North Main / Huron River Corridor Taskforce

First Recommendations to City Council
Regarding 721 N. Main Street
RESOLVED, That the area of the City properties at 415 W. Washington and 721 N. Main within the floodway will be included in the new Greenway. The remaining portion of these sites will be reserved for mixed use, which could include additional park or Greenway area, space for non-profit organizations, art, housing, and/or commercial entities. (Resolution 374-8-05, August 15, 2005)
RESOLVED, This task force’s efforts should result in a recommendation to Council for the best use of 721 N. Main as part of the Allen Creek Greenway trails by December 31, 2012. (Resolution 12-188, last amended May 7, 2012)
Geographical Context Overview

- West Park
- Belize Park
- Hunt Park
- Downtown
- Kerry Town
- Community High
- North Main Park
- Greek Greenway
- 721 N. Main
- AMTRAK
- MichCon Site
- Argo Cascades
- Argo Livery
- Bandemer
- New connection to Bluffs Park
- Border-to-Border Trail
- Conceptual Allen
- Gree Greenway
- New connection to Bluffs Park
- N
Deliberative Process Underlying Recommendation

North Main Huron River Corridor Taskforce
Membership composed of representatives from:
- Parks Advisory Comm.
- Planning Comm.
- Water Hill Neigh.
- North Central Neigh.
- Old 4th Ward
- Broadway/Pontiac Neigh.
- 2 Biz/Prop. Owners
- City Council
- Boat/Fish Community
- Public Arts Comm.
- Huron River Citizens Association

721 N. Main Technical Committee
Membership composed of representatives from:
- NMVTF (3)
- Allen Creek Greenway Conservancy (1)
- 9 City Staff (9)
- Washtenaw County Water Resources Commissioner (1)
- Washtenaw County Parks & Recreation Commission (1)

Process Included:
- 8 Public NMVTF Meetings
- 2 Community Mtgs.
Project Website

www.a2gov.org
→ Planning and Development
→ Planning
→ 721 North Main Project

721 North Main Project

Project Description

The 721 North Main project, a component of the North Main-Huron River Corridor Project, is intended to determine the best use of this site as part of the overall vision developed by the North Main - Huron River Vision Task Force.

A 721 North Main Technical Committee will be providing the necessary technical expertise and input needed to develop a conceptual plan as a basis for potential grant applications.

Past Studies and Plans

- Parks and Recreation Open Space Plan (2011) (PDF)
- Land Use Plan (2005) (PDF)
- Transportation Plan Update (2005) (PDF)
- Non-motorized Plan and Appendices (2007) (PDFs)
- Allen Creek Greenway Taskforce Report (2007) (PDF)
- Natural Features Plan (2004) (PDF)
- North Main / Huron River Corridor Study (1998) (PDF)
- 721 N Main Floodplain Map (PDF)

Probable Project Schedule

See the probable project schedule for a breakdown of tasks for the 721 North Main project. The North Main - Huron River Vision Task Force will recommend to Council the best use of 721 N. Main. The NMHRVTF will provide its recommendations for 721 North Main to Council by December 31, 2012, and submit its report to Council by July 31, 2013.

Public Meeting Notice

Technical Committee Meeting 1, September 24, 2012: Agenda (PDF), Meeting Summary (PDF)

- Attachment: Opportunities & Constraints Presentation (PDF)

Public Meeting Notice

The City of Ann Arbor is holding a public meeting to discuss city-owned property located at 721 N. Main Street, and we would like your input. The meeting is scheduled for Wednesday, Oct. 10 from 6:30 to 8:30 p.m. at the Ann Arbor Community Center, 625 N. Main Street, Ann Arbor.
Additional Public Conversation

www.a2gov.org/a2opencityhall
That the area at 721 N. Main Street within the floodway will be included within the Allen Creek Greenway proposed by a Taskforce created pursuant to City Council Resolution 374-8-05 (August 15, 2005).

That this approximately 2.5 acre floodway portion of the parcel be developed to include walking and biking paths to form the first component of the Greenway. Paths should connect from Felch Street to both N. Main and West Summit Streets to encourage future connections beyond the site limits to the Washtenaw County Border-to-Border Trail and other parts of the Greenway.

That in accomplishing these goals, design strategies and partnerships should be employed to improve the quality of stormwater.

That the City initiate discussions with DTE and other relevant parties that will lead to the removal of the Compressed Natural Gas fueling station in order to accommodate future uses on the parcel.
That, consistent with its charge, the NMVT investigate potential uses for the non-floodway portion of the site, beginning with the existing masonry buildings outside of the floodway for potential reuse. And that, in order to do so, Council shall provide City staff with sufficient resources to conduct a structural and environmental assessment of the buildings and a market analysis of the portion of the parcel outside of the floodway and provide those findings to the NMVT no later than April 30, 2013. Based on these findings and other considerations, the NMVT will provide Council with final recommendations for the future use of the non-floodway portions of the parcel with the NMVT’s final recommendations to Council which are due no later than July 31, 2013.

The NMVT’s initial findings with respect to the non-floodway portion of the parcel are as follows:

(i) If the buildings are determined to be salvageable, the City should promptly pursue building renovation and occupation. Prior to any public use of the site, efforts should be made to minimize the potential for nuisance activities around the buildings;

(ii) If any future development occurs on this portion of the site, such development should remain consistent with the residential scale and character of the neighborhood and surrounding zoning districts;

(iii) That it is essential that development of non-floodway open space coincide with efforts to activate the floodway improvements. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration/trailhead parking).
Site Overview

721 North Main
~5.1 AC

A2 Acquisition Corp. (AARR)
A2 Real Property Group
A2 Community Center
Analysis / Infrastructure + Utilities / Allen Creek Drain

Implications

1. Water/sewer/storm/electric/gas utilities are available to the site although Allen Creek is a barrier to routing.
2. Not possible to daylight Allen Creek Drain in this location.
3. Allen Creek Drain + easement dictates a no-build zone for permanent structures.
Site Overview

Main Street Entrance – Improve Site Visibility
Site Overview

Site Interior – from NE corner – Future Greenway Anchor Park
Site Overview

Garage & Salt Storage Buildings Within Floodway (Removal with FEMA Grant Pending)
Site Overview

Maintenance Buildings – Explore Re-Use Opportunities
Site Overview

Summit Street Access — Recommend Removal of CNG Fueling Station
Site Overview

Felch Street Access – Improve Access from South
Floodway (green) & Non-floodway (gold) portions

~2.5 acres

~2.6 acres
Site Analysis – Opportunities & Constraints

**Implications**
1. Limited street frontage and limited vehicular access is a negative for commercial development.
2. Potential as a “gateway” enhancer limited due to poor visibility into the site.
3. Tricky parcel configuration.
4. Future Allen Creek Greenway could provide a significant boost to site traffic.
5. Rail corridor is a barrier to access.
6. Main Street a difficult pedestrian crossing.

**Access potential via developers agreement?**
Felch access. Narrow + overgrown

**Steep Slopes**

**Limited views to site interior**

**Conceputal Allen Creek Greenway**

**Limited Main Street frontage**

**Summit access. Steep slopes + fueling station**

**Primary access. Limited visibility + close proximity to Summit/Depot signals**
Park Program Considerations \ PROS Plan Acquisition Guidelines

1. City-wide system balance/geographic distribution and access to each neighborhood (within ¼-mile)
2. Natural resource protection (NAP evaluation) – high biodiversity, ecological significance.
3. Open space and greenway imagery/aesthetics. Vistas.
4. Enhance access and linkages (non-motorized connections)
5. Protection of Huron River, water quality
6. Recreation value and suitability for intended use.
7. Method of acquisition / direct costs
8. Provides for future needs / anticipates growth
9. Long-term development + maintenance costs.
Conceptual Site Plan
Funding Sources

- FEMA Grant

- Washtenaw County Parks & Recreation Connecting Communities Grant (Application submitted)

- Michigan Department of Natural Resources Trust Fund Grant (Application will be submitted in March 2013)