721 North Main

Site Development Recommendations

North Main Task Force Meeting 12/05/12
Project Timeline

Task 1: Information Gathering and Options Consensus – Complete

Task 2: Phase 1 Environmental Site Assessment – Complete

Task 3: Conceptual Site Development Plan – November/December
   – City-Wide Meeting #2: November 28th, 2012
   – North Main Vision Task Force Meeting: December 5th, 2012
   – Provide recommendations to City Council: December 17th, 2012 target

Task 4: Funding Options – November/December

Task 5: Plan Actions – January 2013
   – Presenting to Commissions

Task 6: Grant Applications
   – Connecting Communities (due December, 2012)
   – MDNR Trust Fund (due April, 2013)

*The above grants are currently being pursued; opportunities for additional funding are being explored.*
721 N. Main Technical Committee Recommendations (Dec 4, 2012)

In pursuit of grant funding for the floodway portion and adjacent areas of the site, the Technical Committee recommends:

- Per City Council Resolution 374-8-05 approved on August 15, 2005, the area of the City properties at 721 N. Main within the floodway will be included in the new Greenway. **Per the Conceptual Site Plan**, the 721 N. Main Technical Committee recommendations are to develop walking and biking paths within the approximately 2.5 acre floodway portion that will form the first component of the Allen Creek Greenway. Paths should connect from Felch Street to both N. Main and West Summit Streets. It is the hope of this committee that the development of such paths at 721 N. Main will encourage future connections beyond the site limits to the Washtenaw County Border-to-Border Trail and the Allen Creek Greenway.

- Within the floodway portion of the site, design strategies and partnerships should be employed to improve the quality of stormwater.

- **Initiate discussions with DTE (and other relevant parties) leading to the** removal of Compressed Natural Gas (CNG) fueling station, **in order to accommodate future uses.**

Future use zones of the site will be considered by the North Main Task Force, including:

- It is essential that any development of open space coincide with efforts to activate the **site in a timely manner coordinated with implementation of 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**).

- Investigate the existing masonry buildings outside of the floodway for potential reuse. The Task Force will provide recommendations for future use based on additional investigations. If 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 building.

- If any future development occurs on the non-floodway portion of the site, such development should remain consistent with the residential scale and character of the neighborhood and surrounding zoning districts.
Consistent with Technical Committee Recommendations:

1. Provide open space on the floodway portion of the site.

2. Floodway portion of the site for stormwater management.

3. Trail connection from Felch and Summit streets encourages future connections to Border-to-Border Trail; looping trail through the site.

4. Areas not identified as lawn, stormwater management, or other use is assumed to be a native prairie type landscape.

5. Provide interpretive elements.

6. Parking is proposed to be provided off Summit outside of floodplain; parking is prohibited in the floodway.

7. Recommendations for future use of existing building will be based on additional investigations.
SHAPING THE 12/2012 RECOMMENDATION TO COUNCIL
NMVT DECEMBER 5TH, 2012 MEETING DISCUSSION POINTS

Content
- Pass on putting forth a clearer recommendation on floodplain uses; or

- Signal intent to make one with final TF report by 7/31/13 and seek resources to help us:
  - Structural assessment of existing buildings
  - Market analysis of floodplain portion
  - Request resources for City Staff to accomplish and report to TF by given date (e.g., 4/30/13)
  - Still articulate preliminary findings on 12/17/12 with respect to floodplain uses if buildings are
deemed salvageable (e.g., promptly pursue renovation & occupation; minimize potential for
nuisance activities) and development limitations (e.g., size, residential scale) if they are not.

Delivery
- Drafting authority

- Form