North Main-Huron River Corridor Vision Task Force
MEETING MINUTES

Date: October 24, 2012
Time: 5:00 to 7:00 pm
Location: Huron River Watershed Council, 1100 N. Main St., 2nd Floor Conference Room

Attendees:

**Task Force Members present**: Bonnie Bona, Cyndi Ives, Darren McKinnon, David Santacroce, Elizabeth Riggs, Julie Grand, Mike Martin, Ray Detter, Sandi Smith, Tamara Burns

**Task Force Members absent**: Connie Brown, Rita Combest, Paul Ganz

**Staff present**: Sumedh Bahl, Connie Pulcipher, Matt Naud, Jerry Hancock, Colin Smith

**Invited Guests**: Oliver Kiley & Neal Billetdeaux (JJR), Jonathan Bulkey (721 Technical Committee & Greenway Conservancy)

A. **Call to Order**
B. **Roll Call**
C. **Approval of Agenda**
D. **Approval of Minutes**
   October 3, 2012 minutes approved.
   Upcoming meetings: 11/14, 12/5, 1/2 (scheduled every three weeks).

E. **Report from the 721 Technical Committee, Neal Billetdeaux, SmithGroup/JJR**
   Connie - Presented 721 updated schedule and next steps. A financial match would improve the grant application. Staff are exploring the Washtenaw County Parks “Connecting Communities” initiative ([http://www.ewashtenaw.org/government/departments/parks_recreation/greenways/connect-comm/connecting_communities](http://www.ewashtenaw.org/government/departments/parks_recreation/greenways/connect-comm/connecting_communities)) funding opportunity because this pathway would provide a connection to their Border to Border trail.

   Matt - Phase 1 Site Assessment (historical data review) is done and produced no surprises. It will be posted on the website. Phase 2 (poke holes in the ground) will be contracted soon to learn the extent of the contamination produced on site and through migration onto the site. Once we decide what we want to happen on the site, then costs for the clean-up can be determined. The State of Michigan has a risk based solution standard depending on the uses on the site -- residential, commercial, and industrial.

   Neal & Oliver - Presented a summary of feedback from the Technical Committee and
the public meeting. They are continuing to also reviewing all comments (not just summaries)

Darren, Julie & Ray -- Presented the Technical Committee recommendation and provided explanation of their intent.

Task force discussion about 1) dog park location and inclusion, 2) existing building reuse, 3) how specific/flexible for development, and 4) remaining sliver to the east.

Moved by Mike Martin and seconded by Cyndi Ives. Revised Recommendations draft approved.

721 N. Main Technical Committee Recommendations (as modified by Task Force):

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. 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.

It is essential that any development of open space coincide with efforts to activate the amenity and the timing of a grant application. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park adjacent to the floodway portion).

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 act quickly to get the buildings renovated and occupied. 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.

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

Additional Considerations:
Removal of the Compressed Natural Gas fueling station.
*These recommendations are based substantially on the assumption that the City will apply for the Michigan Department of Natural Resources Trust Fund grant in 2013. Other possible grants or low-interest loan programs may help inform the recommendations.

Staff and the Technical Committee will continue to refine the Recommendations with more specificity about the open space. There will be a final vote on the Recommendations at the 12/5 Task Force meeting, in preparation for the City Council meeting on 12/17.

F. Communications Received
None received.

G. Public Commentary (3 minutes per speaker)
Lou Glory -- Would like to increase strength of description of public interest in “low level development”, concern for interpretation of scale & character, concentrate on mixed-use, users should be artists or musicians rather than an organization.

Alice Ralph -- keep the existing building safe from deterioration prior to investigation of it’s possible future use.

H. Adjournment
6:47 pm