



# South State Street Draft Recommendations

July 25, 2012

## Community Recommendations

Key Words	Recommendations	Comments:
Public art	<p><b>Engaged Community</b>  <i>Ensure our community is strongly connected through outreach, opportunities for engagement, and stewardship of community resources</i></p> <p><b>C-1:</b> Evaluate integrating public art along the corridor</p>	
Affordable housing	<p><b>Diverse Housing</b>  <i>Provide high quality, safe, efficient, and affordable housing choices to meet the current and future needs of our community, particularly for homeless and low-income households</i></p> <p><b>C-2:</b> As housing is integrated into mixed use areas, ensure diverse and affordable options are included</p>	
High crash areas	<p><b>Safe Community</b>  <i>Minimize risk to public health and property from manmade and natural hazards</i></p> <p><b>C-3:</b> Assess and improve high crash areas along the corridor</p> <ul style="list-style-type: none"> <li>• Victor’s Way intersection</li> <li>• Entrances and exits to Briarwood Mall</li> </ul>	
Non-motorized	<p><b>C-4:</b> Develop safe non-motorized systems</p> <ul style="list-style-type: none"> <li>• Incorporate refuge islands, crosswalks, and pedestrian activated High-intensity Activated crosswalk (HAWK) signals</li> <li>• Evaluate and modify existing interstate crossing options for both pedestrians and cyclists</li> </ul>	
Lighting & signage	<p><b>C-5:</b> Utilize lighting and signage improvements to help define the character of the corridor (<b>see C-10</b>)</p> <ul style="list-style-type: none"> <li>• Introduce uniform and simple signage that supports both existing and future local businesses</li> <li>• Introduce uniform and attractive lighting</li> <li>• Minimize and consolidate advertising signage</li> </ul>	



## Community Recommendations Continued

Key Words	Recommendations	Comments:
Land preservation	<p><b>Active Living and Learning</b> <i>Improve quality of life by providing diverse cultural, recreational, and educational opportunities for all members of our community</i></p> <p><b>C-6:</b> Preserve appropriate parcels of land for public open space, parks, and walking paths</p> <ul style="list-style-type: none"> <li>• Consider using Malletts Creek as a natural trail connection throughout the corridor</li> </ul>	
Walking oaths	<p><b>C-7:</b> Create a network of walking paths that can be accessed by pedestrians and cyclists (<b>see LU-2</b>)</p>	
Railroad pathway	<p><b>C-8:</b> Develop a pedestrian and bicycle path along the Ann Arbor railroad that will connect the envisioned Allen Creek bikeway to Pittsfield Township through the corridor</p> <ul style="list-style-type: none"> <li>• Connect the pathway to the University sports center through the city water main easement</li> </ul>	
Commercial corridor	<p><b>Economic Vitality</b> <i>Develop a prosperous, resilient local economy that provides opportunity by creating jobs, retaining and attracting talent, supporting a diversity of businesses across all sectors, and rewarding investment in our community</i></p> <p><b>C-9:</b> Maintain and enhance the commercial corridor, for business owners, visitors, members of the community, and the University</p> <ul style="list-style-type: none"> <li>• Encourage beautification of existing buildings and parcels</li> </ul>	
Gateway treatments	<p><b>C-10:</b> Incorporate consistent “gateway” treatments into all improvement efforts along the corridor</p> <ul style="list-style-type: none"> <li>• Improve landscaping and increase the number of trees               <ul style="list-style-type: none"> <li>○ Utilize landscaping to future define the character and boundaries of the corridor</li> <li>○ Implement landscape and streetscape standards that enhance the overall aesthetic qualities of the corridor</li> </ul> </li> <li>• Introduce uniform and simple signage that supports both existing and future local businesses, assists visitors and members of the community, and guides traffic throughout the corridor.</li> </ul>	



## Community Recommendations Continued

Key Words	Recommendations	Comments:
	<p><b>Economic Vitality Continued</b></p> <ul style="list-style-type: none"> <li>○ Develop simple and easy to read gateway signs the define the entrances to the corridor and city</li> <li>○ Consider introducing monument signs and historical markers along the corridor</li> <li>● Utilize lighting improvements to help define the character of the corridor               <ul style="list-style-type: none"> <li>○ Replace DTE lights with high efficiency LEDs</li> <li>○ Improve lighting along pedestrian pathways</li> </ul> </li> </ul>	
Development	<p><b>C-11:</b> Preserve economic development potential by creating opportunities for high quality, attractive development and redevelopment</p>	
Amenities	<p><b>C-12:</b> Provide opportunity for more local amenities such as restaurants, pharmacies, barber shops, etc...</p> <ul style="list-style-type: none"> <li>● Bolster services in area 2 to accommodate and meet the needs to visitors</li> </ul>	
BID	<p><b>C-13:</b> Explore the development of a Business Improvement District (BID) that allows businesses along the corridor to pay additional fees to fund improvements along the South State Street corridor</p> <ul style="list-style-type: none"> <li>● Work with local businesses to coordinate this effort</li> </ul>	
Funding opportunities	<p><b>C-14:</b> Identify and apply for grants that will bring financial support to projects that improve the streetscape, including streetlights and signage</p>	



## Land Use and Access Recommendations

Key Words	Recommendations	Comments:
Non-motorized	<p><b>Transportation Options</b> <i>Establish a physical and cultural environment that supports and encourages safe, comfortable and efficient ways for pedestrians, bicyclists, and transit users to travel throughout the city and region</i></p> <p><b>LU-1:</b> Enhance non-motorized transportation access throughout the corridor (see C-8)</p> <ul style="list-style-type: none"> <li>• Incorporate designated non-motorized paths from Stimson to Ellsworth both north- and south-bound</li> <li>• Assess the feasibility of developing a divided bike lane along State Street</li> <li>• Assess the feasibility of developing a separated multi-purpose pedestrian path along the railroad right-of-way</li> </ul>	
Pedestrian movement	<p><b>LU-2:</b> Enhance pedestrian movement and access throughout the corridor (see C-4)</p> <ul style="list-style-type: none"> <li>• Provide pedestrian crosswalks (prioritize Area 2 connections)</li> <li>• Connect existing sidewalks and fill in areas where sidewalk connections end</li> <li>• Incorporate pedestrian activated signals (HAWK signals) at identified crosswalks</li> <li>• Bring all sidewalks and curb ramps up to Americans with Disabilities Act (ADA) minimum standards</li> <li>• Improve pedestrian movement and safety along I-94 overpass</li> <li>• Encourage maintenance of all pathways</li> </ul>	
Vehicle capacity	<p><b>LU-3:</b> Preserve the motorized vehicle capacity of the corridor</p> <ul style="list-style-type: none"> <li>• Enhance overall mobility and manage congestion</li> <li>• Boulevard Area 2</li> </ul>	
Access	<p><b>LU-4:</b> Support pedestrian, cyclist, and public transportation improvements along the corridor</p> <ul style="list-style-type: none"> <li>• Promote complete streets concept and design</li> </ul>	
Public transportation	<p><b>LU-5:</b> Anticipate and plan for future light rail transit or Bus Rapid Transit (BRT) along the corridor</p>	



## Land Use and Access Recommendations Continued

Key Words	Recommendations	Comments:
	<p><b>Sustainable Systems</b> <i>Plan for and manage constructed and natural infrastructure systems to meet the current and future needs of our community</i></p>	
Traffic analysis	<p><b>LU-6:</b> Address and plan for public utility capacity throughout the corridor</p> <ul style="list-style-type: none"> <li>• Incorporate sanitary sewer improvements as other infrastructure improvements are made</li> <li>• Utilize redevelopment ready infrastructure</li> </ul> <p><b>LU-7:</b> Conduct a detailed traffic analysis of the corridor to address and improve non-motorized access and safety (focus on Area 2)</p> <ul style="list-style-type: none"> <li>• Identify high priority intersection improvements (<b>see C-3</b>)</li> <li>• Address operating conditions with the I-94 interchange and exit/entrance ramps (MDOT)</li> <li>• Evaluate and improve signal timing at all intersections to improve overall operation and reduce incidents</li> <li>• Develop detailed access management recommendations</li> </ul>	
Street system	<p><b>LU-8:</b> Enhance street systems operations including light timing, turn lanes, and signage</p>	
Innovative parking	<p><b>LU-9:</b> Evaluate innovative parking solutions such as multi-level parking decks along freeway exits</p> <ul style="list-style-type: none"> <li>• Consider Area 3 and Briarwood Mall</li> </ul>	
Resurfacing	<p><b>LU-10:</b> Resurface the corridor</p> <ul style="list-style-type: none"> <li>• Improve the driving surface</li> <li>• Address aesthetic concerns with new striping and markings</li> </ul>	
Stormwater	<p><b>LU-11:</b> Improve stormwater management and drainage along the corridor (<b>see RM-1</b>)</p> <ul style="list-style-type: none"> <li>• Incorporate stormwater management techniques and design into all median upgrades</li> <li>• Reduce the volume and improve the quality of stormwater runoff</li> <li>• Utilize landscaping opportunities that include recreated wetlands, bioswales, rain gardens, and street trees</li> </ul>	



## Land Use and Access Recommendations Continued

Key Words	Recommendations	Comments:
	<p><b>Integrated Land Use</b> <i>Encourage a compact pattern of diverse development that maintains our unique sense of place, preserves our natural systems, and strengthens our neighborhoods, corridors, and downtown</i></p>	
	<p><u>Area 1 (East Side):</u></p>	
Annexation	<p><b>LU-12:</b> Annex remaining township parcels along the corridor</p>	
Business incubator	<p><b>LU-13:</b> Consider developing a small business incubator district in the northeast portion of the corridor that builds off existing small businesses</p>	
ORL land uses	<p><b>LU-14:</b> Promote office, research, and light industrial uses along Boardwalk Drive</p>	
	<p><u>Area 1 (West Side):</u></p>	
Mixed use	<p><b>LU-15:</b> Promote mixed use (office and residential) land uses for all parcels between the old township line and Stimson street</p>	
Mixed use	<p><b>LU-16:</b> If the Edwards Brothers property is sold, promote mixed use (office and residential)</p> <ul style="list-style-type: none"> <li>• Anticipate recreational development in the surrounding properties and</li> </ul>	
	<p><u>Area 2 (East Side):</u></p>	
Mixed use	<p><b>LU-17:</b> Promote mixed use (commercial, office, and residential) land uses</p>	
	<p><u>Area 2 (West Side):</u></p>	
Mixed use	<p><b>LU-18:</b> Promote mixed use (commercial, office, and residential) land uses along the east, south, and west sections of Briarwood</p>	
	<p><u>Area 3:</u></p>	
Commercial	<p><b>LU-19:</b> Promote commercial development in three parcels along State Street</p>	
ORL land uses	<p><b>LU-20:</b> Promote Office, Research and Limited Industrial land use in all additional Area 3 parcels</p>	



## Resource Management Recommendations

Key Words	Recommendations	Comments:
	<p><b>Integrated Land Use continued...</b></p> <p><u>General</u></p> <p><b>LU-21:</b> Encourage better utilization of urban land through infill and reuse</p> <ul style="list-style-type: none"> <li>• Evaluate development of a park and ride lot in the research park area</li> </ul> <p><b>LU-22:</b> Allow historical land uses to continue</p> <p><b>LU-23:</b> Look at zoning tools to implement these mixed use recommendations</p>	
Stormwater	<p><b>Clean Air and Water</b></p> <p><i>Eliminate pollutants in our air and water systems</i></p> <p><b>RM-1:</b> Improve stormwater management</p> <ul style="list-style-type: none"> <li>• Utilize rain gardens and native plants in the medians, islands, and right-of-way to reduce the volume of stormwater runoff and improve the visual appeal of the corridor</li> <li>• Convert turf to low maintenance landscaping</li> </ul>	
Floodplain	<p><b>RM-2:</b> Anticipate and plan for weather events that require constraining development to the 500 year floodplain boundary</p>	
Agriculture	<p><b>Local Food</b></p> <p><i>Conserve, protect, enhance, and restore our local agriculture and aquaculture resources</i></p> <p><b>RM-3:</b> Utilize vacant land for local food development</p> <ul style="list-style-type: none"> <li>• Promote local food as a temporary use in vacant land in Area 3 and in front of businesses with large front lots</li> </ul>	