
North Main / Huron River Corridor Taskforce

First Recommendations to City Council **Regarding 721 N. Main Street**

721 N. Main – August 2005 Council Resolution

- 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*)
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721 N. Main – May 2012 Council Resolution

*[Relevant Part of Council's Resolution
Establishing North Main-Huron River Corridor
Vision Taskforce]*

- 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)
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Geographical Context Overview



Deliberative Process Underlying Recommendation

North Main Huron River Corridor Taskforce

Membership composed of representatives from:

- Parks Advisory Comm.
- North Central Neigh.
- 2 Biz/Prop. Owners
- Public Arts Comm.
- Planning Comm.
- Old 4th Ward
- City Council
- Huron River Citizens Association
- Water Hill Neigh.
- Broadway/Pontiac Neigh.
- Boat/Fish Community



721 N. Main Technical Committee

Membership composed of representatives from:

- NMVTF (3x)
- 2 City Planning Staff
- X Community Stakeholders
- Smith GroupJJR

Process Included:

- 8 Public NMVTF Meetings
 - 4 Public Tech. Comm. Mtgs.
 - 2 Community Mtgs.
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Project Website

www.a2gov.org

→ Planning and Development

→ Planning

→ 721 North Main Project

The screenshot shows the City of Ann Arbor government website. The top navigation bar includes links for government, services, news, contact us, living in, visiting, and working in. The breadcrumb trail reads: Home > Government > Community Services > Planning and Development > Planning > 721 North Main Project. The left sidebar contains a navigation menu with categories like Planning, Historic Preservation, Master Plan, and various projects. The main content area is titled "721 North Main Project" and includes sections for Project Description, Past Studies and Plans, Probable Project Schedule, and Public Meeting Notice. A right sidebar offers a sign-up for email updates and project contact information.

government services news contact us living in visiting working in

Home > Government > Community Services > Planning and Development > Planning > 721 North Main Project

City of Ann Arbor government

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 (2009) (PDF)
- Transportation Plan Update (2009) (PDF)
- Non-motorized Plan and Appendix (2007) (PDFs)
- Allen Creek Greenway Taskforce Report (2007) (PDF)
- Natural Features Plan (2004) (PDF)
- North Main/Huron River Corridor Study (1988) (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 recommendation 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.](#)

Sign up to receive North Main-Huron River Corridor Project/721 N. Main Project email updates.


Project contact:
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A2 Open City Hall is an online forum for civic engagement. Read what others are saying about important Ann Arbor topics, then post your own statement. City officials will read the statements and incorporate them into their decision process.

When you post your first statement, you will be asked for your name and home address. This confidential information is only used to identify... [read more](#)

Enter your Email Address

Open Topics

Open | Closed

721 N. Main Project
What are your priorities for improving the property at 721 N. Main?

Fire Department Restructure Proposal
What are your thoughts about the benefits or concerns you may have with the Ann Arbor Fire Department Restructure Proposal?

Urban and Community Forest Management Plan Draft Recommendations
The City currently is drafting its first Urban and Community Forest Management Plan. What do you think the top priorities should be?

Select Language | PEAK DEMOCRACY

NMVTF Recommendations – Floodway Portion

- 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.



NMVTF Recommendations – Non-floodway portion

- 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 Planning Department 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:

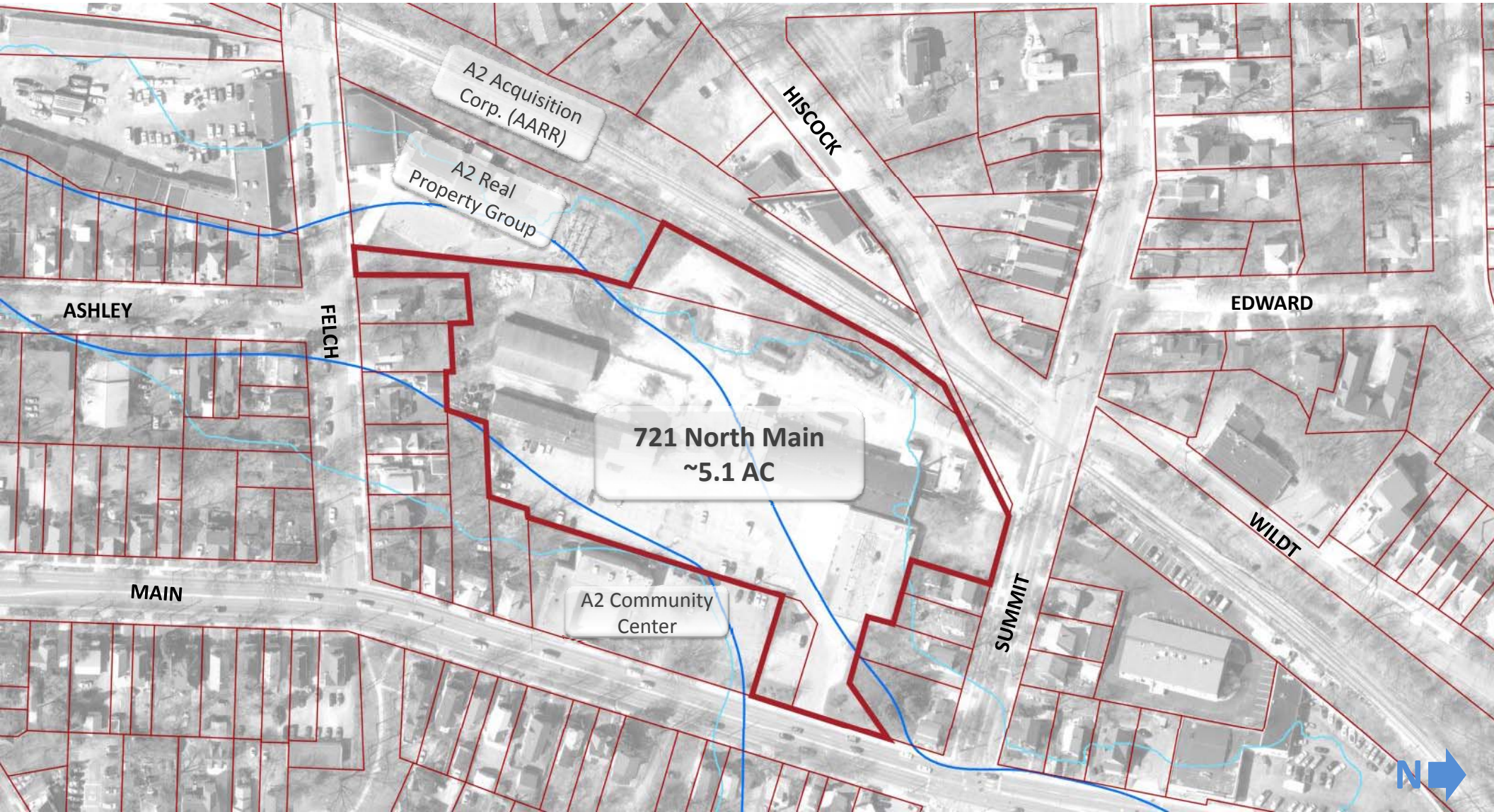
(i) If the buildings are determined to be salvageable, the City should promptly pursue building renovation and occupation. Prior to any public use of the site, efforts should be made to minimize the potential for nuisance activities around the buildings;

(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;

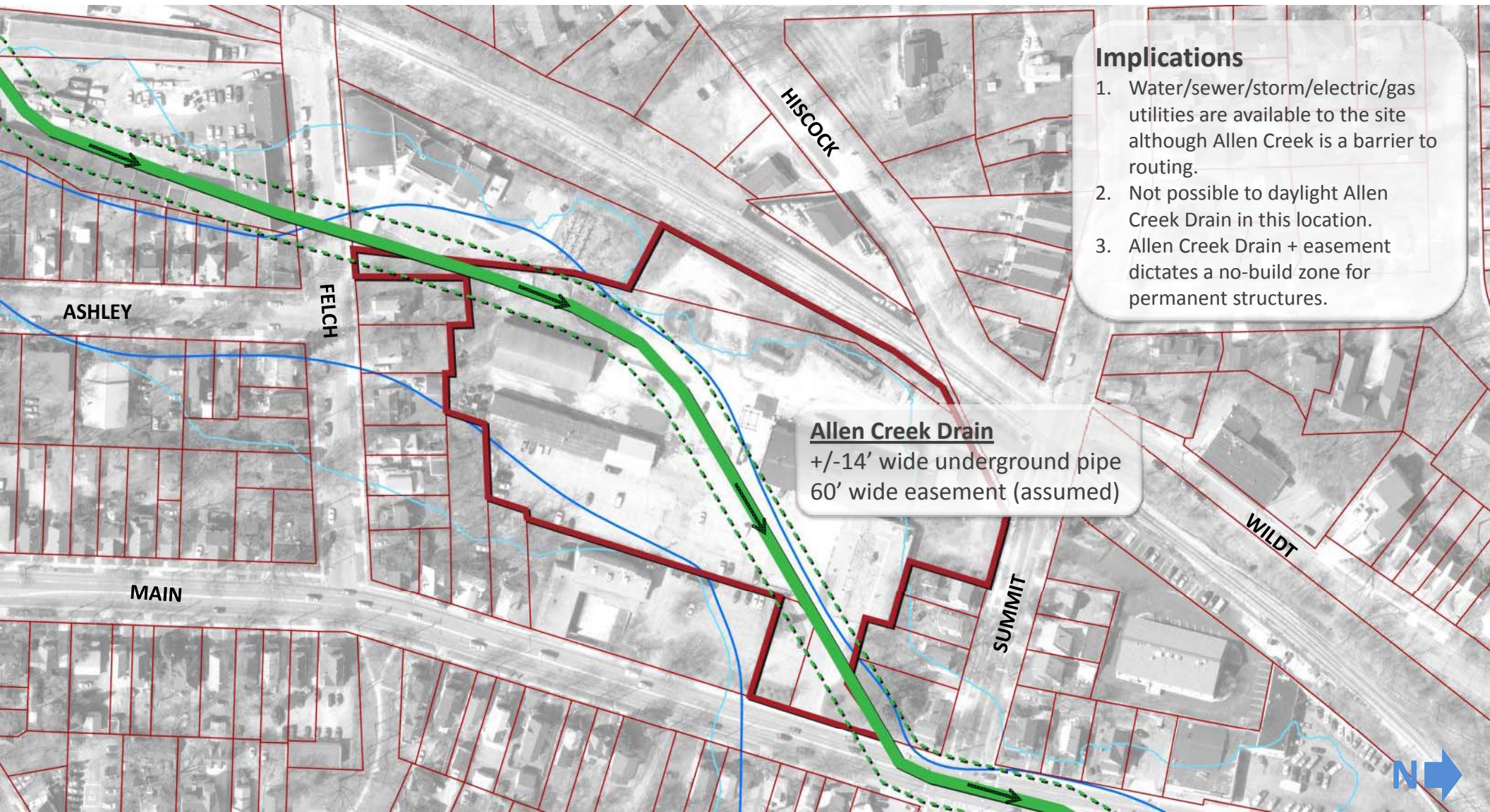
(iii) That it is essential that development of non-floodway open space coincide with efforts to activate the floodway improvements. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration/ trailhead parking).



Site Overview



Analysis / Infrastructure + Utilities / Allen Creek Drain



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



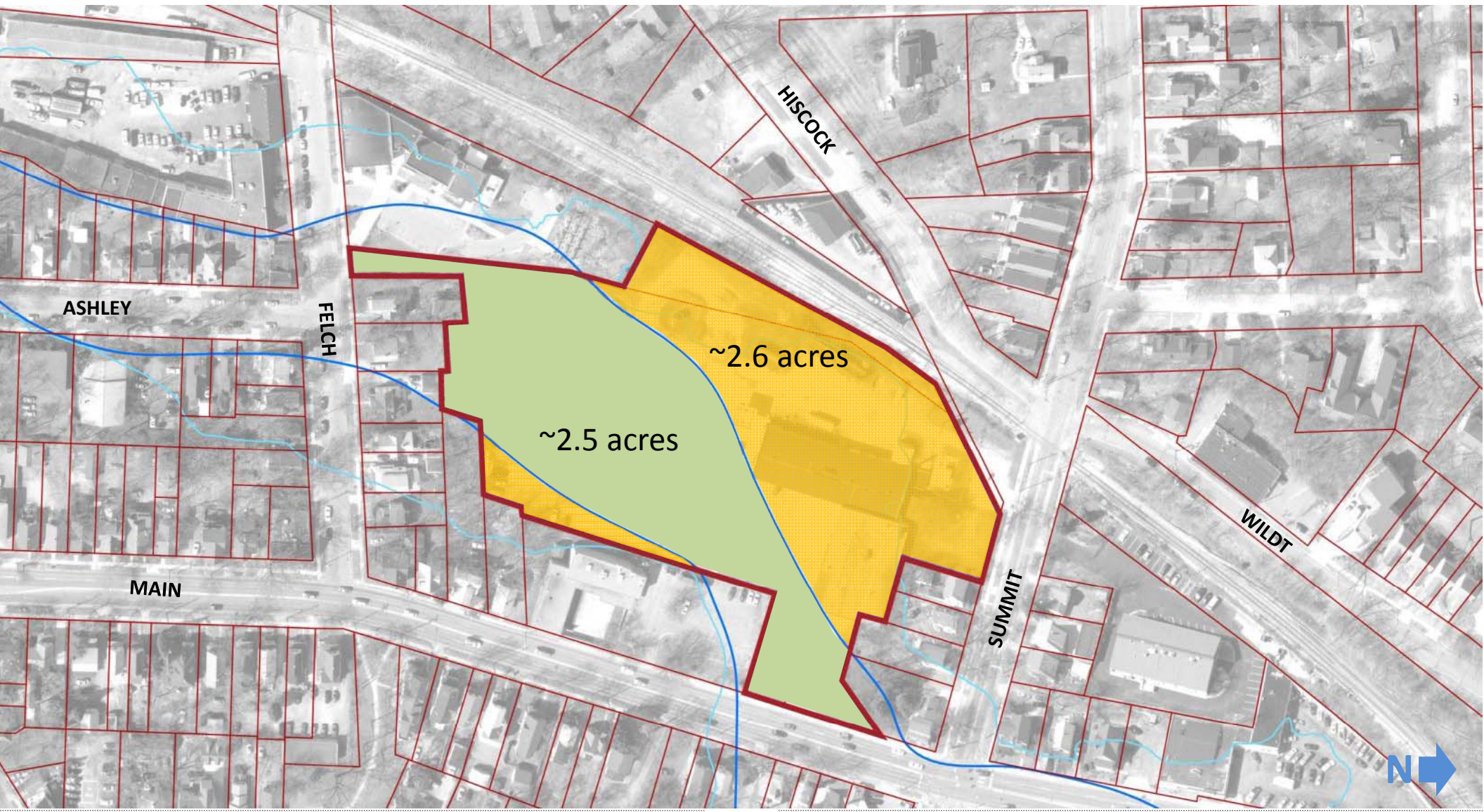
Site Overview



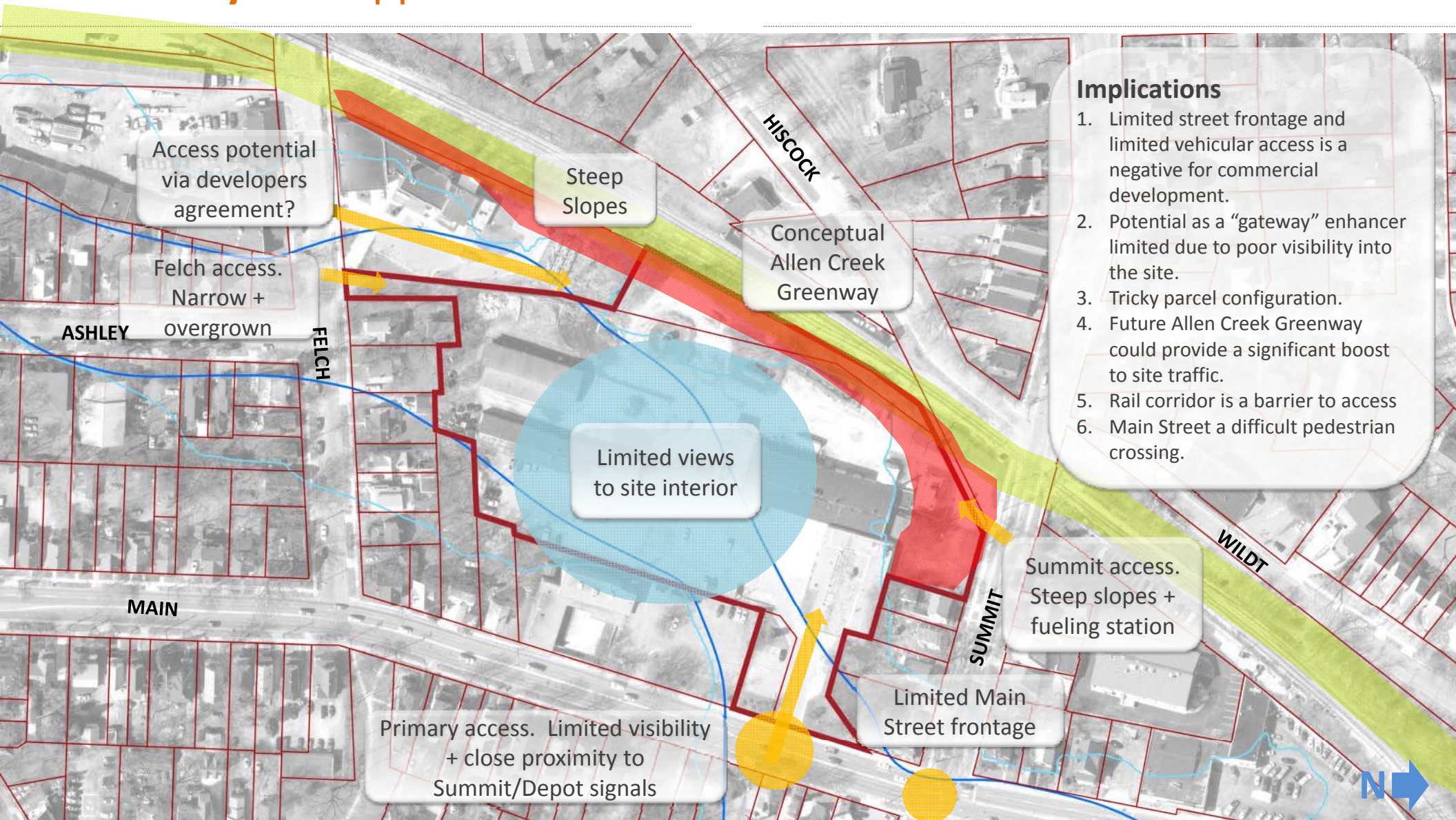
Felch Street Access –
Improve Access from South



Floodway (green) & Non-floodway (gold) portions



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.

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.
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721 N. Main Technical Committee Recommendations



Conceptual Site Plan



Funding Sources

- FEMA Grant
 - Washtenaw County Parks & Recreation Connecting Communities Grant
 - Michigan Department of Natural Resources Trust Fund Grant
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