

CROSS STREET NEIGHBORHOOD IMPROVEMENT PLAN
VISIONING SESSION

CROSS STREET NEIGHBORHOOD IMPROVEMENT PLAN OPEN HOUSE AGENDA

INTRODUCTION

Earlier today members of the consultant team met with City administrators and department, neighborhood business owners, residents and other community stakeholders. The purpose of these meetings was to collect information related to the current conditions in the Cross Street neighborhood. Issues and opportunities such as resident and commercial parking, home maintenance, neighborhood image and traffic were discussed. The results of the discussion are displayed throughout the room.

We invite you to provide additional comments and to indicate those issues which are most important to you.

Post-it notes:
Please write down your opinions and comments and paste the note on appropriate board. There is no limit to the number of comments you can make. If you need more post-it notes, please see one of the facilitators.

Stickers (3 different colors, 3 stickers each):
Please paste stickers on the issues and opportunities you feel are most important and should be explored further. You can place up to three stickers on the two boards for each topic. For example: You can put up to three stickers on the Issues board and Opportunities board for Neighborhood. You can also put up to three stickers (of a different color) on the Issues and Opportunities board for Cross Street Frontage.

Survey:
Please fill out the survey form and return it to the sign in desk or mail it to the address listed.

The results of this session will be used to develop an improvement plan and will be presented in September.

We thank you again for attending the Cross Street Neighborhood Improvement Plan Visioning Session and hope to see you in September.

JULY, 2007 

HAMILTON ANDERSON ASSOCIATES, INC.
MIDWESTERN CONSULTING, LLC.
MARKET INSITE GROUP

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CROSS STREET NEIGHBORHOOD IMPROVEMENT PLAN NEIGHBORHOOD QUESTIONNAIRE

INTRODUCTION

The purpose of this questionnaire is to collect information related to issues as part of the Improvement Plan Process. This information will be used to help identify key issues and help determine community priorities.

We would appreciate your candid response to all of the questions. The survey should take approximately 5 to 10 minutes to complete.

1. What is your general opinion of the Cross Street neighborhood?

<u> </u> Excellent Neighborhood	<u> 7 </u> Fair Neighborhood
<u> 3 </u> Good Neighborhood	<u> 3 </u> Poor Neighborhood

2. In your opinion, what are the three biggest opportunities and threats to the improvement of the Cross Street neighborhood?

Opportunities	Threats
<u> Increase tax base </u>	<u> 1-way traffic </u>
<u> EMU </u>	<u> Slacker Landlords </u>
<u> EMU student community volunteers </u>	<u> Cross Street traffic </u>
<u> Growth of campus </u>	<u> Homeless situation </u>
<u> Revitalized businesses </u>	<u> Poor condition of student housing </u>
<u> Improve streetscape </u>	<u> Neglectful landlords </u>
<u> Slow traffic </u>	<u> Traffic </u>
<u> Make two-way </u>	<u> High speeds </u>
<u> Make Cross two-way with traffic calming </u>	<u> Poor landlords </u>
<u> Find routes other than neighborhoods for heavy traffic </u>	<u> Loud and heavy traffic </u>
<u> Better traffic flow </u>	<u> Dark side streets </u>
<u> Less accidents </u>	<u> Crime </u>
<u> Growth of Campus </u>	<u> Homeless </u>
<u> Revitalized businesses </u>	<u> Drugs </u>
<u> Two way traffic </u>	<u> Poor landlords </u>
<u> Join to other businesses in downtown/Depot Town/Cross Street/Water Street by making auto traffic flow easier </u>	<u> Student ghetto </u>
<u> Better safety </u>	<u> Project will be expensive </u>
<u> More people will want to move here </u>	<u> Some residents may not want the change </u>
<u> More people will want to live here </u>	<u> Increase already high rent for students </u>

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Open House Agenda and
Neighborhood Questionnaire
with responses
(July 2001)

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Better future for the children who live there
Business growth
Improvement of streets
Improvement of neighborhood overall
Improve traffic flow
Improve parking
Get rid of really bad landlords
Turn non student (ie. halfway houses) into student housing

Creating 2-way streets can eliminate street parking
Past threat was that EMU was buying the 500 & 600 block

3. How satisfied are you with each of the following neighborhood conditions or services?

	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied
Condition of streets		5	7	1
Condition of sidewalks		4	9	
Street lighting		3	8	2
Building enforcement	1	7	2	3
Fire protection	2	8		
Police protection	1	7	4	
Commercial businesses		3	7	1
Trash and/or garbage collection		3	4	3
Traffic noise in neighborhood		3	4	4
Overall neighborhood security		4	7	
Neighborhood recreation		5	1	5
Traffic safety in neighborhood		1	10	1
Bus service to neighborhood	1	7	1	
Home maintenance		3	8	1
Business maintenance		6	3	2
Pedestrian safety	1	3	6	3

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4. Please indicate if any of the following issues impact your neighborhood:

	High impact	Some impact	No impact	Streets or Nearest Cross-Streets
Truck traffic within neighborhood	4	7	2	
Street changes or closings	2	5	4	
Cut-through traffic	7	2	3	
High accident areas	4	6	2	
High speed traffic	7	4	1	
On-street parking	7	2	3	
Off-street parking	4	5	4	
Student housing, fraternities, sororities	3	5	4	

PARTICIPANT BACKGROUND

5. Are you a (Please check all that apply)

Landlord Ypsilanti resident Non-Ypsilanti resident
 Student Business owner Institution representative

6. What are the major cross-streets nearest to your home/business/property?
_____ and _____

7. How long have you resided/owned a business in the Cross Street neighborhood?
 Less than 5 years 11 to 20 years
 5 to 10 years Over 20 years
 Not a resident or business owner

8. Do you currently Own Rent

9. In which type of home do you live?
 One-family house Townhouse
 Two-family house Three-story or less apartment
 House converted to apartments Four or more story apartment
 Other (Please specify): _____

Please return completed questionnaires to the sign-in desk or by mail to :
Tawkiyah Jordan
Community and Economic Development Department
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197
Phone: 734.483.9646
Fax: 734.483.7260

JULY, 2007 

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Appendix C

Traffic Circulation and Parking - Consolidated Results	Ranking
Opportunities	
Implement Traffic Calming Measures ie. Medians, Bump Outs, Vertical Obstacle	19
Convert Cross St. To Two Way Traffic	13
Pedestrian friendly streetscape/roadway improvements	7
	5
Develop Safe, Identified Pedestrian Crossings (Signalized)	4
Make streets "self enforcing" through design	4
Improve delivery/service areas	4
Street lighting - nonglare	3
	2
Improve Streetscape ie. Trees, Lighting, Façade Improvements	2
Develop An Alternative Route For Cut - Through Traffic	2
Slow Traffic Down On Cross & Washtenaw	1
Photo Radar At Signalized Intersections	1
Michigan Avenue exit should be better signed - directs traffic to same destination as Cross and is constructed to handle volumes	1
Sticker parking at church	1
Reroute some EMU traffic to Forest	
Remove paper flyers - add kiosk	
Recreate local road network	
Police need to enforce speed limits	
Photo radar at signalized intersections	
Pearl Street may be made to accommodate two way traffic	
Opens up EMU campus to community	
New Grove Street interchange would increase traffic in City as well as Twp.	
MDOT is open to 10' and 11' lanes	
Improve Transit ie. Better Routes/Frequencies	
Enhance Connection To Ann Arbor	
EMU developing a new parking structure - parking study will help locate	
Better connection to east (Township, Superior, etc.)	
Better connection to Ann Arbor	
2 WB/1EB lanes would be balanced	

Cross Street Frontage - Consolidated Results	Ranking
Opportunities	
Implement Streetscape Improvements With Lighting, Street Trees, Façade Improvements, Benches, Trash Receptacles	23
Stiffer Fines & Penalties For Absentee Landlords	10
Work with DDA to study and market the commercial uses on Cross Street	6
Pedestrian crosswalk - "Yield to Pedestrians" enforced - signage and pavement markings	6
Convert Cross To Two-Way Traffic To Increase Visibility	6
Restaurants coordinate with EMU (honor meal plans)	5
Efforts Need To Be Coordinated Between All Businesses, City, EMU, MDOT	3
Educate Business Owners About Façade Improvement/Loan Programs	3
Depot Town enhancement brought to Cross Street	3
Parking garage - opportunity for private businesses	2
Increase EMU Presence On Cross Street	2
Develop A Parking Garage	2
Develop Depot Town into a destination	1
Some businesses are well maintained	
Vacate buildings - new opportunities	
Uniform maintenance	
Redevelopment - assemble property	
Increase Density Of Development/Mixed Use	
Improve Maintenance	
Implement Directional Signage	
Great market for retail	
Façade grants	
Establish Tenant Housing Program With EMU	
Businesses uses - expand goods and services to entire community	
Businesses need to be convenient	
500 Block of Cross Street - businesses need to provide parking for themselves	

Neighborhood - Consolidated Results	Ranking
Opportunities	
Comprehensive strategy for code enforcement	15
Cooperation between EMU, the City and business owners	9
Crime prevention	8
Improve Tenant Responsibility	7
Historic Neighborhood Guidelines For Design	6
Increase Police Presence (Bikes/Foot)	5
Encourage Landlord Responsibility	4
Partnership between the city and EMU to buy property	3
Implement Homeowners/Residents Association	3
Stronger penalty for absentee landlords	2
Expand Study Area To Improve Other Neighborhoods	2
Reduce Housing Density (From MF To SF)	1
Property owners/police/city/EMU task force formed	1
Neighborhood newsletter issued by EMU and DDA to keep residents informed of their responsibilities - eg. Trash pick up days, landscape maintenance	1
Increase Home Ownership	1
Implement merchants association	1
Educate homeowners/landlords about the history of their homes	1
Directional signage throughout neighborhood	1
Well-maintained multi-and single- family homes	
Promote student leadership and encourage stewardship	
Programs to get landlords forced out	
Physical walking police routes	
Ordinance to penalize landlords for code infractions and tickets students	
Need review and guidelines	
Livable place for the university	
Legislation for rental to SF/duplex - Tax incentives/abatement	
Increase safety perceptions	
Increase Rental Prices	
Implement Block Captain Program ie. Student Monitoring Each Others Behavior	
Historic neighborhood guidelines for design	
Enforce trash pick up monitoring	
EMU needs to be a catalyst - move McKenny Hall uses to Cross Street	
Directional Signage Throughout Neighborhood	
Cooperation between City building department and EMU - during orientation the inspector could educate students about their responsibilities as residents and the penalties that will be enforced	
Community/EMU educate students of their rights	
Active police response	

