Downtown Riverfront Development
Allegan, MI
June 18, 2013
Tonight’s Agenda

- PlacePlan Team
- Placemaking Overview
- Purpose & Process
- Placemaking Considerations
- Presentation of Design
- Next Steps
PlacePlan Team

Investing in People. Investing in Places.

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

MICHIGAN STATE UNIVERSITY | School of Planning, Design and Construction

MICHIGAN STATE UNIVERSITY | Extension

michigan municipal league
Placemaking Overview

Good Form Sets the “Stage”

To Activate Social Activity or the “Play”

Emotional Response by the “Audience”


Source: http://0.tqn.com/d/gocalifornia/s/o/Y/P/3/GreekTheatreColorEdit.jpg
Project Purpose

- Place
  - Public Gathering Space
  - Generate Interest & Activity
  - Strengthen Local & Regional Economy
  - Honor Heritage/History
  - Leverage Existing Assets
Placemaking Considerations

- Major Public Plaza, Think Skate, Splash and Events, Multi-purpose With Temporary Overhead Cover
- Through Road, One Way, 50% + - Of Current Parking Spaces
- More Public Access To The Water
- Docks In A Central Area, But Not Too Many
- Veteran’s Memorial Needs To Stay In the Same General Area That It Is Now, But Improved And Planned For Future Expansion
Placemaking Considerations

- Include Art Throughout The Project
- Wetland Garden/Boardwalk Is Great
- Consider A Restaurant Or Other Commercial/Residential Use On the East End
- New Murals
- Gateway Features
- “Wash” Light The Bridge
- Walkway/Boardwalk Around The Entire Project Area
- Upgrade The Parking Behind The Griswold/Library
Placemaking Considerations

- Consolidate The Playground On The West End
- Walkway, Outdoor Eating, Shops Along The Buildings At The River Level
- Move City Hall To The Old Bank Building With Public Restrooms On The River Level
- Upgrade Current Buildings But Keep The Individual Look
- Include A Clock Tower
- No Fountains In The River, Look Into A Laser Light Show
Placemaking Considerations

- Add a “Wow” Element to the Riverfront
- Add a Canoe/Kayak In/Out Facility
- Link to Adjacent Sidewalks and Trails
- Accessibility for All, Universal Design
- Social Spaces and Also Spaces for Individuals
- Flexibility for Multiple Uses and Events
- Human Scale, But Also a Sense of Place That Is the Allegan Riverfront
- Welcoming
DOWNTOWN RIVERFRONT

Context
Downtown Riverfront Design Context

Key:
- Road Re-alignment
- Bridge Enhancement
- Connection to Existing Trail
- Perimeter Landscaping
- Access Points
- Potential Redeveloping Site
Final Concept Plan
Downtown River Front
Allegan, Michigan
DOWNTOWN RIVERFRONT
Final Concept Plan 2.0
Final Concept Plan 2.0
Downtown River Front
Allegan, Michigan
Next Steps

- Final Report
- Planning Recommendations
- Asset Recommendations
- Implementation
- Funding
- Partnerships
## Contents

- Introduction ........................................... 9
- Overview of Methodology ............................ 10
- Existing Conditions .................................. 14
- Asset, Planning, and Design Evaluation .......... 19
- Recommendations .................................... 29
- Implementation ...................................... 48
- Appendix .............................................. 52
Planning Recommendations

Ensure Zoning Supports Mixed-Use, Scale, and Density

Connectivity Between Assets and Districts

Housing Options  Historic Structures  Pedestrian Oriented  Linked Regionally  Authentic Experience
Asset Recommendations

- Physical Design, Walkability, Connectivity
  - Traffic Flow
- Cultural Economic Development
  - All Ages
- Sustainability & Environment
  - Aesthetics
  - All Seasons
  - Public Art
  - Curb Appeal
- Entrepreneurship
  - All Seasons
  - Music
- Welcoming to All
  - First Impression
  - Curb Appeal
- Branding & Communications
  - Music
- Education
The best way to predict the future is to create it.
-Abraham Lincoln

Thank You