

# Downtown Riverfront Development Allegan, MI June 18, 2013



michigan municipal league

MICHIGAN STATE  
UNIVERSITY | Extension

# Tonight's Agenda

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

# PlacePlan Team



**MICHIGAN STATE**  
UNIVERSITY

School of Planning, Design  
and Construction

**MICHIGAN STATE**  
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Extension

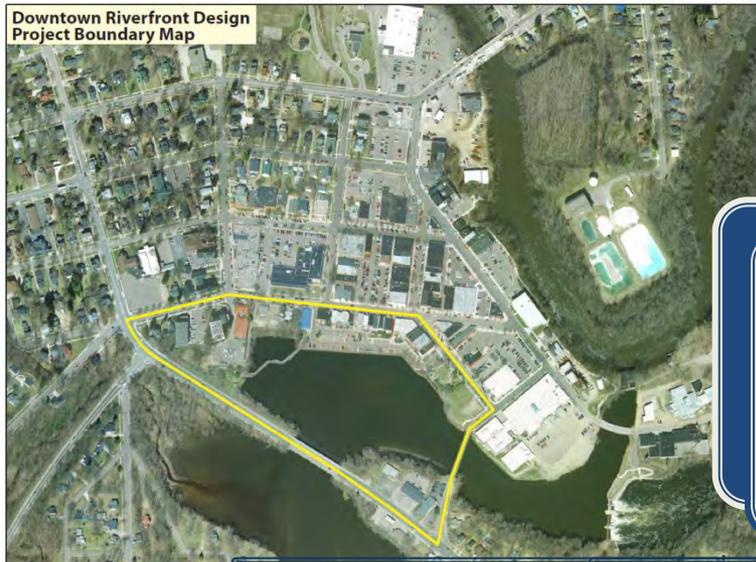


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# Placemaking Overview



# Project Purpose



Place

Public Gathering  
Space

Generate Interest  
& Activity

Strengthen Local  
& Regional  
Economy

Honor  
Heritage/History

Leverage Existing  
Assets

# Process



Community Selection

-Stakeholder Interviews

-Community Visioning

-Charrette

-Post-Charrette Input

-Final Report

Next Steps

-Funding

-Partnerships

-Implementation



Increased Talent Attraction & Retention

Prosperity

Sept 2012 → June 2013



# 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

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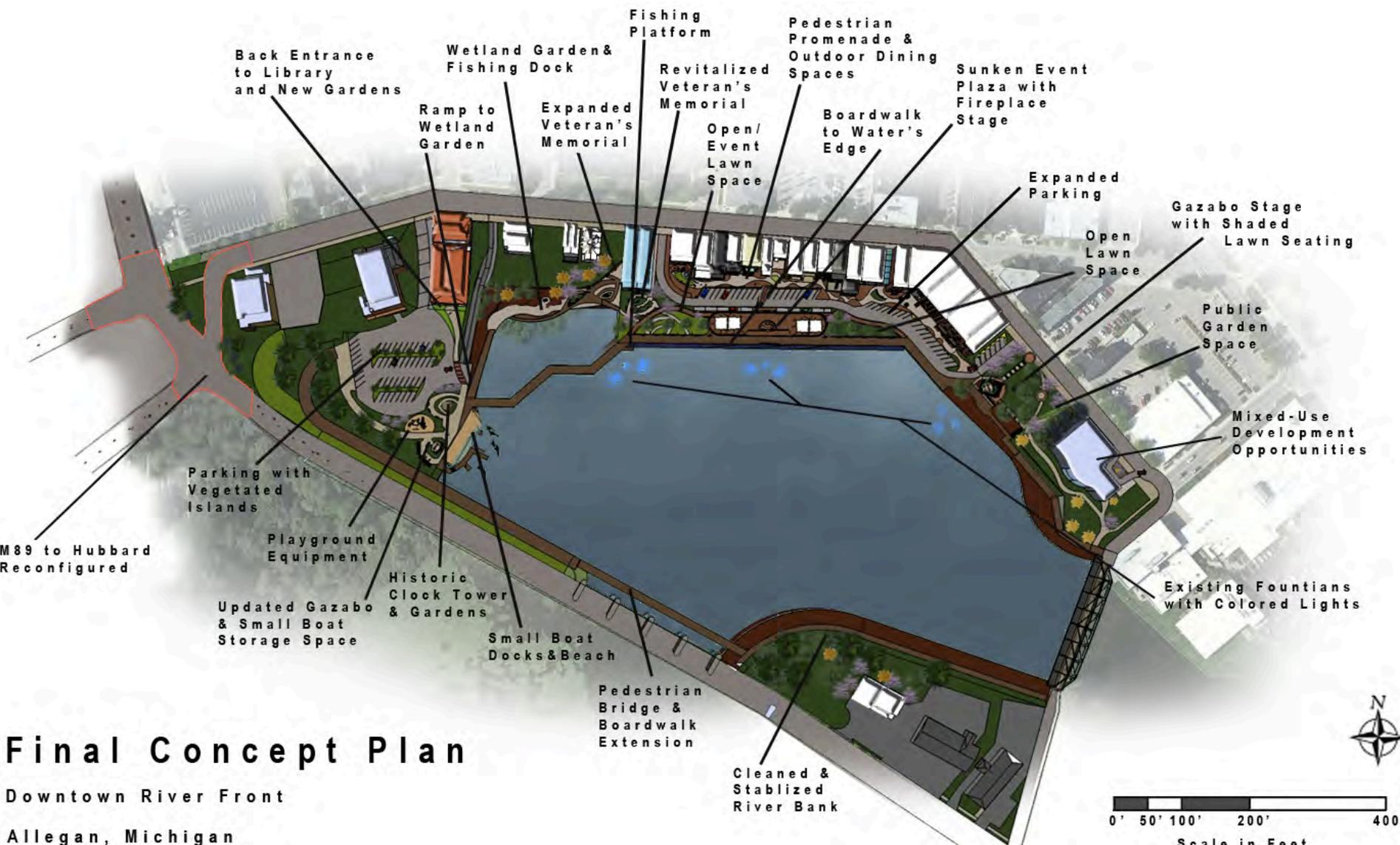
# Downtown Riverfront Design Context



# DOWNTOWN RIVERFRONT

Final Concept Plan

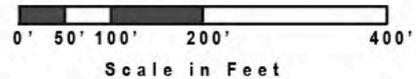
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# Final Concept Plan

Downtown River Front

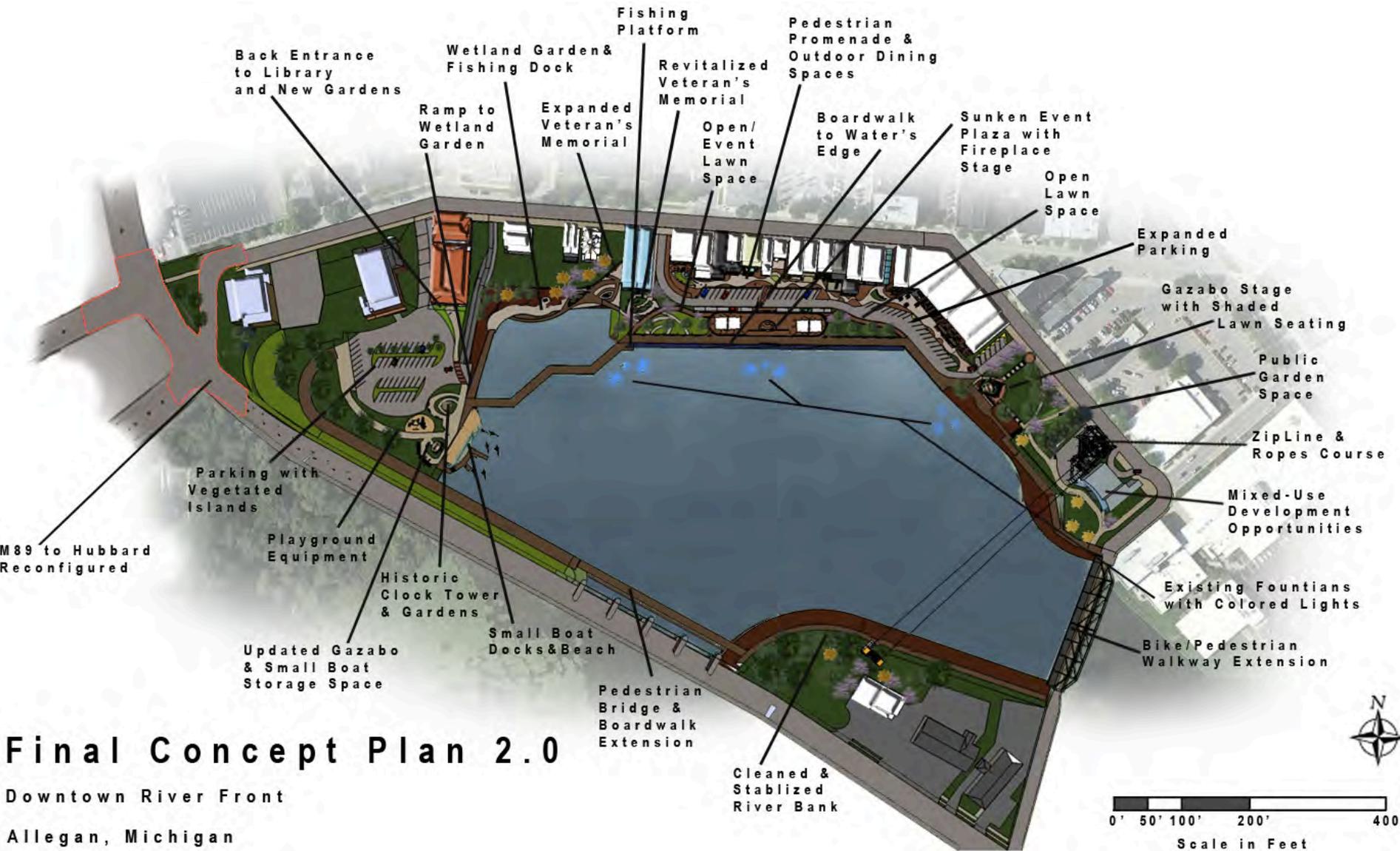
Allegan, Michigan



# DOWNTOWN RIVERFRONT

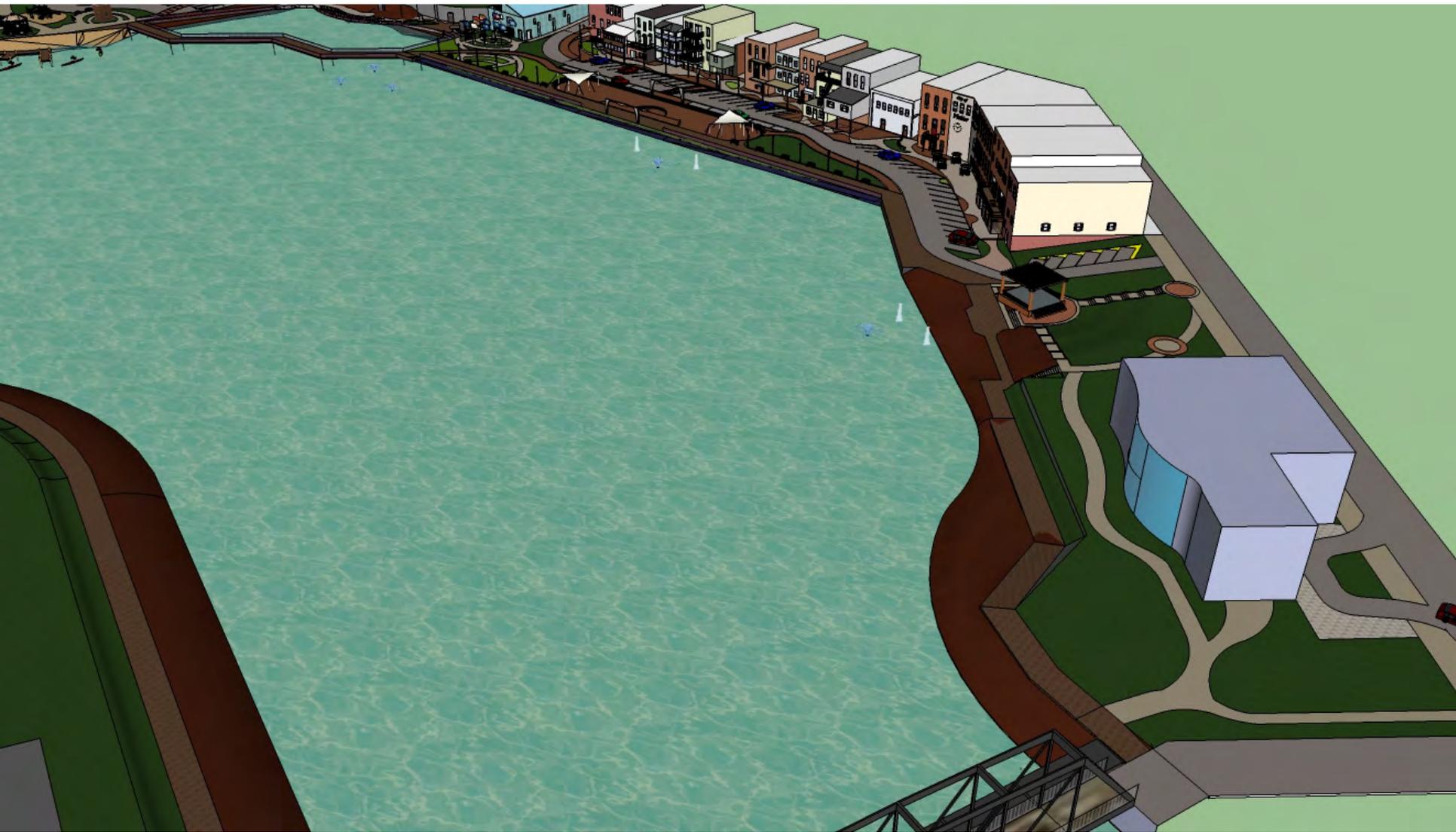
Final Concept Plan 2.0

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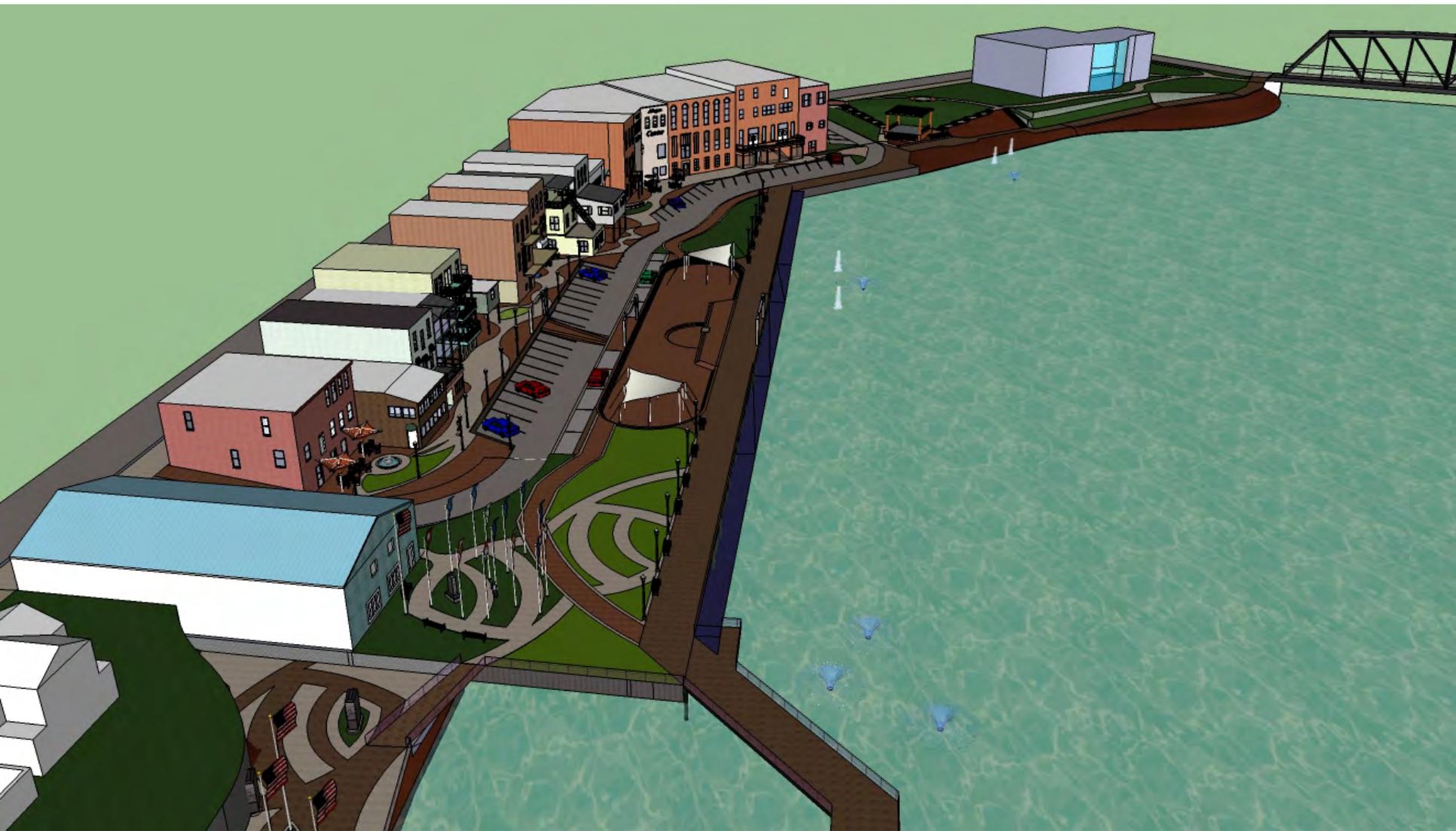






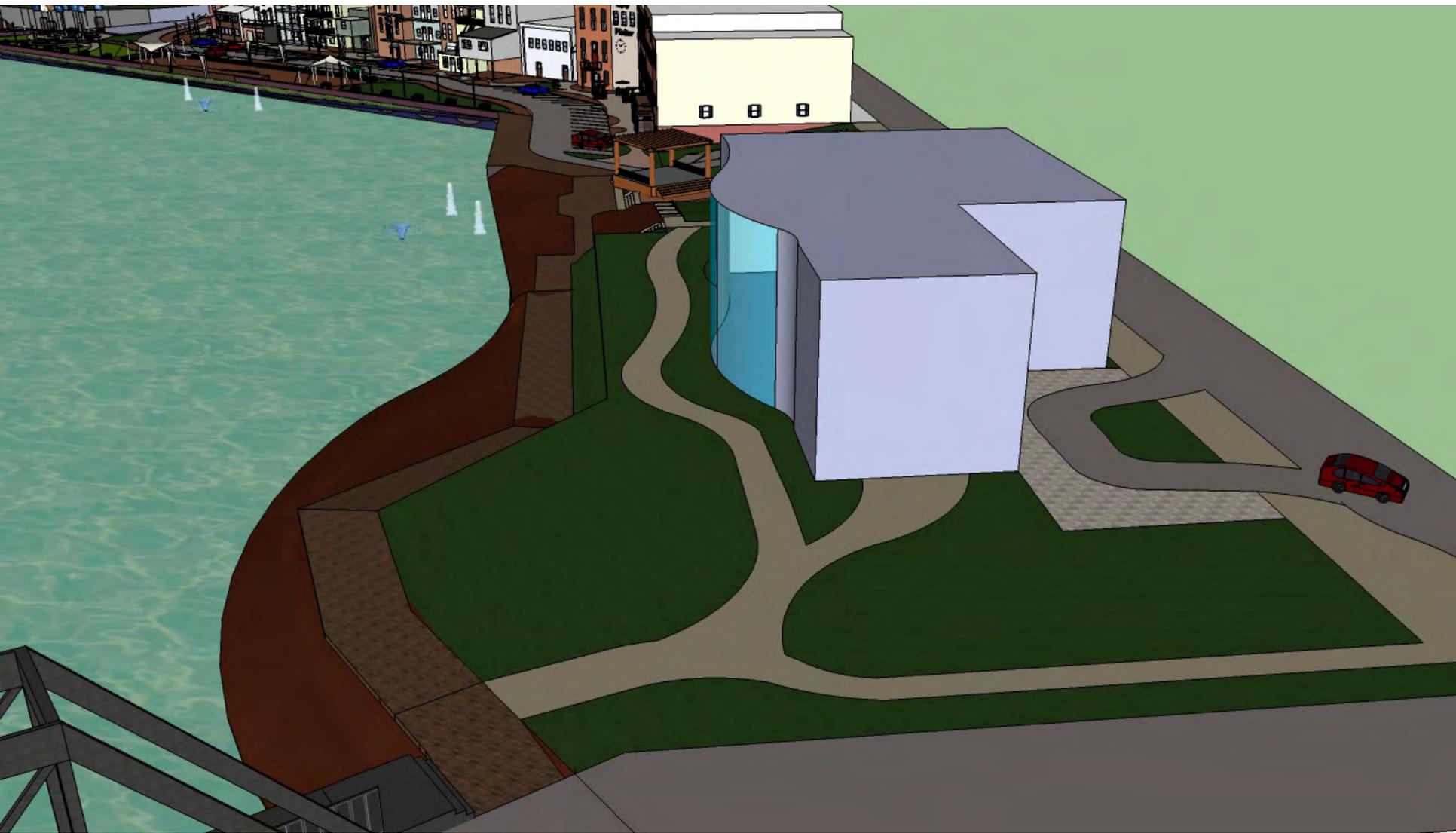
































WELCOME TO  
**RIVERFRONT**  
ALLEGAN, MICHIGAN

**HISTORIC DOWNTOWN**

Map showing street layout and landmarks in the historic downtown area.







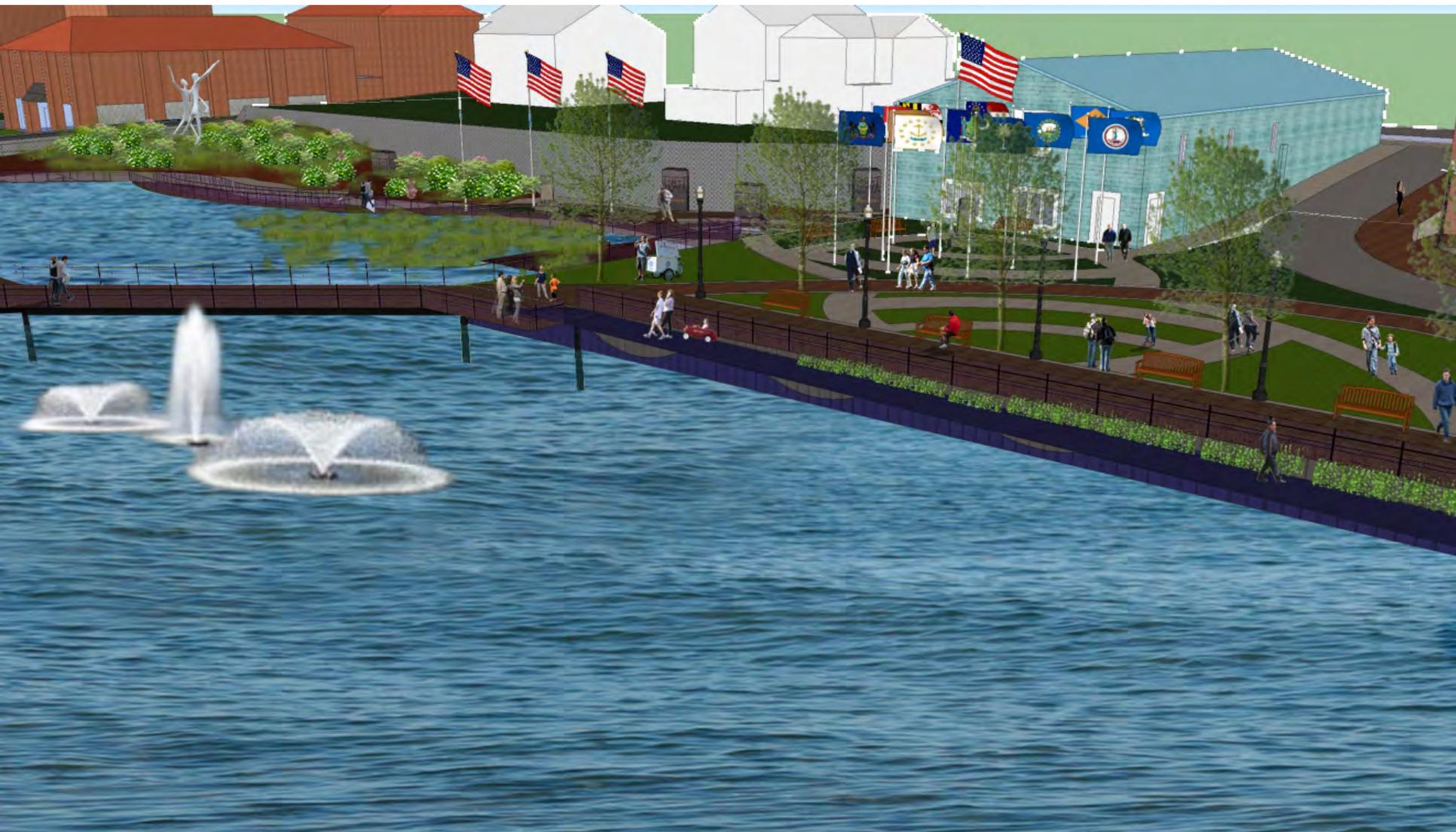
















































# Next Steps

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

# Final Report



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# Planning Recommendations



Ensure Zoning  
Supports Mixed-Use,  
Scale, and Density



Connectivity  
Between Assets and  
Districts

Housing  
Options

Historic  
Structures

Pedestrian  
Oriented

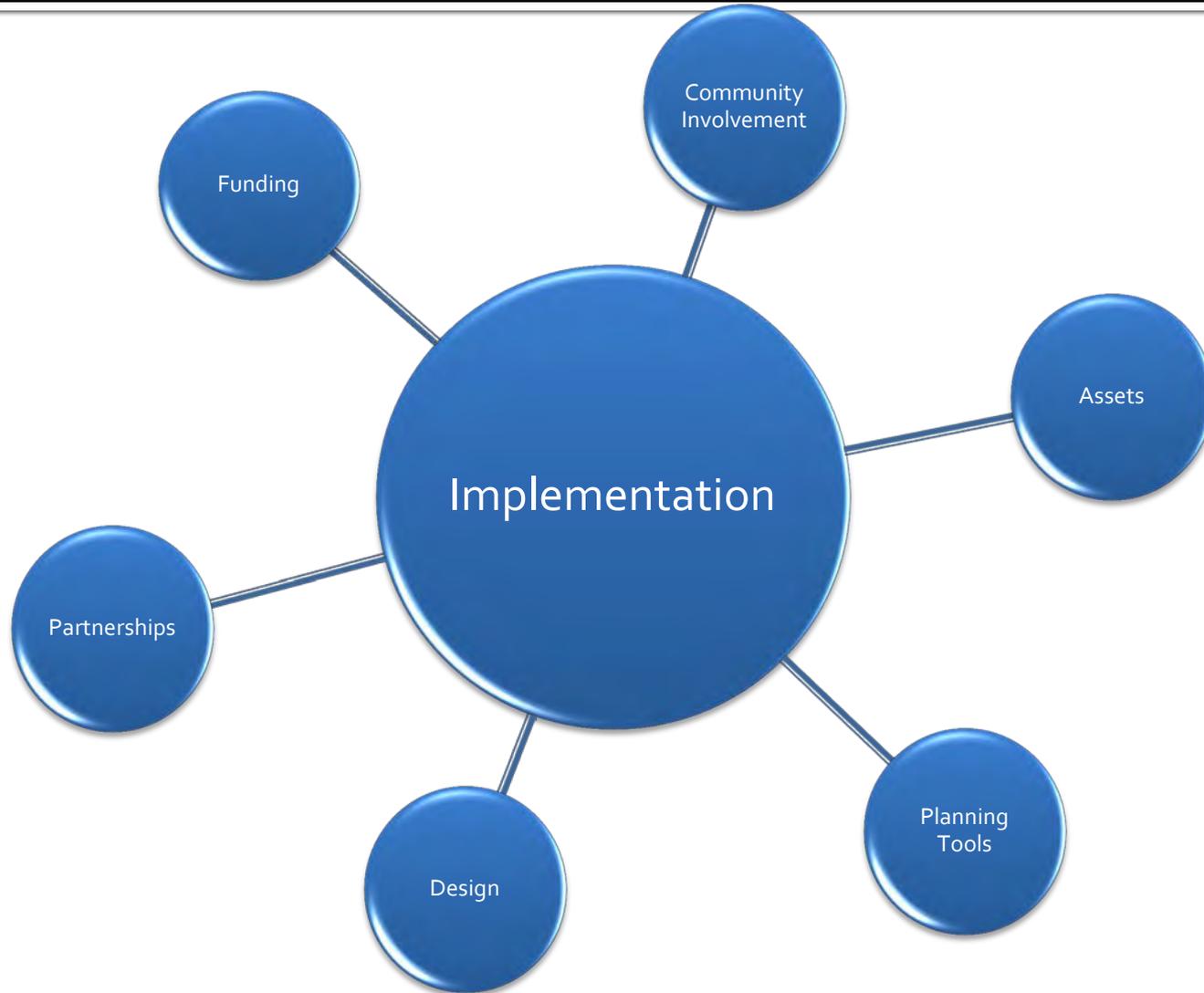
Linked  
Regionally

Authentic  
Experience

# Asset Recommendations



# Implementation



The best way to predict the future is to create it.  
-Abraham Lincoln



Thank You