1. Call to Order
2. Attendance
3. Approval of Previous Meeting Minutes
4. Public Comment
5. Discussion
   5A.1 – 134 Brady Street Utility Easement Agreement
   5A.2 – Downtown Plan Discussion
6. DDA Member/Staff Comments
7. Adjournment
Call to Order
Chair Ryan Deery called the meeting to order at 8:04am.

III. Attendance
Present: Ryan Deery, Tracy Clawson, Kelly McLean, Nicole Richmond, Rachel McKenzie, Roger Bird, Landria Christman, Mike Villar

Absent: Marcia Wagner, Scott Jacobs

Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager, Parker Johnson, Promotions Coordinator

To begin the meeting, a chair, vice chair, and Public Spaces Commission delegate were selected.

Rachel McKenzie nominated Ryan Deery to continue serving as Chair. Deery accepted.

Ryan Deery nominated Tracy Clawson to continue serving as Vice Chair. Clawson accepted.

Rachel McKenzie nominated Landria Christman to serve as Public Spaces Commission Delegate. Christman accepted.

Ryan Deery, supported by Rachel McKenzie, made a motion to approve the slate. Motion carried 8-0.

III. Approval of Previous Meeting Minutes

Motion to approve the previous minutes from November 14, 2018 by Rachel McKenzie, supported by Nicole Richmond. Motion carried 8-0.

IV. Public Comment

None.

V. 5A.1 – Downtown Plan Discussion
After being directed by the DDA in 2018 to begin compiling an updated Downtown Plan, staff was able to present their first draft of the plan. The plan’s goal is to create a guiding vision for future downtown development, along with an action strategy for implementation to meet these goals over the next five years. The plan touches on improving streetscapes, recruiting a diverse set of downtown businesses, and implementing a parking program for overnight parking. The DDA will continue to review the plan over the next few months with staff.

VI. Revue Magazine Discussion

Jeff McLaughlin of Revue Magazine presented to the DDA a proposal that would allow the City to place a page of ads in each issue of the magazine for a year. The ad page would be divided in half, with a promotion for a city sponsored event being placed on the top half, and rentable ad spaces designated for downtown businesses would be placed on the bottom half. The DDA would pay a yearly fee of 8,550.50, with costs being recouped through the sale of ad spaces to downtown businesses. Other Allegan area businesses may be sold ad spaces, but downtown businesses will be prioritized.

Mike Villar, supported by Tracy Clawson, made a motion to approve a one-year contract with Revue Magazine for $8,550.50. Motion carried, 8-0.

VII. 101 Brady Street Bid Discussion

The bid for 101 Brady Street was not discussed. A special meeting will be held on February 15, 2019 at noon to discuss the bid.

VIII. Adjournment

The meeting was adjourned at 9:08am.

Respectfully Submitted,

Jordan Meagher
Community Development Coordinator
City of Allegan  
Downtown Development Authority Meeting  
Griswold Auditorium  
401 Hubbard Street  
Allegan, MI 49010  

February 15, 2019  

I. Call to Order  
Chair Ryan Deery called the meeting to order at 12:05pm.  

III. Attendance  
Present: Ryan Deery, Tracy Clawson, Nicole Richmond, Rachel McKenzie, Roger Bird, Marcia Wagner, Scott Jacobs  
Absent: Landria Christman, Mike Villar, Kelly McLean  
Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager, Parker Johnson, Promotions Coordinator, Tony McGhee of Abonmarche  

III. Approval of Previous Meeting Minutes  

IV. Public Comment  
None.  

V. 5A.1 – 101 Brady Street Bid Discussion  
City Manager Joel Dye gave an overview of the history of how the City purchased the lot in 2003 and later sold it to be developed into a potential restaurant in 2008. When the real estate market crashed in 2008, a new development was no longer feasible, so the lot was sold back to the City in 2009 for the City to hold onto for a future development.  

On February 6th, the City received one bid from CL Real Estate out of Peru, Illinois, who had submitted a conceptual plan to construct a four story mixed use development on the site. They choose to build in small historic towns that meet the same demographics as Allegan, and they have begun to expand into Michigan with their first development in Hillsdale, where they are redeveloping a building into a mixed-use boutique hotel.
The DDA held a discussion about the proposal and the development of 101 Brady Street, and reached a general consensus that they would like to see the lot developed moving forward.

Scott Jacobs, supported by Ryan Deery, made a motion to recommend that City Council move forward with negotiating with CL Real Estate to develop 101 Brady Street. Motion carried 7-0.

VI. Adjournment

The meeting was adjourned at 12:33pm.

Respectfully Submitted,

Jordan Meagher
Community Development Coordinator
MEMORANDUM

TO: Allegan Downtown Development Authority
FROM: Jordan Meagher, Community Development Coordinator
RE: Consumers Power Easement on DDA Owned Property at 134 Brady Street
DATE: March 8, 2019

Summary

It is requested that the DDA approve a permanent utility easement to Consumers Power on property owned by the DDA, located at 134 Brady Street.

134 Brady Street is the current location of the Allegan Welcome Center. Consumers Energy is asking for a 12’ wide easement along the rear lot line facing Hubbard Street in order to install and maintain a new electric line to the Welcome Center (see exhibit B in the attached easement agreement for a map of the proposed electric line).

This new line will be located beneath the property. This easement allows Consumers Power to install the line and maintain the line. This easement restricts the city from constructing buildings or planting trees in the easement area.

Recommend

It is recommended that the DDA approve a permanent utility easement to Consumers Power over property owned by the DDA, more commonly known as 134 Brady Street.

Attachments
Easement for Electrical Facilities
Instructions for Signing Easement
**EASEMENT FOR ELECTRIC FACILITIES**

Master Tract# R0W000916055347  
SAP# 1047497369  
Design# 11016048  
Agreement# MI00000041979

**CITY OF ALLEGAN DOWNTOWN DEVELOPMENT AUTHORITY,** a Michigan public body corporation, whose address is 112 Locust Street, Allegan Michigan 49010 (hereinafter “Owner”)

for $1.00 and other good and valuable consideration [exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)] grants and warrants to

**CONSUMERS ENERGY COMPANY,** a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter “Consumers”)

a permanent easement to enter Owner’s land (hereinafter “Owner’s Land”) located in the City of Allegan, County of Allegan, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain, inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, and protect a line or lines of electric facilities in, on, over, under, across, and through a portion of Owner’s Land (hereinafter “Easement Area”) as more fully described in the attached Exhibit B, together with any pole structures, poles, or any combination of same, wires, cables, conduits, crossarms, braces, guys, anchors, transformers, electric control circuits and devices, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, associated fixtures, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing electricity.

**Additional Work Space:** In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said lines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

**Access:** Consumers shall have the right to unimpaired access to said line or lines, and the right of ingress and egress on, over, and through Owner’s Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

**Trees and Other Vegetation:** Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner’s Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner’s Land to trim, cut down, and otherwise remove and control any trees, brush, or other vegetation located outside of the Easement Area which are of such a height or are of such a species whose mature height that in falling directly to the ground could come into contact with or land directly above Consumers’ facilities.

**Buildings/Structures:** Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or
man-made, without a prior written agreement executed by Consumers’ Real Estate Department expressly allowing the aforementioned.

**Ground Elevation:** Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

**Exercise of Easement:** Consumers’ nonuse or limited use of this Easement shall not preclude Consumers’ later use of this Easement to its full extent.

**Ownership:** Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

**Successors:** This easement shall bind and benefit Owner’s and Consumers’ respective heirs, successors, lessees, licensees, and assigns.

**Counterparts:** This easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: ________________________________ Owner: CITY OF ALLEGAN DOWNTOWN DEVELOPMENT AUTHORITY, a Michigan public body corporation

By: ________________________________

Its: ________________________________

**Acknowledgment**

The foregoing instrument was acknowledged before me in _________________ County, Michigan, on ________________ by ____________________, ____________________, of the City of Allegan Downtown Development Authority, a Michigan public body corporation, on behalf of the corporation.

Notary Public

______________________________

______________________________ County, Michigan

Acting in _____________________ County

My Commission expires: ____________________

Prepared By: Cree Swanchara 2/12/19
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

After recording, return to:
Carrie Main, EP7-471
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201
Land situated in the City of Allegan, County of Allegan, State of Michigan:

In the Southwest 1/4 Section 28, Town 2 North, Range 13 West;
Parcel 1:
8 1/2 feet in width off the Westerly side of Lot 280 and 13 feet in width of the Easterly side of Lot 281, extending through from Brady Street to Hubbard Street, in the Original Plat of the Village (now City) of Allegan, Michigan, according to the recorded plat thereof in Allegan County Records.

Commonly known as: 134 Brady Street, Allegan, Michigan 49010

Parcel ID: 51-205-028-00
EXHIBIT B
Easement Area

A 12.00 foot-wide strip of land, being 6.00 feet on each side of the centerline of the line constructed on Owner’s Land, the centerline to be located approximately as shown in the attached drawing.
INSTRUCTIONS FOR SIGNING EASEMENTS

1) **DO NOT SIGN ON THIS SHEET, EXAMPLE ONLY!**

2) Sign where indicated, with Legal Names in **BLACK INK**.

3) Type or Print names **IN BLACK INK** under **ALL** signatures, **INCLUDING** notary's signature.

   "The State requires that printing be black ink on white paper for forms presented for recording."

4) Notary is to sign their name and stamp, type, or print remaining necessary information. Also complete the acknowledgment using signing date in both places.

5) Any changes made to this document will be considered **NULL and VOID**. Any errors found on said document upon receipt, will also be considered as **NULL and VOID**. If, for any reason, changes need to be made, prior approval from the area Right-of-Way Specialist is required.

6) **If you have a relative that is a notary, they CAN NOT notarize this signature!**

---

**EXAMPLE:**

Date:  (date document is signed)

Owner:

(SIGNATURE)
Type or print owners name here
(Legal first name, Middle initial, Last name)

(SIGNATURE)
Type or print owners name here
(Legal first name, Middle initial, Last name)

Acknowledgment

The foregoing instrument was acknowledged before me in **(name of county)**, County, Michigan, on **(date document is signed)** by **(print owners names (as indicated above) and marital status on these two lines)**

(SIGNATURE)
(Type or print name here)
Notary Public
Acting in **(County)** County, Michigan
My Commission expires: **(date)**

Place Stamp & Seal in this location only

Notary Stamp (place above line)
Yellow line indicates the location of the electric line. The blue line indicates the parcel boundaries of 134 Brady Street.
Downtown Allegan: Putting It All Into Focus

Allegan Master Plan 2019
Acknowledgements

City Council
Mayor Rachel McKenzie
Charles Tripp, Mayor Pro Tem
Delora Andrus
Nancy Ingalsbee
Michael Manning
Patrick Morgan
Traci Perrigo

Downtown Development Authority
Ryan Deery, Chair
Tracy Clawson, Vice-Chair
Roger Bird
Landria Christman
Scott Jacobs
Rachel McKenzie
Kelly McLean
Nicole Richmond
Michael Villar
Marcia Wagner

Firms
Abonmarche
GMB Architecture + Engineering

Staff
Jordan Meagher
Community Development Coordinator
Parker Johnson
Promotions Coordinator
Joel Dye
City Manager

Planning Commission
Brad Burke, Chair
Thomas Morton, Vice-Chair
Julie Emmons
Nancy Ingalsbee
Rachel McKenzie
Cindy Thiele
Charles Tripp

Public Spaces Commission
Judi McCall, Chair
Paula Mintek, Vice-Chair
Delora Andrus
Shelly Baker
Tracy Clawson
Rosie Hunter
Michael Manning
Cyndi Reed
Peter Savage
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   a. Current Overview
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7. Parking
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8. Events
9. Key Development Sites
10. Implementation Strategy
Over the past twelve months, the City of Allegan’s Downtown Development Authority, with the assistance of Abonmarche of Benton Harbor, MI, and city staff, engaged with numerous community members across multiple public meetings to create the following 2019 City of Allegan Downtown Plan: Putting It All Into Focus. The plan is the official policy guide for Downtown Allegan’s future development and growth. This plan summarizes the community’s vision, goals, and objectives to create a framework and basis for sound downtown development and land use decision-making to ensure that Downtown Allegan will continue to evolve into the thriving civic core that its community aspires for it to one day become.

**Key Highlights**

Pages 5 and 6 illustrate the *current landscape of Downtown Allegan*, with discussion considering Downtown’s current strengths and weaknesses. One page 7, the official vision for Downtown Allegan is laid out.

On pages 8 through 25, a proposed plan for the construction of *improved streetscapes* is discussed. Goals for the design of each public right-of-way, an schedule for their improvement, and a list of cost estimates for the overall project are included.

Pages 29 through 35 establish an overview of *parking in Downtown Allegan*. A snapshot of current rules and conditions are discussed on pages 29 and 30, the results of a parking study to determine demand and capacity for on and off street parking are revealed on pages 31 and 32, and a proposed parking program for overnight parking is illustrated on pages 33 through 35.

Downtown Allegan’s *current building inventory* is evaluated on pages 36 through 38, which includes a proposed set of goals for growing and diversifying the current collection.

Finally, page 41 details the overall *strategy for implementing all goals* depicted throughout the plan.

This 2019 City of Allegan Downtown Plan is a general plan intended to provide a foundation to policy makers as they review and approve future development throughout the City of Allegan. Existing plans listed on page 5 still include important implications and are in part still relevant to the future development of Downtown. However, it is this 2019 City of Allegan Downtown Plan that is the primary policy document when it comes to the future development of Downtown Allegan.

Thank you for your interest in the future growth and development of the City of Allegan and happy reading!

*Ryan Deery*
Chair
*City of Allegan Downtown Development Authority*
Existing Conditions

Previous Downtown Allegan Studies and Reports

Over the past twenty years, the City of Allegan’s public officials, staff, and community members have maintained an ongoing interest in the revitalization and growth of Downtown Allegan. Since 1993, there have been 12 documented plans and reports that have been formulated to articulate a series of visions for Downtown Allegan’s future, each with a set of attainable goals for reaching these visions. The list of documents include:

- Allegan Master Plan, 1963, as amended December 1993
- Allegan Downtown Redevelopment Plan, August 1993
- Allegan Zoning Ordinance, November 1993
- Second Story Reuse Strategy, 1994
- City of Allegan: A Community Profile Report, 2002
- Community Visioning Sessions, February 2003
- Downtown Strategic Plan, June 2004
- Downtown Allegan 155 Brady Street Analysis, 2013
- The City of Allegan Housing Target Market Analysis, 2016
- Place Pop, Allegan Pop-up Retail, February 2016

In this 2019 update of Allegan’s Downtown Plan, *Downtown Allegan: Putting It All Into Focus* will build upon the visions and goals delineated in these aforementioned documents, bringing each group of ideas together into a single plan with a strategy for implementation that can be followed by future city officials, staff members, and downtown stakeholders over the next ten years.
Current Status of Downtown Allegan

Previous Downtown Allegan Studies and Reports

Nestled on the banks of the Kalamazoo River, the charming and historic Downtown Allegan exhibits many of the qualities that are found within a successful and vibrant civic center. Its variety of multi-story buildings, its dense commercial core, and its access to the Kalamazoo Riverfront create a potential destination for eating, shopping, and entertainment alike. With the completion of the Allegan Riverfront Plaza, which includes a boardwalk, amphitheater, kayak launch, zipline, seating areas, the Veterans Memorial, and a newly constructed splash pad and fire place, Downtown Allegan has created a public space that will serve as the focal point for downtown development in the years to come. However, Downtown Allegan still faces many challenges that have prevented it from becoming the radiant place that it one day could become. The district lacks developed downtown living and diverse housing options, wide sidewalks for comfortable walkability and outdoor cafes, a variety of retail, dining, and entertainment options, and inefficient traffic flows that make accessing Downtown Allegan difficult and inconvenient. Downtown Allegan: Putting It All Into Focus addresses each of these challenges, with goals and action steps for civic leaders and community members to follow to help Downtown Allegan reach its true potential in the years to come.
Vision For Downtown Allegan

Vision Statement

The vision for Downtown Allegan is to create a place for people to come together while showcasing its unique, well designed, and entertaining civic core.
Streetscape

Improved streetscapes will be paramount for the success of Downtown Allegan as it continues to develop into a successful civic core. A great streetscape can create symbolic social spaces for people to gather, intriguing and more accessible places for commerce to flourish and fuel economic development, and a more connected public realm that encourages diverse forms of transportation to help increase mobility for residents and visitors alike.

Based on the increased level of success and investment occurring in Downtown Allegan as a result of its riverfront redevelopment efforts, the City of Allegan had hired Abonmarche of Benton Harbor, Michigan to conduct a preliminary assessment of Downtown Allegan and develop an approach to begin a comprehensive redevelopment of the City’s downtown core that would result in:

- A conceptual streetscape plan that would assist in creating increased commercial vitality
- An improved network of traffic flows in the core community area
- An increased set of entryways into Downtown Allegan in order to improve accessibility
- A greater focus on connectedness and pedestrian safety within the public realm
- A street design that does not create an adverse impact on overall parking availability
- An environment that creates increased public space for gatherings by residents and visitors
Over the course of 2018, and under the guidance of Abonmarche, the public, along with the Downtown Development Authority, the Economic Development Corporation, and the Public Spaces Commission, staff studied the current streetscapes of Downtown Allegan. This process included:

- Studying traffic counts at key intersections throughout Downtown
- Taking an inventory of current on and off-street parking spaces
- Measuring and assessing the quality of public right of ways
- Engaging with the public to receive input on desired street designs

Through the gathering of this data, Abonmarche was able to perform an analysis of Allegan’s existing conditions, and produce a recommendation for an improved streetscape design. The proposal put together by city staff and Abonmarche would address all established goals, while transforming Allegan’s downtown streetscape into a more activated civic and cultural core.
Streetscape

Priority of Streets

1 - Locust and Brady Streets
2 - Hubbard Street (Locust to Water)
3 - Hubbard Street (Locust to Chestnut)
4 - Hubbard Street (Chestnut to Walnut)
5 - Hubbard Street (Walnut to Cedar)
6 - Water Street Resurfacing (State to Hubbard)
7 - Water Street (Hubbard to Trowbridge)
8 - Water Street (Trowbridge to Cutler)
9 - Trowbridge Street (Locust to Chestnut)
10 - Trowbridge Street (Chesnut to Walnut)
11 - Walnut Street (Hubbard to Trowbridge)
12 - Chestnut Street (Hubbard to Trowbridge)
13 - Chestnut Street (Trowbridge to Cutler)
Streetscape

Perspective View of Locust Street
Streetscape

Overall Schematic
Study Option B
Streetscape

Schematic Study
Downtown Option B
Streetscape

Schematic Study Option B
Enlarged Downtown Festival Area

- Creative Festival Streets
- Curb level with streets
- Two-Way Locust Street
- Parallel parking northbound
- Perpendicular parking southbound
- Bump-out seating areas
- Gathering spaces
- Café seating
- Dumpster screening
Streetscape

Schematic Study Option B
Brady Street

- Bench seating
- ADA ramps with seat walls
- Landscape beds
Streetscape

Schematic Study Option B
Second Street Bridge

- One-way entrance into Downtown
Streetscape

Locust Street Elevations

- 13’ sidewalk width
- 15’6” angle parking
- 13’ drive lane
- 12’ drive lane
- 8’6” parallel parking
- 13’ sidewalk width
Streetscape

Hubbard Street Intersection Elevations

- 8’ sidewalk width
- 12’ drive lane
- 13’ drive lane
- 29’ sidewalk width
Streetscape

Perspective View of Hubbard Street
Streetscape

Recommended Parking Lot Screening (Day View)
Streetscape

Recommended Parking Lot Screening
(Night View)
Streetscape

Amenities:
Contemporary/Traditional
Streetscape

Amenities:
Modern/Industrial
Streetscape

Amenities:
Traditional
Parks

One of Allegan’s greatest assets for bringing people together in Downtown Allegan is its parks. With six parks located in or directly adjacent to Downtown Allegan, these natural assets promote public health, sustainability, recreation, creativity, and serve as the primary venue for many city sponsored events. These public spaces help anchor Allegan’s civic core, and because of their unique viewsheds and scenic nourishment, the continued maintenance of these green fields will be vital towards the continued growth of Downtown Allegan moving forward.

While Allegan’s parks do provide a much needed strength for its main commercial and entertainment district, the City has invested resources in enhancing this strength through the creation of the Allegan Parks and Recreation Five Year Master Plan, which was approved in 2019.

Through the vision and oversight of the Allegan Public Spaces Commission, the plan will bring into focus a vision for generating greater public awareness for the City’s parks, more towards installing public art to create more unique and interesting public spaces, and a greater overall emphasis on creating a better user-friendly experience for park users and recreation enthusiasts alike.
Many of Allegan's downtown parks offer unequivocal aesthetic and recreational opportunities for residents and visitors of the region. These parks feature the following assets:

<table>
<thead>
<tr>
<th>PARK</th>
<th>Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER STREET PARK</td>
<td>- Pavilion&lt;br&gt;- Picnic table&lt;br&gt;- Benches&lt;br&gt;- Drinking fountain&lt;br&gt;- Decorative lighting&lt;br&gt;- Boardwalk&lt;br&gt;- Paved sidewalks with brick pavers&lt;br&gt;- Accessible parking</td>
</tr>
<tr>
<td>MILL DISTRICT DAM</td>
<td>- Canoe/kayak launch&lt;br&gt;- Bench&lt;br&gt;- Paved walkways&lt;br&gt;- Accessible parking</td>
</tr>
<tr>
<td>MAHAN PARK</td>
<td>- Gazebo&lt;br&gt;- Amphitheater-style Seating&lt;br&gt;- Picnic tables&lt;br&gt;- Plaques&lt;br&gt;- Paved sidewalks with brick pavers&lt;br&gt;- Lighting</td>
</tr>
<tr>
<td>RIVERFRONT PARK</td>
<td>- Splash pad&lt;br&gt;- Outdoor fireplace&lt;br&gt;- Fishing dock&lt;br&gt;- Lighting&lt;br&gt;- Benches&lt;br&gt;- Picnic tables&lt;br&gt;- Stage&lt;br&gt;- Sculpture&lt;br&gt;- Veterans Memorial&lt;br&gt;- Privately owned zipline over the Kalamazoo River</td>
</tr>
<tr>
<td>JAYCEE PARK</td>
<td>- Skatepark&lt;br&gt;- Dog park&lt;br&gt;- Basketball court&lt;br&gt;- Shelter &amp; tables&lt;br&gt;- Restrooms&lt;br&gt;- Signage&lt;br&gt;- Paved sidewalks&lt;br&gt;- Grills&lt;br&gt;- Benches&lt;br&gt;- Drinking fountain&lt;br&gt;- Lighting&lt;br&gt;- 9-hole disc golf&lt;br&gt;- 9,700 sqft playground</td>
</tr>
<tr>
<td>HANSON PARK</td>
<td>- Gazebo&lt;br&gt;- Lighting&lt;br&gt;- Picnic tables&lt;br&gt;- Benches&lt;br&gt;- ADA accessible canoe/kayak launch&lt;br&gt;- Canoe/kayak storage&lt;br&gt;- Paved walkway&lt;br&gt;- Adjacent playground&lt;br&gt;- Accessible parking</td>
</tr>
</tbody>
</table>
Events provide a vital source for commerce and generate activity in any downtown. In partnership with its non-profit subsidiary Positively Allegan, the City of Allegan plays host to a number of events that take place within the downtown throughout the calendar year. These events help to create that place where people come together to enjoy the downtown and its many offerings, as well as help invite new people who may have yet to discover the charm of Allegan. As of 2019, the City of Allegan hosts the following events:

**Girls Night Out**  
Extended business hours, sales and specials on the last Friday of April.

**Bridgefest**  
An all-day community festival featuring activities for kids and adults, music and entertainment, food and beverages, fireworks, and more on the second Saturday of June.

**Rollin’ on the River**  
A free Friday night concert series held on the Riverfront Stage June through August.

**Good Times at the Gazebo**  
A free Saturday night concert series held in Mahan Park during July and August.

**July 3 Jubilee**  
A patriotic community festival featuring a parade, food, live music, activities, and fireworks.

**Allegan Festival of Beers**  
Six Allegan County breweries showcasing their signature thirst quenching brews, mouthwatering, food trucks, and rollicking live music on the Allegan Riverfront.

**Ghouls Night Out**  
A seasonal take on Girls Night Out featuring extended business hours, sales and specials on the last Friday of April.

**Festive Fridays**  
Extended shopping opportunities and free, family-oriented activities every Friday in December before Christmas.

**NYE! Allegan’s New Year’s Eve Celebration**  
Michigan’s largest New Year’s Eve ball drop on the Riverfront. This free event features food, beer, music, activities, and fireworks at midnight.
Parking

As Downtown Allegan continues to grow, a more concrete parking system must be designed and implemented in order to accommodate and support the expected growth. In the past, the City had not performed consistent enforcement of both on and off-street parking regulations due to the high availability of parking spaces and low parking demand in Downtown Allegan. Now, with dozens of new apartments projected to become available in Downtown Allegan between 2019 and 2020, along with the removal of a significant parking lot along the Allegan Riverfront that is now home to the Allegan Riverfront Plaza, the call for a structured and enforceable parking program is now imminent.

The goals of the proposed parking program are the following:

- To designate off-street parking spaces for downtown residents to ensure that public right-of-ways are clear for snow removal and downtown events.
- To provide downtown shoppers with ample on and off street parking options in close proximity to Downtown Allegan’s commercial core.
- To better track and regulate the abandonment of both operable and inoperable vehicles in the City’s public realm.
- To create a sustainable plan to better accommodate parking for future housing and commercial growth.
Parking

The area studied, as marked in the image to the left, has 877 standard parking spaces and 55 handicapped parking spaces, with a combined total of 932 parking spaces within the studied area.

Inventory of Current Parking

Based on extensive research and counting individual parking spaces by city staff, a current total of parking spaces within the City was obtained. This total includes two county lots, one near the intersection of Water and Cutler St., and the other by the intersection of Hubbard and Walnut. Other lots included were the lots attached to the Perrigo Outlet Store, the triangle lot near Water and Trowbridge, the lot between Water and Hubbard, the Regent Theater Lot, the remaining spaces on the East end of the Riverfront Plaza, the lots that will exist soon by the library and the West end of the Riverfront Plaza, and the lot between Water and Chestnut near Cutler Street.
Based on the counts that were gathered in the field, the following information was gathered to illustrate the demand for Downtown Parking.

<table>
<thead>
<tr>
<th>Parking Area No.</th>
<th>Day+Time</th>
<th>Total Number of Spaces</th>
<th>Average # of Cars</th>
<th>Maximum # Recorded</th>
<th>Occupied Parking Spaces on Average</th>
<th>Occupied Parking Spaces at Maximum</th>
<th>Available Parking Spaces at Maximum</th>
<th>Available Parking Spaces on Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water (Mill District-State)</td>
<td>16</td>
<td>8</td>
<td>11</td>
<td>51.1%</td>
<td>73.3%</td>
<td>26.7%</td>
<td>48.9%</td>
</tr>
<tr>
<td>2</td>
<td>Water (Monroe-State)</td>
<td>41</td>
<td>22</td>
<td>30</td>
<td>52.8%</td>
<td>73.2%</td>
<td>26.8%</td>
<td>47.2%</td>
</tr>
<tr>
<td>3</td>
<td>Outlet Lot</td>
<td>68</td>
<td>29</td>
<td>36</td>
<td>41.0%</td>
<td>52.9%</td>
<td>47.1%</td>
<td>59.0%</td>
</tr>
<tr>
<td>4</td>
<td>East Geocito Lot</td>
<td>21</td>
<td>14</td>
<td>21</td>
<td>64.6%</td>
<td>100.0%</td>
<td>0.0%</td>
<td>36.4%</td>
</tr>
<tr>
<td>6</td>
<td>Cutler Lot</td>
<td>76</td>
<td>34</td>
<td>55</td>
<td>44.9%</td>
<td>73.3%</td>
<td>26.7%</td>
<td>55.1%</td>
</tr>
<tr>
<td>7</td>
<td>Locust (Townbridge-Water)</td>
<td>17</td>
<td>5</td>
<td>7</td>
<td>66.7%</td>
<td>87.5%</td>
<td>12.5%</td>
<td>33.3%</td>
</tr>
<tr>
<td>8</td>
<td>Townbridge (Water-Chestnut)</td>
<td>33</td>
<td>19</td>
<td>20</td>
<td>58.6%</td>
<td>87.9%</td>
<td>12.1%</td>
<td>43.4%</td>
</tr>
<tr>
<td>10</td>
<td>Locust (Hubbard-Townbridge)</td>
<td>36</td>
<td>20</td>
<td>25</td>
<td>55.8%</td>
<td>85.8%</td>
<td>14.4%</td>
<td>44.4%</td>
</tr>
<tr>
<td>10</td>
<td>Triangle Lot</td>
<td>36</td>
<td>25</td>
<td>29</td>
<td>70.1%</td>
<td>82.0%</td>
<td>17.1%</td>
<td>29.9%</td>
</tr>
<tr>
<td>11</td>
<td>Hubbard (Locust-Water)</td>
<td>29</td>
<td>14</td>
<td>15</td>
<td>46.7%</td>
<td>66.1%</td>
<td>33.9%</td>
<td>37.3%</td>
</tr>
<tr>
<td>12</td>
<td>Hubbard (East Hubbard)</td>
<td>20</td>
<td>14</td>
<td>18</td>
<td>70.0%</td>
<td>90.0%</td>
<td>10.0%</td>
<td>30.0%</td>
</tr>
<tr>
<td>13</td>
<td>Brady Lot</td>
<td>23</td>
<td>8</td>
<td>13</td>
<td>32.8%</td>
<td>66.6%</td>
<td>33.4%</td>
<td>67.2%</td>
</tr>
<tr>
<td>14</td>
<td>State</td>
<td>7</td>
<td>4</td>
<td>5</td>
<td>57.1%</td>
<td>80.7%</td>
<td>19.3%</td>
<td>42.9%</td>
</tr>
<tr>
<td>15</td>
<td>Brady St</td>
<td>40</td>
<td>24</td>
<td>32</td>
<td>61.1%</td>
<td>80.0%</td>
<td>20.0%</td>
<td>38.9%</td>
</tr>
<tr>
<td>16</td>
<td>Mohon Lot</td>
<td>16</td>
<td>6</td>
<td>10</td>
<td>39.3%</td>
<td>66.7%</td>
<td>33.3%</td>
<td>60.7%</td>
</tr>
<tr>
<td>17</td>
<td>Riverfront</td>
<td>28</td>
<td>8</td>
<td>18</td>
<td>25.3%</td>
<td>64.3%</td>
<td>35.7%</td>
<td>70.7%</td>
</tr>
<tr>
<td>18</td>
<td>Hubbard (Walnut-Locust)</td>
<td>24</td>
<td>19</td>
<td>22</td>
<td>78.7%</td>
<td>91.7%</td>
<td>8.3%</td>
<td>21.3%</td>
</tr>
<tr>
<td>19</td>
<td>Regent</td>
<td>69</td>
<td>59</td>
<td>70</td>
<td>74.2%</td>
<td>87.5%</td>
<td>12.5%</td>
<td>25.8%</td>
</tr>
<tr>
<td>20</td>
<td>Chestnut (Townbridge-Hubbard)</td>
<td>18</td>
<td>12</td>
<td>15</td>
<td>65.4%</td>
<td>83.3%</td>
<td>16.7%</td>
<td>34.6%</td>
</tr>
<tr>
<td>21</td>
<td>Chestnut (Monroe-Townbridge)</td>
<td>11</td>
<td>5</td>
<td>8</td>
<td>47.5%</td>
<td>72.7%</td>
<td>27.3%</td>
<td>52.5%</td>
</tr>
<tr>
<td>22</td>
<td>Townbridge (Chesitnut-Walnut)</td>
<td>29</td>
<td>12</td>
<td>17</td>
<td>48.3%</td>
<td>59.6%</td>
<td>41.4%</td>
<td>57.0%</td>
</tr>
<tr>
<td>24</td>
<td>Walnut</td>
<td>28</td>
<td>12</td>
<td>15</td>
<td>44.0%</td>
<td>57.1%</td>
<td>42.9%</td>
<td>56.0%</td>
</tr>
<tr>
<td>25</td>
<td>Hubbard (Cedar-Walnut)</td>
<td>28</td>
<td>8</td>
<td>14</td>
<td>28.7%</td>
<td>48.3%</td>
<td>51.7%</td>
<td>71.3%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>713</td>
<td>356</td>
<td>447</td>
<td>83.3%</td>
<td>92.3%</td>
<td>7.7%</td>
<td>48.7%</td>
</tr>
</tbody>
</table>

Library was excluded due to construction.
Conclusion of Parking Study

Based on these findings, it was found that Downtown Allegan provides a much larger supply for public parking than what is demanded by drivers. With this information, the Downtown Development Authority and staff can find ways to include already provided off street parking spaces to work in cooperation with future developments. By doing so, the City will be able to devote undeveloped sites towards the construction of future developments, rather than towards accessory parking spaces. With a much lower demand than supply for parking being observed during average business hours, the need for a structured daytime parking program is not yet necessary. However, due to the dozens of downtown apartments that are expected to become available within the next few years, the need for a well designed overnight parking program is still paramount.
Parking

Overnight Parking

Based on the data that was obtained and analyzed through performing the study, the following parking program has been proposed. With this program, the City has put forth a solution that can be easily followed by residents and easily implemented by staff members.

Proposed Parking Program

In this program, there will be four designated parking lots that will be available for downtown residents to park in overnight. These lots include the Water Street lot, the Hubbard Street lot, Water A lot, and the Cutler Street Lot. There are also six parking spaces that are available in the City owned lot between 132 Brady Street and 118 Brady Street.
Parking

Proposed Parking Program

The Cutler Street lot and the Water Street lot will be designated as *Unrestricted* lots. Any vehicle that has been registered by the Allegan Public Safety Department is allowed to park overnight in these lots, where there is a total of 151 parking spaces. The other type of parking lots are *Restricted* lots. In these lots, vehicles that have been registered by Allegan’s Public Safety Department may park here overnight, but due to the necessity for snow removal in these lots, cars may be required to park in designated spaces during the winter months in order to accommodate snow removal services. These designated spaces will be color coded, and a directions for when residents will be required to park in each color coded space will be announced by city staff accordingly. The two restricted parking lots include the Hubbard Street lot and the Water A lot. There is a combined total of 95 spaces between these two lots. This allows for a grand total of 246 parking spaces available for downtown overnight parking.
Vehicle Registration and Enforcement

To register a vehicle for a parking permit, an application will need to be submitted to the City of Allegan, along with a $10.00 deposit. This deposit will be held by the City. Parking permits will only be offered to owners or occupants of residential units and businesses located within the Downtown Development Authority Boundaries. Permits will only be issued to working vehicles, no more than two passes will be issued to a singular residential unit, business permits will be issued on a case by case basis, and all vehicles must fit within a single parking space. If a permit holder would like to return their parking permit, they may return it to receive a $10.00 refund. Only vehicles with a permit may park overnight in Downtown Allegan. Vehicles that are not permitted will face enforcement from staff. On street parking will no longer be allowed overnight.
Building Inventory

For a small town, Allegan boasts a downtown civic core with a high volume of infrastructure. With a downtown that covers approximately 33 acres, Allegan is home to over 86 storefronts, most of which have second story spaces. While its bones may provide Allegan with a high ceiling to develop into a vibrant center for commerce and entertainment, one of Downtown Allegan’s biggest struggles over the years has been the ability to attract and retain a diverse collection of local businesses. Downtown to be successful, there must be a balanced variety of uses for each available space. There must be office spaces to bring people to town during the workday, dining options to retain these workers during lunch and dinner times, retail and entertainment spaces to attract visitors to town in the evenings and on weekends, and living spaces to keep a downtown vibrant year round. In Allegan, however, this balance is currently out of proportion.
Building Inventory

Of the 86 first floor commercial spaces that are available in Downtown Allegan, 41 of them are strictly for office space. This means that 48% of Allegan’s store fronts are closed at 5:00pm, and for the most part, on the weekends as well. This prevents the ability for new dining, retail, and entertainment businesses to move to Allegan, which are required for vibrant downtowns to thrive outside of regular office hours.

Downtown Allegan is also failing to utilize all of its available space. When looking at the 55 buildings with second floor availability, only 40% of the second story spaces are currently being used.

The table below illustrates the number and types of 1st story uses that are currently contributing to Downtown Allegan.

<table>
<thead>
<tr>
<th>Office/Services</th>
<th>Retail</th>
<th>Dining</th>
<th>Nightlife/Entertainment</th>
<th>Vacancies</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>41</td>
<td>21</td>
<td>4</td>
<td>5</td>
<td>15</td>
<td>86</td>
</tr>
</tbody>
</table>

The table below illustrates the number of available 2nd story spaces in Downtown Allegan.

<table>
<thead>
<tr>
<th>Utilized Spaces</th>
<th>Unused Spaces</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>33</td>
<td>55</td>
</tr>
</tbody>
</table>
Based on this information, it has been the goal of the Allegan Downtown Development Authority to meet its vision of creating a more vibrant city core by bringing more balance and variety to its local businesses, while also finding ways to better utilize available infrastructure. To do this, the following goals have been established:

- Placing an emphasis on the recruitment and retainment of dining, entertainment, and nightlife businesses.
- Focusing upon filling the remaining first story vacancies with dining, entertainment, and nightlife businesses.
- Finding ways to incentivize the development and use of second story vacancies.
- Passing new ordinances or incentives to relocate current or future office spaces within unused second floor spaces.
As the City of Allegan continues to seek new avenues for activating its downtown, two key downtown sites have been identified for potential future developments. One site is the Mill District, which is a 50 acre peninsula adjacent to Allegan’s Downtown core. The site is surrounded by the Kalamazoo River and exhibits many resources that symbolize the district’s historic and industrial past, including the Allegan Dam, a former mill race, and three large industrial buildings. The other site is located at 101 Brady Street, which is a .4 acre city owned lot that is situated along the Allegan Riverfront, adjacent to Mahan Park. The site is a part of the eastern gateway to Allegan’s historic downtown shopping and entertainment district, and it offers unobstructed views of the City’s iconic 2nd Street Bridge.
Key Development Sites

101 Brady Street

In cooperation with the Michigan Municipal League and the Michigan Economic Development Corporation, the City of Allegan hosted a focus group consisting of staff members, council members, members of the Economic Development Corporation and the Downtown Development Authority, and some members of the public, a workshop took place to discuss possible developments that could be built on the lot to help meet missing community and economic needs. Based on discussions that took place during the workshop, the following ideas were discussed:

- Creating new residential and/or lodging options in a multiplex or "Missing Middle" housing format
- Providing year-round activation. The ground floor is an ideal location for a high-visibility restaurant and/or retail space
- Incorporate a creative design process that respects the historic character of downtown Allegan and its legacy buildings
- Provide a connection between Brady Street and the Allegan Riverfront Boardwalk through incorporation of a plaza or similar amenity
- Consider the important location of the subject site relative to the 2nd Street Bridge and Kalamazoo River in the building’s design. Proposals incorporating signature architectural treatments of the south and west facades are encouraged.

To provide a concept of the type of development that the City of Allegan would like to see on the site, a sample site concept was prepared. This concept drawing is intended to be an illustrative example of the desired level of creativity in design and range of functional elements included on the site.
Next steps