



DOWNTOWN STREET IMPROVEMENT INITIATIVE

OPPORTUNITY



BACKGROUND:

Based on the success and increased investment occurring as a result of the riverfront redevelopment effort, the City of Allegan requested Abonmarche conduct a preliminary assessment and develop an approach to begin a comprehensive redevelopment of the downtown area that would result in:

- Revitalized Commercial Opportunities
- Improved Traffic Flow
- New Streetscapes and Improved Accessibility

PRINCIPALS OF GREAT STREETSCAPES:

- They are active, vibrant and accessible places that support human contact and social activities
- They have character and are authentic, timeless and are a place of pride
- They are diverse and have a balanced mix of components and shared uses
- They are responsive to climate, seasons and day and night
- They celebrate the role of architecture, landscape and civic features
- They are safe and well-maintained- a place where people are comfortable to be in
- They have a balance among the various types of transportation
- They relate and connect well to its bordering uses and fit with the surrounding natural and built environment

FUNCTIONS OF GREAT STREETS:

- Ceremonial/Symbolic Social Spaces
Place of Commerce Outdoor Room
- A great street is memorable as a ceremonial or symbolic place in the community and a venue for events (e.g. parades, fairs, etc.).
- A great street has social spaces - where people can gather, watch other people and meet friends.
- A great street supports economic development because it is a place of commerce - where people go to shop, eat and conduct business.

A great street creates an outdoor room -a place where buildings and vegetation define the limits of the public realm.

PROJECT TENANTS:

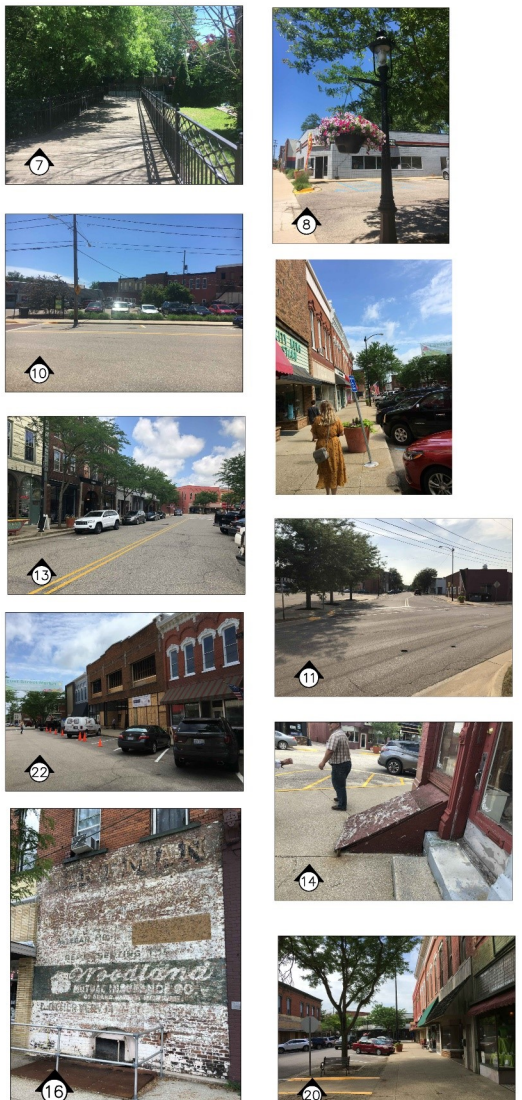
- Developing a conceptual plan that would assist in creating increased commercial vitality
- Improving traffic flow in the core community area
- Create entryways into the community that create a sense of place
- Improving accessibility and pedestrian safety in the downtown area
- Developing a plan that would not adverse impact overall parking availability in the downtown area.
- Creating an environment that creates public space for gathering by residents and visitors



EXISTING CONDITIONS

INVENTORY & ANALYSIS

- Narrow Walkways
- Lack of Amenities
- Minimal Seating/Gathering Areas
- Lack of Designated Venue Spaces
- Limited Landscape Areas
- Overgrown Trees/Leaf Maintenance Etc.
- Identity/Character Image
- Accessibility
- Poor Pedestrian Connectivity/Walkability
- Vehicular Circulation
- Aesthetics – dumpsters in prominent locations, etc.



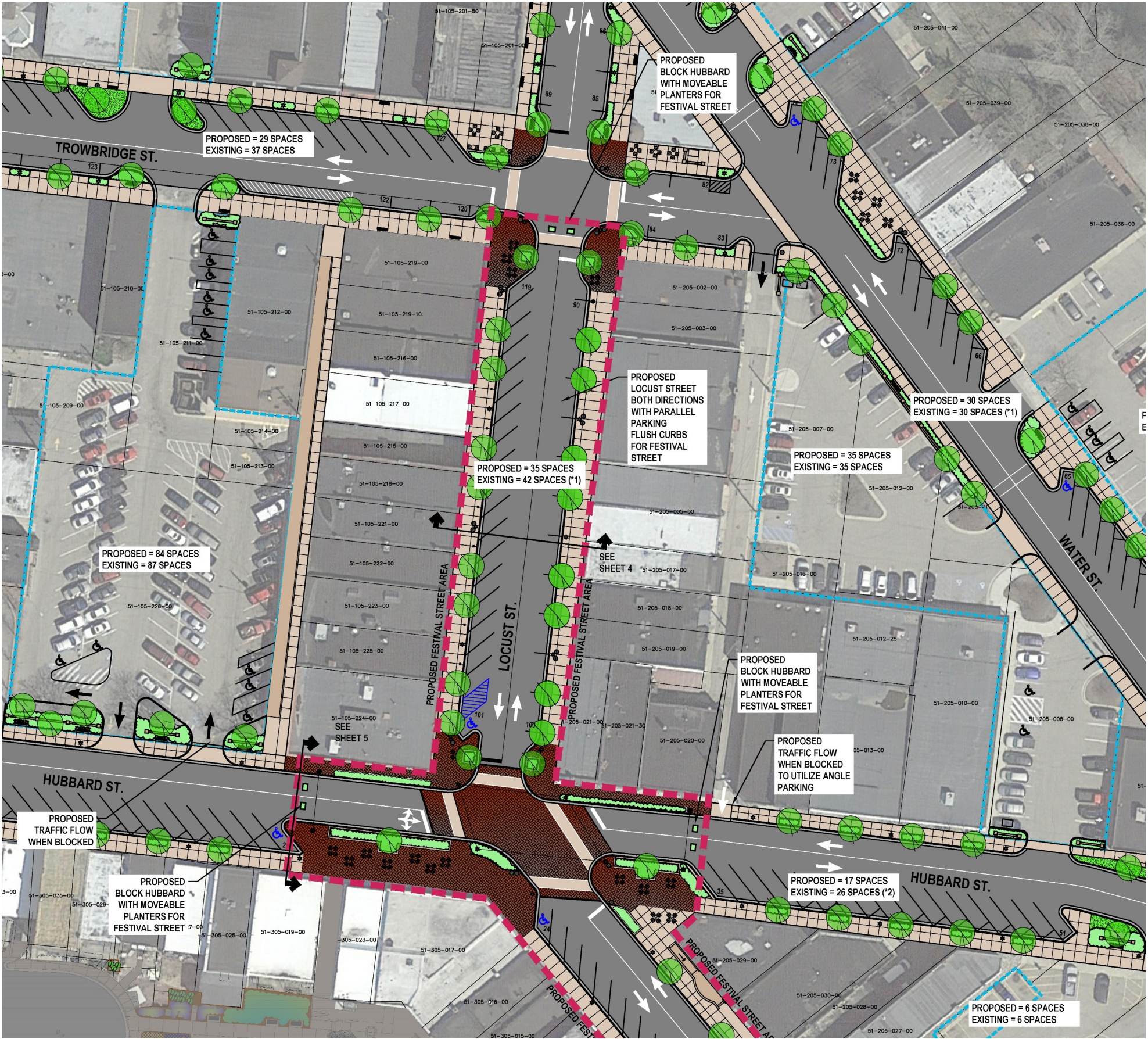
ALLEGAN COUNTY



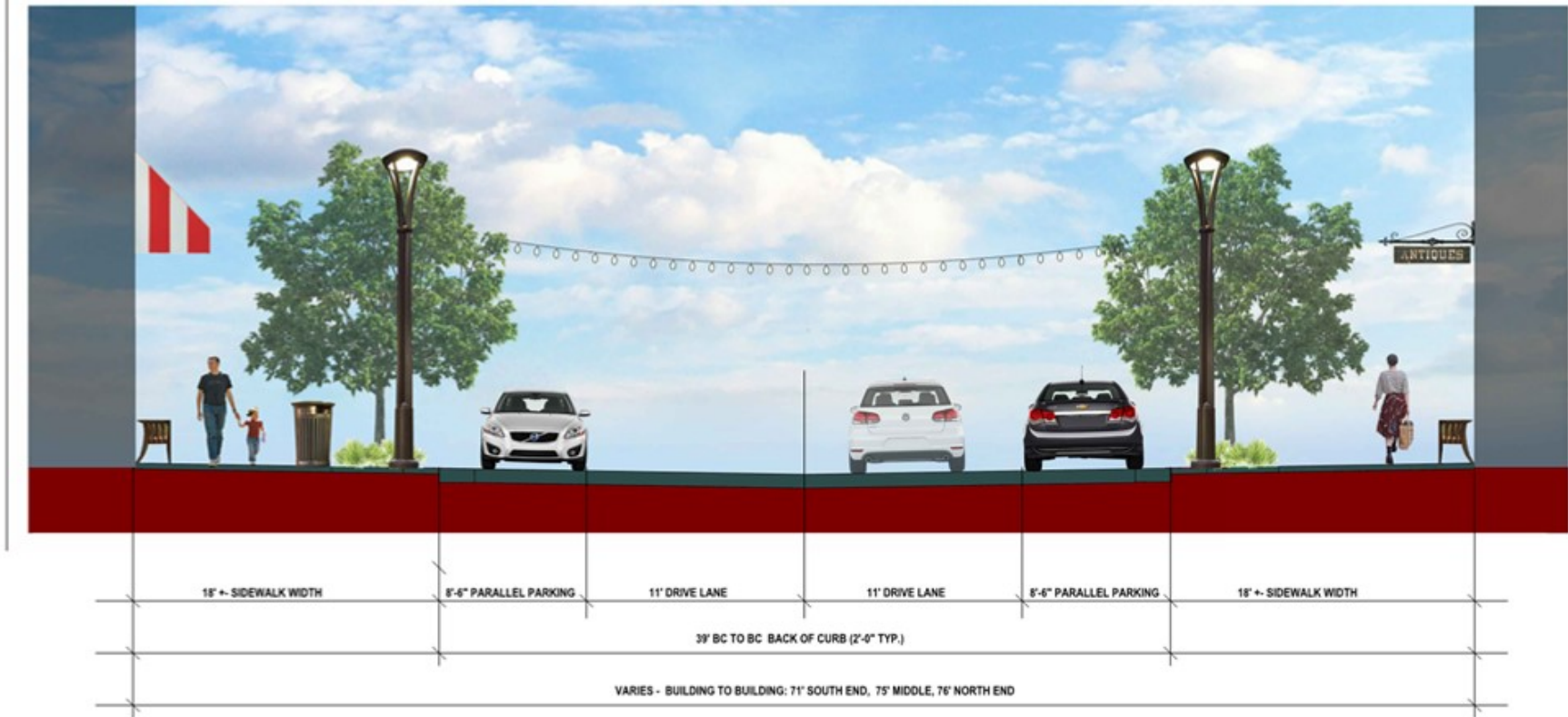
CONCEPTUAL PLAN

FESTIVAL STREET

- Create Festival Streets
- Curb level with streets
- Two-way Locust Street
- Parallel Parking northbound
- Perpendicular Parking
- Southbound (bollard etc.)
- Bump-out Seating Areas
- Gathering spaces
- Café Seating
- Dumpster screening



LOCUST STREET

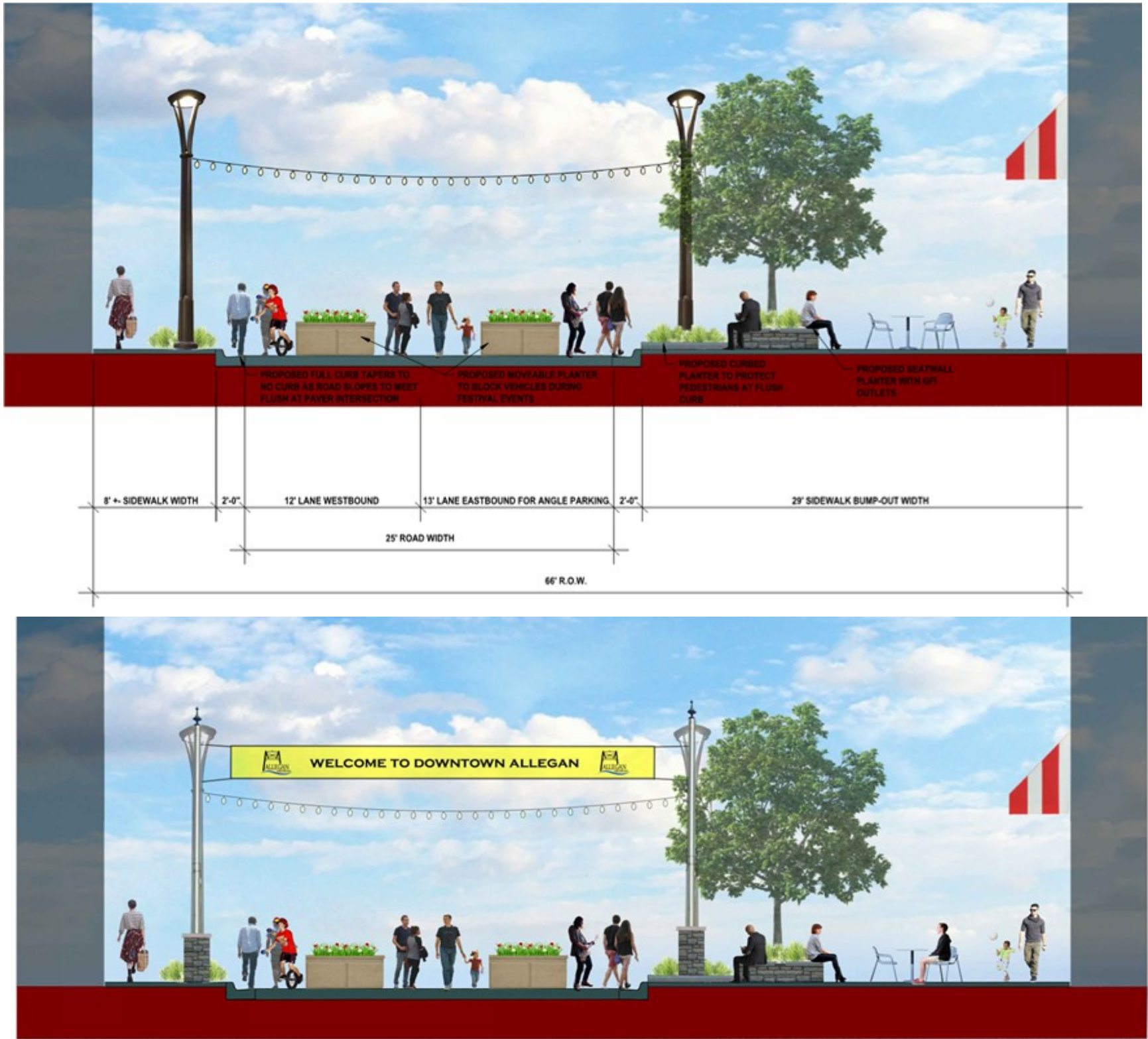


LOCUST STREET PARALLEL PARKING SECTION
1" = 5'-0"



LOCUST STREET FESTIVAL SECTION
1" = 5'-0"

HUBBARD STREET



HUBBARD STREET FESTIVAL SECTION WITH BANNER POLES IN FOREGROUND
1" = 5'-0"

PARKING LOT ANALYSIS



DOWNTOWN PARKING LOT COUNTS

There are currently seven (7) public parking lots spread throughout the Allegan central business district. Under the proposed redevelopment of the downtown infrastructure, each lot would receive improvements which readily identify it as a City of Allegan public parking lot.

EXISTING PARKING NUMBERS:

- Trowbridge/Cutler Lot = 89
- Water Street Lots = 118
- Hubbard Lot = 87
- Hubbard Street = 50
- Brady Street = 39
- Water Street = 30
- Locust Street = 42
- Trowbridge Street = 37
- Chestnut Street = 18

TOTAL SPACES = 510

PROPOSED PARKING NUMBERS:

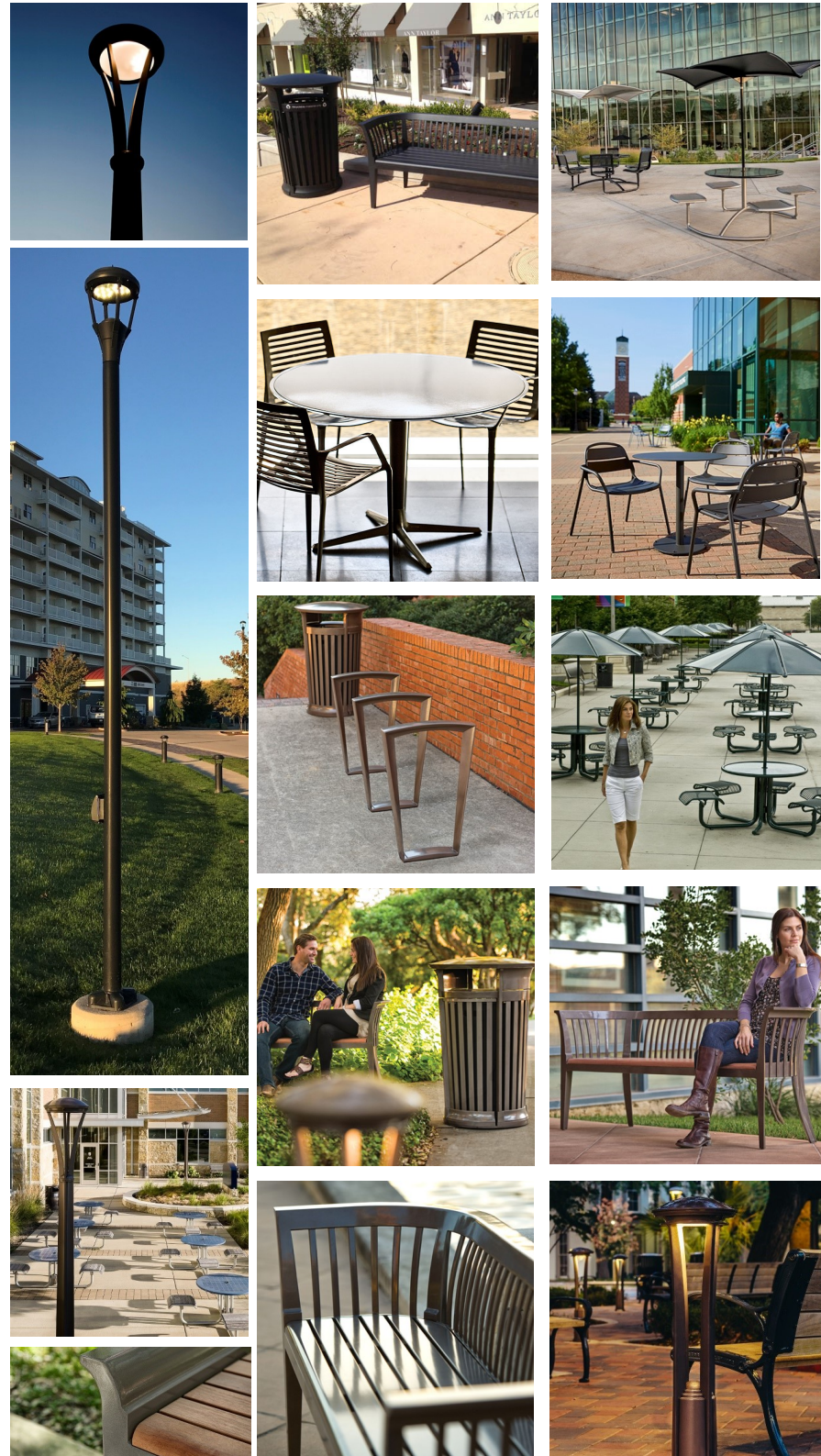
- Trowbridge/Cutler Lot = 83
- Water Street Lots = 116
- Hubbard Lot = 84
- Hubbard Street = 40
- Brady Street = 31
- Water Street = 30
- Locust Street = 35
- Trowbridge Street = 29
- Chestnut Street = 17

TOTAL SPACES = 465



AMMENITIES

CONTEMPORARY/TRADITIONAL:



MODERN/INDUSTRIAL:



TRADITIONAL:

