

The Center of Centers

Expectations for Property Redevelopment in the Heart of Holland's Central Neighborhood

The Workshop Team of William J. Johnson, FASLA
The Johnson Hill Land Ethics Studio · Urban Innovations · City of Holland Planning and Ourstreet Staff

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Location

- City of Holland, MI
 - Comprehensive & Strategic Planning
 - Central Neighborhood Plan
 - Identify and Build on Strengths
- Study area
 - Target Area of Central Neighborhood Plan
 - Need for Collective Vision
 - Properties Susceptible to Change
 - Fragility
 - Special Opportunity



Initiative

- Catalyst for project
 - Central Neighborhood Plan
 - Vacant / Underutilized Properties
 - School Decision to Vacate Key Properties
- City Responsibility
 - Planning
 - Economic Development
 - Zoning
 - Historic District
 - Neighborhood Quality and Stability



Strategic Neighborhood Planning

- Neighborhood Tour and Review of Context
- Public Meeting to Gather Input
- Planning Workshop
- Presentation and Consensus



Neighborhood Assets

- Intimate Pedestrian Scale
- Architectural Variety
- Diversity of Residents
- Diversity of Housing Stock
- Neighbor to Neighbor Connections
- Investment – *long term ownership*
- Property Values
- Safety



Neighborhood Assets

- Well Kept Yards and Street Trees
- Historic District
- Historic Lighting
- Proximity to Services, Community Amenities, Downtown
- Grid Layout of Streets
- Overall Authenticity of Neighborhood



Vision for Neighborhood Future

- Diversity
 - Age, Race, Income
- Appearance
 - Preserving housing Character
 - Investment in structures
 - Increased landscaping
 - Increase sense of place and activity



Criteria for Evaluating Redevelopment

Proposals for redevelopment must:

- ✓ Re-define and emphasize the role of this area as the Center of the Central Neighborhoods.
- ✓ Establish synergy of proposed uses with existing and potential new surrounding uses.
- ✓ Include a mix of uses, with activities to support diverse users.
- ✓ Provide visual and physical connectivity to surrounding neighborhood and environmental patterns.
- ✓ Maintain historic integrity of school buildings and complement historic district.

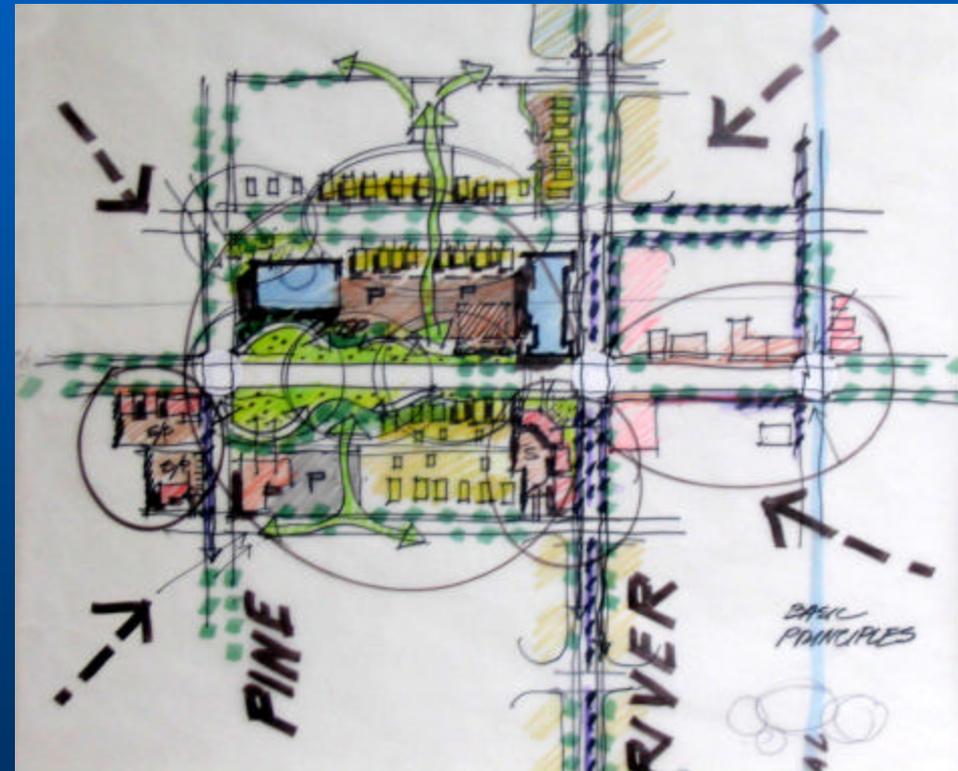
Criteria for Evaluating Redevelopment

Proposals for redevelopment must:

- ✓ Connect properties with **accessible and useable open space** and recreation features.
- ✓ Reinforce **pedestrian friendly** neighborhood.
- ✓ Provide **adequate parking**, sharing spaces where possible.
- ✓ Provide a **catalyst for economic stability** to this neighborhood and long-term **tax benefits** to the City.
- ✓ **Harmonize with goals** of the Historic District, the Ourstreet Program, and the Central Neighborhood Plan.

Development Intentions

- ✓ Identity
- ✓ Architectural Integrity
- ✓ Connections
- ✓ Greenspace / Parks
- ✓ Streetscape / Edges



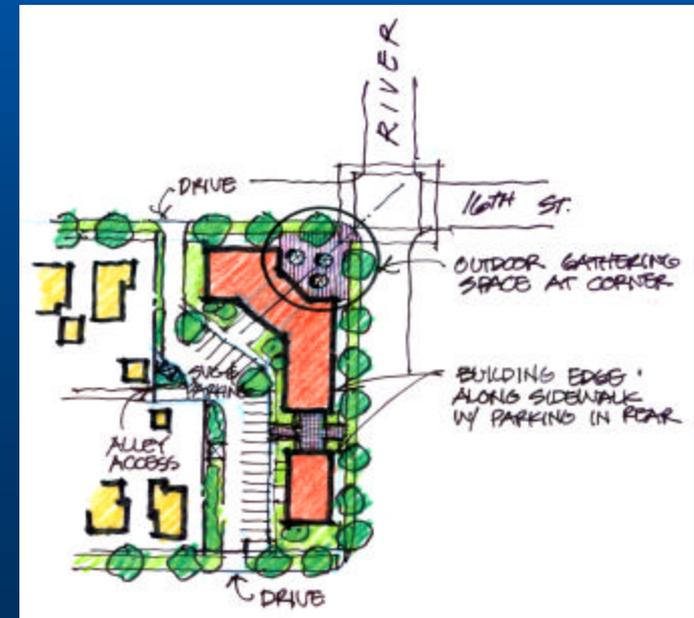
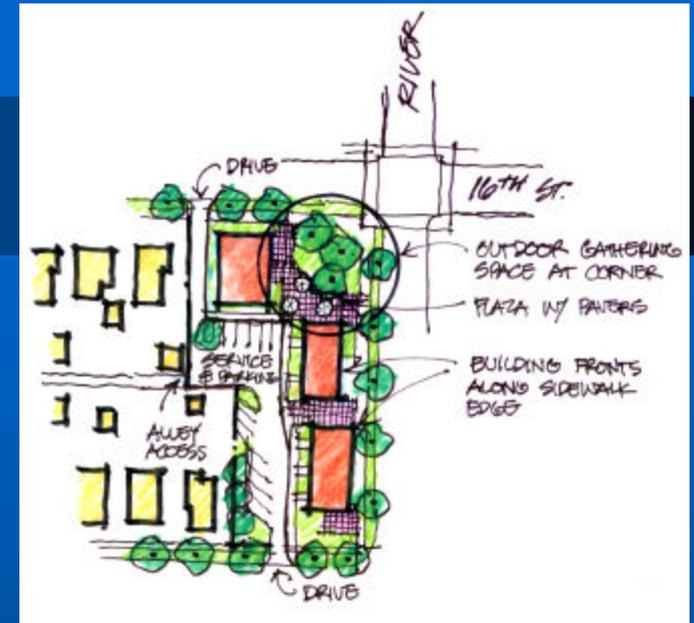
Identity

- Importance of 16th and River
- Special treatment of intersection
- Create meaningful destination
- Retain pedestrian scale and accessibility



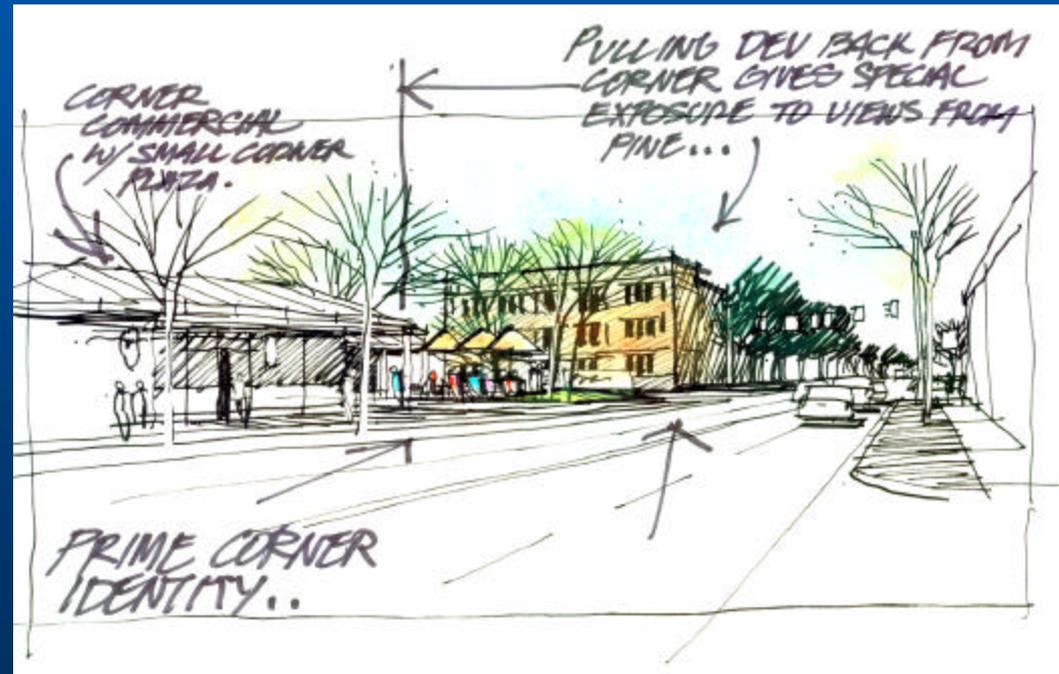
Identity

- Keep retail and other active uses close to the street
- Maintain and add street trees
- Incorporate a plaza / park



Identity

- Preserve views of significant architecture
- Street Presence
 - Friendly storefronts
 - Streetscape paving
 - Appropriate lighting
 - Appropriate landscaping
 - Furniture



Architectural Integrity

- Importance of school buildings.
- Historic fabric, contemporary context
- Residential character.
- Scale and transitions



Architectural Integrity

- Potential building addition or improvements
 - Architectural character
 - Identity & street presence



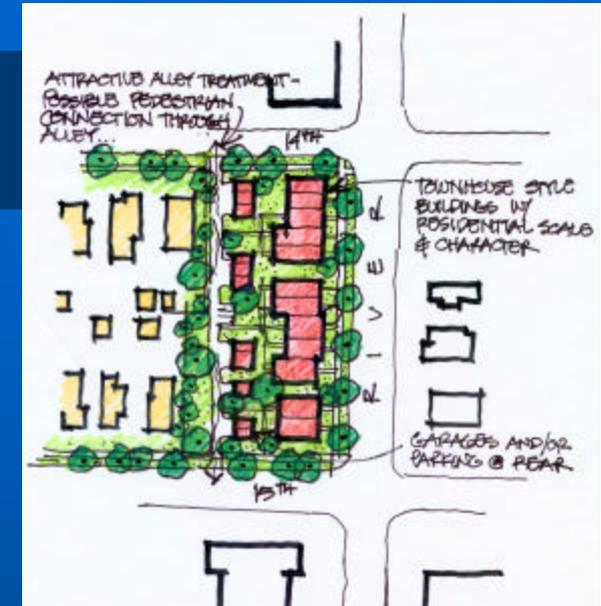
Architectural Integrity

- Redevelopment of Jade Pig site.
 - Appropriate scale & architecture.
 - Small feature plaza at corner.



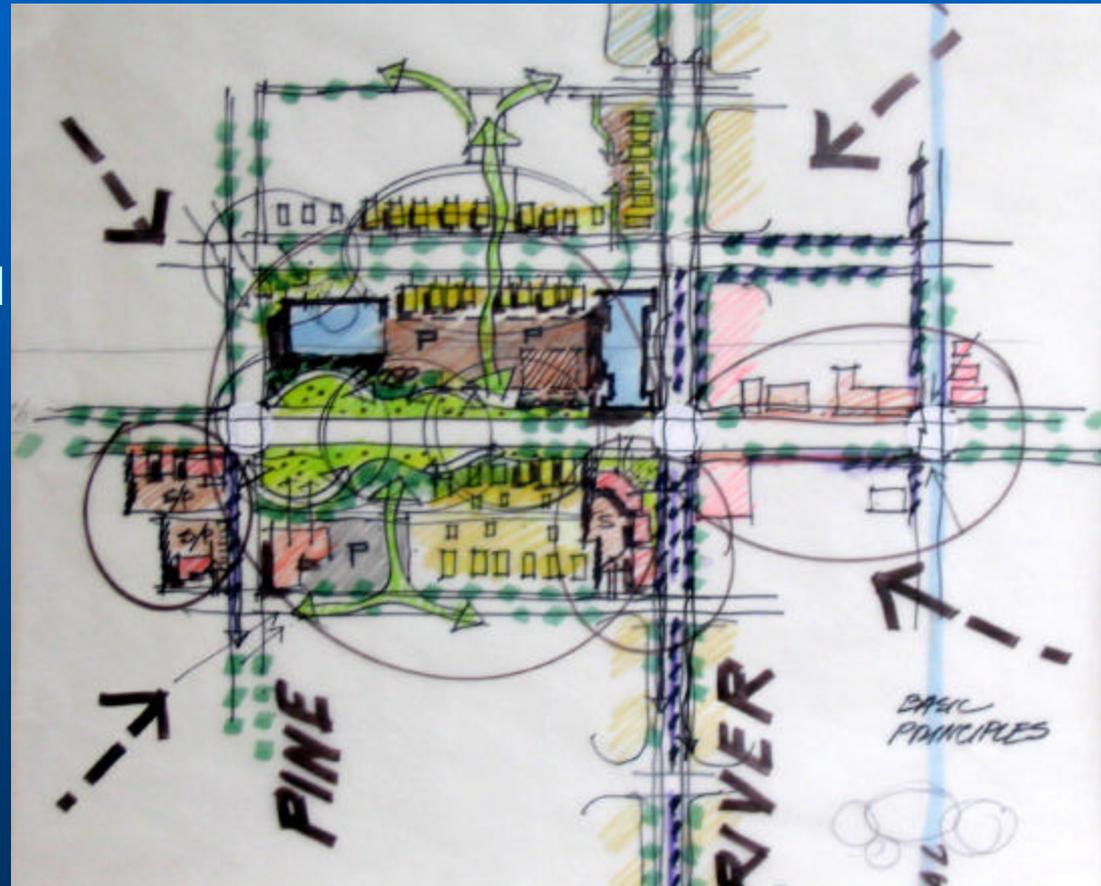
Architectural Integrity

- Opportunities for infill redevelopment.
 - With appropriate architectural character.
- Maintaining affordability.



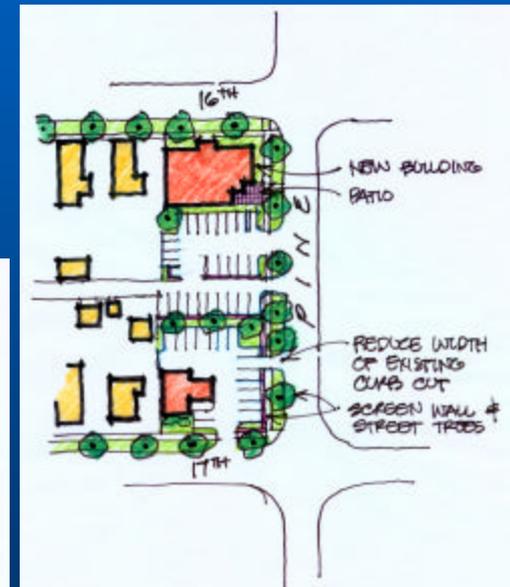
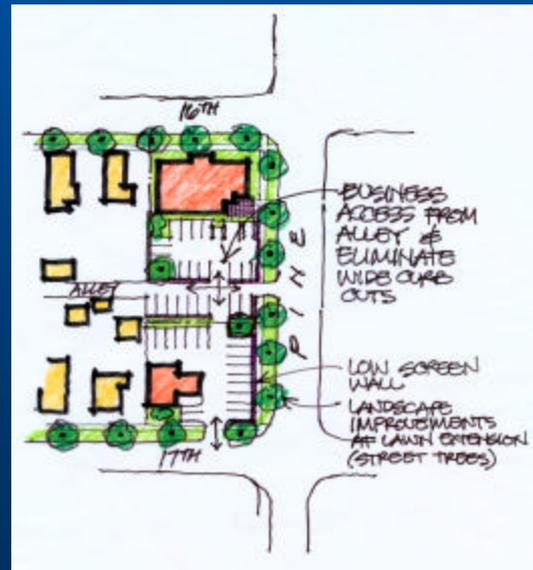
Connections

- Pedestrian
 - Along street edges
 - Mid-block
 - Linking Neighborhood
- More than a path
- Proximity to nearby places



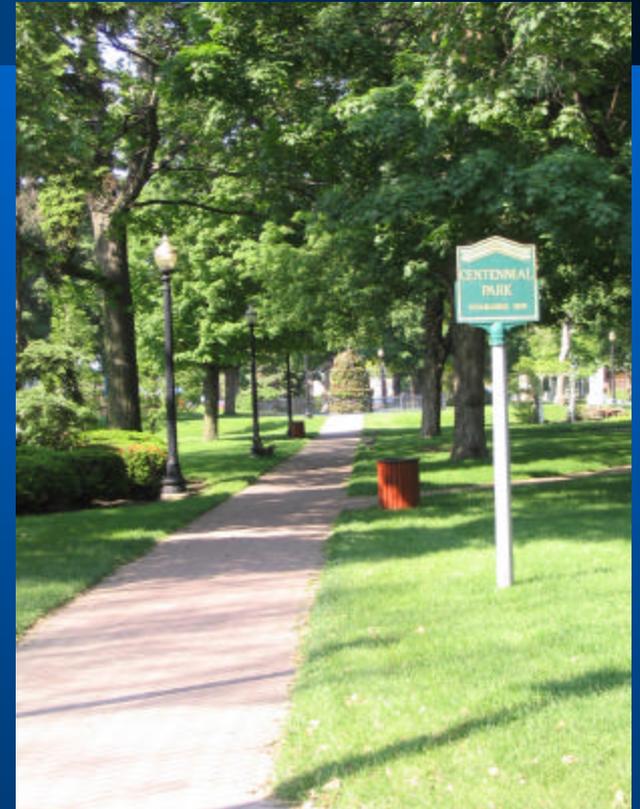
Connections

- Improvements to alley and streetscape at Pine Street commercial area.
- Add landscaping to soften / buffer edges.
- Organize parking and circulation.
- Reduce curb cuts.



Greenspace / Parks

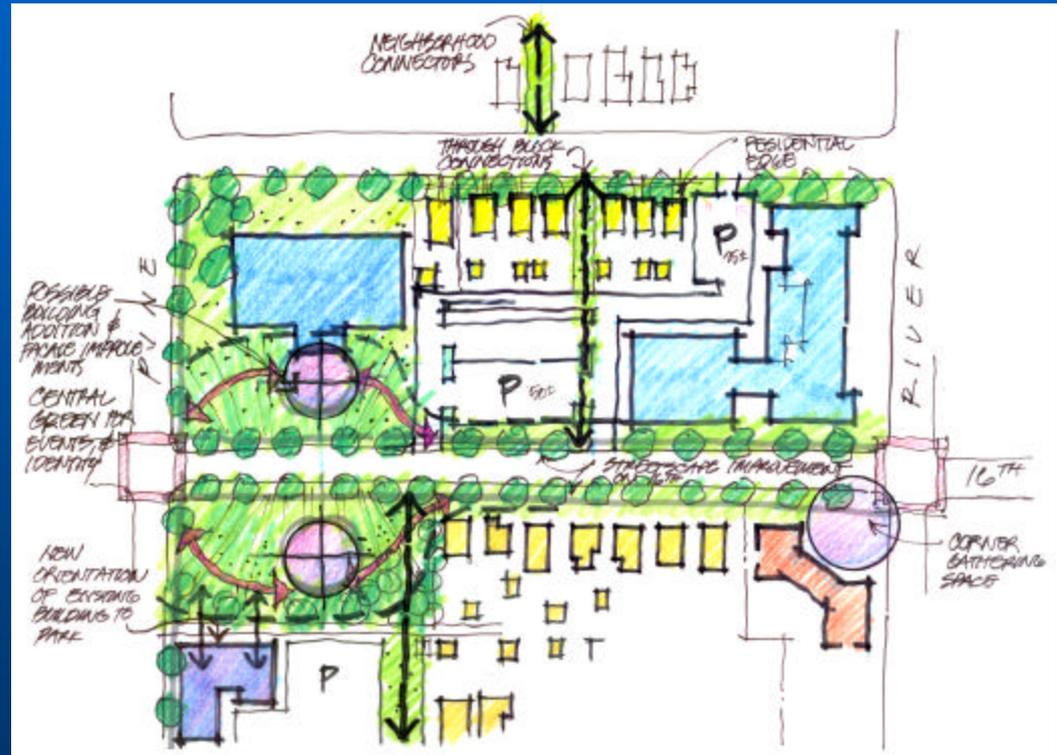
- Greenspace that supports use by pedestrians
- Public space available to all
- Opportunities for interaction / activity
- Added amenity
- Enhance property values
- Visual interest



Greenspace / Parks

- Corner Plaza Opportunity

- Identity
- Neighborhood Focus, Events
- Improved orientation of church building to park
- Streetscape improvements to screen parking



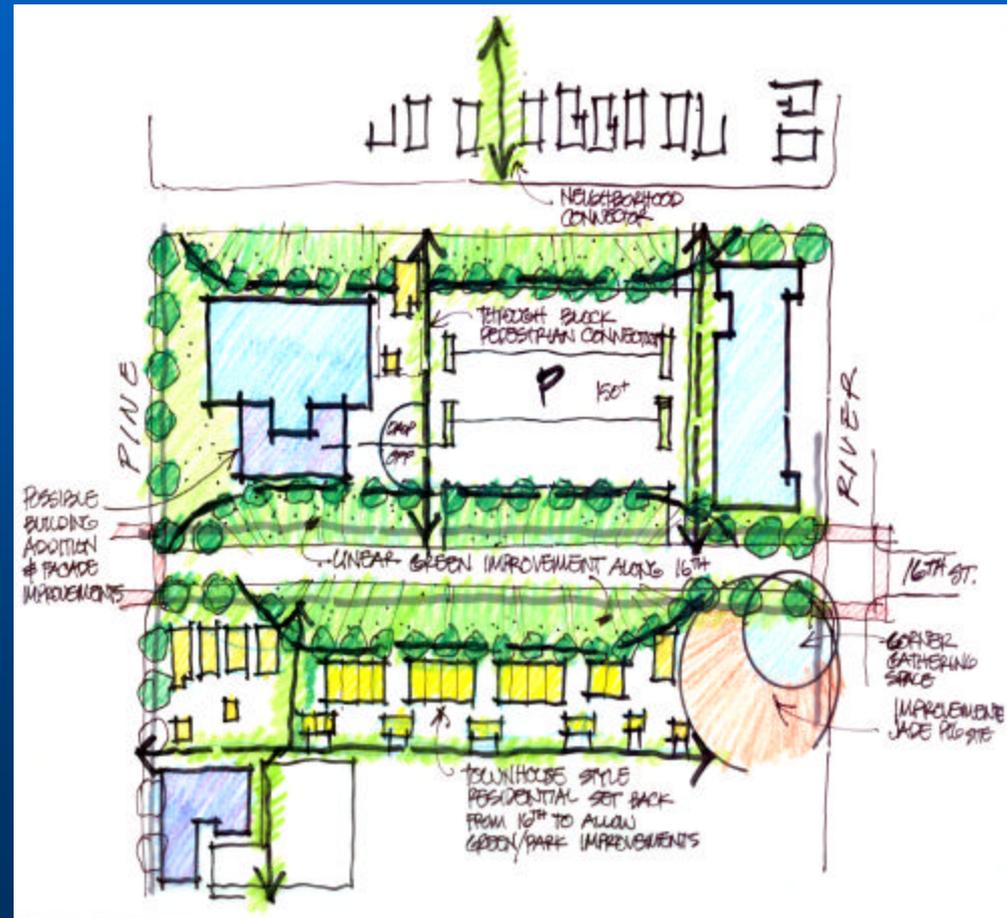
development intentions

Greenspace / Parks



Greenspace / Parks

- Linear Park Opportunity
 - Buffer parking
 - Add green space along sidewalk
 - Special place along 16th Street corridor
 - Setting for infill redevelopment



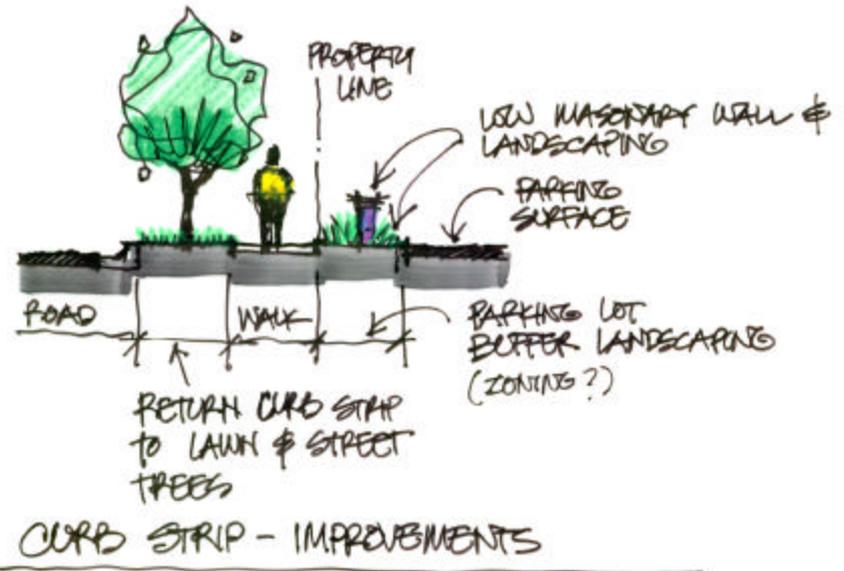
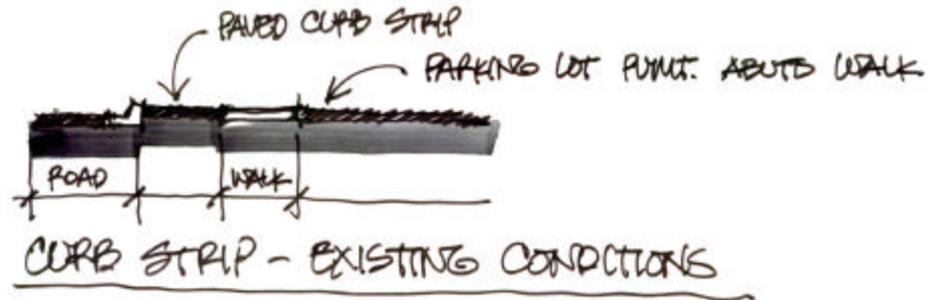
development intentions

Streetscape / Edges

- Integration with surrounding neighborhoods.
- Landscape treatment.
- Complements architecture.
- Buffers uses.
- Reclaim pedestrian realm.



Streetscape / Edges



Potential Uses for Vacant Buildings and Parcels

A mix of uses, as identified through public input, that may be consistent with the expectations of this report, could include the following:

- Residential
 - Senior housing
 - Artist loft space
 - Young professionals (creative class)
- Retail and / or office where reinforcing neighborhood commerce / Central Place
- Social Services
 - Community Health
 - Community Advocacy



Potential Uses for Vacant Buildings and Parcels

- Community Services
 - Youth center
 - Winter activities
 - Child care
- Education
 - Technical education
 - Community-based education
 - Continuing education / professional training
 - Alternative High School / Career Training



Potential Uses for Vacant Buildings and Parcels

- Arts and Culture
 - Studio space
 - Theater
 - Dance studio
- Community garden space
- Retail / Office where reinforcing Central Place

