

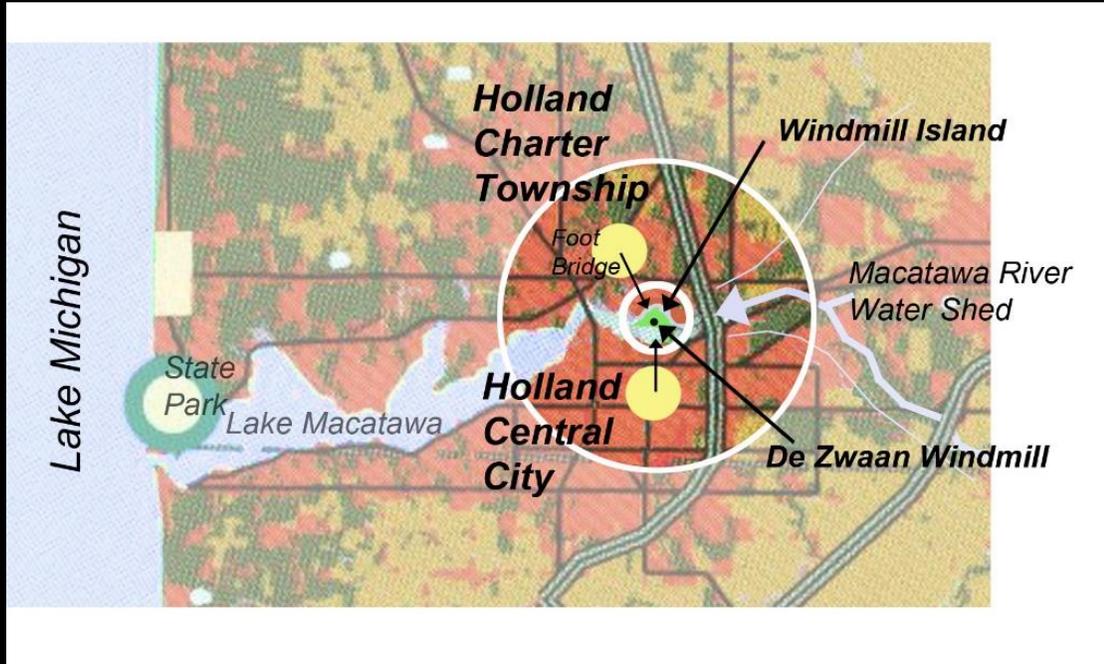


6th Street Corridor
An emerging Vision

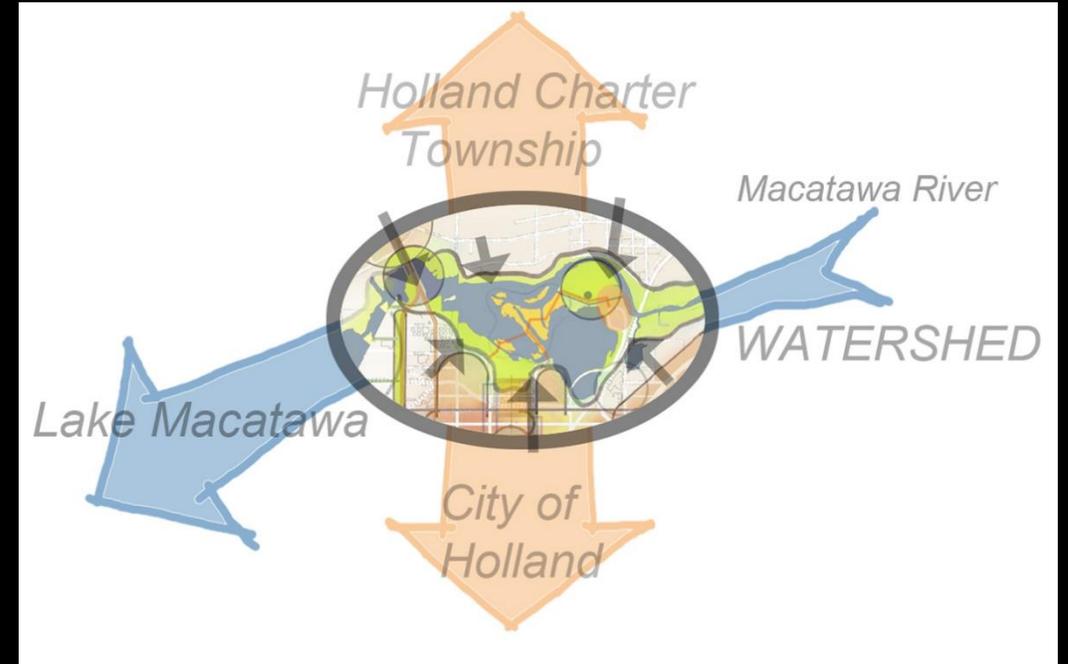
12/2015

Holland, Michigan

Where we've been...



A strategic location

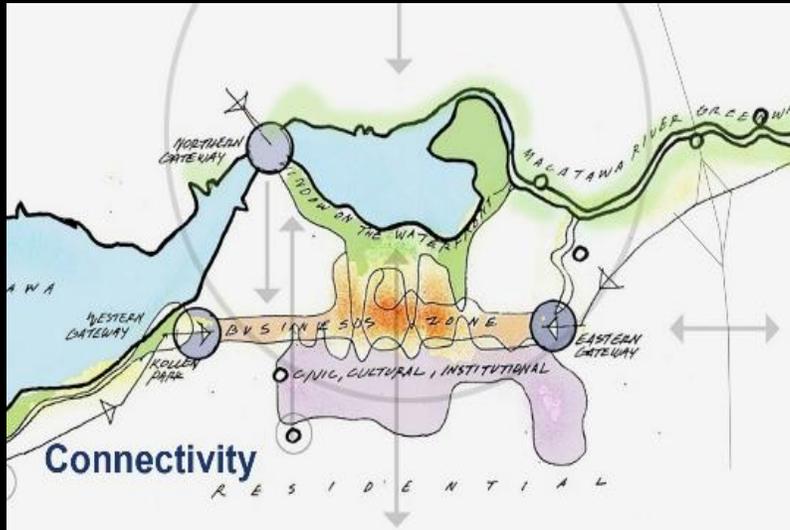


The 'PARK of Parks'

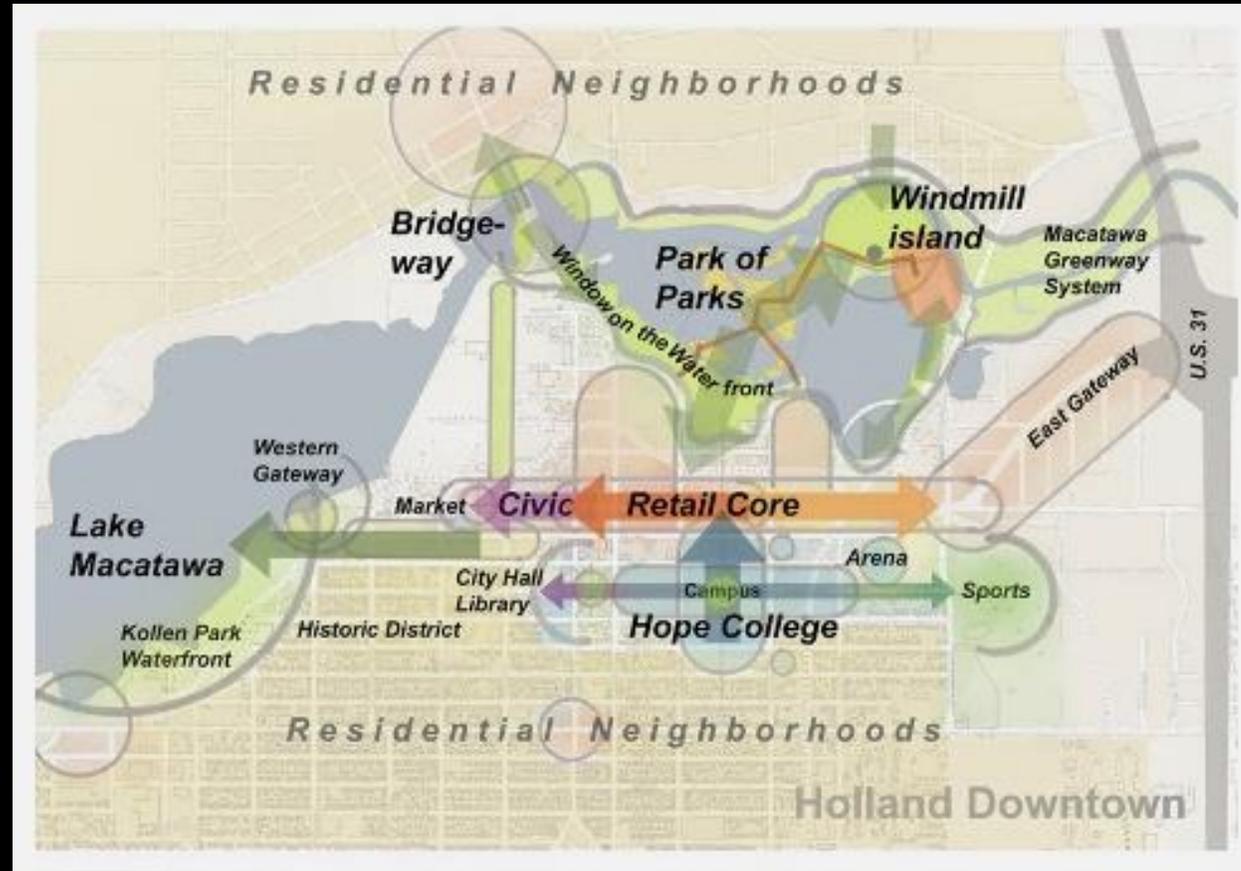
DOWNTOWN HOLLAND VISION DIAGRAMS

Primary DOWNTOWN intentions

CONCEPT



Connections



c1997



An earlier Time?
Consider the History...!

c1980



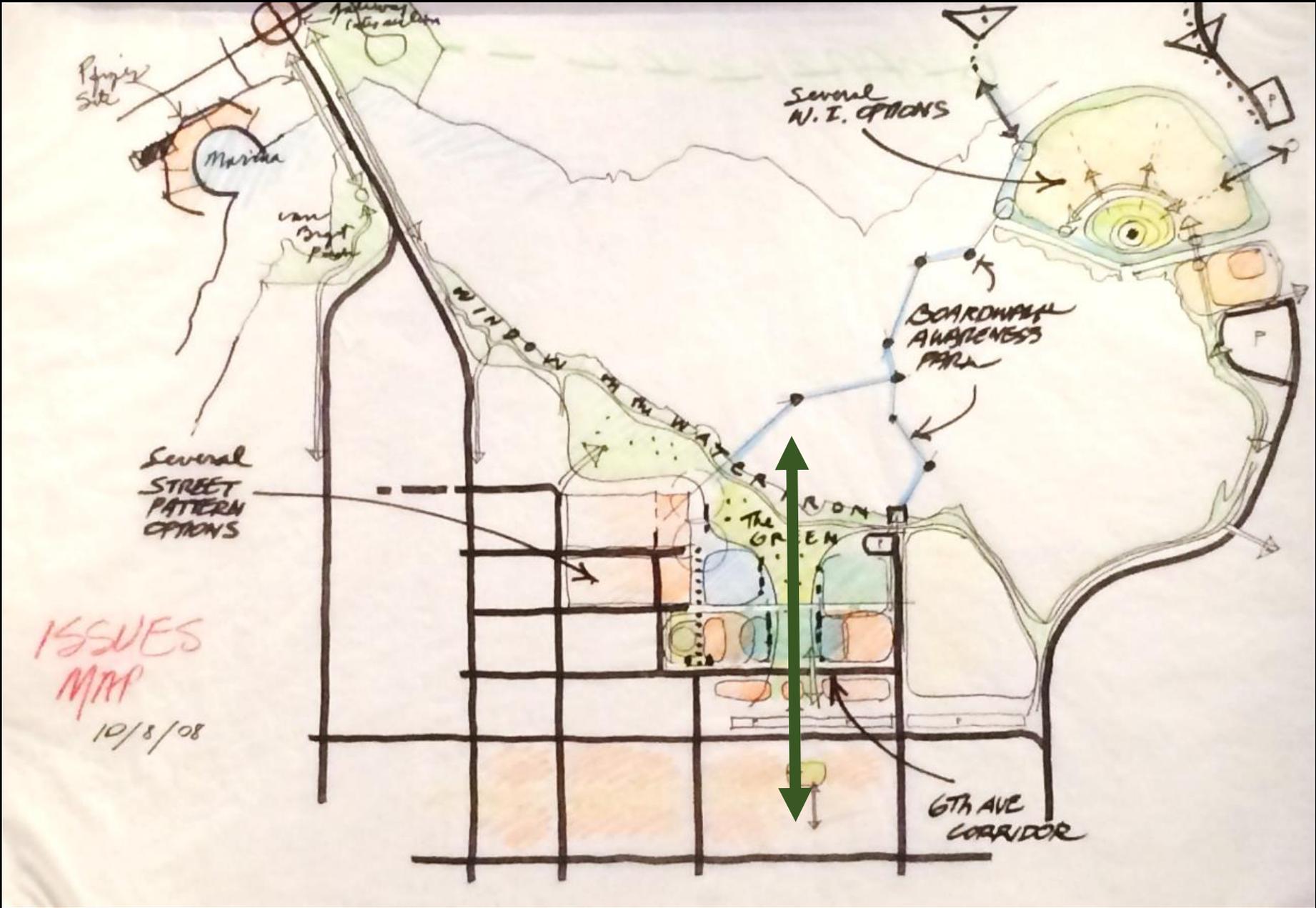
An earlier Time?

Consider the History...!

c1980



Dec, 2015



ISSUES
MAP
10/8/08



Primary Riverview Park intentions

OCT 9, 2008

2nd day of 3

#7 MEASUREMENT CRITERIA = FIT

IMPROVEMENTS (BUILDINGS, INFRASTRUCTURE, SITE IMPROVEMENTS):

1. COMPATIBLE WITH ONE OR MORE PROGRAM ELEMENTS
HERITAGE, CULTURAL, SPIRITUAL/EMOTIONAL, RECREATIONAL, EDUCATIONAL
2. RESPECTFUL AND RESTORATIVE OF NATURAL ENVIRONMENT
WETLANDS, WATER QUALITY, HABITAT, FLOODPLAIN, STEEP SLOPES
3. ENHANCE THE BALANCE AND MIX OF DOWNTOWN LAND USES
4. INTEGRATE A DIVERSITY OF HOUSING (TYPES-AFFORDABILITY)
AS A PART OF - BUT NOT DOMINATING - THE LAND USE MIX
5. ENHANCE THE PUBLIC ENVIRONMENT + OPPORTUNITIES FOR PUBLIC USE
STREETS, SIDEWALKS, PLAZAS, PARK, NATURAL AREAS
6. SUPPORT + ENHANCE A PEDESTRIAN PRIORITY IN A WALKABLE,
BIKEABLE, INTERCONNECTED AND COMPACT ENVIRONMENT
7. SUPPORT TRANSIT + VEHICULAR ACCESSIBILITY/PARKING WHERE
NOT TO THE DETRIMENT OF THE PEDESTRIAN
8. COMPATIBLE IN SCALE, MIX, TEXTURE. OPPORTUNITIES FOR
PROJECTS "OF SPECIAL MERIT" ARE ENCOURAGED.
9. INCORPORATE GREEN CONSTRUCTION + TECHNOLOGY PRACTICES
LEED, ENERGY EFFICIENCY, REDUCED WATER USAGE, ON-SITE ENERGY PRODUCTION, DARK SKY
10. PROVIDE COMPREHENSIVE + CREATIVE MANAGEMENT,
MAINTENANCE + PROGRAMMING
11. SUPPORT + ENHANCE ROUND-THE-CLOCK AND 4-SEASON ACTIVITY
12. RESTORE AND REVITALIZE "BROWNFIELD" SITES
13. ARE ENCOURAGED TO BE BROUGHT FORWARD WITH
COLLABORATIVE, PUBLIC/PRIVATE COMMUNITY INVOLVEMENT.

Primary Riverview Park intentions

OCT 9, 2008

end day of 3

#7 MEASUREMENT CRITERIA = FIT

IMPROVEMENTS (BUILDINGS, INFRASTRUCTURE, SITE IMPROVEMENTS):

1. COMPATIBLE WITH ONE OR MORE PROGRAM ELEMENTS
RECREATION, CULTURAL, EDUCATIONAL, ENVIRONMENTAL

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13. ARE ENCOURAGED TO BE BROUGHT FORWARD WITH
COLLABORATIVE, PUBLIC/PRIVATE COMMUNITY INVOLVEMENT.

Vision for 6th Street North Site

c 2007

- **A Place of beauty, flowers, gardens, walkways**
- **Transition from a vibrant downtown to natural beauty**
- **Welcoming Center for visitors and residents**
- **Show-off our community strengths and accomplishments**
- **A center for the community to gather and celebrate**
- **A focal point for celebrating our heritage**

6th STREET FOCUS

1). Working in Unison

6th STREET FOCUS

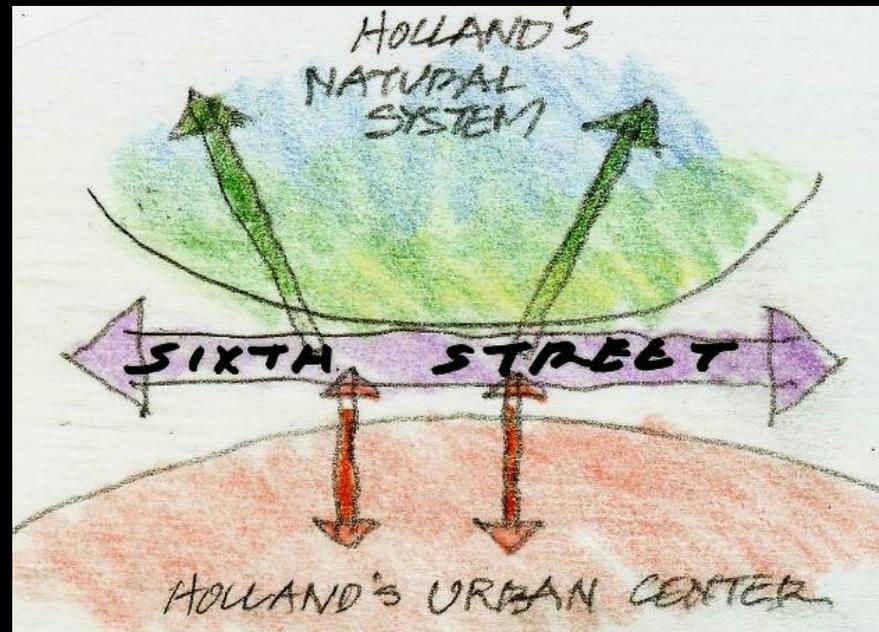
1). Working in Unison

- ***IDENTIFY OWNER INTERESTS and arrange a WORKING PARTNERSHIP with the City.***

6th STREET FOCUS

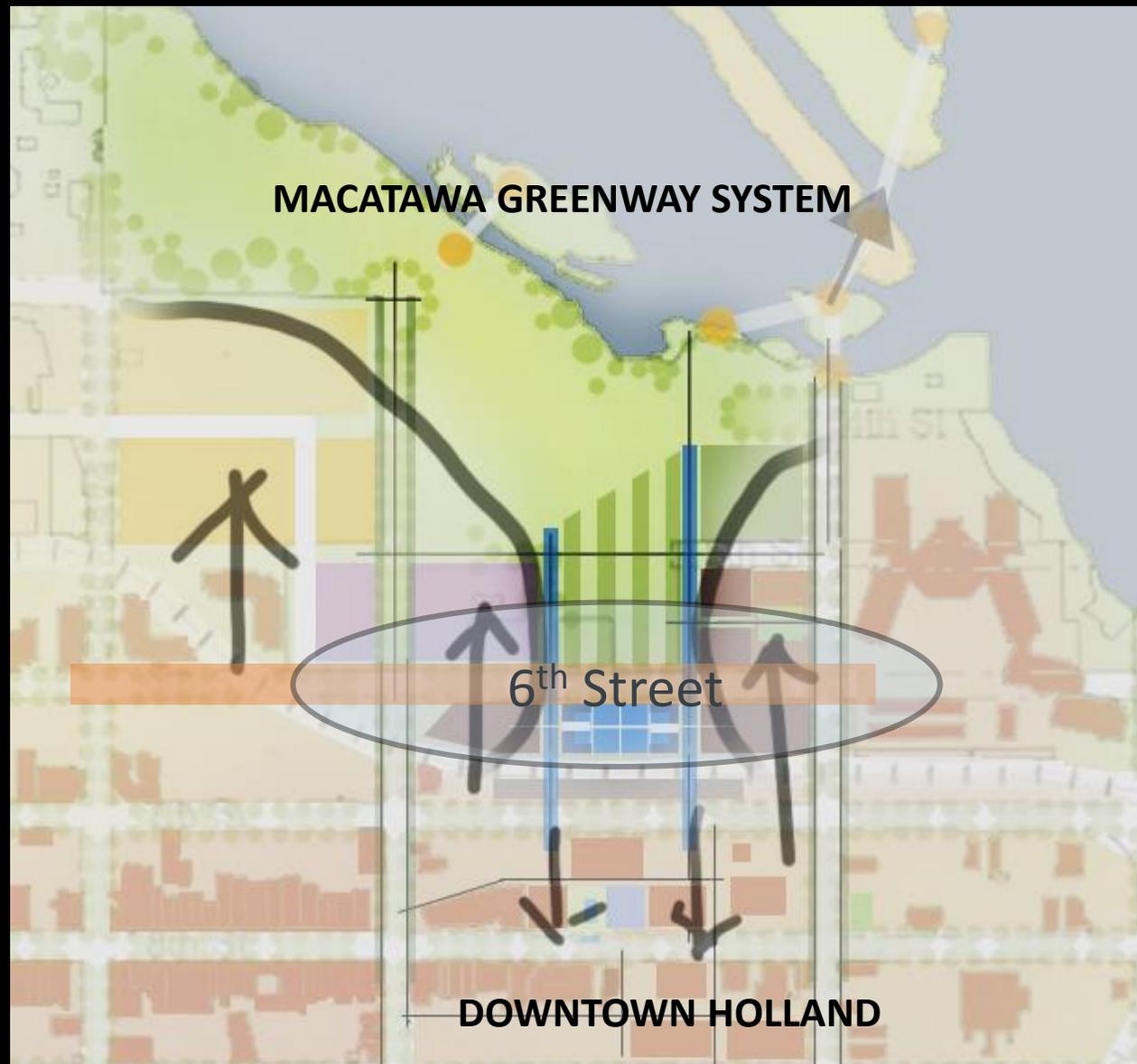
1). Working in Unison

- **ADOPT A COMMONLY HELD VISION.** *Broad, brief, inspired...*

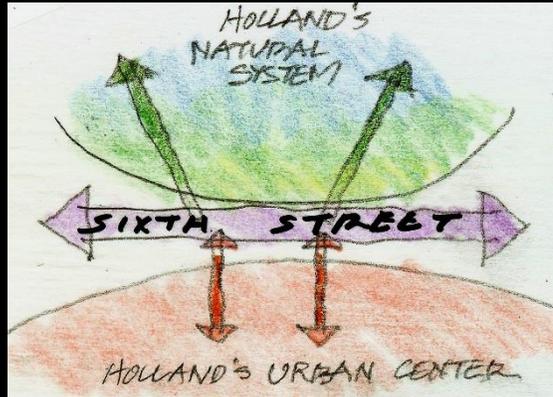
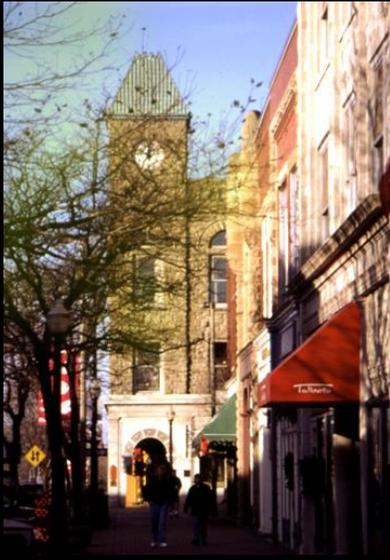


6th STREET FOCUS

*Where
Greenways meet Downtown*



6th STREET VISION STATEMENT (Sample only)



“A part of Downtown Holland with a distinctive Identity, a Place to live, work and celebrate artisan creativity, a Place where the Downtown engages the Macatawa Greenway system and a Place where urban vibrance and casual recreation inter-mingle. This is the spirit of the kind of special neighborhood we seek to achieve”.

6th STREET FOCUS

2). Defining Key Planning Elements

6th STREET FOCUS

IDENTITY:

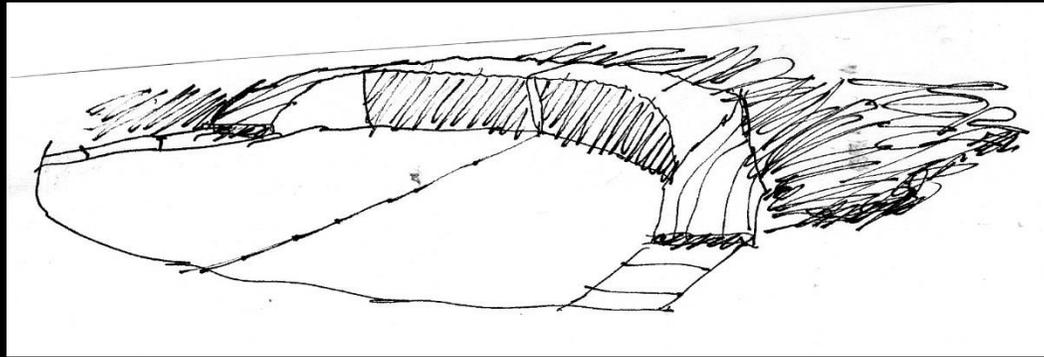
High Priority.

- *What's in a name...or image...or local history?*

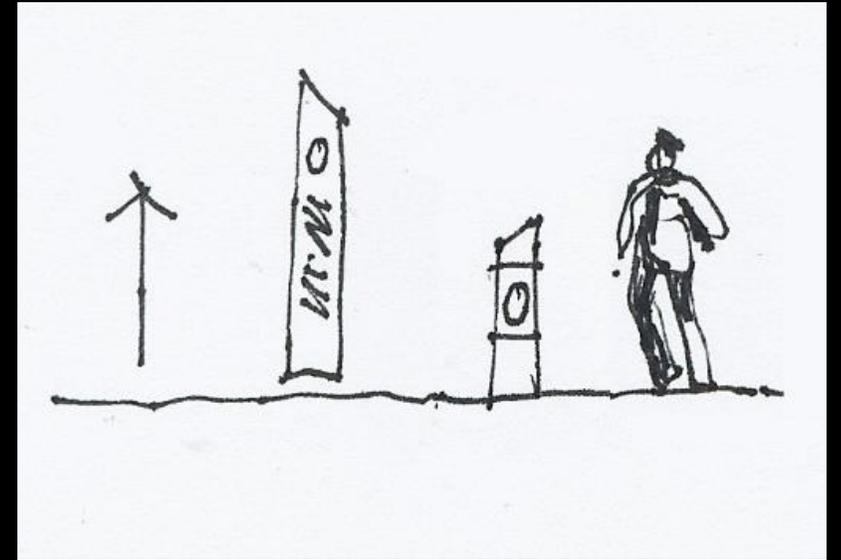
6th STREET FOCUS

IDENTITY:

- *Identity Signs, symbols, benches, lights...artful.*



Columnar form?



6th STREET FOCUS

The STREETS:



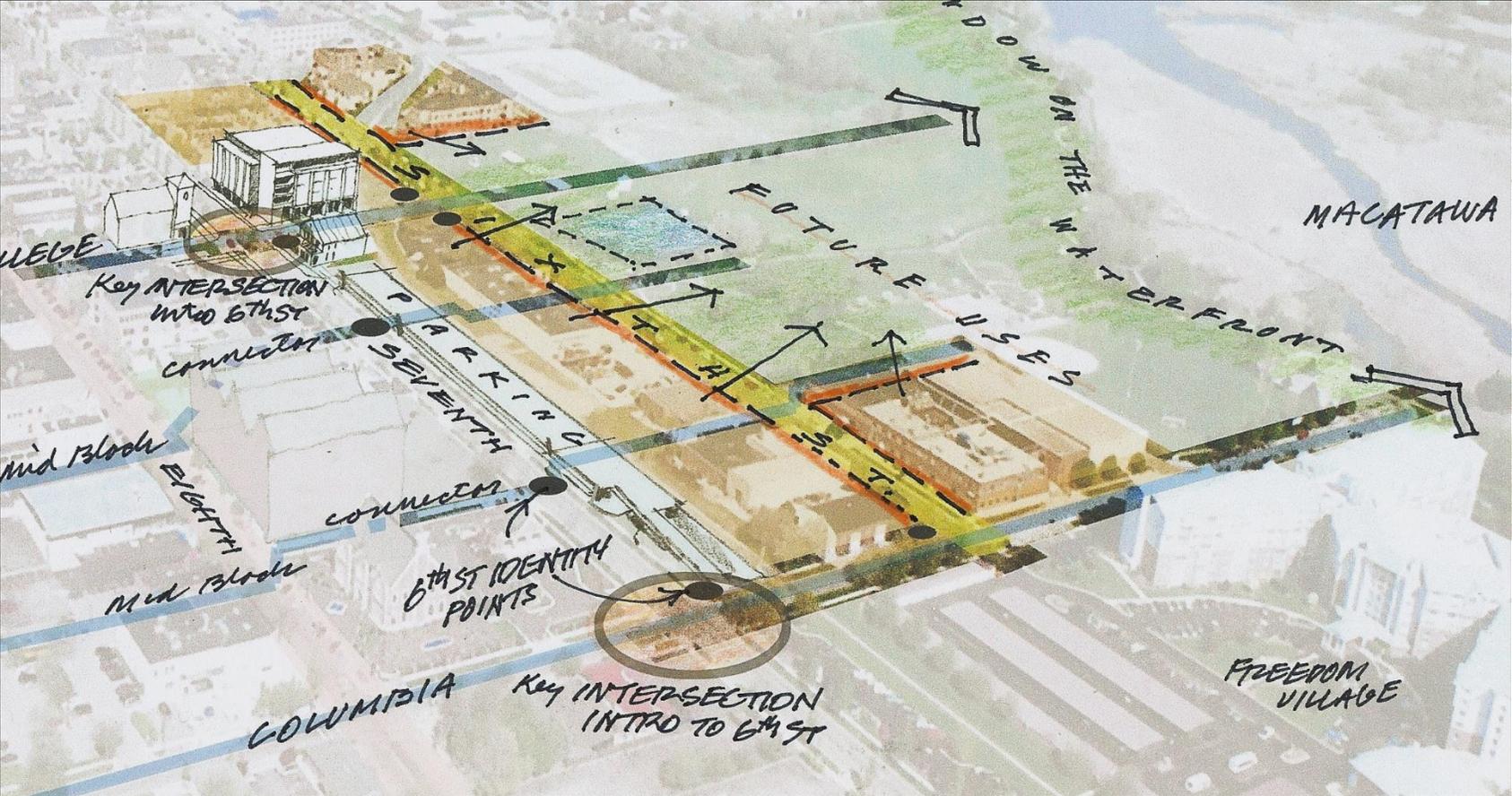
6th STREET FOCUS

The STREETS:



6th STREET FOCUS

The STREETS:



6th STREET FOCUS

The STREETS - Relocate the overhead power lines?



6th STREET FOCUS

The STREETS - OK



6th STREET FOCUS

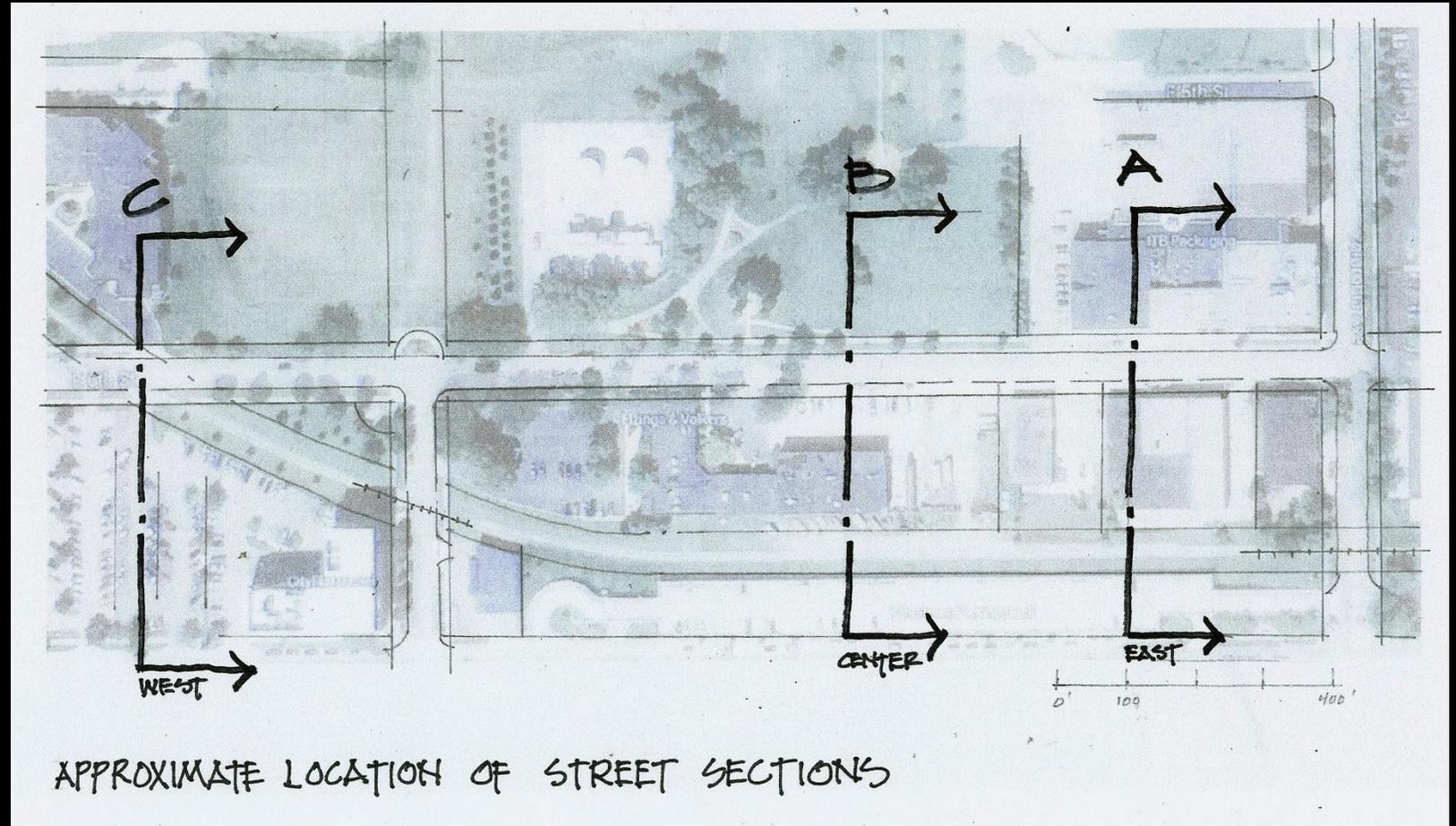
The STREETS:



6th STREET FOCUS

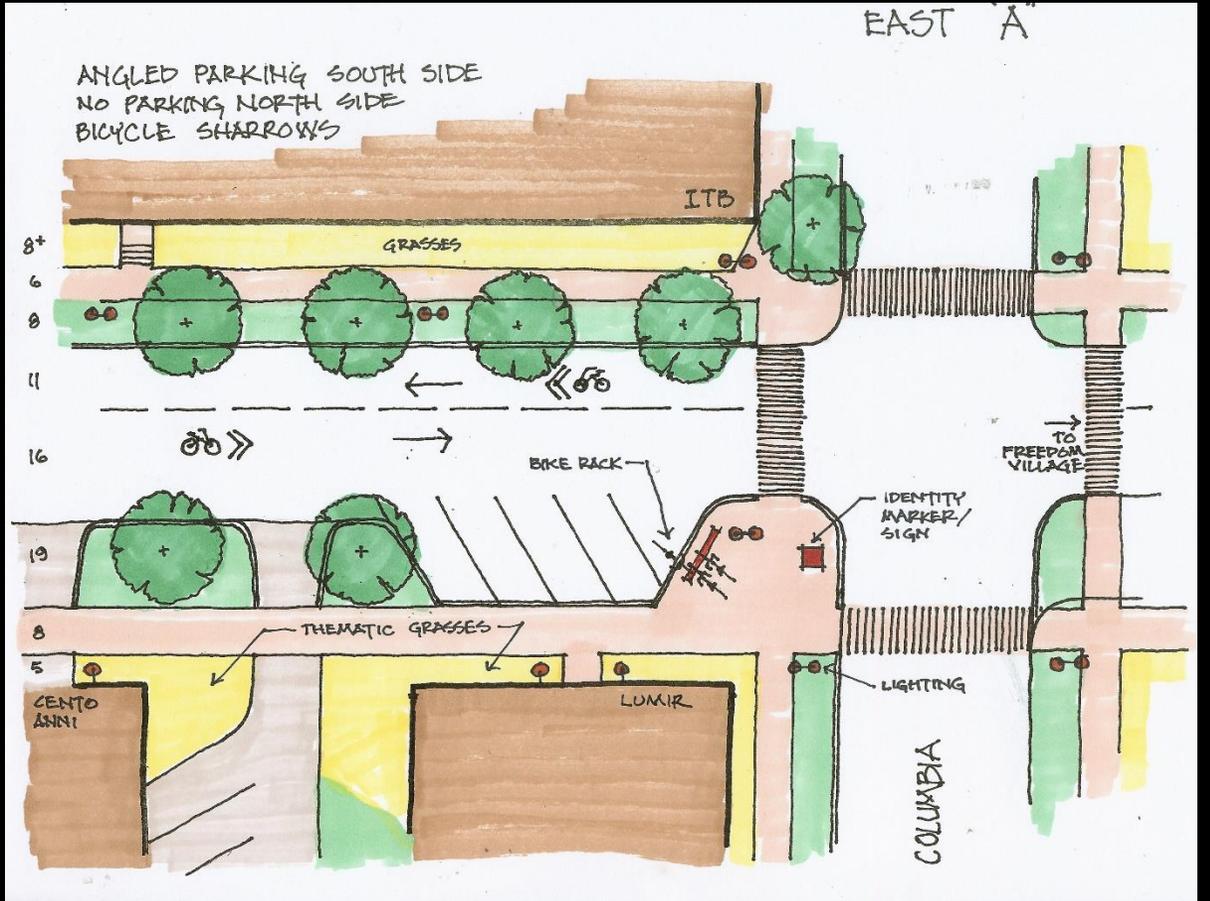
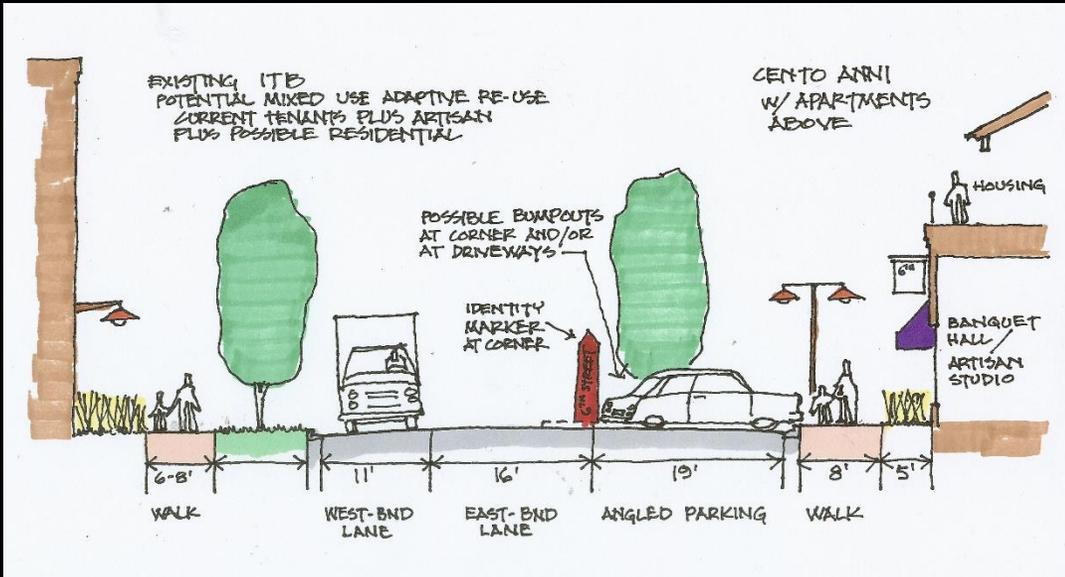
The STREETS:

Sections



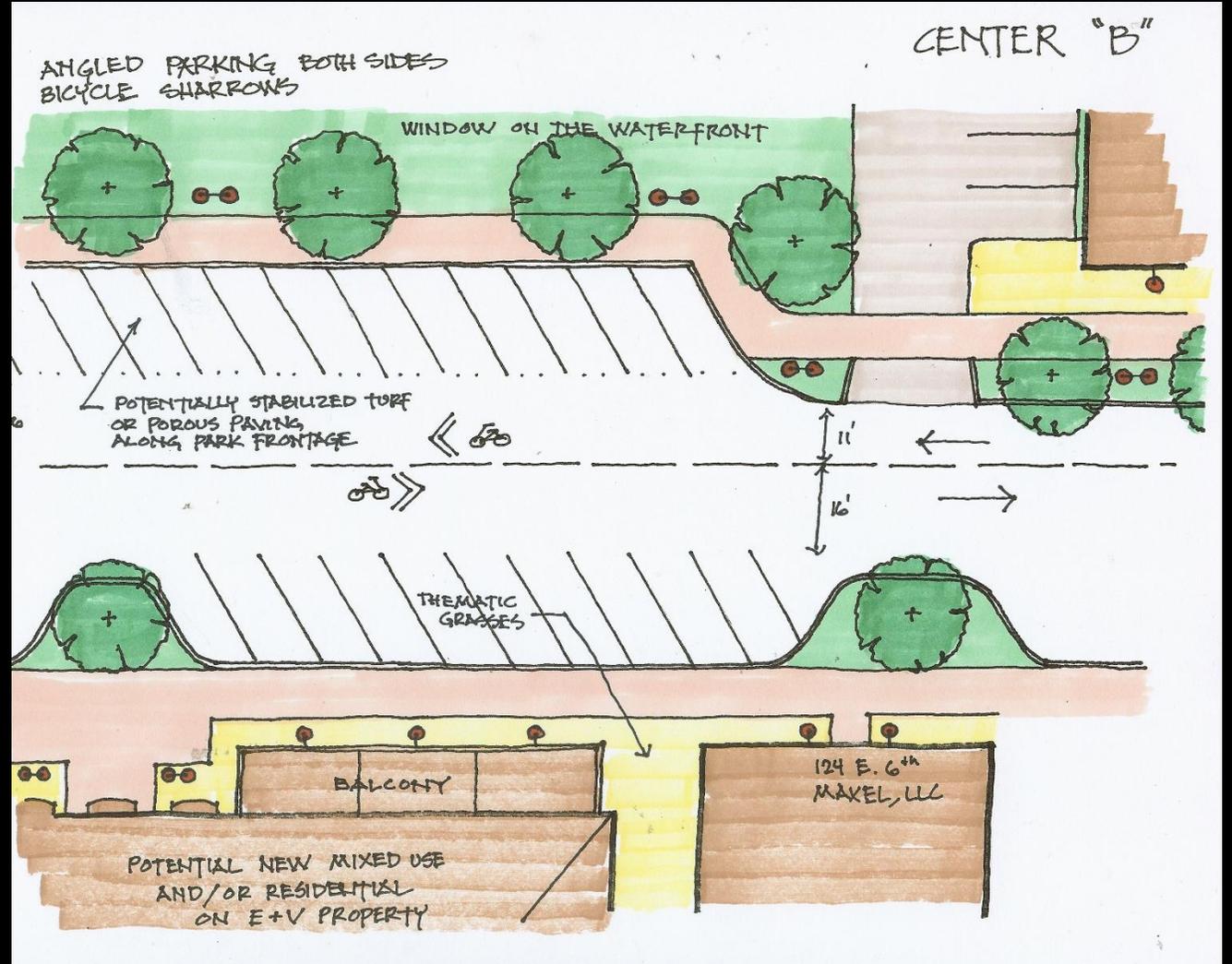
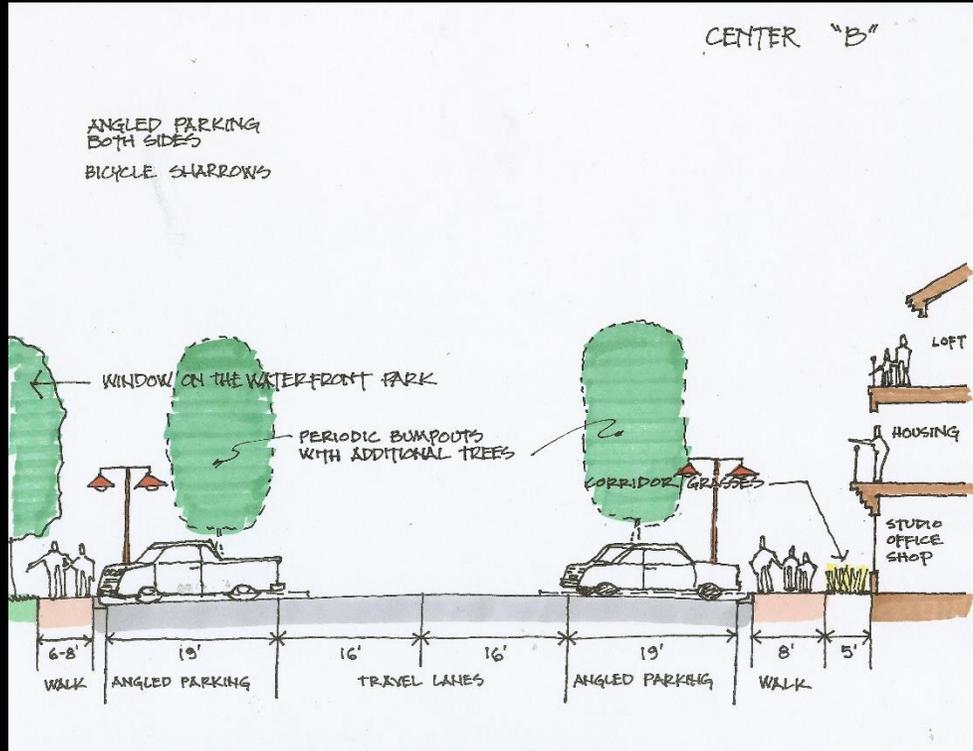
6th STREET FOCUS

The STREETS:



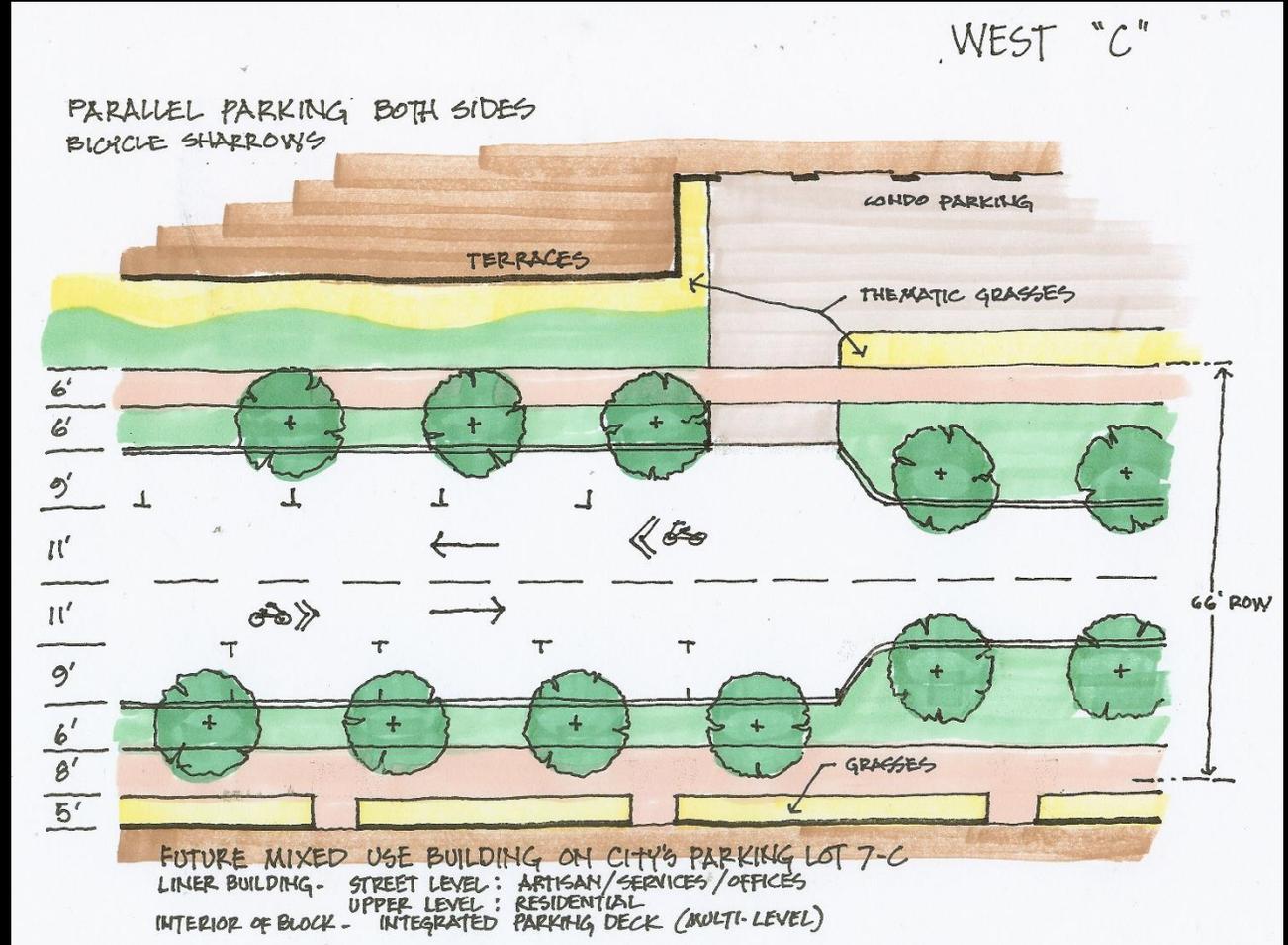
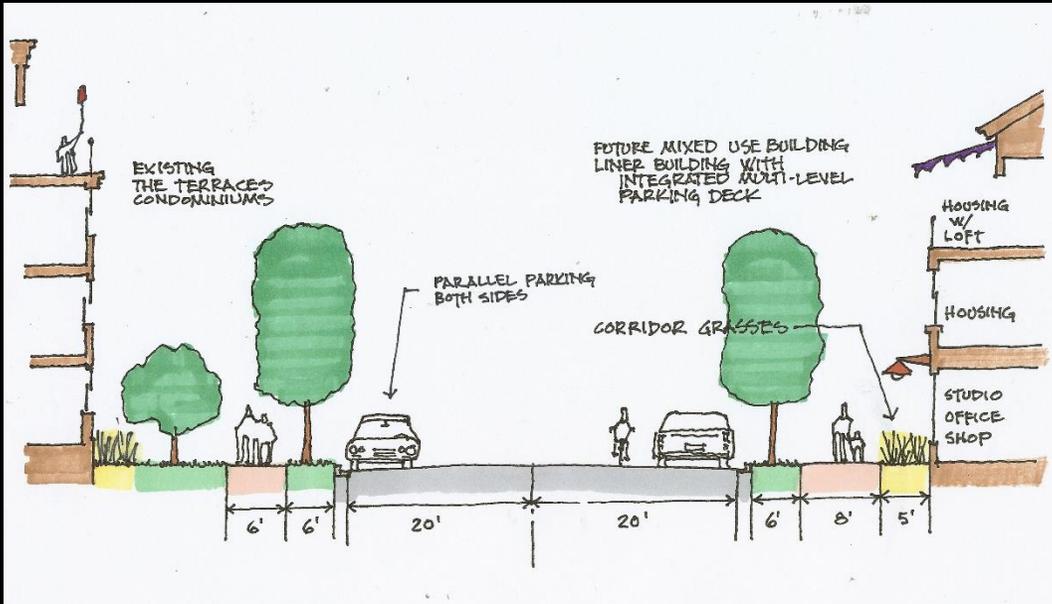
6th STREET FOCUS

The STREETS:



6th STREET FOCUS

The STREETS:



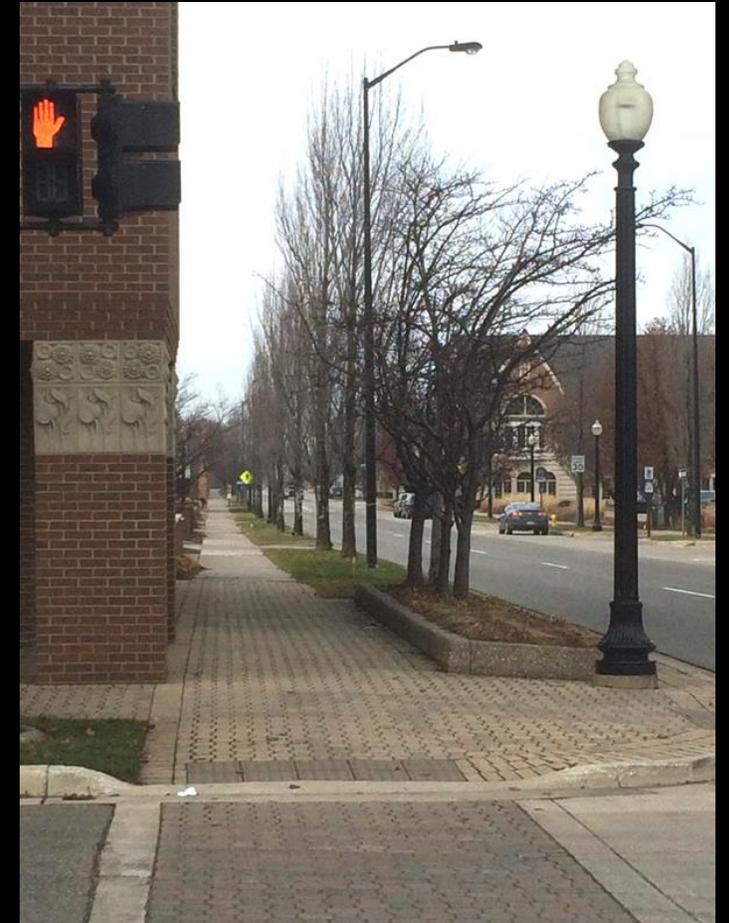
6th STREET FOCUS

The STREETS: - *native plants and landscape features.*



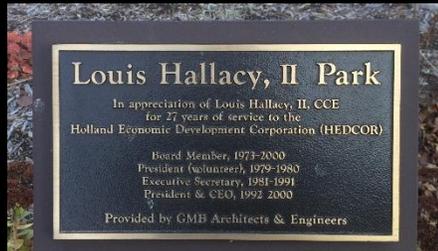
6th STREET FOCUS

The STREETS: Trees



6th STREET FOCUS

The STREETS - Corners



6th STREET FOCUS

The **STREETS** and Lighting



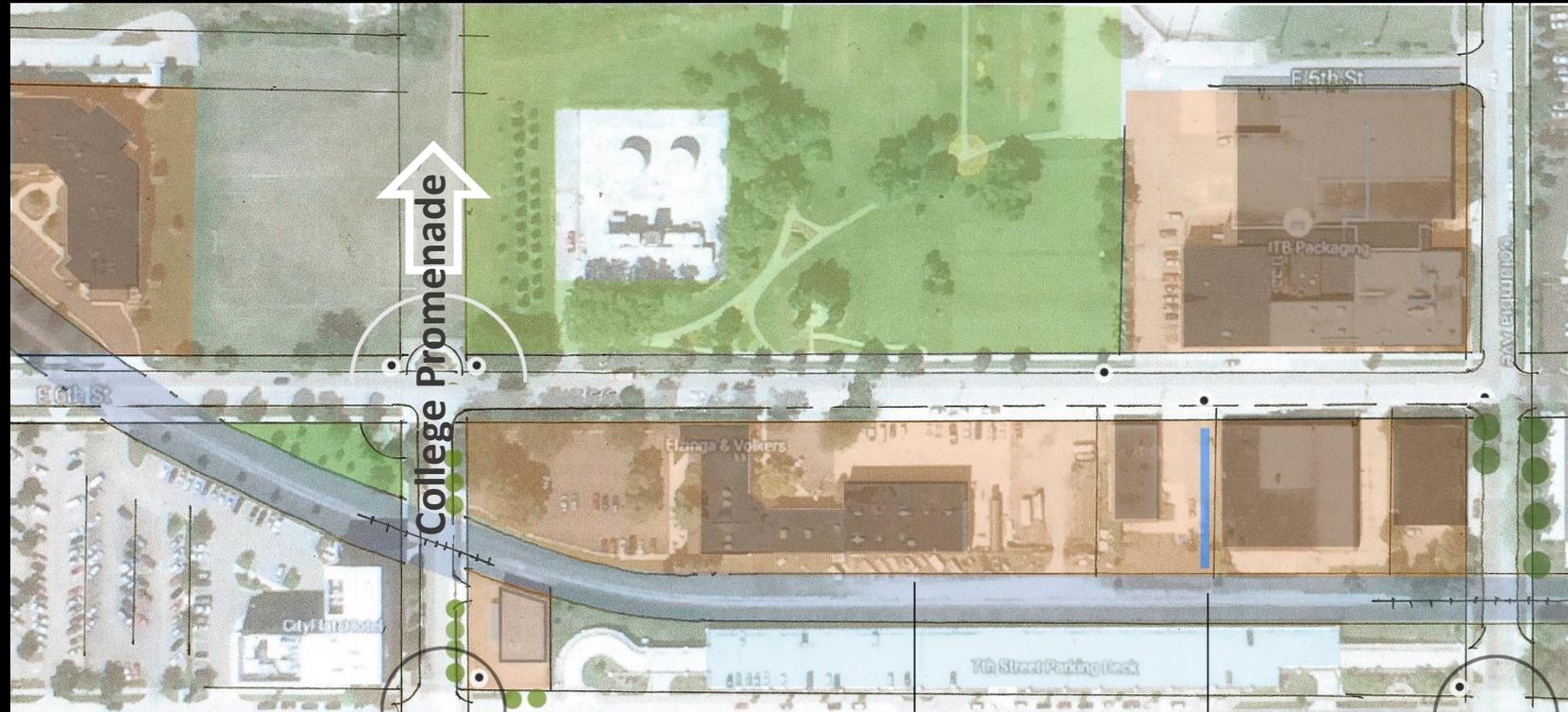
6th STREET FOCUS



Is there an IDEA here?

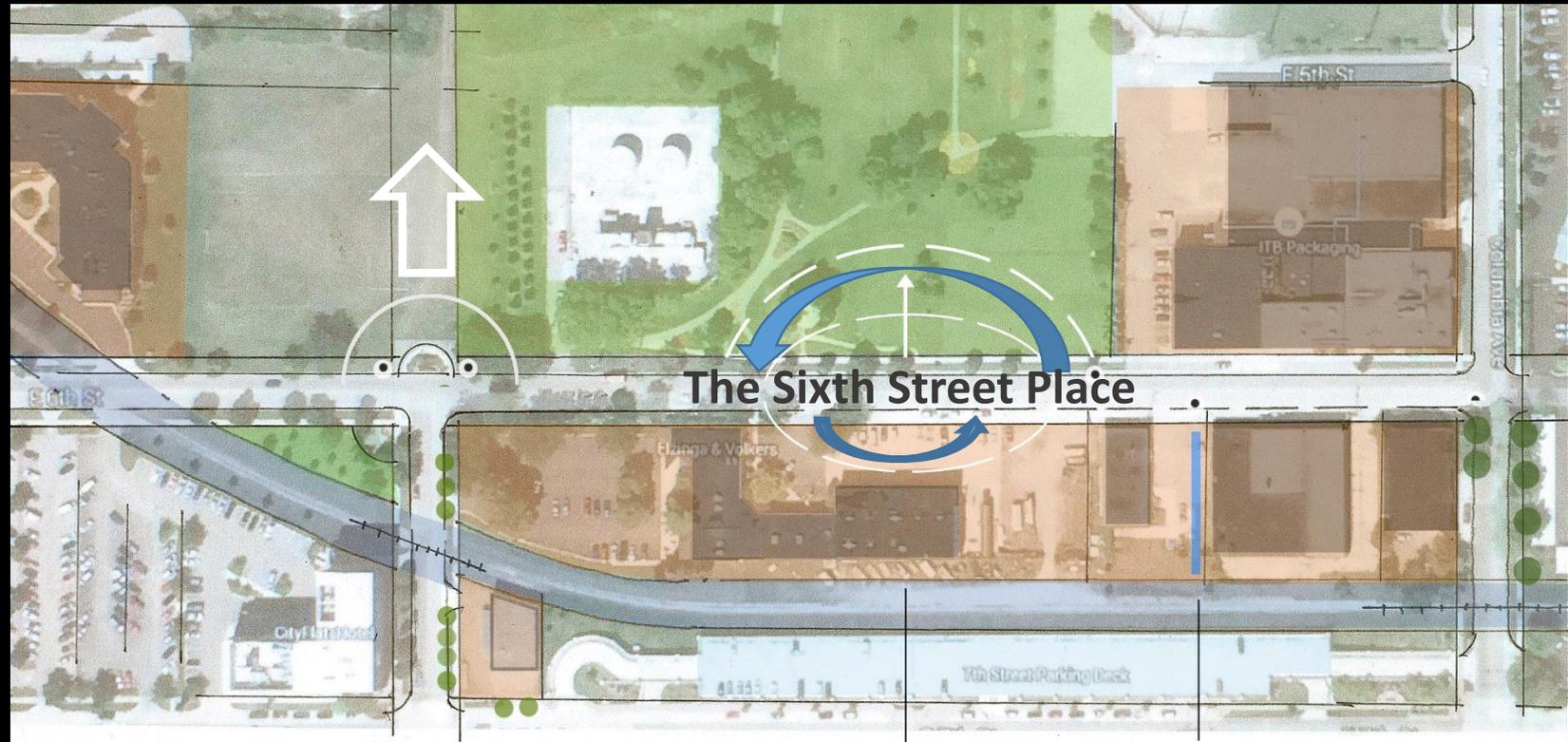
6th STREET FOCUS

The STREETS: - A broad interface



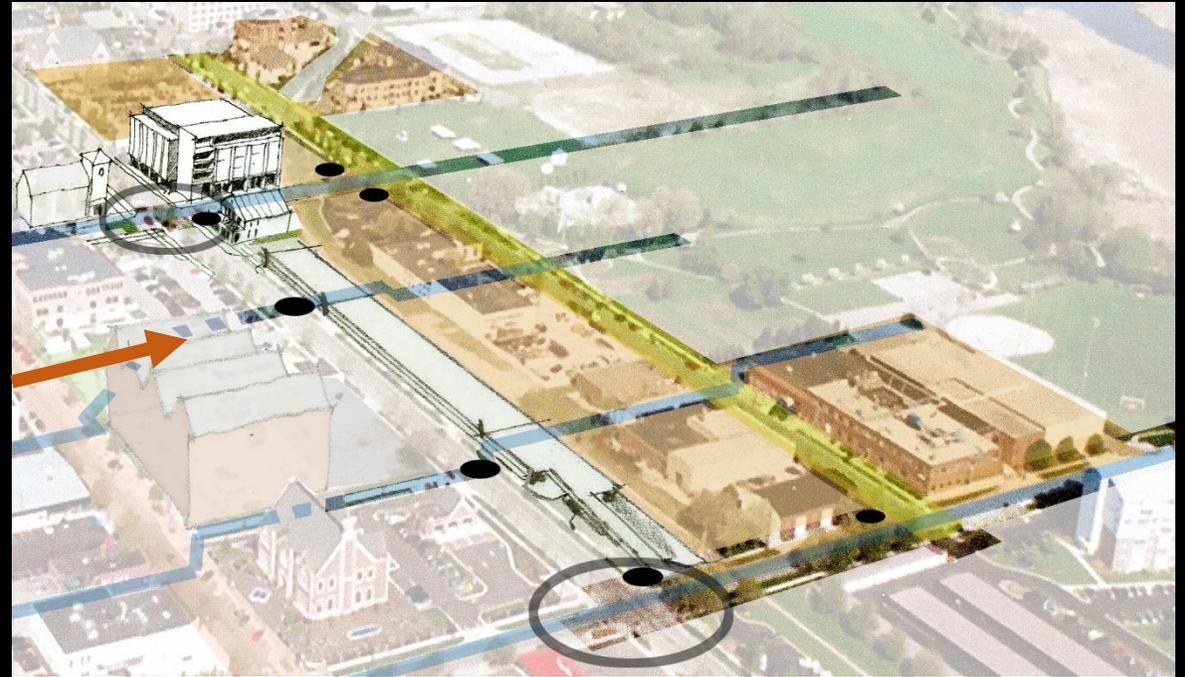
6th STREET FOCUS

The STREETS: - A broad interface – Is there an IDEA here?



6th STREET FOCUS

MID-BLOCK CONNECTORS: - *Preparing the Way*



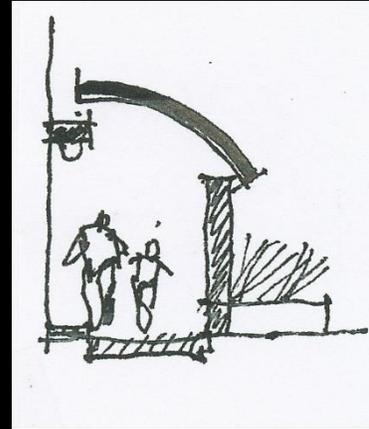
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MID-BLOCK CONNECTORS:

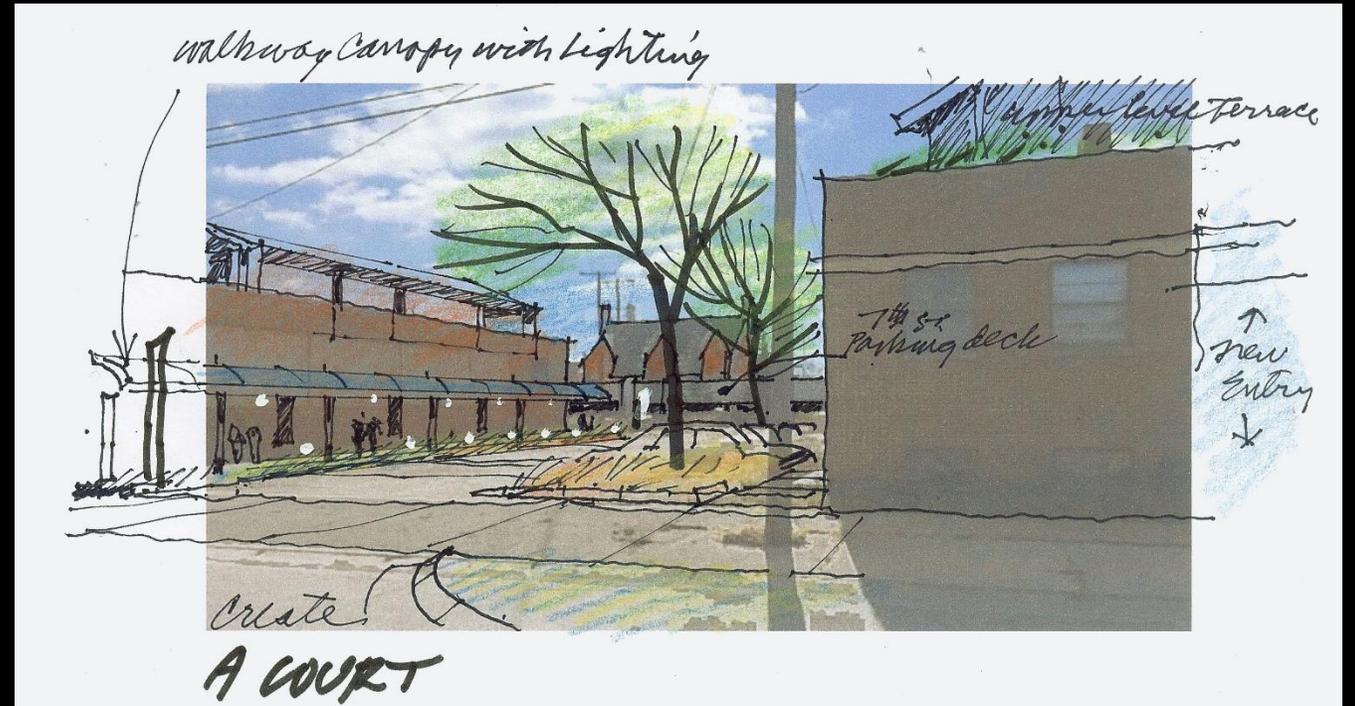


6th STREET FOCUS

MID-BLOCK CONNECTORS:

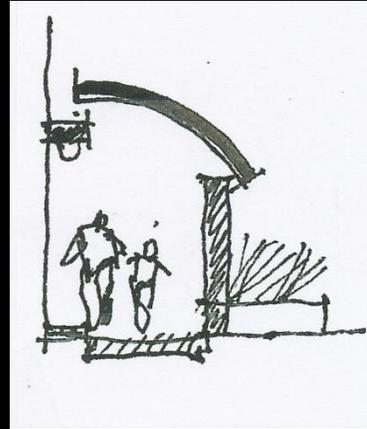


A covered canopy w/
lighting and a
landscape edge to an
arrival COURT.

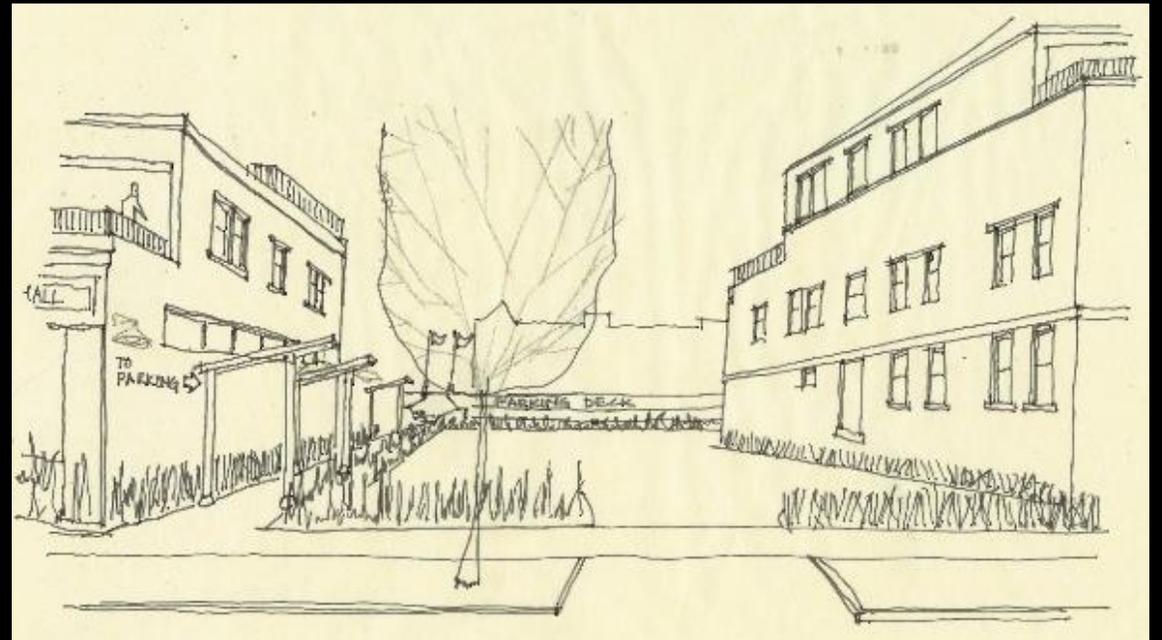


6th STREET FOCUS

MID-BLOCK CONNECTORS:

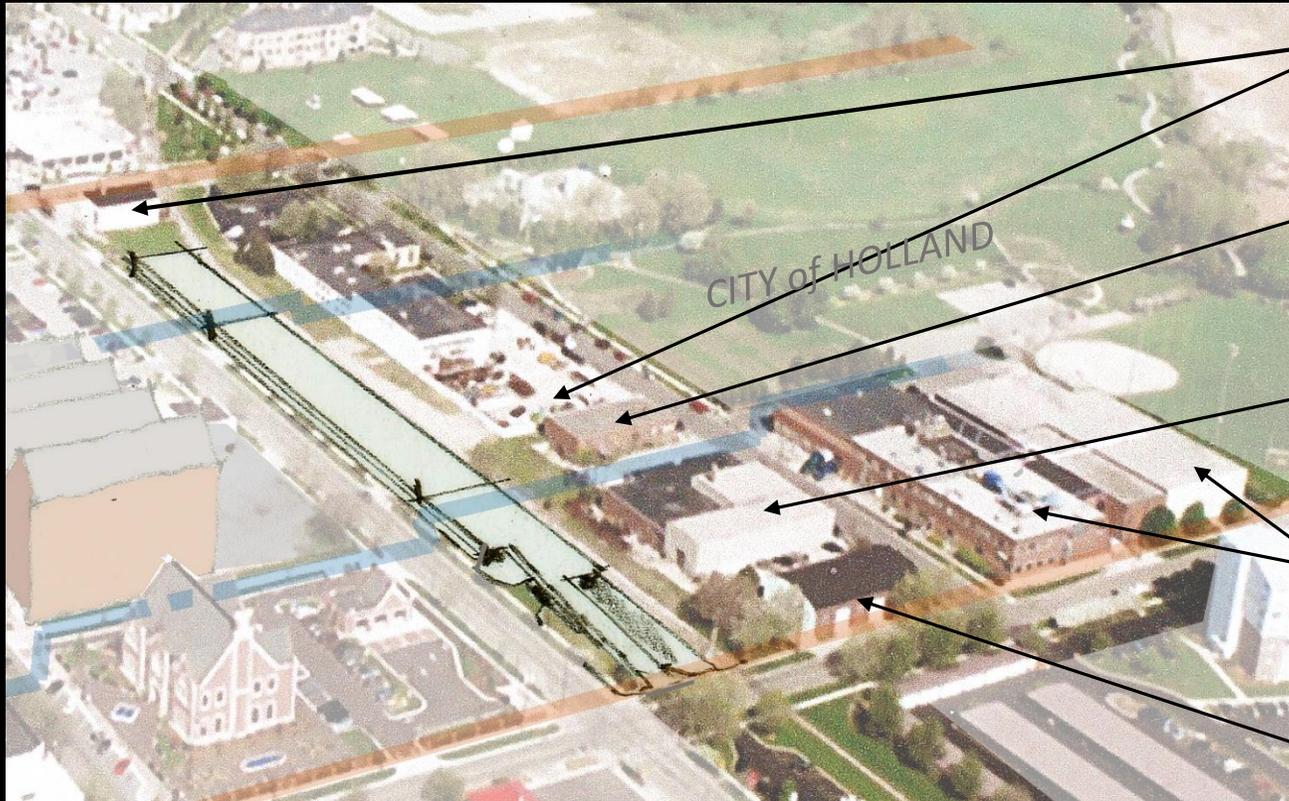


*A covered canopy w/
lighting and a
landscape edge to an
arrival COURT.*



6th STREET FOCUS

STAKEHOLDER INITIATIVES:

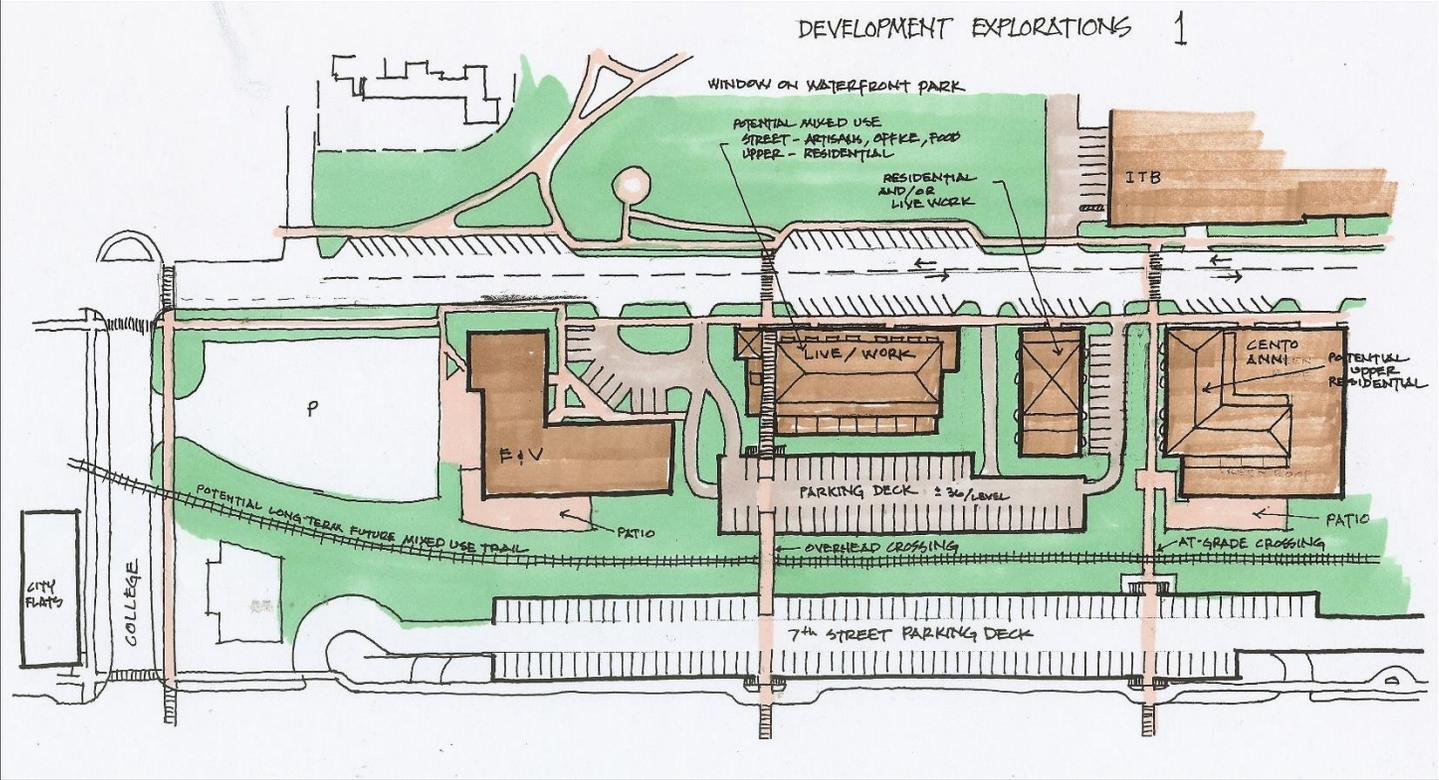


Properties:

- *Elzinga & Volkers (E&V)*
- *Wolff*
- *Cento Anni*
- *ITB*
- *Lumir*

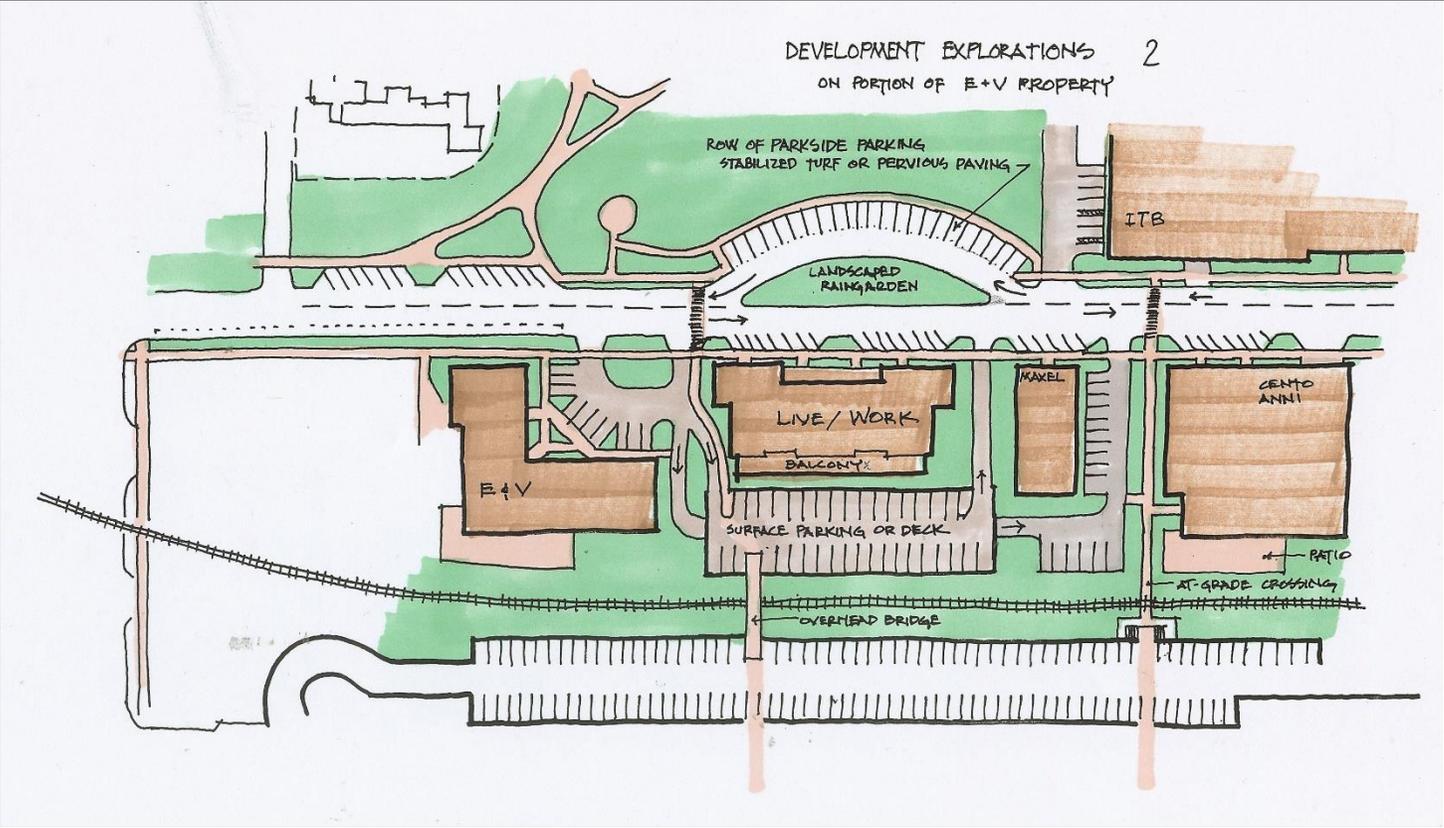
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STAKEHOLDER INITIATIVES:



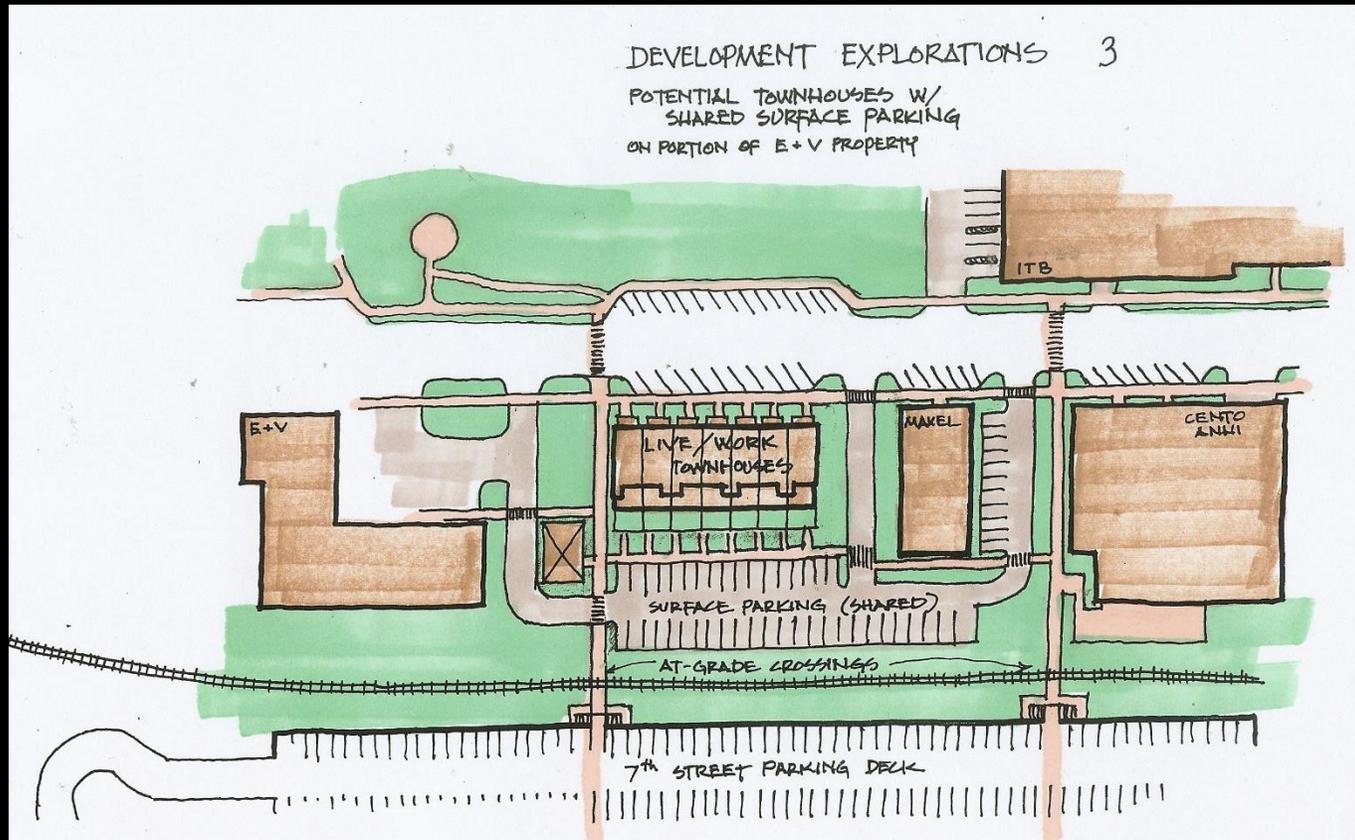
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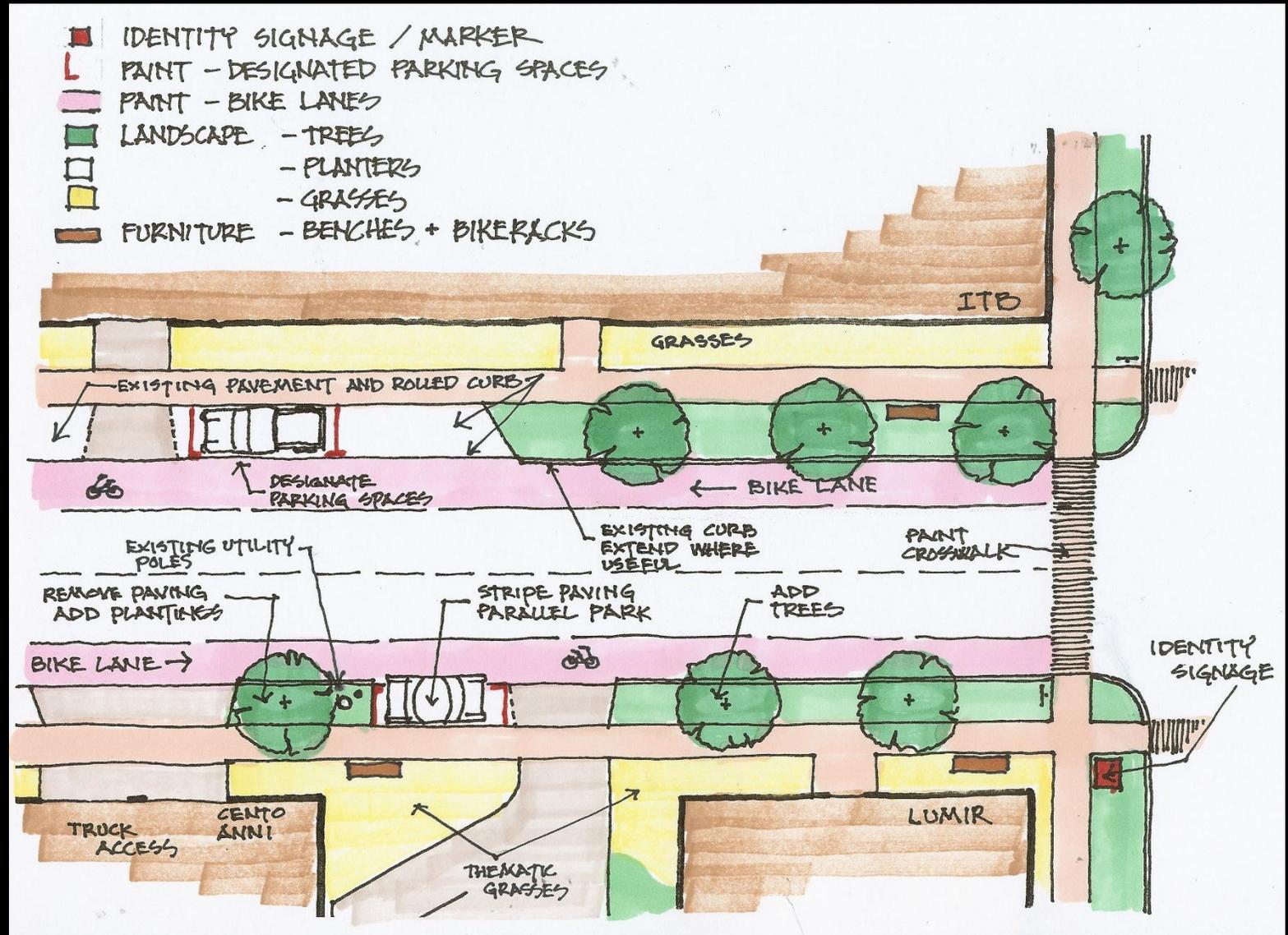
6th STREET FOCUS

STAKEHOLDER INITIATIVES:



6th STREET FOCUS

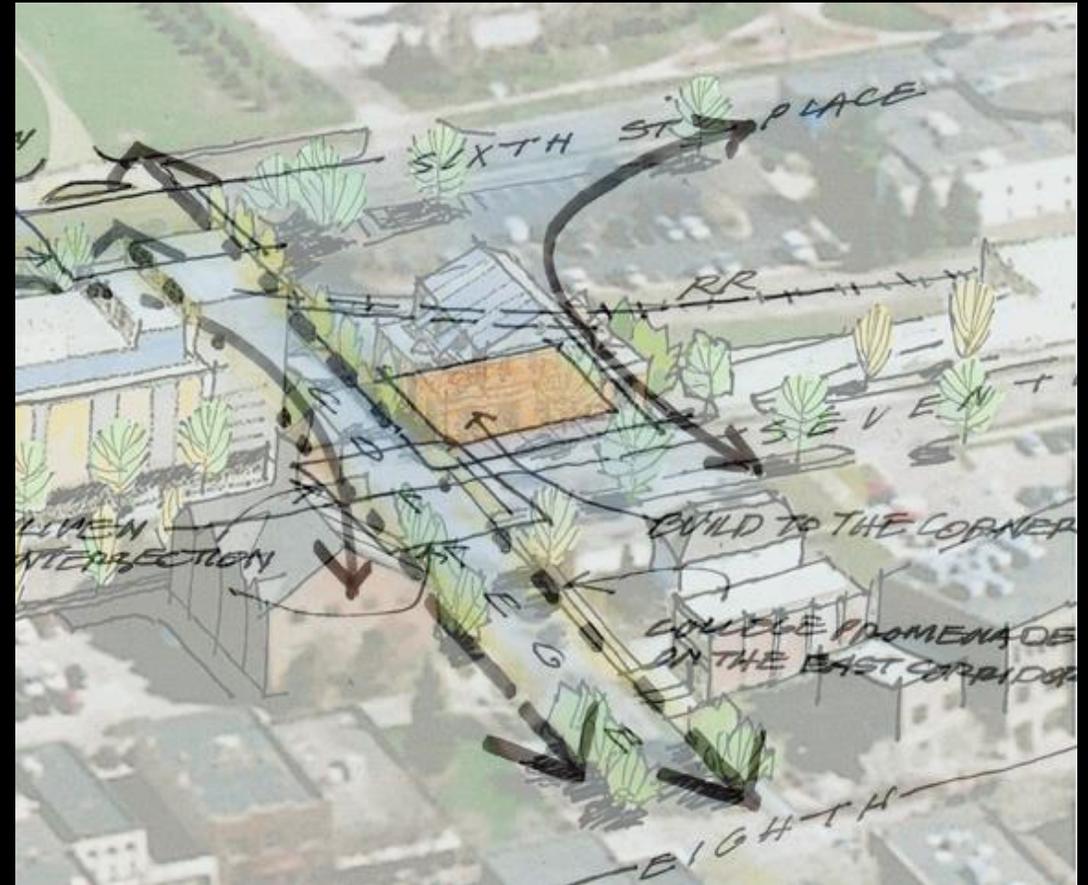
Short Term Actions



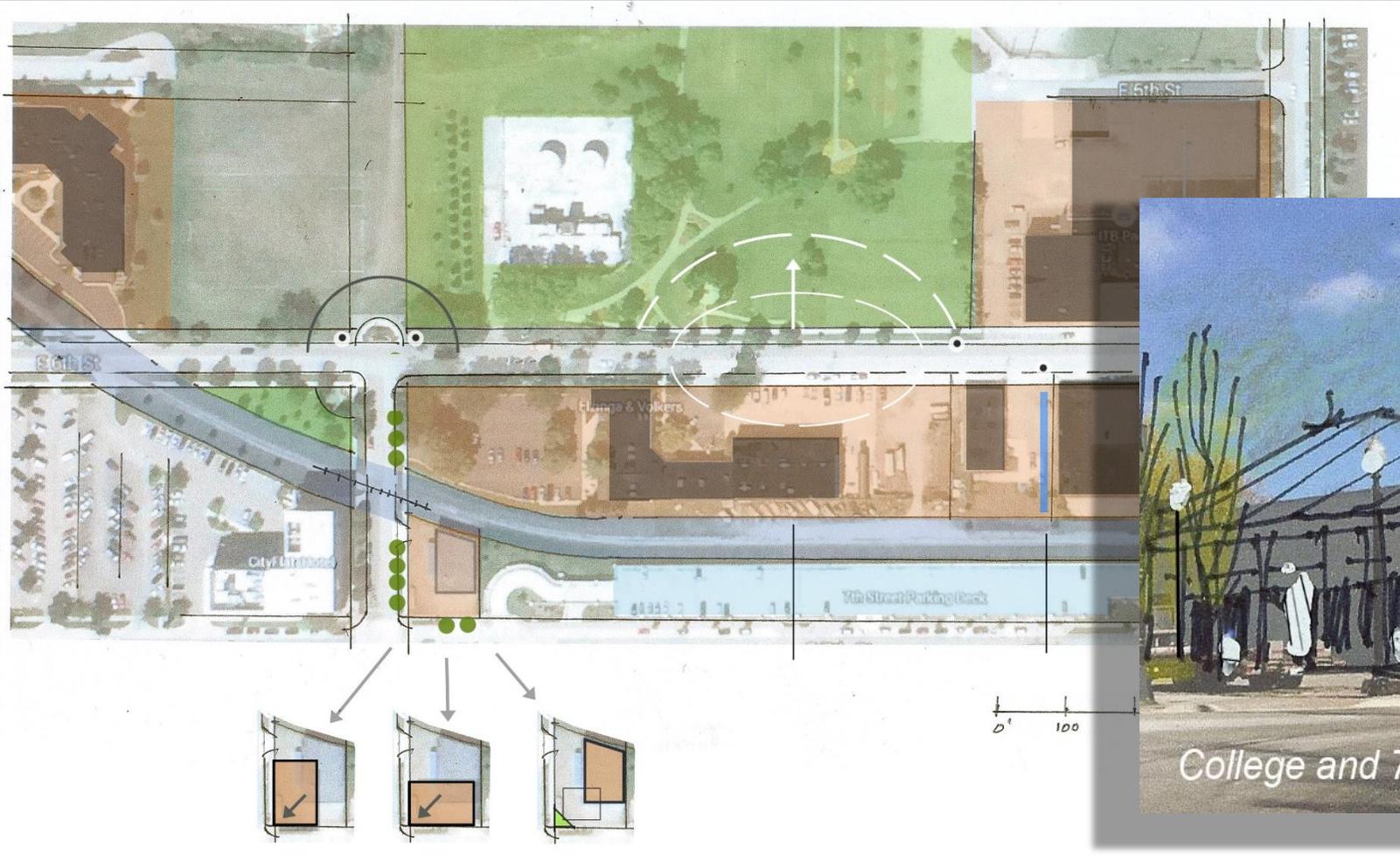
6th STREET FOCUS

STAKEHOLDER INITIATIVES

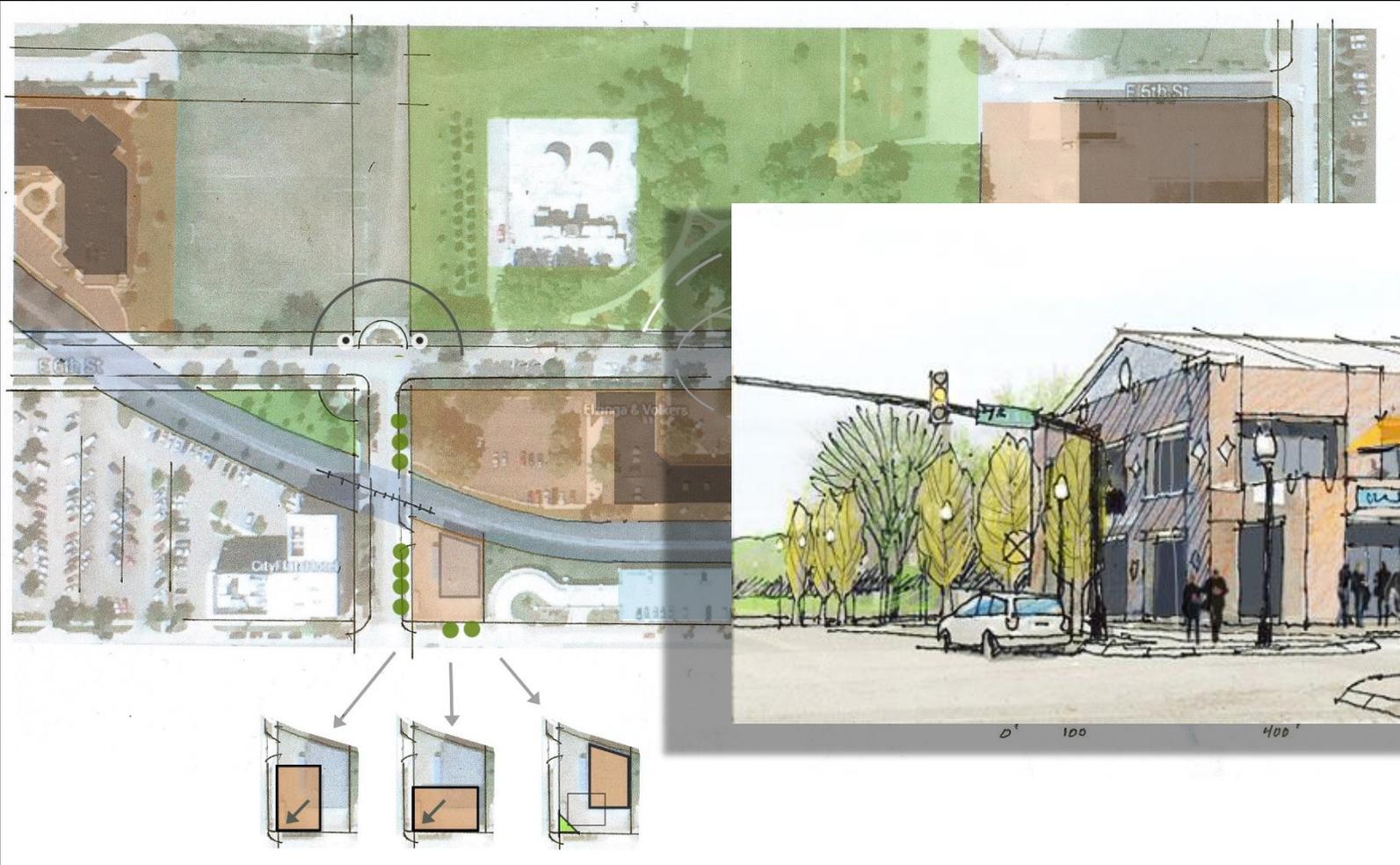
College and 7th. – A KEY SITE



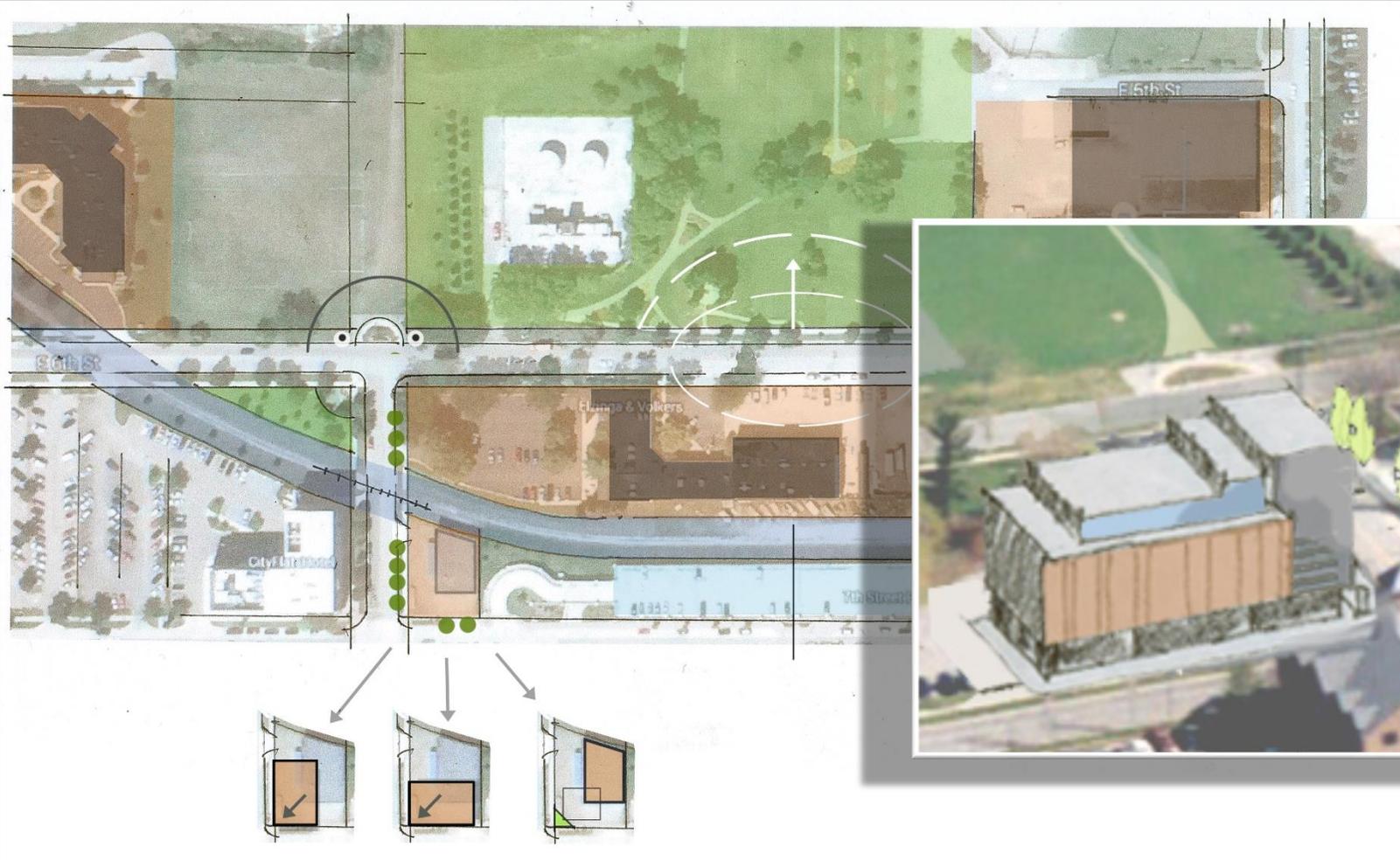
6th STREET FOCUS – College and 7th



6th STREET FOCUS - College and 7th



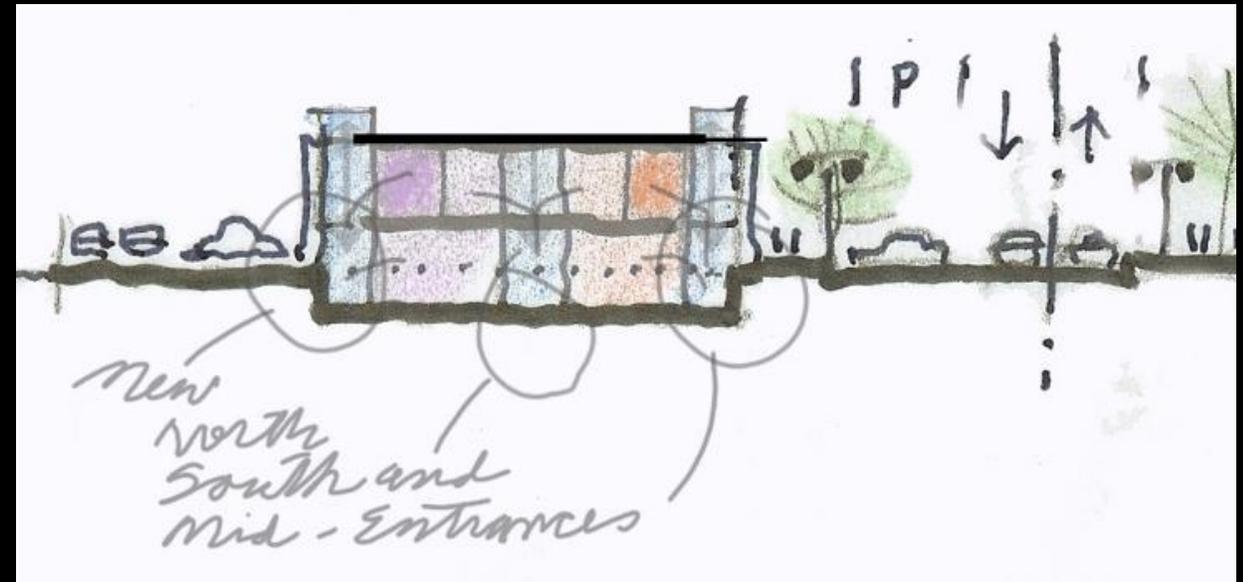
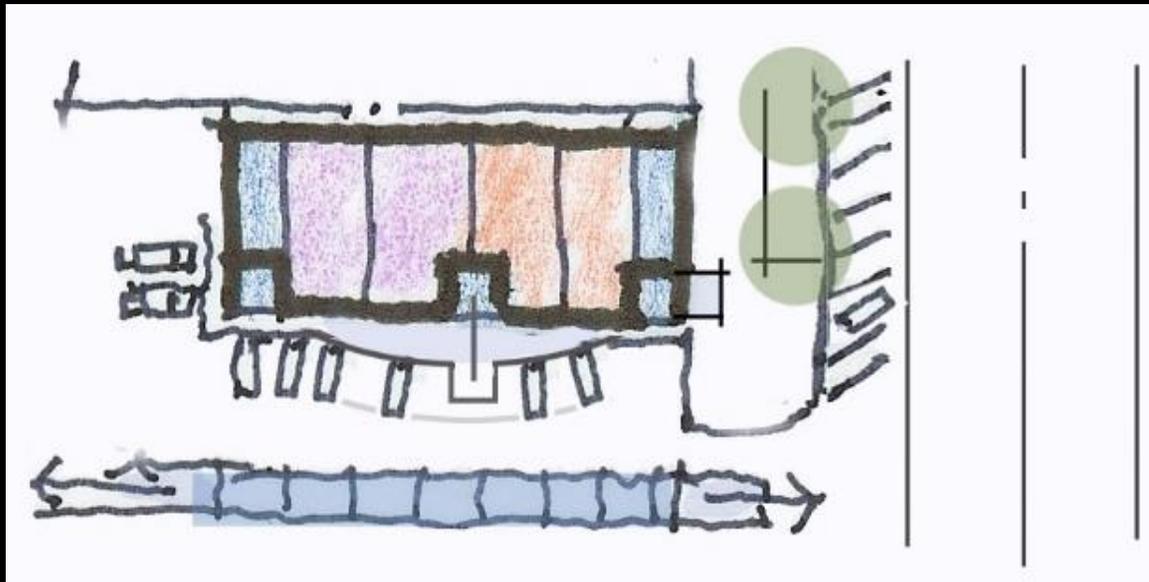
6th STREET FOCUS – College and 7th



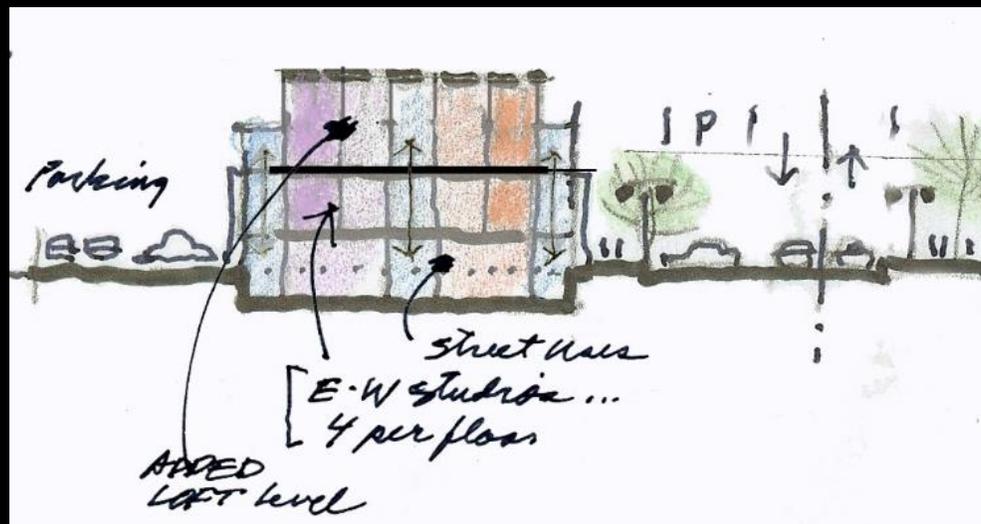
6th STREET FOCUS

STAKEHOLDER INITIATIVES:

Some very rough thoughts re a key building.



6th STREET FOCUS

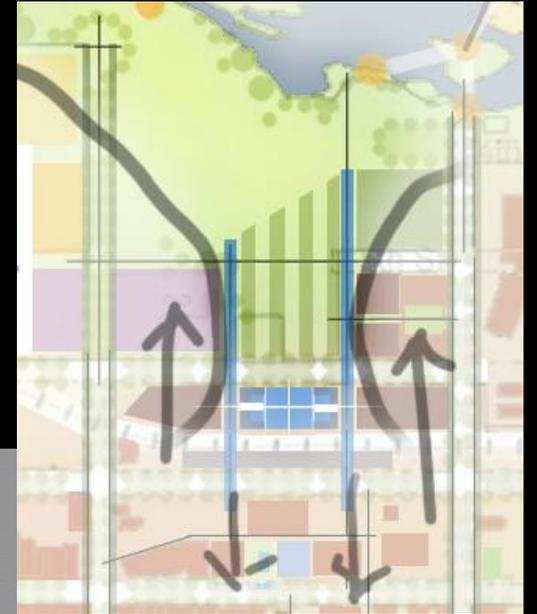
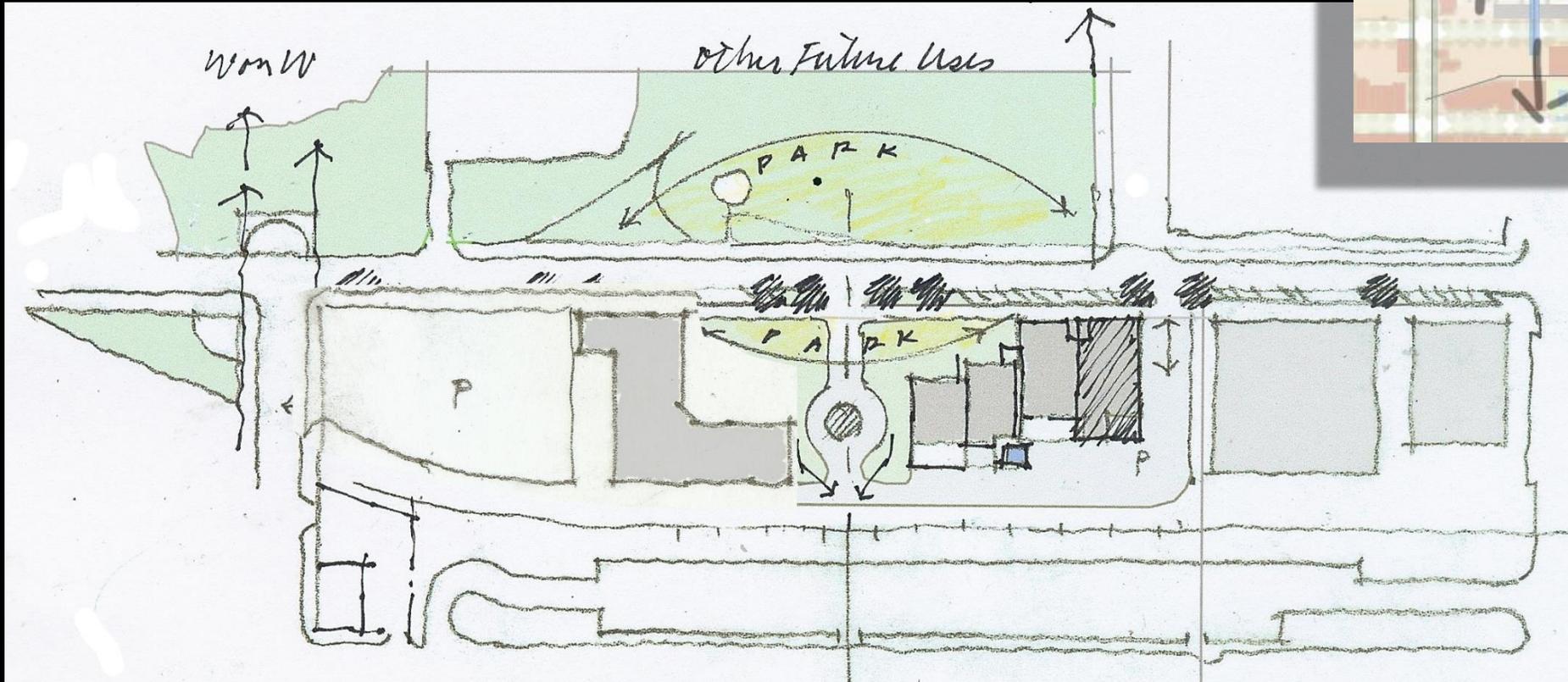


Longer-term?



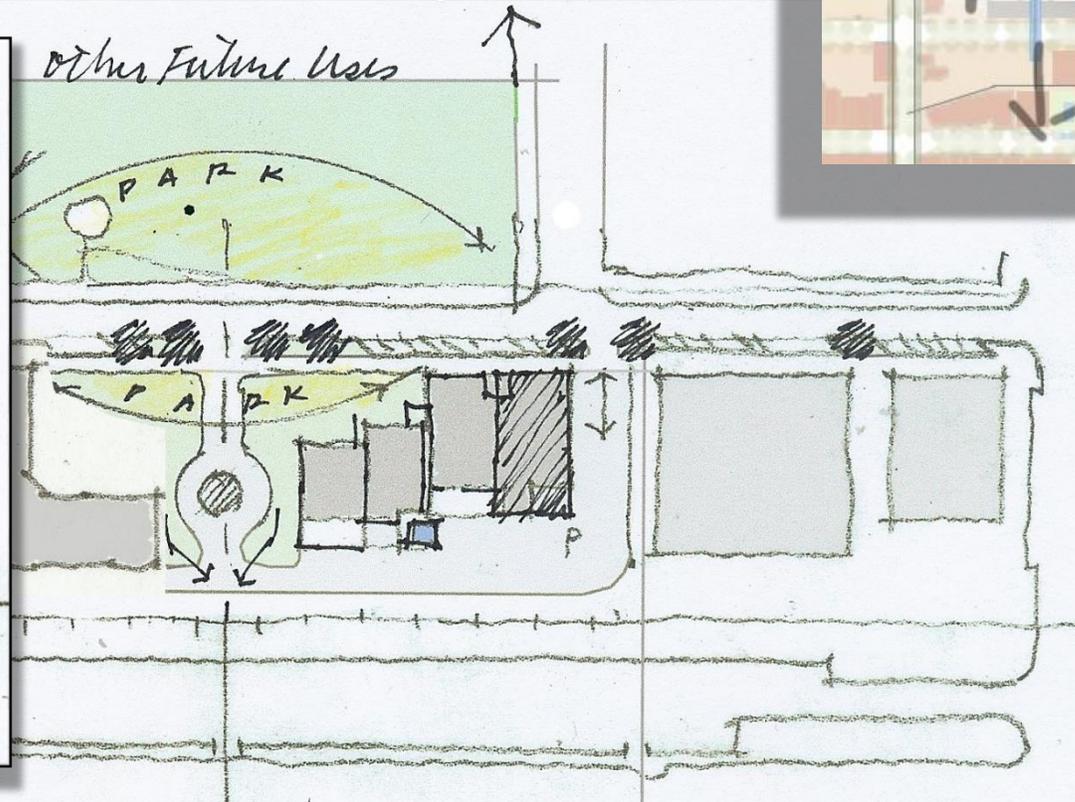
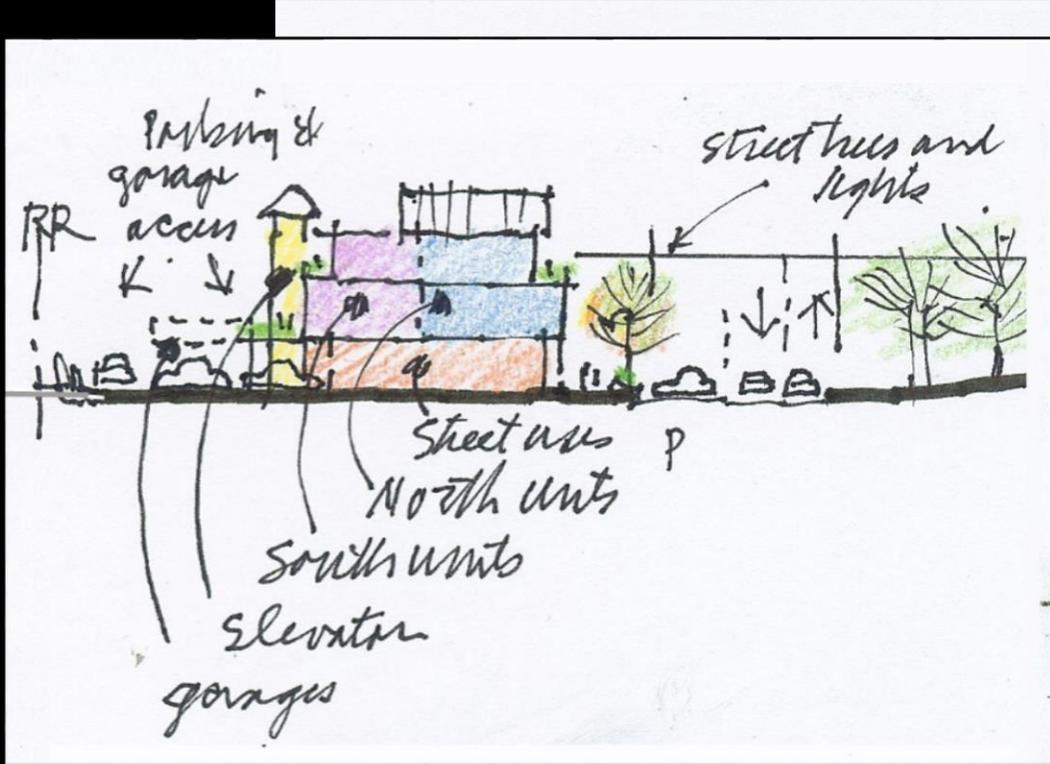
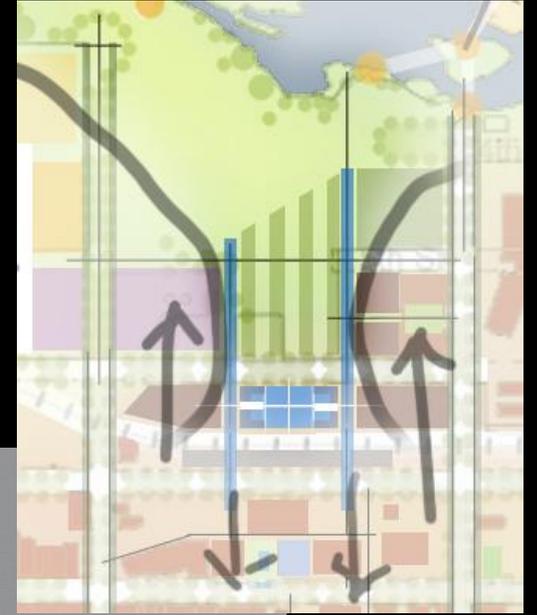
6th STREET FOCUS

STAKEHOLDER INITIATIVES – Center of block



6th STREET FOCUS

STAKEHOLDER INITIATIVES – Center of block



6th STREET FOCUS

4). Working Strategically

- **WORK IN UNISON**
- **KEEP THE VISION on the Table.**
- **USE 'FIRST-THINGS-FIRST LOGIC'.**
- **SEEK 'Sense-of-Change' LEVERAGE.**

6th Street Corridor

An emerging Vision

12/2015

Holland, Michigan

