

BROADWAY PARK

PARKS ADVISORY COMMISSION MEETING

MARCH 19, 2019

PROJECT TEAM

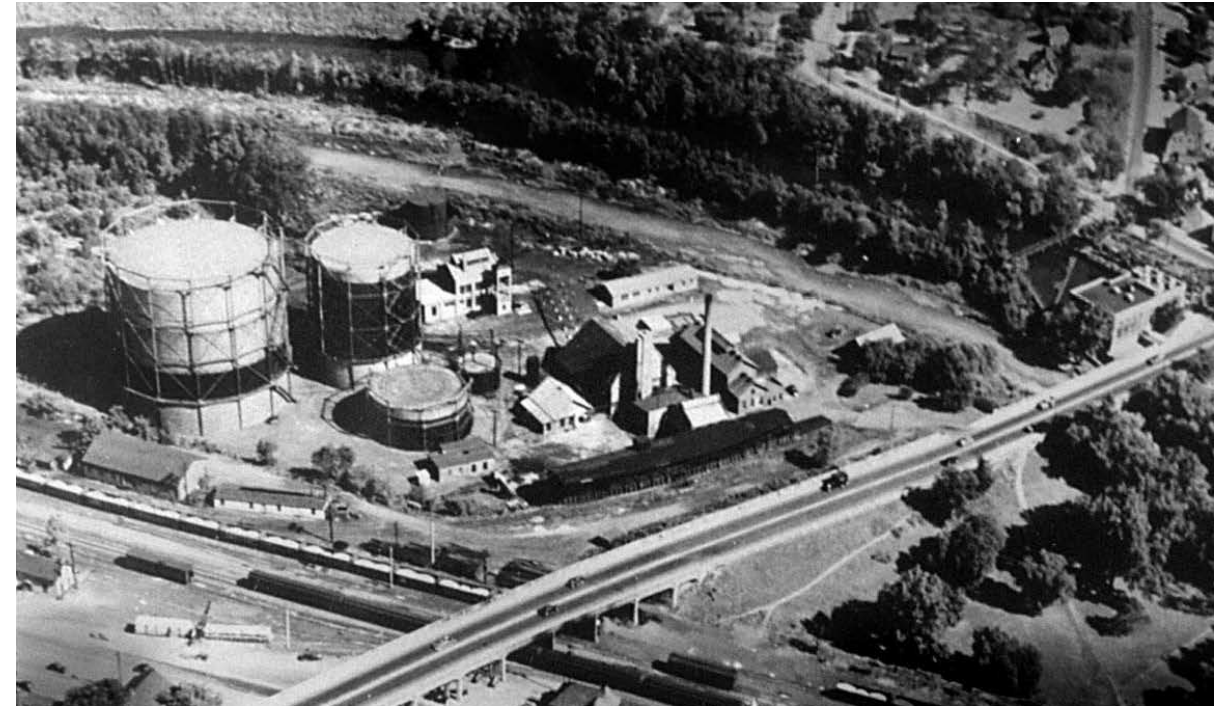


HamiltonAnderson

SMITHGROUP



HISTORICAL CONTEXT



STAKEHOLDER INTERVIEWS/WORKSHOP ATTENDEES

JUNE 4-6, 2018, JUNE 19-20, 2018, AUGUST 21, 2018, NOVEMBER 6, 2018

- Neighboring property owners
- Neighboring merchants
- Mayor
- City Council Members
- State Street Merchants Assoc.
- Main Street Merchants
- Downtown Development Authority
- Argo Livery
- Ann Arbor Park Advisory Committee
- Destination Ann Arbor
- The Arts Alliance
- Ann Arbor Parks and Recreation
- Huron River Watershed Council
- Treeline Trail Conservancy
- Washtenaw Water Resources
- Barton Hills Village
- Old Fourth Ward Assoc.
- Northside Neighborhood Assoc.
- Traver Neighborhood
- Broadway Neighborhood Assoc.
- Waterhill Neighborhood Assoc.
- Kerrytown Merchants

KEY STAKEHOLDER THEMES

- **FOCUS ON THE RIVER:** Give primacy to river-related uses open to the public and views of the river
- **PEDESTRIAN ORIENTATION:** River Street and the entire development should be walkable and linked to trails
- **SEASONALITY:** The development should be actively programmed in all four seasons
- **FLEXIBILITY:** The design of the public spaces should respond to multiple uses and users throughout the day, week and year

KEY IDEAS

RIVER USES

Canoe livery
Fishing
Pedestrian bridge
Spectator river sports

PAVILION USES

Winter market hall
Weddings, parties
Classroom
Meetings/conferences
Performance space
Artisan market

RECREATION

Ice rink
Games
Water feature
Children's play
Fitness course
Garden

EVENTS

Festivals
Movie screenings
Holiday market
Music concerts
Dance nights

ART/PERFORMANCE

Rotating art installations
Theater/amphitheater
Graffiti wall
Buskers

RETAIL/ GROUND FLOOR

Brewpub/beer garden
Community retail
Food trucks/pop-up vendors
Gallery
Maker space

PUD CONCEPT PLAN / PARK COMPONENTS/COMMUNITY BENEFITS



- Increased public and recreational opportunities
 - Publicly accessible pedestrian connection to B2B and Treeline trails
 - 3 points of access to river
 - Pedestrian bridge to the Cascades
 - Bike facilities
 - Seasonal recreation: Ice rink/water feature
 - Events/pavilion
 - Canoe rentals
 - Concessions/restrooms
 - Substantial open space
- Public Parking

CONSERVANCY MANAGED PUBLIC SPACE



A conservancy is a common structure for non-profits involving land use, and comes from the idea of conserving open land for future generations.

- Operationally, the conservancy is no different than other nonprofits that operate in the State of Michigan.
- Examples: Bryant Park and Detroit River Walk
- The Conservancy Role:
 - Sets overall policies and mission
 - Is the steward for the open space
 - Approves budget and funding
 - Primarily responsible for fundraising and sponsorships

COMMUNITY BENEFITS/SUSTAINABILITY



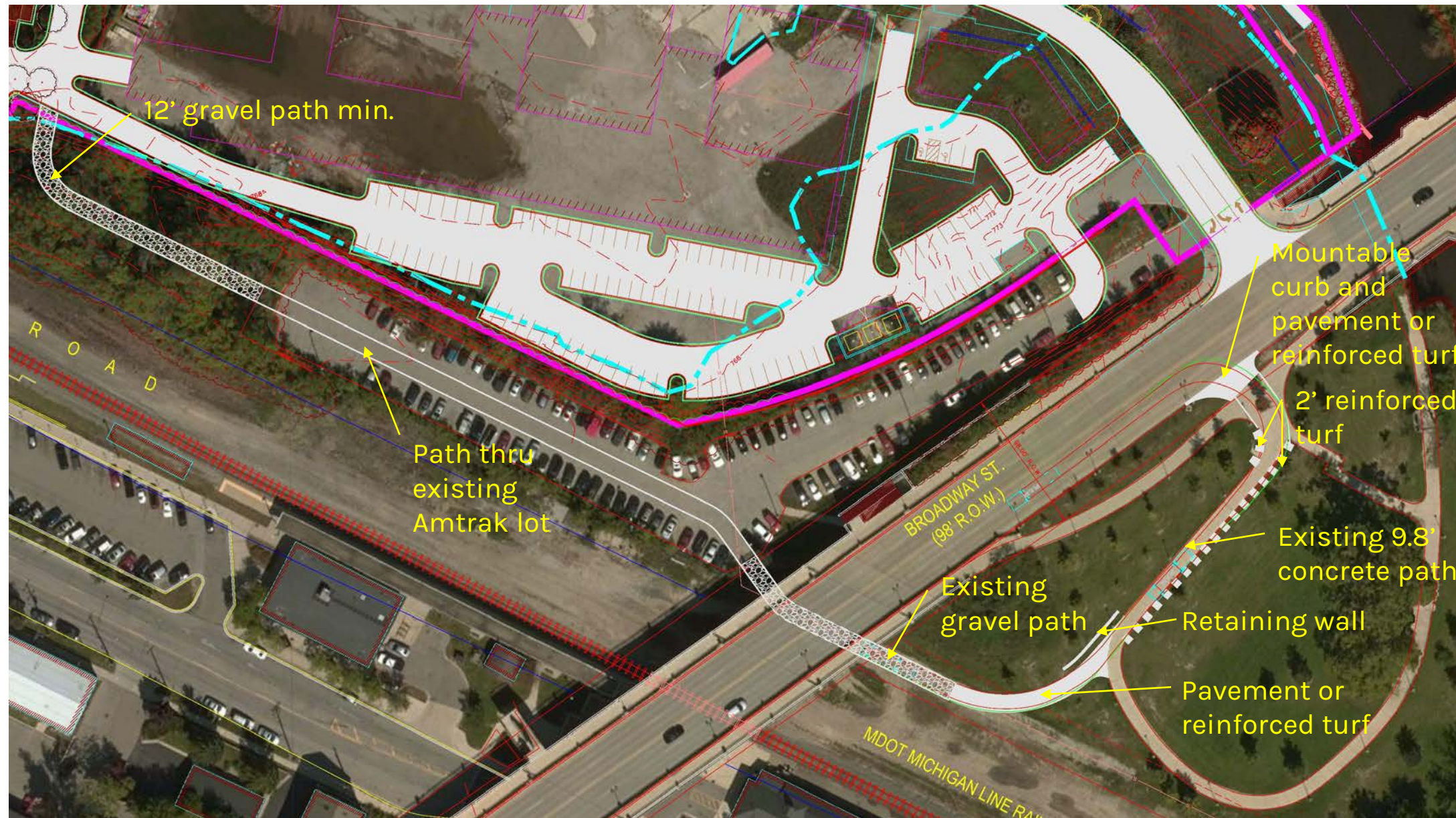
- Remediation of an environmentally contaminated site
- LEED Silver standards- residential & hotel
- Access to public transit
- Connectivity with community (housing, schools and recreation)
- Walkable to Kerrytown, Lower Town and downtown
- Limited impervious surfaces (maximum 57%)
- Shaded streetscapes
- Compact development/minimal footprint
- Electric vehicle charging stations (1/50 vehicles)
- East/west building solar orientation
- Locally sourced/ recycled materials
- Low VOC materials
- High efficiency HVAC equipment

ADDITIONAL COMMUNITY BENEFITS



- Financial support of affordable housing
- Support for existing public infrastructure (dam)

SECONDARY EMERGENCY ACCESS: DOG PARK/AMTRAK



Required 12' wide secondary emergency access- 50,000 lb. fire truck design load

- Utilizes existing Amtrak parking, park sidewalk and gravel path at edge of park
- Potential new materials: Gravel, pavement, reinforced turf
- Add lock box to existing Amtrak gate: (\pm 19' opening)
- Retaining wall required, as shown
- Mountable curb required at Broadway
- Existing sidewalk adequate for fire truck load

SECONDARY EMERGENCY ACCESS: DOG PARK/AMTRAK



QUESTIONS AND COMMENTS?

