



# welcome

# Tonight's Agenda

- **Welcome & Greetings**
- **Charrette Week Recap**
- **Charrette Themes**
- **A Vision for the Corridor**
- **Next Steps**

## What is *Resilient Monroe!*

- A new land-use planning and community design project.
- Our geographic focus is: **City of Monroe, Frenchtown Charter Township & Monroe Charter Township.**
- Together we are reviewing all three local Municipal Master Plans as a cooperative effort.
- Results will provide guidance for new and continuing community development.
- Based on public participation to develop the vision, set goals, identify tasks, and assign those tasks to the right people/groups.
- Emphasizes economic resilience & climate resilience



# Who is Cooperating?

## Local Governments



**City of Monroe**



**Frenchtown Charter Township**



**Monroe Charter Township**



**Monroe County**

## Lots of Local Organizations



## *Who is providing services?*



A nonprofit community service organization created in 1993 to stimulate & support greater civic engagement.



Additional Support Provide by



## Who is funding these efforts?

### THE KRESGE FOUNDATION

Our goal is to assist society in mitigating the severity of climate change and preparing for its unavoidable impacts.



The Americana  
Foundation

Two program areas of protection, preservation and education:

- American heritage expressed through its material culture
- Natural resources and agriculture through land use and growth management

*Funding is also coming from the local governments & LIAA*

# Charrette Team

Land Information Access Association (LIAA)

---

RCA, PC

landscape architects and land planners

---

Larry B. Dillin

Dillin Corp

---

Municipal Staff & *Resilient Monroe* Team Members

---

Citizens of the Greater Monroe Community



# What is a Charrette?

An intense series of stakeholder and public meetings designed to develop and refine design-based alternatives to real problems

Ultimately concluding with a feasible plan for positive and sustainable change



Ecole des Beaux Arts – School of Fine Arts



# Charrette Activities



## TELEGRAPH CORRIDOR CHARRETTE

September 24<sup>th</sup>, 25<sup>th</sup> & 26<sup>th</sup>

3rd Floor, Monroe City Hall

[resilientmonroe.org](http://resilientmonroe.org)

### CHARRETTE KICK-OFF PUBLIC MEETING

Tues., Sept. 24<sup>th</sup> 6:00 - 8:00 p.m. | Monroe City Hall

### FINAL PUBLIC PRESENTATION

Thurs., Sept. 26<sup>th</sup> 6:00 - 7:30 p.m. | Monroe City Hall

# Charrette Activities

## Stakeholder Meetings



# Charrette Activities

## Preliminary Concept Development





# Charrette Activities

## Public Meeting





# What Makes a Great Street & Place?

They are regional, national and worldwide destinations

They are authentic, timeless, and create long-term value

They contribute to sense of place and are a place of community pride

They are active, vibrant and support social interaction

They are NOT automobile dominant - there is a balance among various types of transportation (including public transportation)

They are a diverse and balanced mix of components and shared uses



# Complete Streets

## AN EXPANDED VIEW OF STREETS

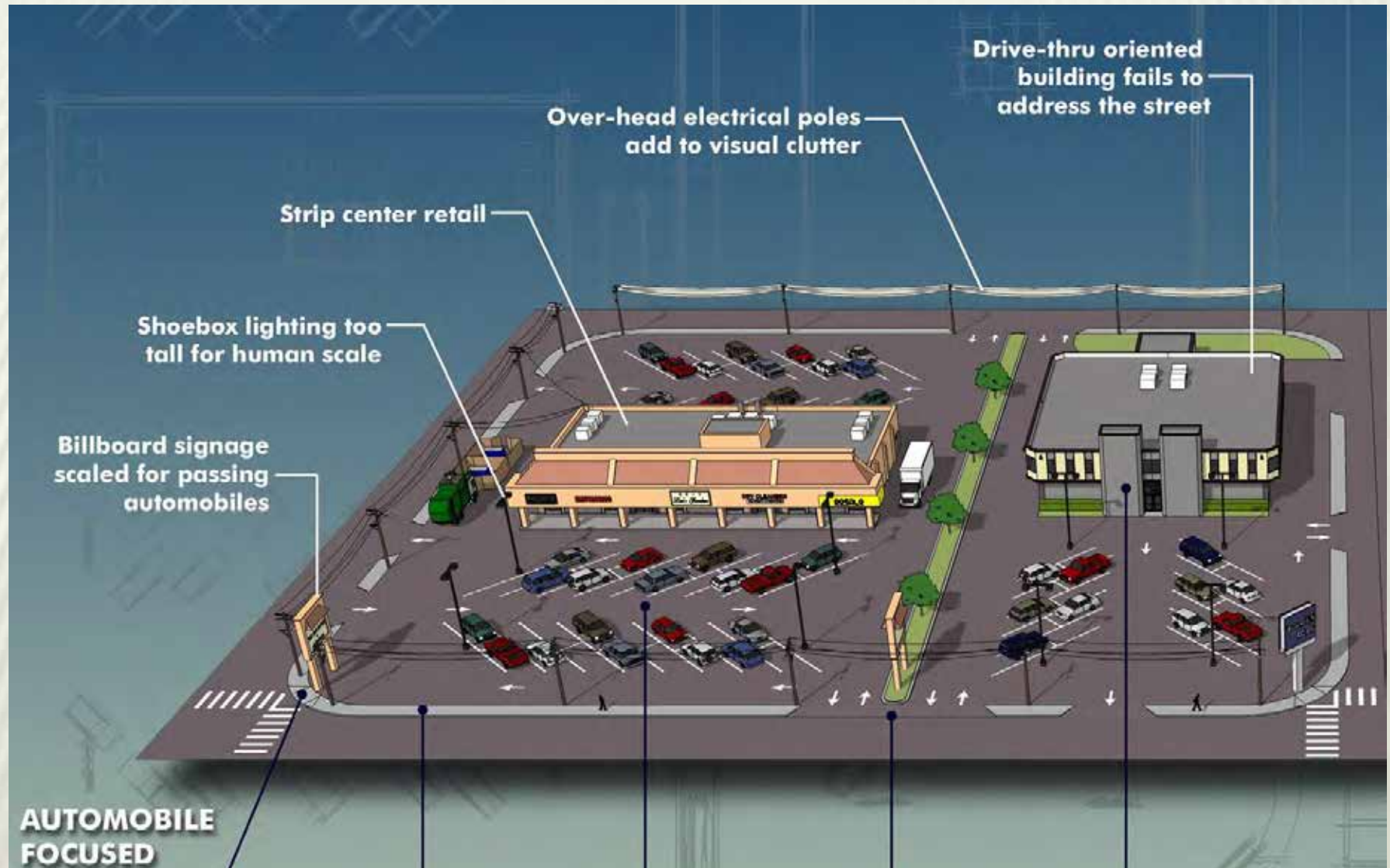


# Expanded View of Telegraph



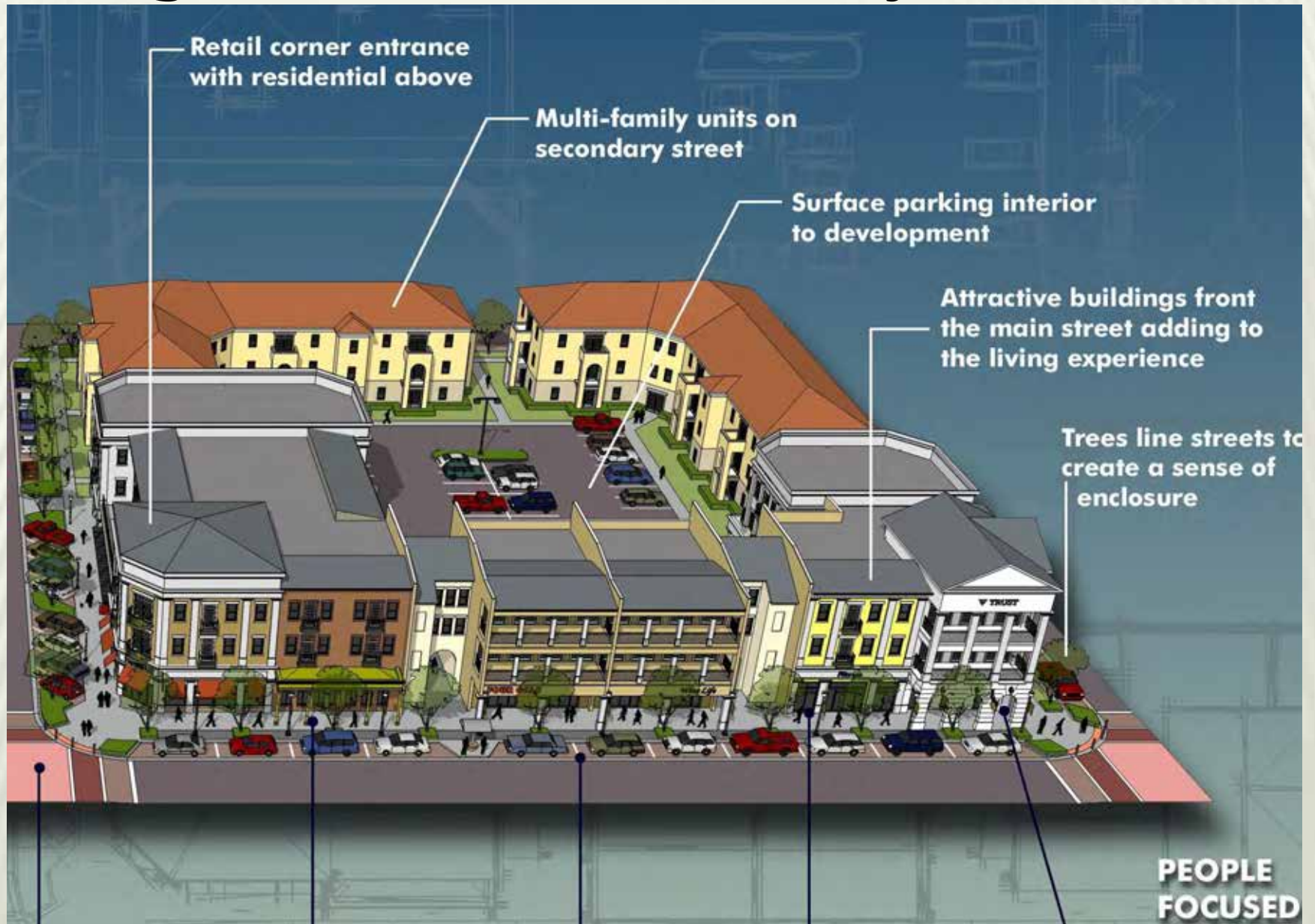


# Building for Place & Community





# Building for Place and Community



# Charrette Activities

## Public Meeting





# Charrette Activities

## Public Meeting



- Vision
- Part of I-75 Business route
- Complexes with multi use spaces lots of choices
  - Limited access with service lanes going to street
    - roadway behind businesses w/ parking w/ entrances & exits @ lights
  - lots of trees & green spaces in the form of public plazas
  - Parking lots landscaped
  - Sidewalks up & down I-75 w/ all municipalities planning the look together & landscaping
  - River crossing mill race park

# Build Your Own Corridor Hands On Activity



## TELEGRAPH 1

### Suburban Context

Suburban areas contain a mix of low and high density residential units and businesses in stand-alone buildings and in strip malls, campus oriented facilities (e.g., hospitals) and big-box stores with large parking lots. Typical infrastructure (e.g., traffic lanes, utilities, driveways) supports a more automobile oriented corridor. Pedestrian infrastructure is limited and/or non-existent in some areas.

#### Right of Way (ROW) Elements

**Street**  
Vehicles/Bikes  
Public Transit  
Parking/Deliveries  
Driveways

**Sidewalks**  
Social Space  
Businesses  
Access and Exercise

**Utilities**  
Lighting  
Water/Sewer

**Aesthetics**  
Trees and  
Greenspace  
Signs

### Directions

We need your help! In this activity tell us what you think is the right mix of complete streets transportation options. Telegraph has a 100 foot right-of-way (ROW). In the space provided below, divide the ROW into your ideal combination of facilities.

100' Total Allowable Row



Sidewalk and  
Cafe Zone  
15'



# Charrette Activities

## Public Meeting




# Charrette Activities

## Public Meeting



# Charrette Activities

## Public Meeting



### TELEGRAPH 3


### Suburban Context

Suburban areas contain a mix of low and high density residential units and businesses in stand-alone buildings and in strip malls, campus oriented facilities (e.g., hospitals) and big-box stores with large parking lots. Typical infrastructure (e.g., traffic lanes, utilities, driveways) supports a more automobile oriented corridor. Pedestrian infrastructure is limited and/or non-existent in some areas.

Right of Way (ROW) Elements	Street	Sidewalks	Utilities	Aesthetics
	Vehicles/Bikes Public transit Parking/Deliveries Driveways	Social Space Businesses Access and Egress	Lighting Water/Sewer	Trees and Greenpace Signs

### Directions

We need your help in this activity. Tell us what you think is the right mix of complete streets transportation options. Telegraph has a 100 foot right-of-way (ROW). In the space provided below, divide the ROW into your ideal combination of facilities.



100' Total Allowable Row



# Charrette Activities

## Public Meeting



### TELEGRAPH 2



### Suburban Context

Suburban areas contain a mix of low and high density residential units and businesses in stand-alone buildings and in strip malls, campus oriented facilities (e.g., hospitals) and big-box stores with large parking lots. Typical infrastructure (e.g., traffic lanes, utilities, driveways) supports a more automobile oriented corridor. Pedestrian infrastructure is limited and/or non-existent in some areas.

#### Right of Way (ROW) Elements

##### Street

Vehicle Lanes  
Shoulder  
Driveway

##### Sidewalks

Public Space  
Businesses  
Access and Exercise

##### Utilities

Lighting  
Water/Sewer

##### Aesthetics

Trees and  
GreenSpace  
Signs

### Directions

We need your help! In this activity, tell us what you think is the right mix of complete streets transportation options. Telegraph has a 100 foot right-of-way (ROW) in the space provided below, divide the ROW into your ideal combination of facilities.



3



# Charrette Activities

## Public Meeting

3



### TELEGRAPH 2

#### Suburban Context

Suburban areas contain a mix of low and high density residential units and businesses in stand-alone buildings and in strip malls, oriented facilities (e.g., hospitals) and big-box stores with parking lots. Typical infrastructure (e.g., traffic lanes, utilities, etc.) supports a more automobile oriented corridor. Pedestrian infrastructure is limited and/or non-existent in some areas.

Right of (ROW) Elements

Turn Lane 12'

Bikes  
Transit  
Deliveries  
etc.

**Sidewalks**  
Social Space  
Businesses  
Access and Exercise

**Utilities**  
Lighting  
Water/Sewer

**Aesthetics**  
Trees and  
Greenspace  
Signs

#### Directions

We need your help! In this activity, tell us what you think is the right mix of complete streets transportation options. Telegraph has a 100 foot right-of-way (ROW). In the space provided below, divide the ROW into your ideal combination of facilities.



Sidewalks  
headed  
DTE

all  
underground  
utilities

Turn Lane 11'

control access  
sidewalk lanes

# Charrette Activities

## Public Meeting



### Suburban Context

Suburban areas contain a mix of low and high density residential units and businesses in stand-alone buildings and in strip malls, campus-oriented facilities (e.g., hospitals) and big-box stores with large parking lots. Typical infrastructure (e.g., traffic lanes, utilities, driveways) supports a more automobile oriented corridor. Pedestrian infrastructure is limited and/or non-existent in some areas.

### Directions <sup>4</sup>

We need your help in this activity tell us what you think is the right mix of complete streets transportation options. Telegraph has a 100 foot right-of-way (ROW). In the space provided below, divide the ROW into your ideal combination of facilities.

### TELEGRAPH 1

#### Right of Way (ROW) Elements

#### Street

Vehicles/Bikes  
Public Transit  
Parking/Deliveries  
Driveways

#### Sidewalks

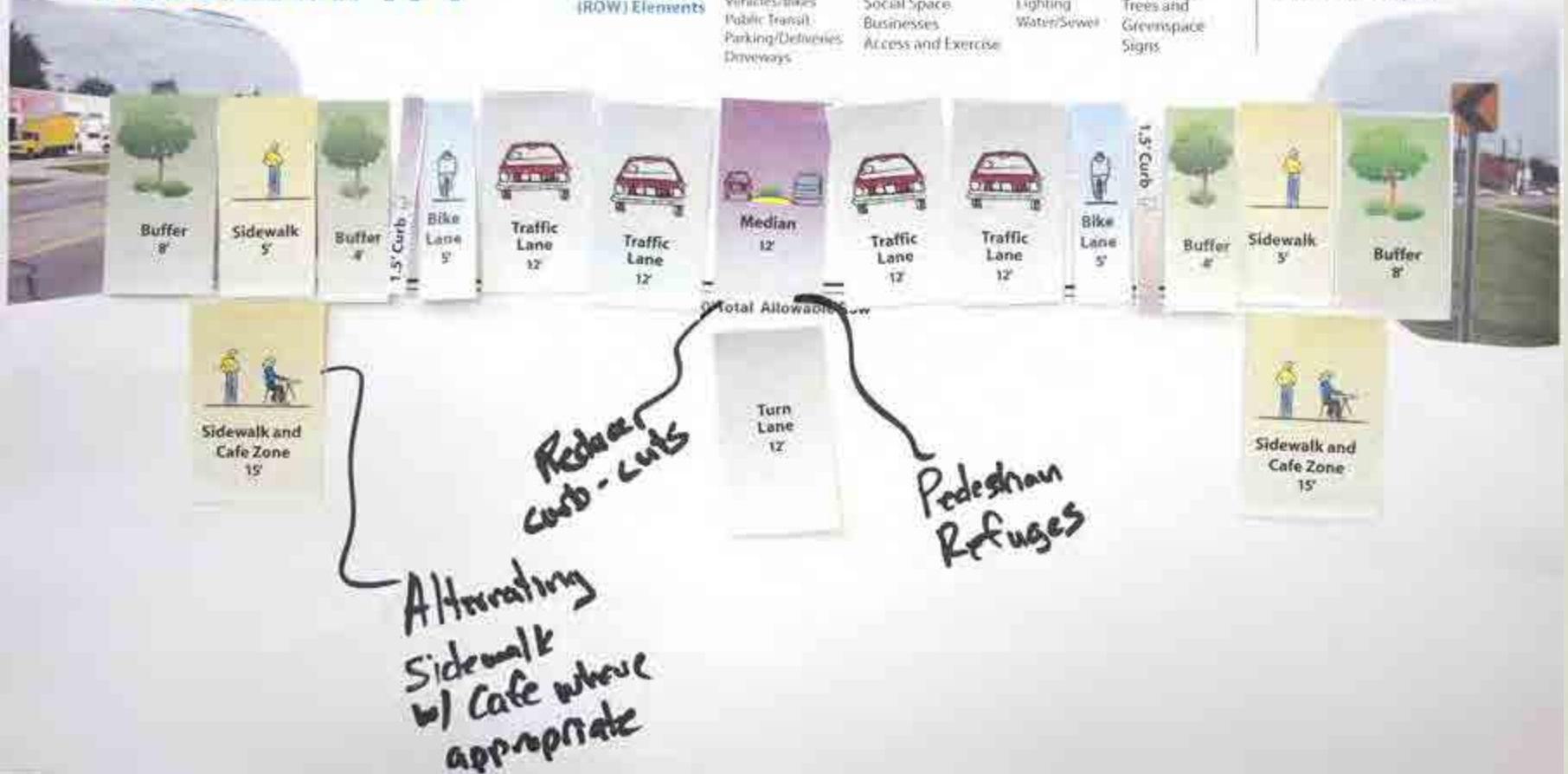
Social Space  
Businesses  
Access and Exercise

#### Utilities

Lighting  
Water/Sewer

#### Aesthetics

Trees and  
Greenspace  
Signs



# Charrette Activities

## Public Meeting



Farm  
Jack

Green up  
**Dune**  
Wildlife Refuge  
Banks use this space

River

West elm

Independence  
Dairy

Front St

US 50

Drug Store

All Race  
Park

Fishing Area

River

N. Custer

Park

Food Truck

Bridge US 24

Draw Your Vision

3



# Charrette Activities

## Public Meeting

4



**MY SUGGESTION** for how to strengthen & improve the physical form of the Telegraph corridor is

*Landscape Buffer Strips*  
(what kinds of streets, buildings, public spaces?)



**THE #1 PRIORITY** to strengthen & improve the Telegraph corridor should be:

*Common Design Guidelines  
(theme) for all 3-Jurisdictions*  
(in my opinion)



**ONE IDEA** for how to improve & strengthen the Telegraph corridor:

*Landscape Median for  
Pedestrian Refuges*



What **PLACES** that you have visited have an image, character or sense of place that could be a model for any future development along the Telegraph corridor?

*Goldwater MI*  
*W-12*

# Charrette Activities

## Concept Development



# Charrette Activities

## Stakeholder Review and Discussion





# Charrette Activities

## Open House - Wednesday Night



# Charrette Activities

## Concept Development and Stakeholder Review







## Context & Charatcer



# Telegraph Corridor (Dunbar to Stewart)



# Telegraph Corridor (Dunbar to Stewart)





# Telegraph (U.S. Route 24)



Saginaw Trail - Sauk Tribe

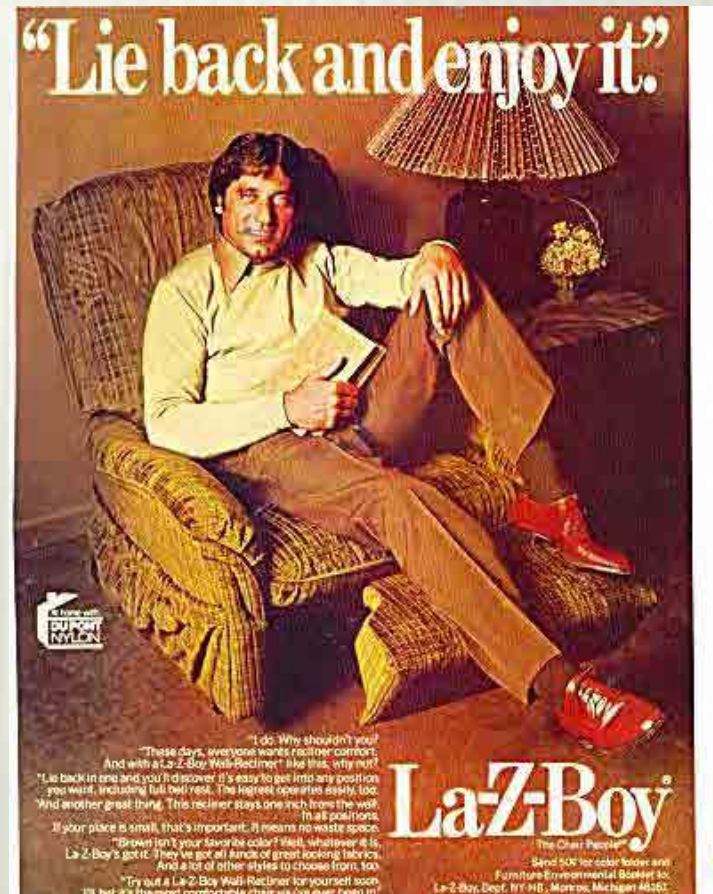




# Telegraph (U.S. Route 24)



# Telegraph (U.S. Route 24)





# Opportunities - Identity & Sense of Place

## Greater Monroe Community Identity

### Water



John Patterson



Bill Saul



# Opportunities - Identity & Sense of Place

## Greater Monroe Community Identity

### History



John Patterson



# Opportunities - Identity & Creating Place

## Greater Monroe Community Identity

### Downtown



John Patterson



# Opportunities - Identity & Sense of Place on Telegraph

Road Treatments

Buildings

Accessibility

Landscaping

Redevelopment

Sustainable Applications



# Creating Unique Character & Sense of Place

The Roadway - Road Treatments (within the right-of-way)



# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments

### 2005 Access Management Plan





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)



# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)



# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)



# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Road Treatments (sidewalks)





# Creating Unique Character & Sense of Place

## The Roadway - Parcel Treatments (vegetative buffer)



# Creating Unique Character & Sense of Place

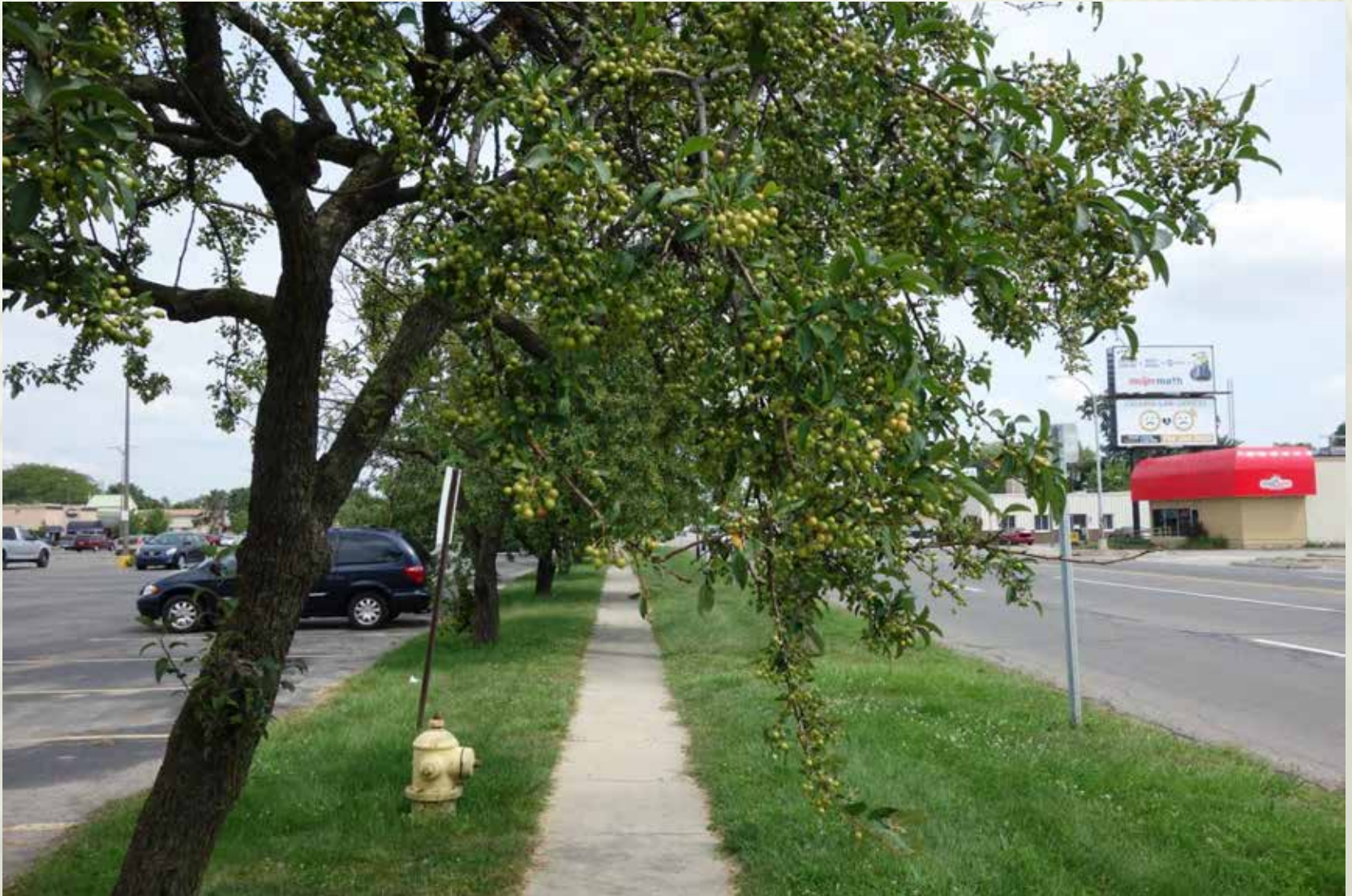
## Parcel Treatments (vegetative buffer)





# Creating Unique Character & Sense of Place

## Parcel Treatments (vegetative buffer)





# Creating Unique Character & Sense of Place

## Parcel Treatments (vegetative buffer)



# Creating Unique Character & Sense of Place

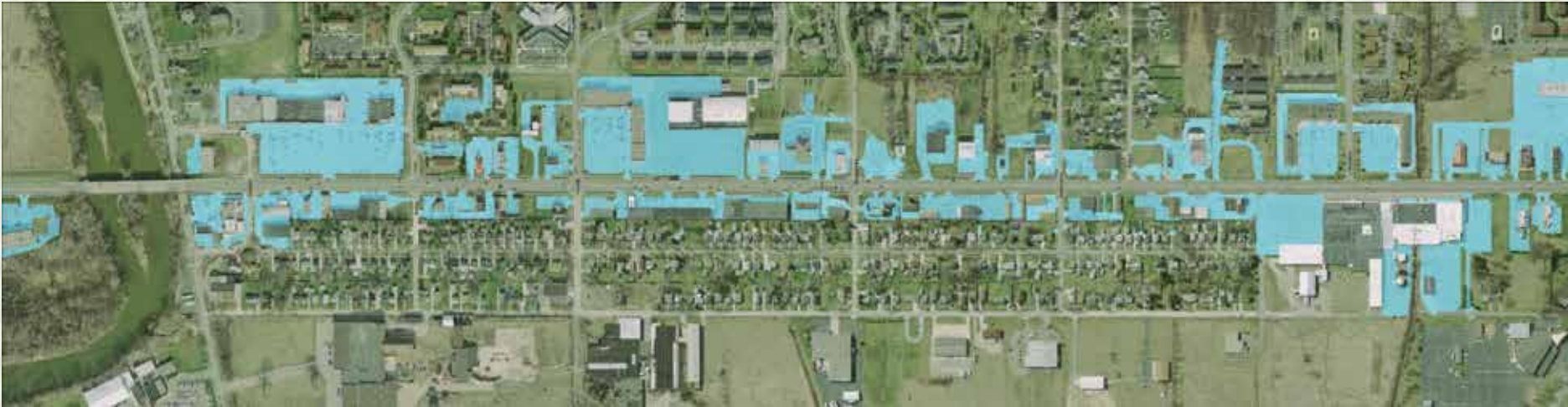
## The Roadway - Road Treatments (within the right-of-way)





# Creating Unique Character & Sense of Place

## Parcel Treatments (parking - approximately 181 acres)





# Creating Unique Character & Sense of Place

## Parcel Treatments (parking)



# Creating Unique Character & Sense of Place

## Parcel Treatments (parking)





# Creating Unique Character & Sense of Place

## Parcel Treatments (parking)





# Creating Unique Character & Sense of Place

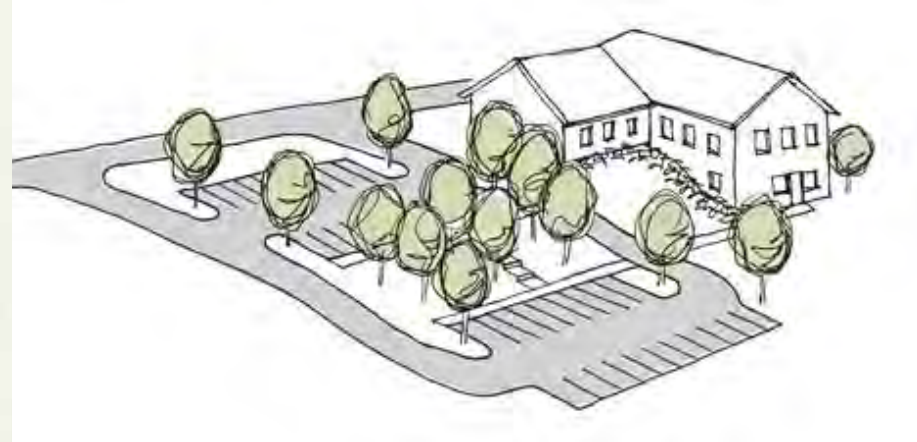
## Parcel Treatments (parking)

Establish Maximum  
Parking Standards

Encourage Shared Parking

Landscaping

Pervious Treatments



# Creating Unique Character & Sense of Place

## Parcel Treatments (signs)





# Creating Unique Character & Sense of Place

## Parcel Treatments (signs)



# Creating Unique Character & Sense of Place

## Parcel Treatments (signs)





# Creating Unique Character & Sense of Place

## Parcel Treatments (signs)



# Creating Unique Character & Sense of Place

## Parcel Treatments (signs)





# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)



# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)



ALL TOYS  
50% OFF  
ALL SHOES  
\$3.00  
OPEN  
MON-SAT 9-8  
SUN 12-7



# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)



# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)



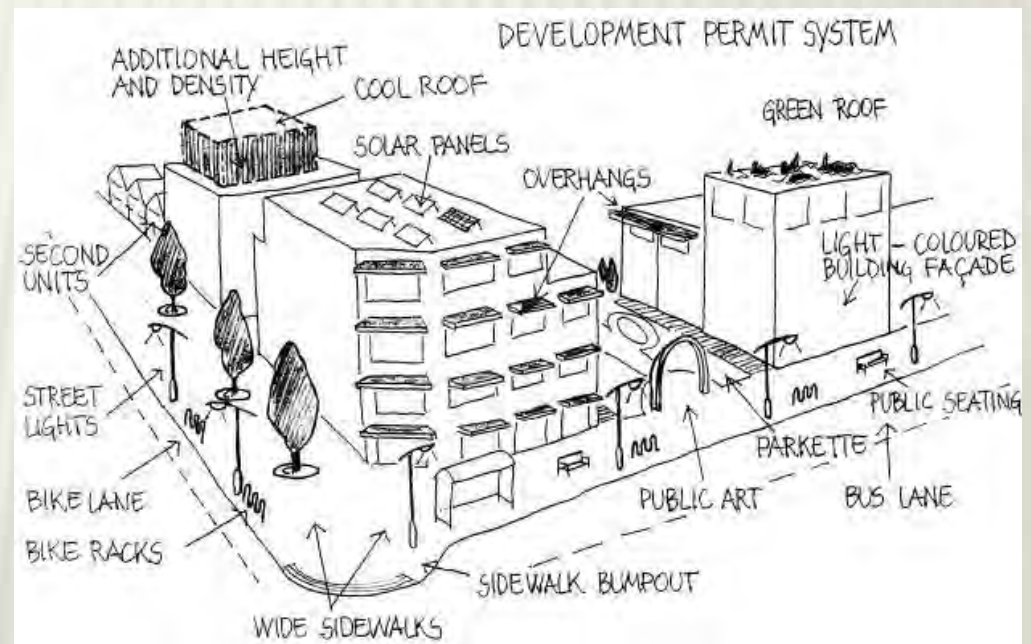


# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)

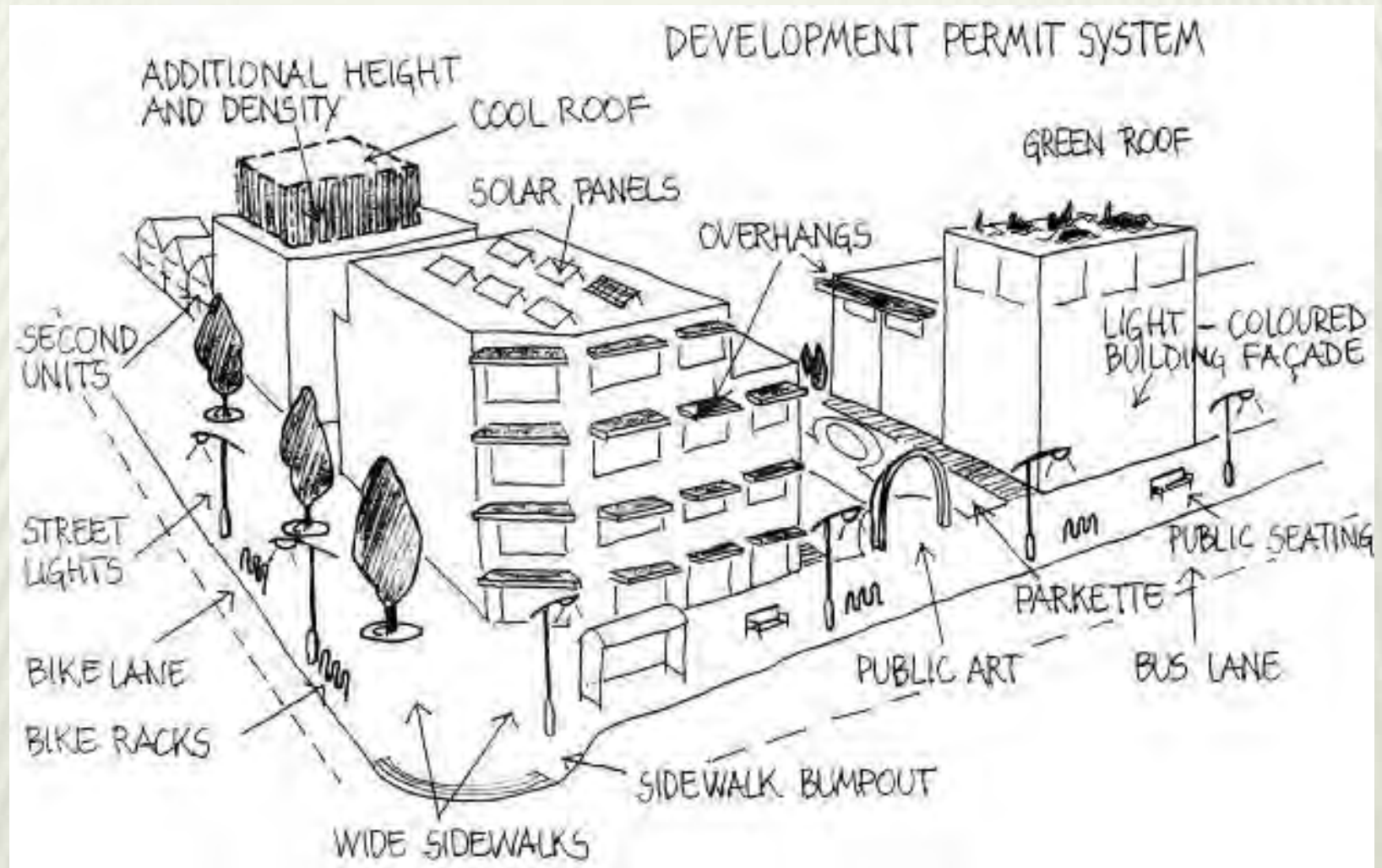
### Building Compatibility

- Height
- Mass
- Orientation
- Architecture
- Roof-lines
- Building Materials



# Creating Unique Character & Sense of Place

## Parcel Treatments (buildings)



Healthy Community Handbook (2009)  
Ontario Ministry of Municipal Affairs & Housing



# Opportunities (Mill Race Park - River Access)





# Opportunities (Mill Race Park - River Access)



# Opportunities (Mill Race Park - River Access)



## Legend

- 1 - Entry Drive
- 2 - Pavilion
- 3 - Kayak / Canoe Drop off
- 4 - Accessible Launch
- 5 - Boardwalk System and Viewing Platforms



# Opportunities - Stone Street





# Opportunities - Stone Street



# Opportunities - Stone Street





# Opportunities - Stone Street





# Opportunities - Community Gateway

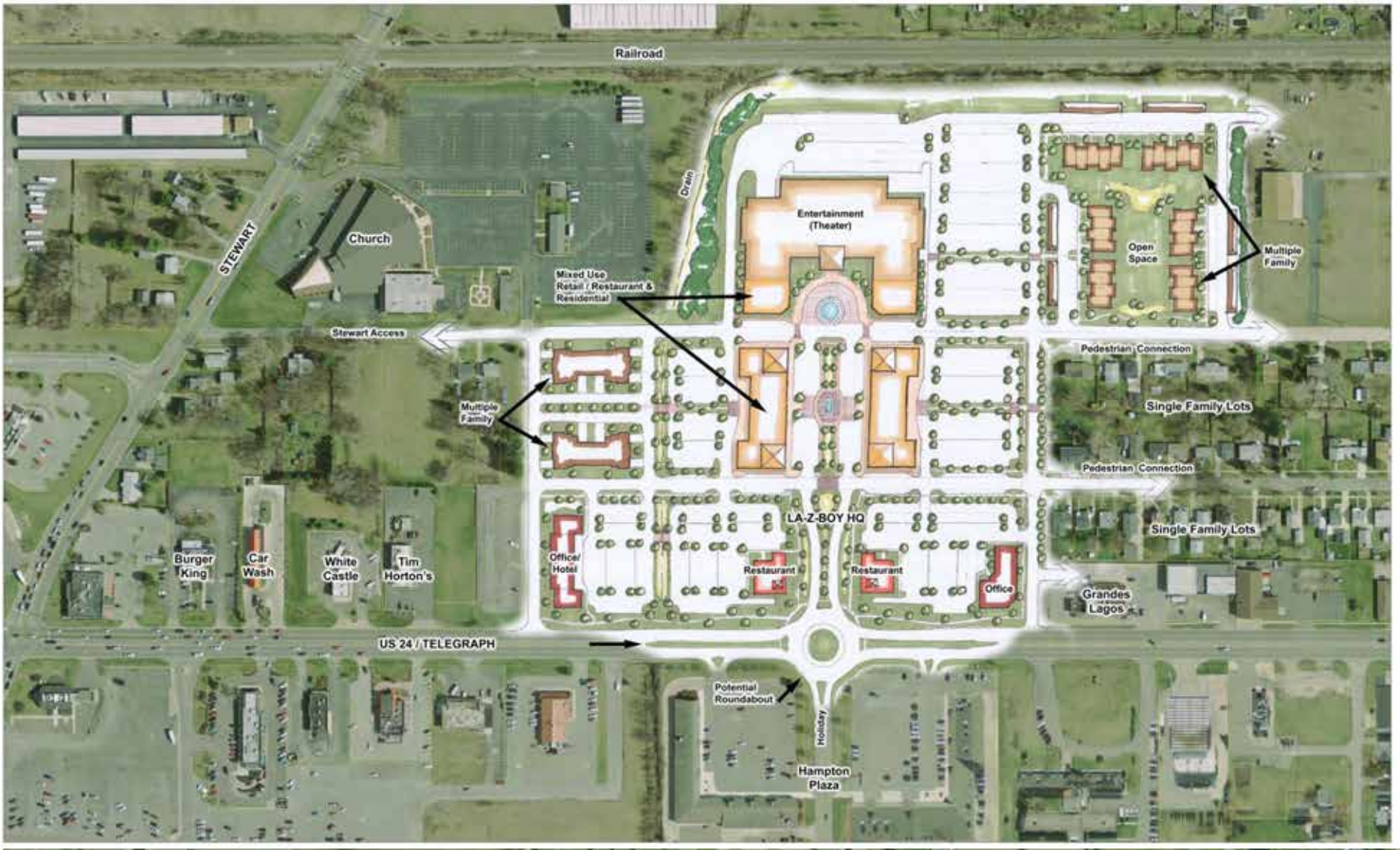


# Opportunities - Lay-Z-Boy Site



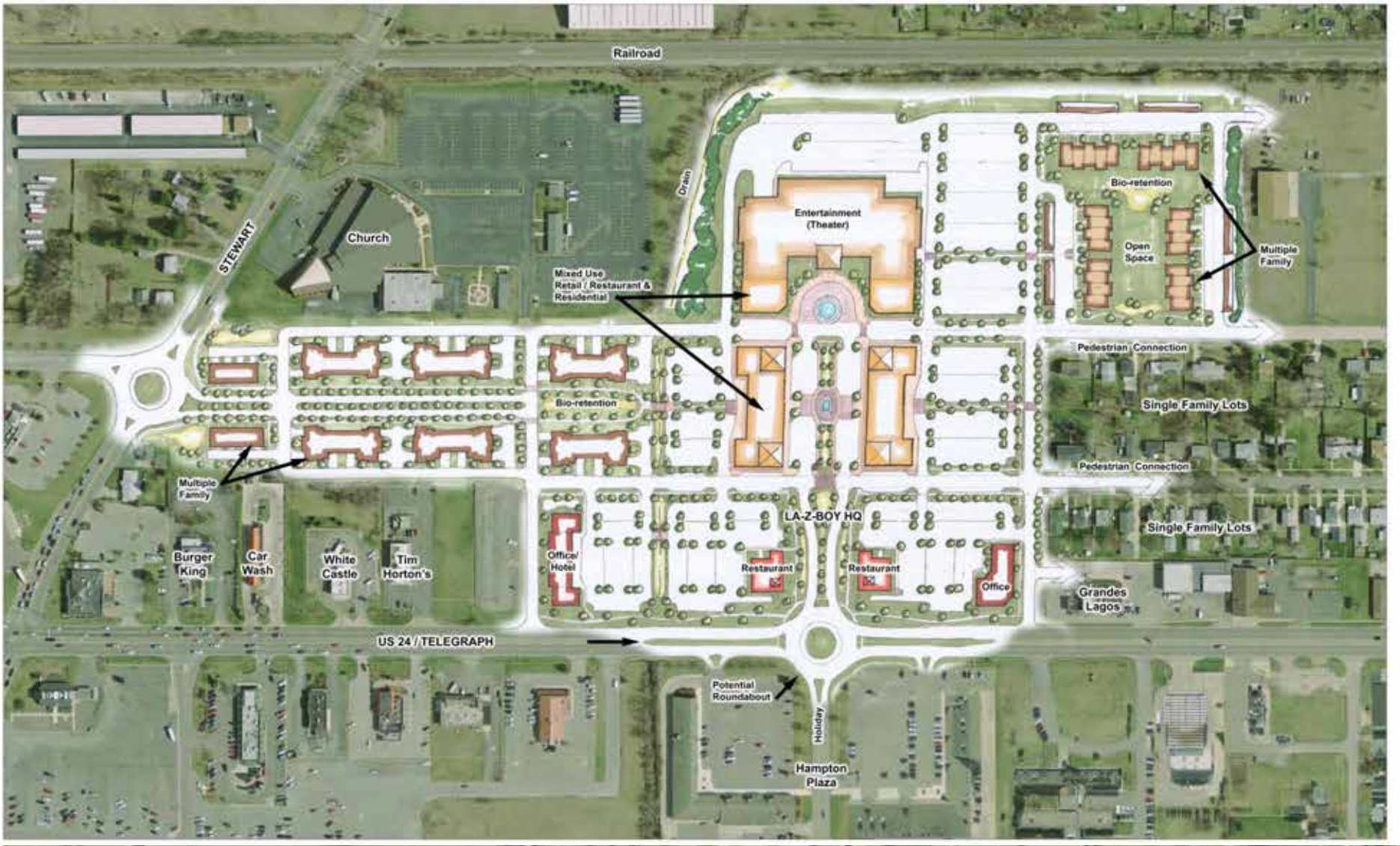


# Opportunities - Lay-Z-Boy Site





# Opportunities - Lay-Z-Boy Site





# Opportunities Lay-Z-Boy Site

## Lifestyle Center

- Chain specialty store
- Dining and entertainment in outdoor setting
- No national anchors
- May include large-format specialty retailers, movie theater

ICSC - International Council of Shopping Centers



Levis Commons, Perrysburg Ohio



Mashpee Commons, MA

# Opportunities Lay-Z-Boy Site

## Lifestyle Center




Metrowest - Vienna Virginia



# Retail Opportunities

- Specialty Food Stores
- Shoe Stores
- Jewelry, Luggage & Leather Good Stores
- Special Food Services
- Drinking Places (Alcoholic Beverages)

Esri and Dunn and Bradstreet

 <b>Retail MarketPlace Profile</b>						
Monroe Community Monroe charter township, MI (2611555040) et al. Geographies: 3 County Subdivisions						
<b>Summary Demographics</b>						
2012 Population						55,333
2012 Households						21,622
2012 Median Disposable Income						\$37,560
2012 Per Capita Income						\$22,914
<b>Industry Summary</b>	<b>NAICS</b>	<b>Demand (Retail Potential)</b>	<b>Supply (Retail Sales)</b>	<b>Retail Gap</b>	<b>Leakage/Surplus Factor</b>	<b>Number of Businesses</b>
Total Retail Trade and Food & Drink	44-45,722	\$513,062,600	\$827,084,430	-\$314,021,830	-23.4	447
Total Retail Trade	44-45	\$464,243,427	\$764,044,310	-\$299,800,883	-24.4	352
Total Food & Drink	722	\$48,819,173	\$63,040,120	-\$14,220,947	-12.7	95
<b>Industry Group</b>	<b>NAICS</b>	<b>Demand (Retail Potential)</b>	<b>Supply (Retail Sales)</b>	<b>Retail Gap</b>	<b>Leakage/Surplus Factor</b>	<b>Number of Businesses</b>
Motor Vehicle & Parts Dealers	441	\$85,225,936	\$101,081,229	-\$15,855,293	-8.5	32
Automobile Dealers	4411	\$72,588,088	\$82,972,647	-\$10,384,559	-6.7	12
Other Motor Vehicle Dealers	4412	\$5,260,429	\$2,877,936	\$2,382,493	29.3	9
Auto Parts, Accessories & Tire Stores	4413	\$7,377,419	\$15,230,646	-\$7,853,227	-34.7	11
Furniture & Home Furnishings Stores	442	\$8,888,904	\$11,217,656	-\$2,328,752	-11.6	23
Furniture Stores	4421	\$5,606,367	\$5,780,571	-\$174,204	-1.5	9
Home Furnishings Stores	4422	\$3,282,537	\$5,437,085	-\$2,154,548	-24.7	14
Electronics & Appliance Stores	4431	\$13,005,263	\$2,974,587	\$10,030,676	62.8	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$15,123,843	\$19,744,633	-\$4,620,790	-13.3	17
Bldg Material & Supplies Dealers	4441	\$12,497,489	\$19,536,494	-\$7,039,005	-22.0	16
Lawn & Garden Equip & Supply Stores	4442	\$2,626,354	\$208,139	\$2,418,215	85.3	1
Food & Beverage Stores	445	\$64,511,538	\$66,641,536	-\$2,129,998	-1.6	36
Grocery Stores	4451	\$53,980,245	\$54,661,888	-\$681,643	-0.6	16
Specialty Food Stores	4452	\$3,029,513	\$2,191,520	\$837,993	16.1	10
Beer, Wine & Liquor Stores	4453	\$7,501,780	\$9,788,128	-\$2,286,348	-13.2	10

# Retail Opportunities



Assuming a full build out of the National Battlefield Park Master Plan there will be a predicted \$29.9 million increase in sales in the local economy



# Opportunities (help attract new businesses and fill commercial vacancies)



# Opportunities (help attract new businesses)





# Lay-Z-Boy Site Redevelopment



# Opportunities Connectivity





# Opportunities Connectivity



# Opportunities Connectivity





# Implementation Tools

Zoning Ordinance (zoning overlay)

Buildings Standards

Transportation Alternative Program (TAP) - MDOT

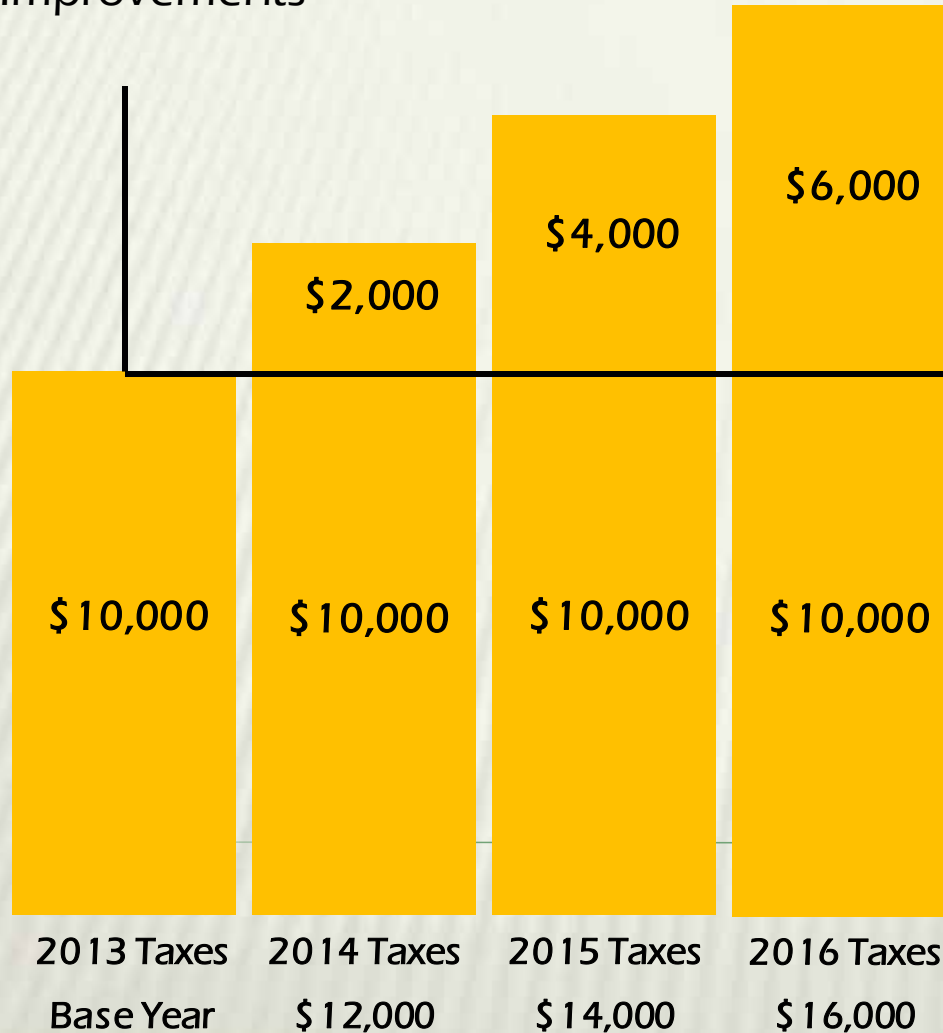
Brownfield Redevelopment Fund

Natural Resources Trust Fund

Capital Improvement Authority

# Hypothetical Example

Amount captured by TIF for Capital Improvements



Life-span of TIF





# Questions