



APA
MI

American Planning Association
Michigan Chapter

Making Great Communities Happen



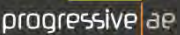
Envision Ada: Transforming a Suburban Strip Center into an Integral Part of a Historic Village
September 20 2018

Jim Ferro, AICP, Planning Director, Ada Township

Pete Lazdins, ASLA, Progressive AE

Steve Groenenboom, P.E., Moore & Bruggink

2006 Village Design Charrette

THE ADA VILLAGE DESIGN CHARRETTE FINAL REPORT

Ada Township



PREPARED BY
ACP-VISIONING & PLANNING, LTD.

IN ASSOCIATION WITH
GLATTING JACKSON KERCHER ANGLIN
RANDALL GROSS/DEVELOPMENT ECONOMICS
GARY BLUMFUG
JANUARY 2007



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Most Negatively-Perceived Area in the Village – per Public Input

Viewer Map



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Most Negatively-Perceived Area in the Village – per Public Input



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Most Negatively-Perceived Area in the Village – per Public Input



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Most Negatively-Perceived Area in the Village – per Public Input



- No safe/comfortable pedestrian zone between building frontage and parking/main drive aisle.



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Most Negatively-Perceived Area in the Village – per Public Input



- No separation/buffer between sidewalk and parking lot.



- Under-utilized riverfront, relegated to service deliveries and dumpsters.



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Most Positively-Perceived Area in the Village – per Public Input



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Most Positively-Perceived Area in the Village – per Public Input



- Building frontages set close to the sidewalk

- Sidewalks buffered from traffic by parallel parking, with outdoor seating.



- Display windows visible from the sidewalk.



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Ada Village Design Principles - 2006

- Take Advantage of the Village's Natural Assets
- Create a Village Focal Point
- Ensure Roads Complement Village Character
- Make Ada Village More Walkable
- Encourage Quaint, Village-scale Building Types
- Reconfigure the Thornapple Village Shopping Center
- Provide a Balance of Residential and Commercial Uses
- Encourage Village-Scale Parking Options
- Expand Outdoor Recreation Opportunities
- Establish Community Design Standards



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Ada Village Charrette Plan - 2006



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Post-2006 Design Charrette Implementation

Timeline: Key events in financial crisis

USATODAY Published 9:08 a.m. ET Sept. 8, 2013 | Updated 12:19 p.m. ET Sept. 9, 2013

These were some of the key events in the financial crisis that became the Great Recession.

2007

Housing crisis deepens. Banks and hedge funds that invested big in subprime mortgages are left with worthless assets as foreclosures rise. The damage reaches the top echelons of Wall Street.

Feb. 27: Mortgage giant Freddie Mac says it will no longer buy the most risky subprime loans.

April 2: Subprime mortgage lender New Century Financial files for bankruptcy-court protection.

July 31: Investment bank Bear Stearns liquidates two hedge funds that invested in risky securities backed by subprime mortgage loans.

Aug. 6: American Home Mortgage Investment, which specializes in adjustable-rate mortgages, files for bankruptcy protection.

Aug. 16: Fitch Ratings cuts the credit rating of giant mortgage lender Countrywide Financial to its third-lowest investment-grade rating.

2008

The U.S. economy is in recession. The crisis in subprime mortgages infects the credit markets.

Jan. 11: Bank of America, the biggest U.S. bank by market value, agrees to buy Countrywide Financial for about \$4 billion.

March 16: The Federal Reserve agrees to guarantee \$30 billion of Bear Stearns' assets in connection with the government-sponsored sale of the investment bank to JPMorgan Chase.

July 11: Federal regulators seize IndyMac Federal Bank after it becomes the largest regulated thrift to fail.

September:

7: Mortgage giants Fannie Mae and Freddie Mac are taken over by the government.

15: Bank of America agrees to purchase Merrill Lynch for \$50 billion.

15: Lehman Brothers files for bankruptcy-court protection.

16: American International Group, the world's largest insurer, accepts an \$85 billion federal bailout that gives the government a 79.9% stake in the company.

21: Goldman Sachs and Morgan Stanley, the last two independent investment banks, will become bank holding companies subject to greater regulation by the Federal Reserve.

25: Federal regulators close Washington Mutual Bank and its branches and assets are sold to JPMorgan Chase in the biggest U.S. bank failure in history.

29: Congress rejects a \$700 billion Wall Street financial rescue package, known as the Troubled Asset Relief Program or TARP, sending the Dow Jones industrial average down 778 points, its single-worst point drop ever.

Oct. 3: Congress passes a revised version of TARP and President Bush signs it. Wells Fargo & Co., the biggest U.S. bank on the West Coast, agrees to buy Wachovia for about \$14.8 billion.

Nov. 18: Ford, General Motors and Chrysler executives testify before Congress, requesting federal loans from TARP.

Nov. 23: The Treasury Department, Federal Reserve and Federal Deposit Insurance Corp. agree to rescue Citigroup with a package of guarantees, funding access and capital. Citigroup will issue preferred shares to the Treasury and FDIC in exchange for protection against losses on a \$306 billion pool of commercial and residential securities it holds.

Dec. 19: The U.S. Treasury authorizes loans of up to \$13.4 billion for General Motors and \$4.0 billion for Chrysler from TARP.

Sources: timeline.stlouisfed.org, AP, Bloomberg.com



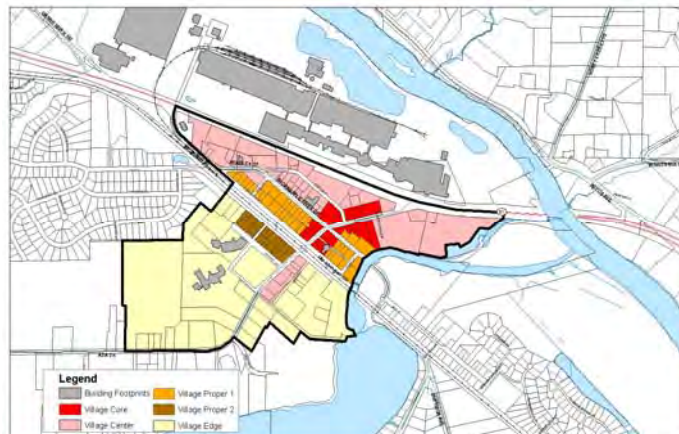
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2011 – Adoption of Form-Based Zoning

The Regulating Plan assigns all land in the Village area to one of several “transect zones.” The transect zones are on a continuum from most intensely developed to least intensely developed, as follows:



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2011 – Adoption of Form-Based Zoning

Lot Type		Transect Zones				
		Village Core	Village Center	Village Proper 1	Village Proper 2	Village Edge
Village Blockfront	(VBL)	X	X			
Village Shop	(VS)	X	X			
Rowhouse	(RH)		X	X		X
Apartment House	(AH)		X			
Duplex	(DL)		X	X		X
Village House	(VH)		X	X	X	X
Civic Building	(CVB)	X	X	X		
Civic Space	(CVS)	X	X	X	X	X

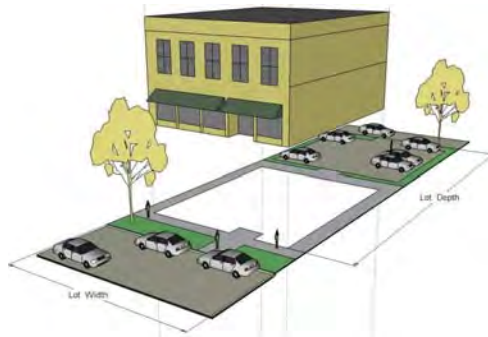


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2011 – Adoption of Form-Based Zoning



Village Blockfront Lot



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2011 – Adoption of Form-Based Zoning

Lot Type	Lot Area (Sq. Ft.) (Min./Max.)	Lot Width (Ft.) (Min./Max.)	Frontage % (Min./Max.)	Maximum Lot Coverage	Yards (Ft.)				Height (Min./Max.) in Stories		ADU (Max. Bldg. Footprint Sq. Ft.)
					Street		Min. Side	Min. Rear	Core & Center	VP & Edge	
					Core and Center (Min./Max.)	VP & Edge (Min./Max.)					
Village Blockfront	5,000/25,000	No Min./250	90%/100%	90%	0/10	NP	0	0	1/3	1/2	NP
Village Shop	4,000/8,400	40/70	60%/80%	50%	NP	10/25	5	10	1/3	1/3	800
Rowhouse	1,800/3,840	16/32	90%/100%	80%	0/10	0/10	0	15	2/3	2/3	625
Apartment House	4,800/18,000	48/128	70%/90%	80%	NP	10/25	5	15	1/3	1/3	NP
Duplex	5,000/10,800	35/90	60%/90%	80%	NP	10/25	5	10	1/3	1/3	625
Village House	4,000/8,400	40/70	60%/80%	50%	NP	10/25	5	10	1/3	1/3	800
Civic Building	None	None	None	100%	None	None	0	10	1/4	1/4	1,250
Civic Space	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NP



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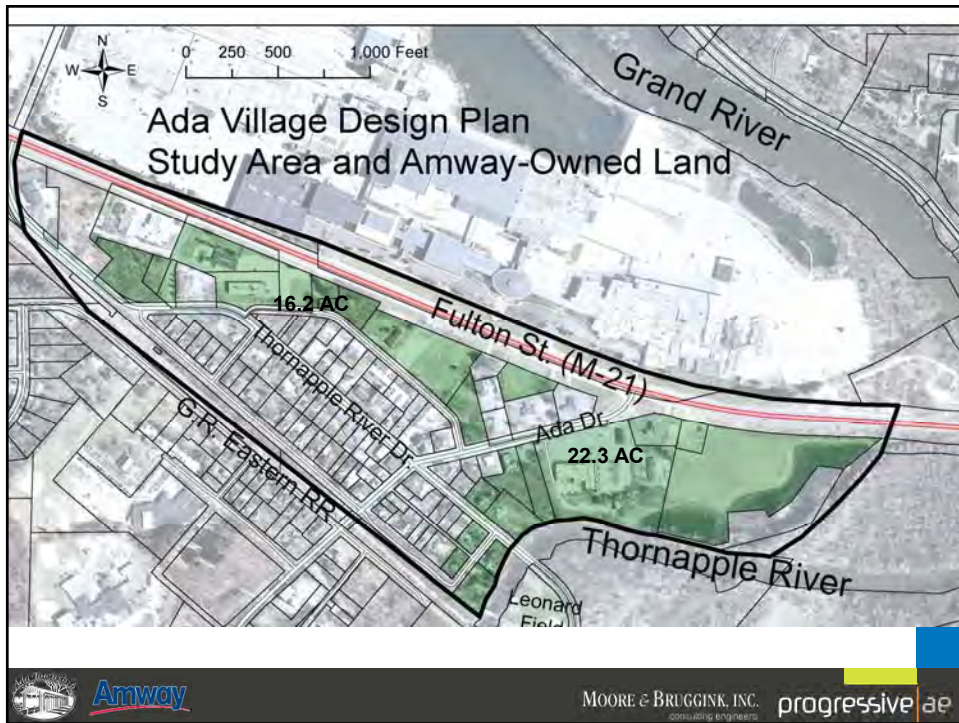
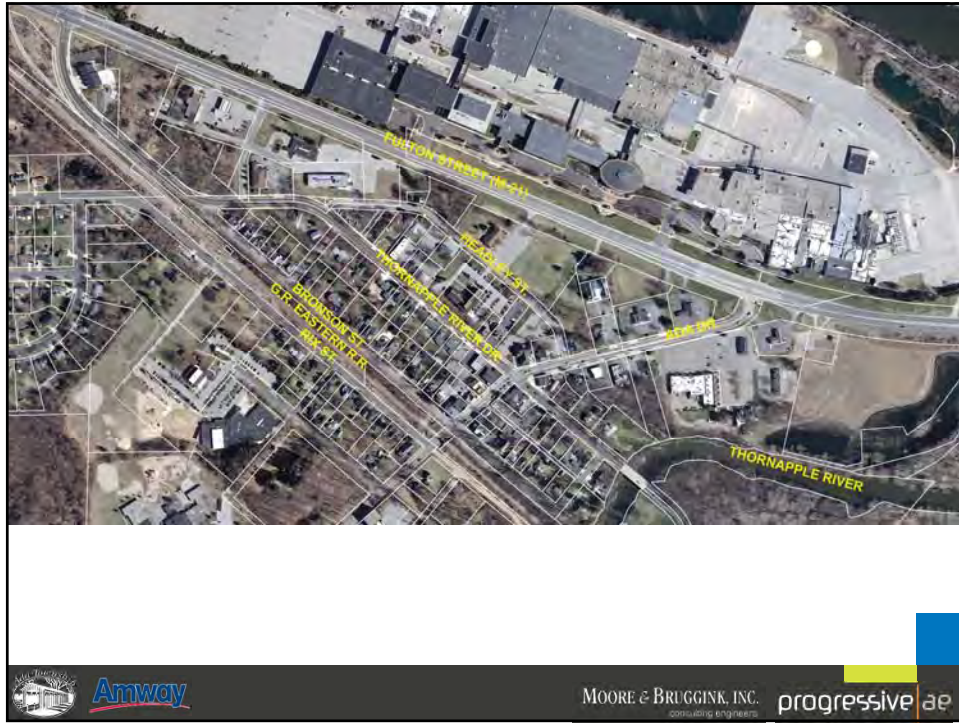
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Public Engagement

- Meetings with Stakeholder Groups
- Public Open House
- Planning Exercises
- Website and Facebook Page
www.envisionada.com
- Preference Surveys
- Public Agency Meetings



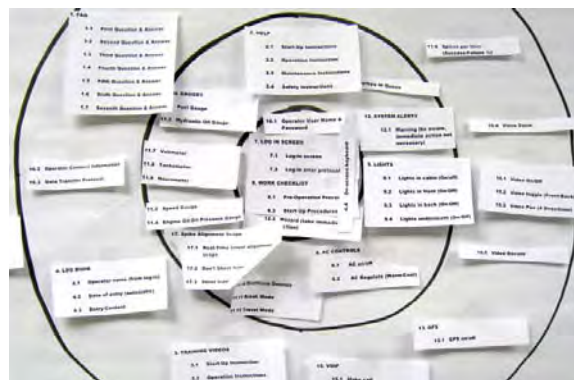
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What's on your Radar?

*What would you like
Ada Village to become?*



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What's on your Radar?

Land Use - What types of new uses would you like to have in the village? Retail/commercial? Housing? Private Recreational? What uses would you limit?

Transportation – What are your concerns about the current roadway system and traffic volumes? What should be changed?

Open Space/Green Infrastructure – How important are open spaces, parks, etc. to you? What should be in them? How should we use the riverfront?

Civic & Cultural Spaces – Are plazas, streetscapes and gathering spaces important? What should be in them?

Other – Any suggestions not in the other categories.



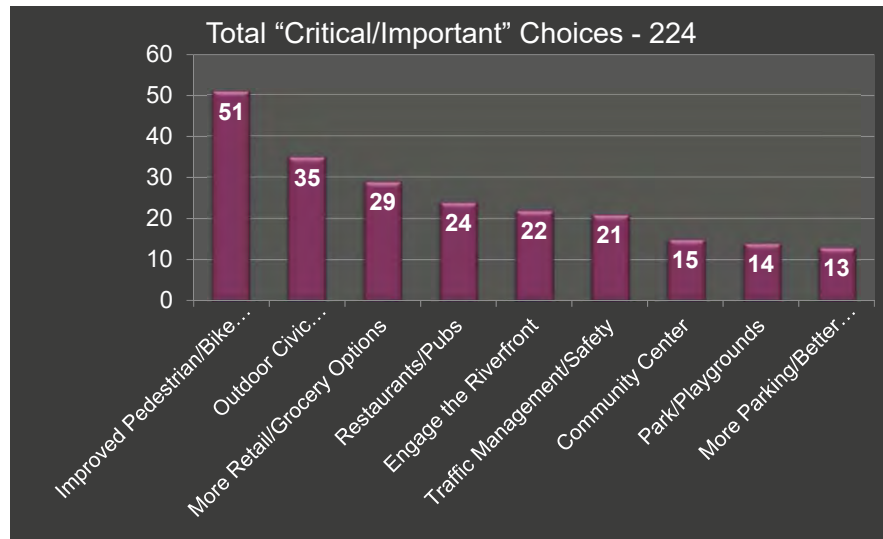
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What's on your Radar? Exercise Results

Aggregated "Critical/Important" Choices



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Ada Village Design Principles

1. Take Advantage of the Village's Natural Assets
2. Create a Village Focal Point
3. Ensure Roads Complement Village Character
4. Make Ada Village More Walkable
5. Encourage Quaint, Village-scale Building Types
6. Reconfigure the Thornapple Village Shopping Center
7. Provide a Balance of Residential and Commercial Uses
8. Encourage Village-scale Parking Options
9. Expand Outdoor Recreation Opportunities
10. Establish Community Design Standards



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Envision Ada 2013

Our Goal:

To Create a Physical Design Plan of the Village That Is:

- Community Based
- Consistent with the Ten Design Principles
- Compatible with the Village's Natural Features
- Implementable, Financially Feasible and Sustainable

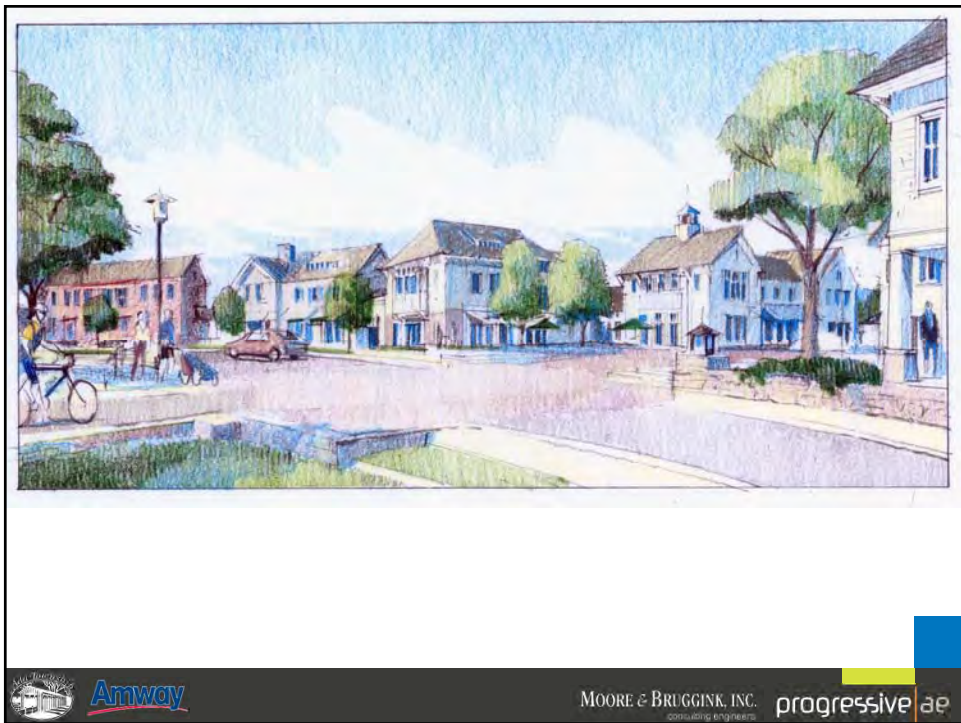
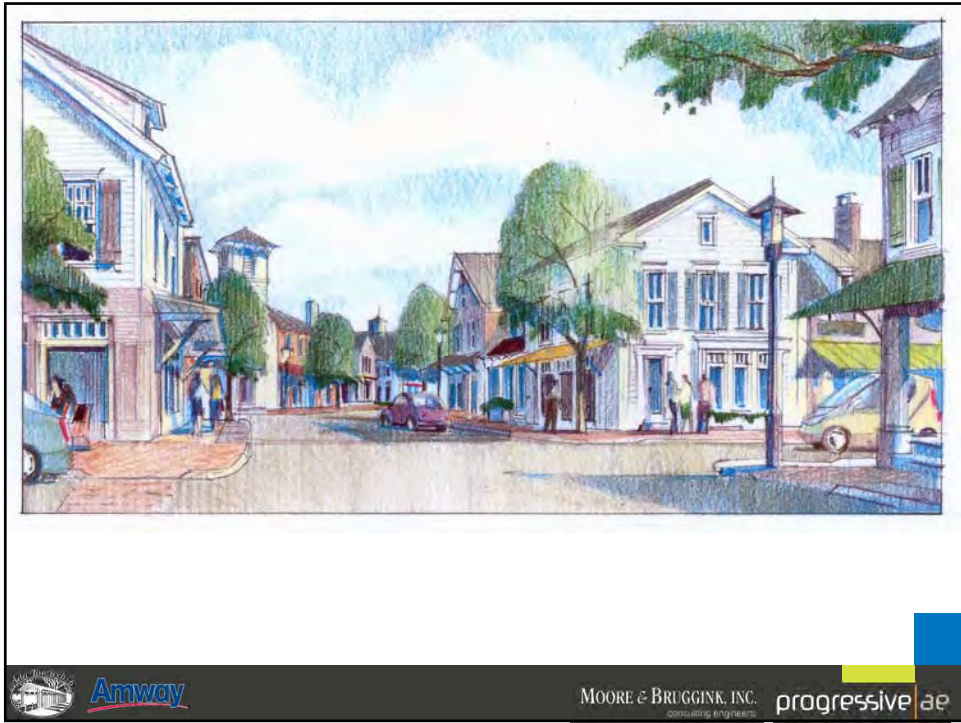


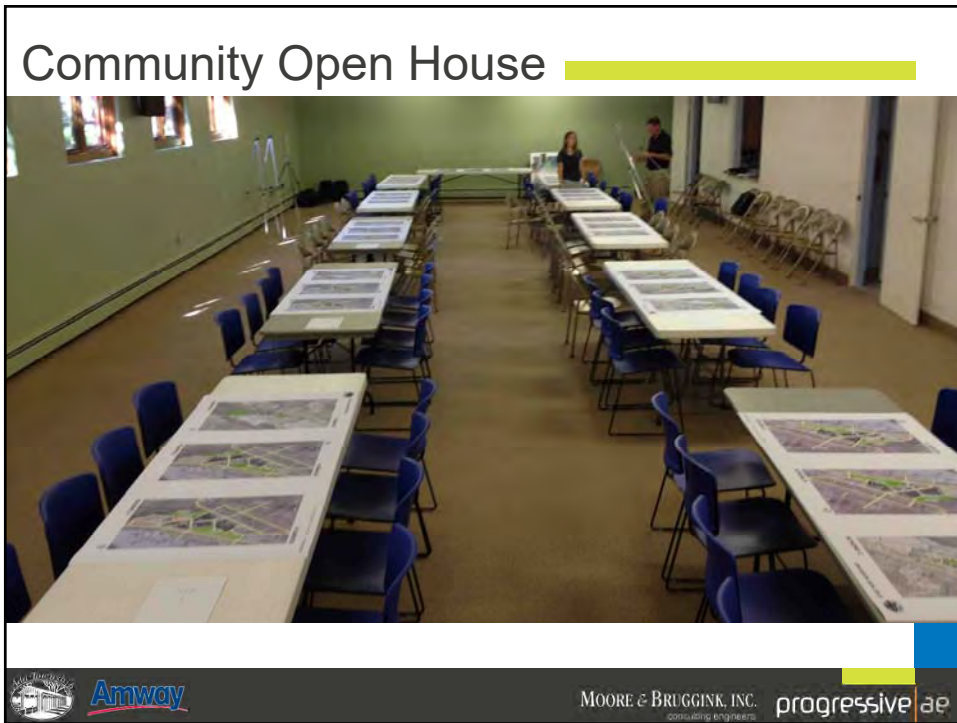
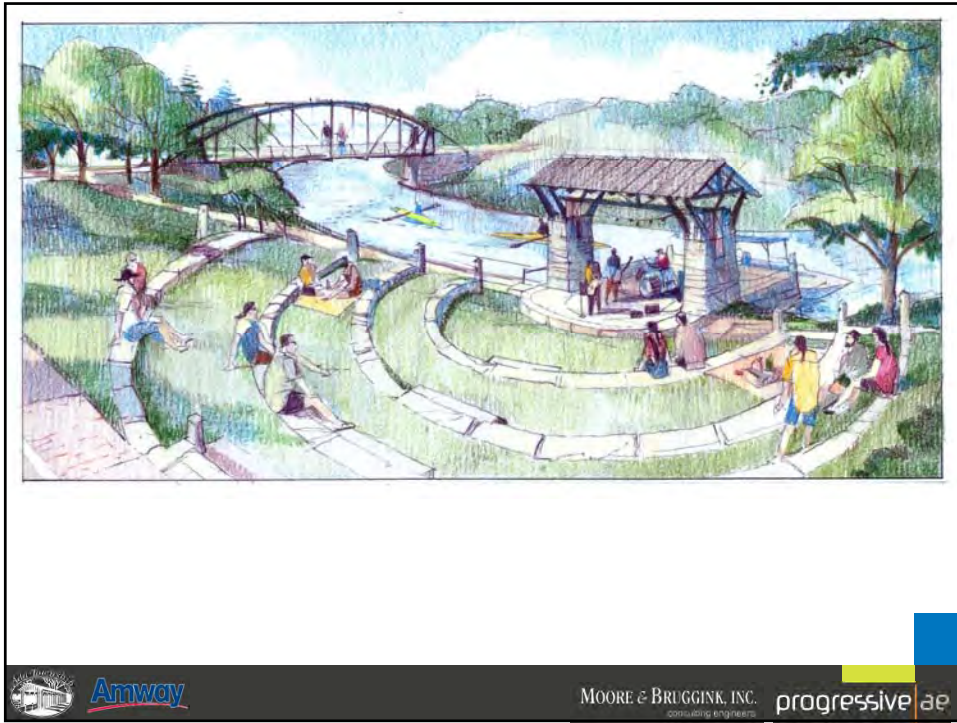
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Community Open House



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VILLAGE MASTER PLAN



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Pete Lazdins, ASLA, Progressive AE

Steve Groenenboom, P.E., Moore & Bruggink

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A decorative graphic consisting of several colored squares: a grey square, a yellow square, and a large blue square. The Amway logo is positioned to the left of the text. The bottom of the slide features logos for Amway, Moore & Bruggink, Inc., and progressive ae.

2014 - Signed Development Agreement Between Ada Township and Amway

- Ada Township and Amway each commit to investing \$6.5 million in public infrastructure and amenity improvements in the Village.
- Ada Township to issue bonds to finance a significant portion of its \$6.5 million investment.
- Amway commits to donating land for public amenities/greenspace to the Township, at no cost.



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Envision Ada Groundbreaking
July 15, 2015

FREE ICE CREAM!!



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Street Re-Construction 2015-2017



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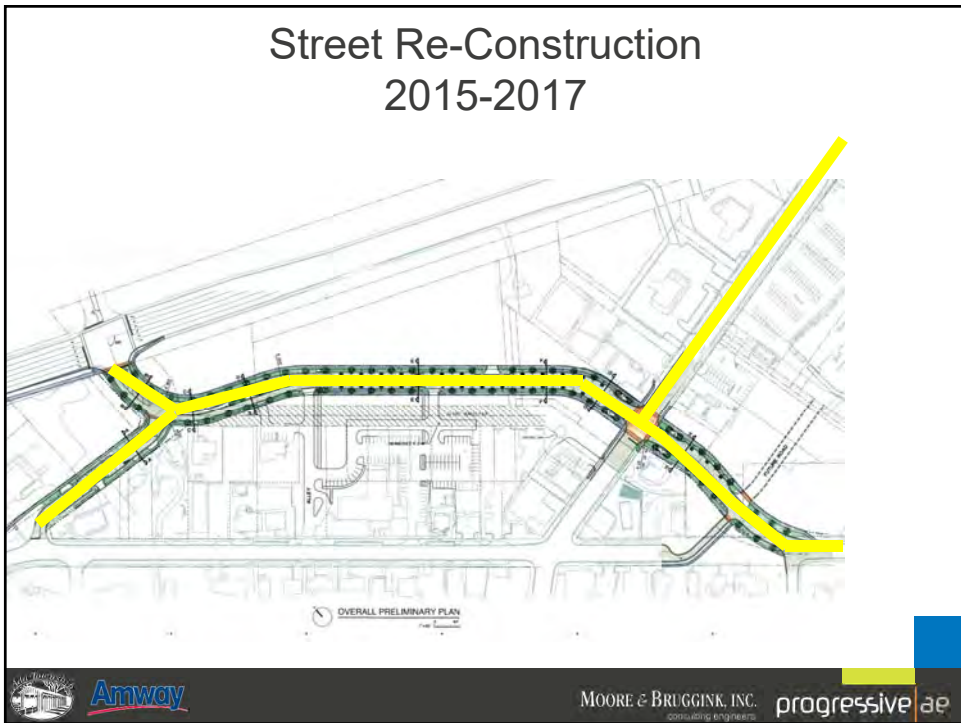
Street Re-Construction 2015-2017




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Jim Ferro, AICP, Planning Director, Ada Township


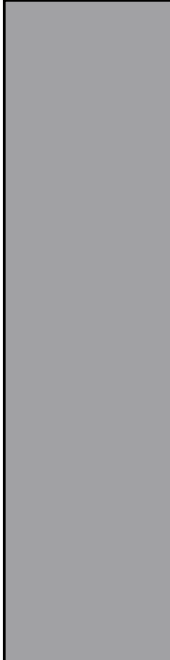
Pete Lazdins, ASLA, Progressive AE

Steve Groenenboom, P.E., Moore & Bruggink



Construction Challenges

- Prevent Loss Due to Flooding (April 2013)
- Build a New Route Through Town
- Property Issues/Business Relocations
- Schedule



Flooding – April 2013



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Flooding – April 2013



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Flooding – April 2013



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Flooding – April 2013



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Flooding – April 2013



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Solution - Raise Street 6 feet +



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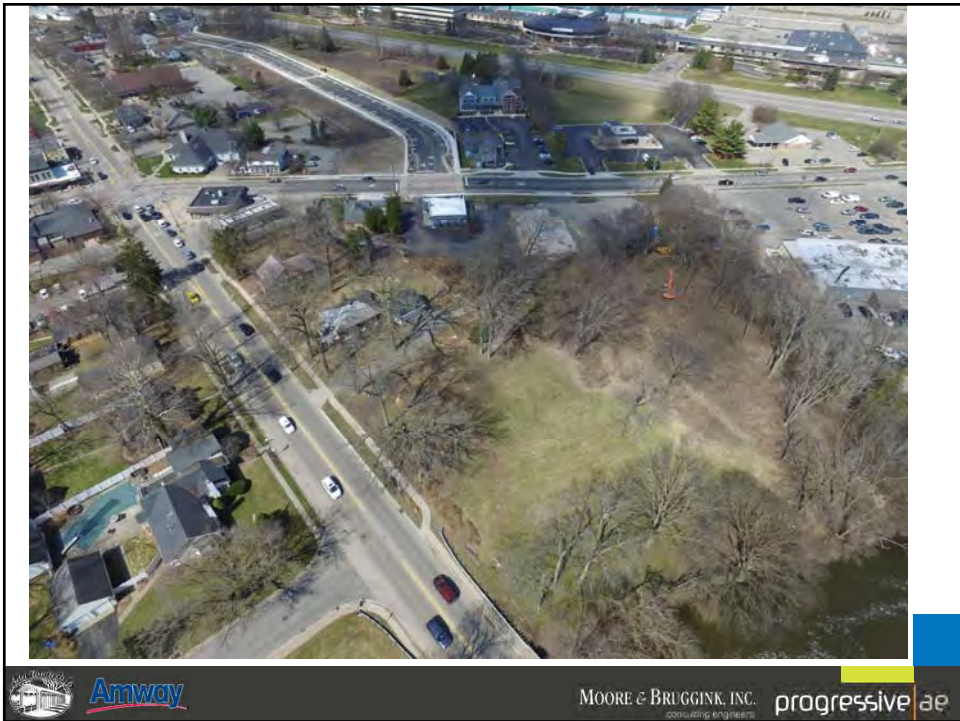
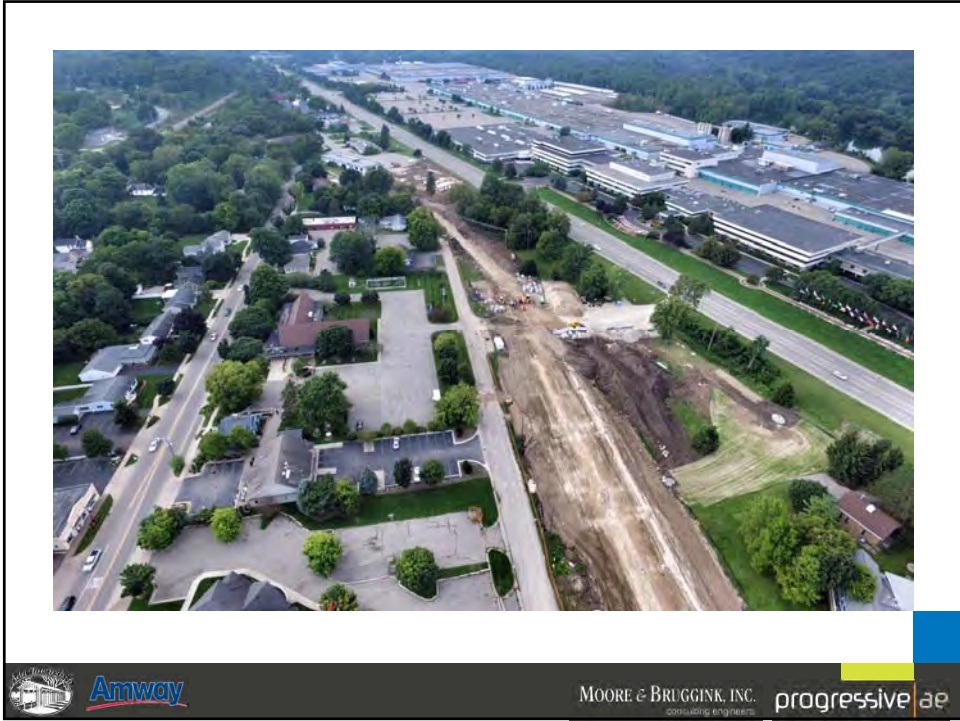
Challenge – Construct a New Route through Village



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Challenge – Construct Road Through Businesses



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Relocated Headley Street



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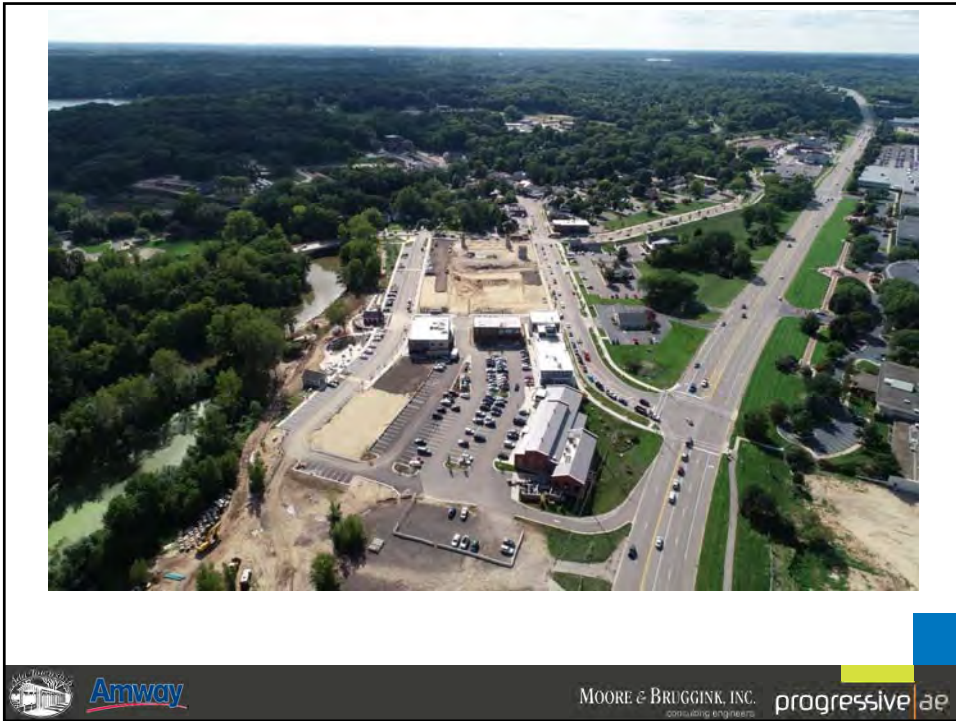
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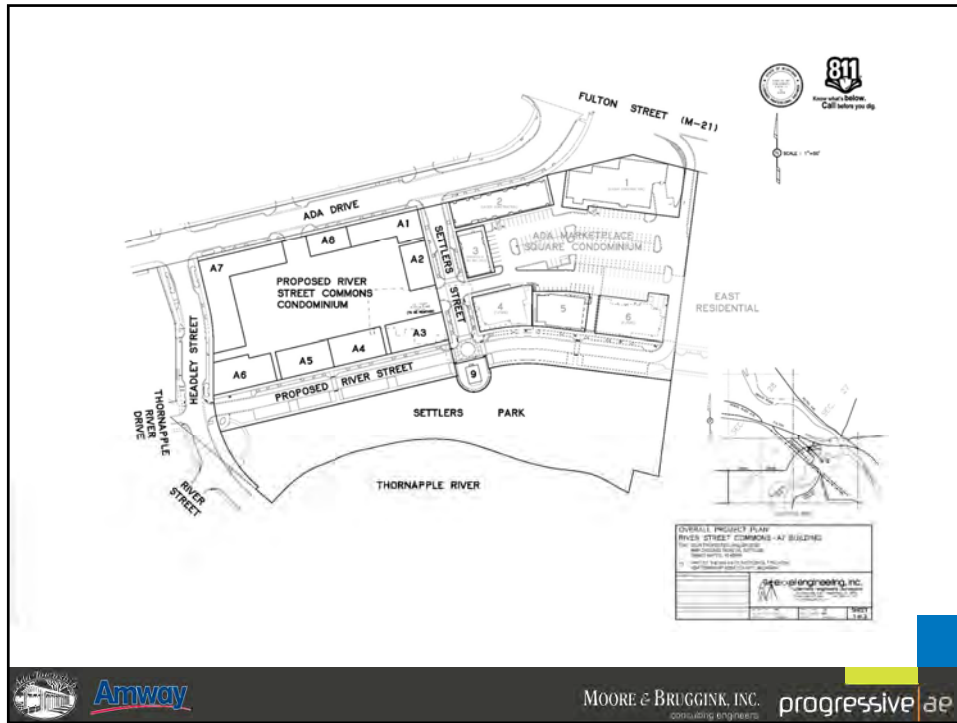


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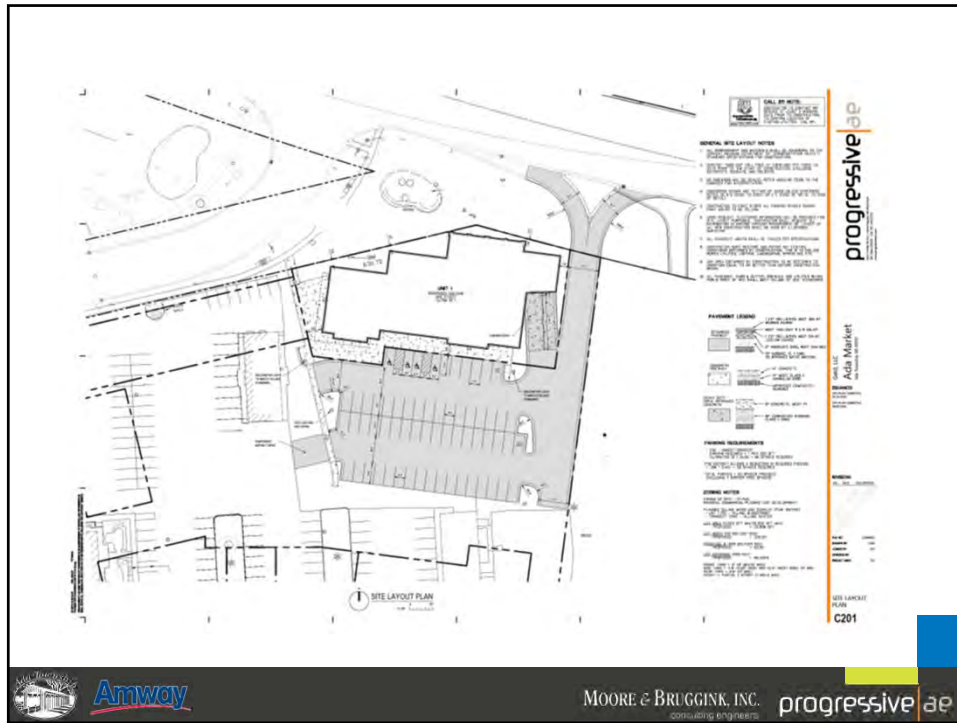
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Redevelopment in Progress





Redevelopment in Progress



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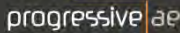
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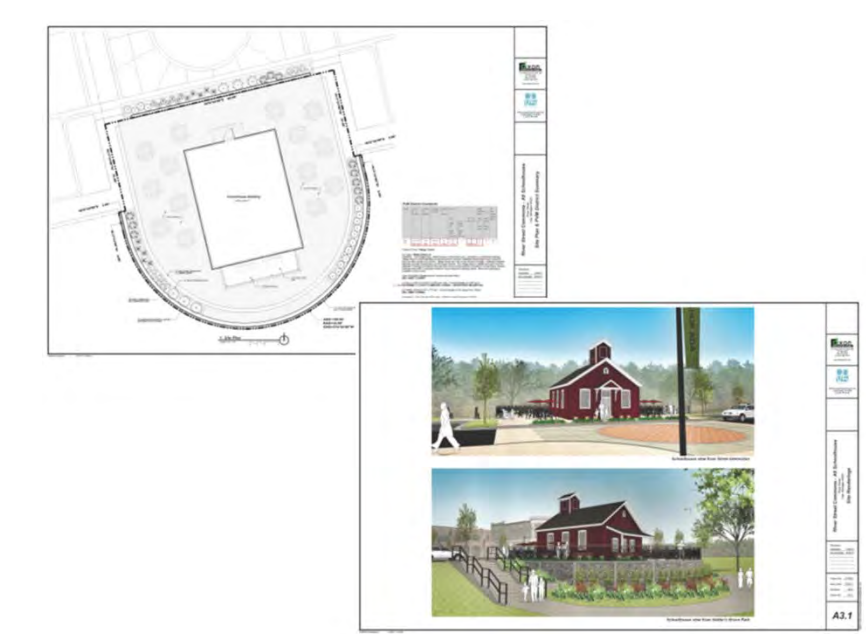
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The top portion of the slide features a detailed site plan. The plan shows a rectangular lot bounded by Fulton Street (M-21) to the north, Thornapple River to the south, and Healey Street to the west. The lot is divided into several numbered lots (1-10). Lot 10 is labeled 'PROPOSED BALL STREET COMMERCIAL CORRIDOR'. Lot 9 is labeled 'STANIS BRITTON'. Lot 8 is labeled 'NEW MANUFACTURED SQUARE CONDOMINIUM'. Lot 7 is labeled 'PROPOSED RIVER STREET'. Lot 6 is labeled 'PROPOSED RIVER STREET'. Lot 5 is labeled 'PROPOSED RIVER STREET'. Lot 4 is labeled 'PROPOSED RIVER STREET'. Lot 3 is labeled 'PROPOSED RIVER STREET'. Lot 2 is labeled 'PROPOSED RIVER STREET'. Lot 1 is labeled 'PROPOSED RIVER STREET'. The plan also indicates 'SETTLERS PARK' and 'MOORE SITE'. A north arrow and a scale bar are included. A small inset map shows the location of the site within a larger area.



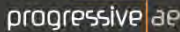
The bottom right portion of the slide features a photograph of a red, single-story building with a white porch and a gabled roof. The building is situated on a snowy lawn with trees in the background.



The top portion of the slide features a site plan showing a large, irregularly shaped lot with a central rectangular building footprint. The plan includes a north arrow, a scale bar, and various annotations. A table of contents is located on the right side of the plan.

The bottom right portion of the slide features two architectural renderings. The top rendering shows a red, single-story building with a white porch and a gabled roof, similar to the building in the first slide. The bottom rendering shows a red, single-story building with a white porch and a gabled roof, similar to the building in the first slide, but with a different facade and landscaping.

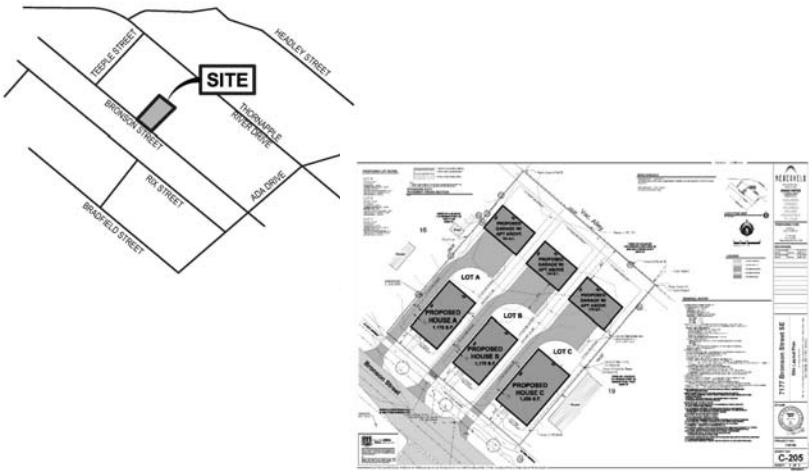
  



The top left portion of the slide features a detailed site plan for a residential development. The plan shows a large rectangular lot with a central building footprint, surrounded by landscaping and parking areas. To the right of the plan is a vertical column of logos, including Amway, Moore & Bruggink, Inc., and Progressive AE. Below the site plan is a photograph of a two-story, red brick house with a prominent chimney and a gabled roof, situated on a dirt lot under a blue sky.


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Residential Development

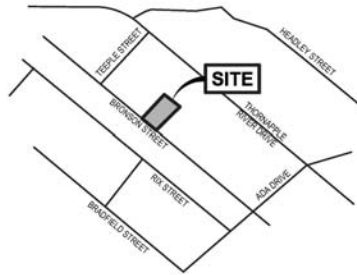


The top left of this slide contains a location map showing a network of streets: Temple Street, Bronson Street, 16th Street, 17th Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, 46th Street, 47th Street, 48th Street, 49th Street, 50th Street, 51st Street, 52nd Street, 53rd Street, 54th Street, 55th Street, 56th Street, 57th Street, 58th Street, 59th Street, 60th Street, 61st Street, 62nd Street, 63rd Street, 64th Street, 65th Street, 66th Street, 67th Street, 68th Street, 69th Street, 70th Street, 71st Street, 72nd Street, 73rd Street, 74th Street, 75th Street, 76th Street, 77th Street, 78th Street, 79th Street, 80th Street, 81st Street, 82nd Street, 83rd Street, 84th Street, 85th Street, 86th Street, 87th Street, 88th Street, 89th Street, 90th Street, 91st Street, 92nd Street, 93rd Street, 94th Street, 95th Street, 96th Street, 97th Street, 98th Street, 99th Street, 100th Street. A box labeled 'SITE' is placed on Bronson Street between 17th and 18th Streets.

The bottom right portion of the slide features a detailed site plan for a residential development. The plan shows three lots, labeled LOT A, LOT B, and LOT C, each with a proposed house footprint. The plan also shows parking areas, landscaping, and a north-south orientation. To the right of the plan is a vertical column of logos, including Amway, Moore & Bruggink, Inc., and Progressive AE.

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Residential Development

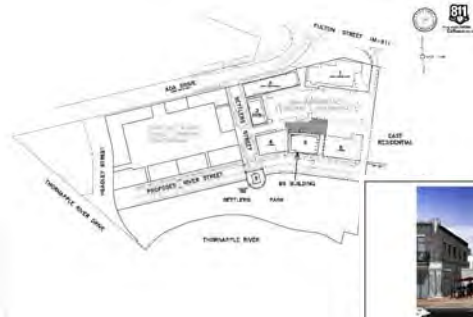


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Residential Development



MOORE & BRUGGINK, INC.
CONSULTING ENGINEERS
PROJECT NO. 18-001
DATE: 9/19/18
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
APPENDIX A
A3.1



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Residential Development



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Residential Development



RIVERPOINT

1/1/18



616.494.1324 WWW.VISORL.COM



C-205



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Residential Development



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Riverfront Park



SCALE: NOT TO SCALE
SETTLER'S GROVE PARK - SITE CONCEPT PLAN
MARCH 2017



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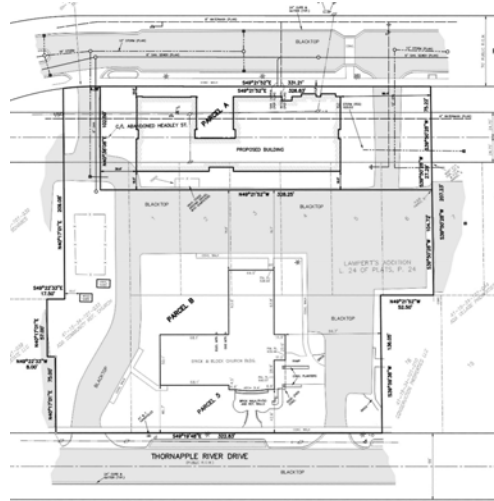


Community Center/Library Project

- Proposed for a $\frac{3}{4}$ -acre site on land to be acquired from The Community Church, adjacent to Headley Street.
- A 2-story building of approximately 24,000 square feet.
- Design to be completed by November, 2018.
- Construction to begin in early-2019.
- Completion of construction and opening in early 2020.



Community Center/Library Project







OVERVIEW OF ENVISION ADA PUBLIC PROJECT COSTS AND FUNDING SOURCES - 12-05-17

ACTUAL AND ESTIMATED PROJECT COSTS

Completed and Proposed Projects	Cost	
	PH 1 - 16,725 SF	PH 1/2 - 26,200 SF
Headley St. Water/Sewer (Actual)	\$619,057	\$619,057
River St./Settlers Street Water/Sewer (Bid Prices)	\$469,800	\$469,800
Ada Drive Reconstruction (Estimate)	\$2,911,000	\$2,911,000
Bronson St Parking Expansion (Final cost)	\$189,794	\$189,794
Future Public Parking Expansion (lump sum allocation)	\$1,000,000	\$1,000,000
Community Building/KDL Library Branch - based on 9/27/17 Geld #'s	\$6,520,000	\$9,730,600
Settlers Grove Riverfront Park (Bid price)	\$1,646,641	\$1,646,641
Total Project Cost:	\$13,356,292	\$16,566,892

PROJECTED FUNDING SOURCES

Funding Sources	Amount	Amount
Capital Improvements Bonds:	\$ 7,000,000	\$ 7,000,000
DDA Fund, Cash on Hand:	\$ 375,000	\$ 375,000
General Fund, Cash on Hand:	\$ 500,000	\$ 500,000
Geld, LLC Share of Ada Drive Project	\$ 800,829	\$ 800,829
Capital Campaign	\$ 4,680,463	\$ 7,891,063
Total Funding Sources:	\$ 13,356,292	\$ 16,566,892

SOURCES OF REPAYMENT FOR \$7 MILLION CAPITAL IMPROVEMENTS BONDS

	Amount	% of Total
General Fund	\$ 1,375,000	19.64%
Water Fund	\$ 439,186	6.27%
Sewer Fund	\$ 795,814	11.37%
DDA Millage	\$ 2,840,000	40.57%
DDA Tax Increment Revenues	\$ 1,000,000	14.29%
Parks, Recreation and Land Preservation Fund	\$ 550,000	7.86%
Total:	\$ 7,000,000	100.00%





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