

Brikyaat Development Plan

December 2006

Grand Rapids, Michigan



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For over a year, the Midtown Neighborhood Association has been engaged in the Brikyaat Neighborhood Revitalization Planning Project. We raised over \$70,000 in grants to hire professional urban planners, architects, and historic preservation consultants who guided our residents, business owners, landlords, city staff, farmers market vendors and other stakeholders through a neighborhood improvement planning process that included two charrettes, six design team meetings and three neighborhood-wide meetings. All told, eighty-eight people have participated in the planning process thus far. We are grateful to the Grand Rapids Community Foundation, the Dyer Ives Foundation, the Steelcase Foundation, the Frey Foundation and the Michigan State Housing Development Authority for their support of this project. We are also deeply indebted to those eighty-eight people who donated their considerable time and talents towards the creation of this plan.

While the Plan you hold in your hands represents a huge commitment of the community's time, money and effort, it is still just that--a plan. One year, tens of thousands of dollars and several hundred volunteer hours since the project began and we are just now rolling up our sleeves! The Grand Rapids Community Foundation has come forward once again to further revitalization in the Brikyaat neighborhood by providing the funding for Midtown to hire a Brikyaat Project Director, whose job it will be to oversee the beginning stages of Plan implementation. I have the honor of being asked to fulfill that role for the Association, and I look forward to the new challenges it will bring.

As we move forward into the next phase of Brikyaat revitalization, it is important that we keep in mind our original vision and our commitment to the residents, the property owners and the business people who live and work there. The Midtown Neighborhood Association is devoted to neighborhood improvement which invites economic, ethnic and cultural diversity; to continued involvement of neighbors throughout the revitalization process; and to the enhancement and preservation of the historic character of the neighborhood. These are the values which drove the planning process, and they are the values that will stay with us as we begin to make brick-and-mortar changes in the coming years.

Christine Helms-Maletic

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November 7, 2006

Ms. Suzanne Schulz
Planning Director
City of Grand Rapids
1120 Monroe NW
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RE: Midtown Neighborhood Association
Brikyaat Area Specific Plan

Dear Suzanne:

Please accept this letter on behalf of the Midtown Neighborhood Association, the East Fulton Business Association, and the residents of the Brikyaat as our submission of an 'Area Specific Plan' as defined in Chapter 11 of the Plan Grand Rapids Master Plan.

The documentation included under this same cover represents a sixteen month planning process in which our design team of Nederveld Associates, and Lott3Metz and the neighborhood stakeholders immersed ourselves in the existing conditions, ways, and means of the Brikyaat – one of the most dynamic and diverse neighborhoods in Grand Rapids. We based our final plan on a series of charrettes that were supplemented by a continuous feed back loop of subsequent design alternatives and direct stakeholder commentary. At the onset of Phase Two Past Perfect Inc. joined the process to provide vital information on the neighborhood's historic resources and opportunities in the study area. The amount of time spent on the plan, the many opportunities for community input, and the large number of design revisions have resulted in a consensus plan that addresses the concerns of the neighborhood in a focused and pragmatic manner.

The plan's major intervention centers around an expanded Farmers Market. Widely regarded by neighbors, vendors, and customers as a regional treasure; an expanded market became one of the strongest points of consensus throughout the entire planning process. The plan envisions the market expanding to the West and incorporating reconfigured street sections and new row housing that would buffer the new market from the existing single family housing to the West. A much more minor but still significant intervention adjacent to the Fulton Street Cemetery seeks to provide connectivity to the narrow dead-end streets at that end of the neighborhood while capturing underutilized land for new housing. You will find further detailed descriptions and graphic

representations of all the aspects of the plan in the sections immediately following this letter. As always, we welcome your comments and your critical eye. As we wind up our work, we continue to believe that the quality and consensus of the work we present to you here would not have been possible without the steady focus and resolute commitment of the Midtown Neighborhood Association, their staff, and their leadership. Throughout the planning process, whenever they were faced with an odd turn of the design or a front of vocal criticism, the neighbors embraced the event with the consistent hand of a seasoned planning staff. Future neighborhoods wishing to embark on a similar process should study the Midtown Neighbors' approach and understand that a commitment to a civil and open process is a critical ingredient to functional and executable final plan.

Furthermore the Midtown Neighborhood Association is taking the next step towards the realization of this plan by defining a part time staff position for the work soliciting funds for implementing various portions of the plan and for marketing of the plan to interested parties in the development community.

As you review the work and we move closer to formal Planning Commission Public Hearing, please feel free to contact any one of the members of the design team or the stakeholders with any questions or concerns that you may have.

We look forward to the upcoming approval process and the Planning Commission's favorable consideration.

Thanks again, for all of your time and expertise.

Respectfully submitted,

Lott3Metz Architecture, LLC

Ted Lott, AIA

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- MSHDA, [Michigan State Housing Development Authority](#)
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Phase Two – Executive Summary

In September of 2006 the Design Team of Lott3Metz Architecture, LLC, Nederveld, and Past Perfect, Inc was awarded the contract to work with the Midtown Neighborhood Association to facilitate a community-based planning effort for the area of Grand Rapids, Michigan bounded by East Fulton Street, Fuller Avenue NE, Fountain Street NE, and Eastern Avenue NE – an area commonly known as the Brikiyaat. The Brikiyaat Quarter is one of two that bear a name that honors Midtown’s history as a brickyard. Between the 1860’s and the 1880s, several enterprising businessmen established brickyards on the eastern boundary of the City, in the clay-rich deposits found in an area currently known as the The Brikiyaat. An enclave of Dutch immigrants sprang up in the area roughly bordered by the Fulton Street Cemetery, Fulton Street, Fuller Avenue and Fountain Street after the Civil War and its residents worked in the brickyards. The neighbors in the Brikiyaat section of Midtown chose to resurrect the original moniker given their Quarter, that being “The Brikiyaat.” The Brikiyaat area was incorporated into the City’s boundaries in 1891.



As we wrap up the second and last phase of the of our community design work, we offer this summary of the past 16 months of work with the understanding that the ideas and plans contained here represent a consensus of neighbors, business owners, and users of the Brikiyaat. The neighborhood leadership has guided this process with a singular vision of community



involvement that continues to this day. Their leadership continues with the work of the coming implementation of this plan: The Midtown Neighborhood Association is actively seeking further grant monies to fund neighborhood staff to nurture and facilitate the implementation of the plan. Furthermore, immediately upon completion of the plan and the summary documentation, the Midtown Neighborhood Association will submit the work to the City for formal approval and inclusion of the plan as an “Area Specific Plan” in the City’s Master Plan and the City’s soon to be completed new Zoning Ordinance.

Today the Brikyaat is blessed with many urban assets – proximity and access to downtown; a resurgent and thriving neighborhood business district; and a strongly supported regional Farmer’s Market - while still exhibiting a spotty housing stock, difficult existing street infrastructure, and a high concentration of absentee landlords. What follows here is the common vision of the future of the Brikyaat.



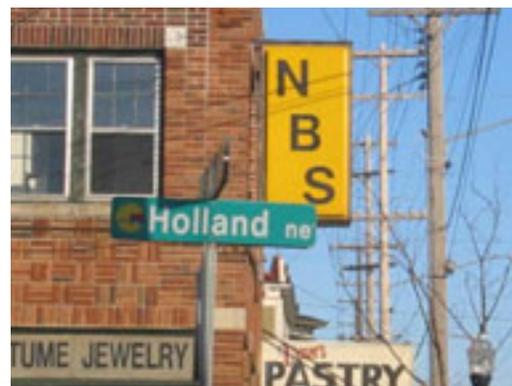
We began Phase Two much the same as we began Phase One – with a charrette. Given the import of the Farmers Market on the neighborhood and its future development we decided to focus the charrette primarily on the vendors of the Market itself. The charrette was well attended and lively with strong support from the vendor community for an enhanced and expanded



Farmers Market. We have included a detailed summary of the event complete with participant weighted goals and concerns; the subsequent plan organization; and a phasing plan for future implementation.

We then proceeded to a design and stakeholder comment feedback loop over the spring and summer of 2006. Very similar to the process we adhered to in Phase One, it was during these design meetings and design revisions that we really began to see the benefit of conducting this work and public input over the course of months and not days. New stakeholders continued to come to the design meetings with invaluable input that we continued to include right up to the end of our design process. Furthermore, the longer design and comment loop allowed the stakeholders the time to consider the ideas we presented – showing all involved that sometimes our initial reactions to design ideas and criticisms aren’t always correct. In our last meeting with Suzanne Schulz, the Planning Director of the City of Grand Rapids, Midtown Neighborhood Association President Christine Helms-Maletic commented that given the involvement and most recent plan revisions we couldn’t have done the project in any less time.

As we moved through the summer we struggled with the precise needs of the neighborhood on a lot by lot basis. We found ourselves trying to remain general and comprehensive while needing to speak to individual home owners about how their home and the lot next door would be affected by the plan. One thing clear to us today is that further development and implementation of this plan will require both precision and collaboration from neighbors and developers. Many people call the Brikyaat home. The residents have historic and cultural ties to this unique place that need to be



respected and nurtured as critical ingredients to the future evolution of the neighborhood.

The information prepared in this report is provided as visual and conceptual guidance to a large group of people with oftentimes divergent interests. The report intends to conceptually and visually maximize the communication between the design team, the neighborhood stakeholders, the Planning Staff and Commission at the City of Grand Rapids. To that end, the report reflects our use of time honored and tested principals of urban design. It should be noted here that this report does not preclude future discovery of design critical facts, stakeholder needs, or real estate market conditions. The plan must continue to evolve to successfully meet the needs of neighborhood's final implementation conditions.



One of the most critical principals of urban design is that streets must do much more than just manage the movement of cars. To be quality urban space streets must not only move cars from point A to point B, but also must provide for high

levels of social interaction and aid in the protection and use of adjacent urban structures while providing sensitivity and flexibility for ever evolving market conditions. All of the street design in this report strives to those ideals and is detailed in the following sections.

To further bolster the report, we include a summary of the existing conditions and historic resources found in the Brikyaat. The discussion goes on to review the neighborhood opportunities for employing conservation districts and historic districts to enhance the development process while providing protection for critical neighborhood assets. Regardless, any neighborhood conservation or preservation designations are the sole decision of the neighbors of the Brikyaat – we present this as information to aid in the decision making process.

One of the most consistent concerns of the stakeholders was, “how do we implement the plan after it gets finished?” Everybody who’s ever been involved in a project like this understands how a vision can get lost and a plan can gather dust - never coming close to fulfilling its potential. As planners and designers, we share that concern. We also believe that it’s important to maintain the momentum and excitement of the neighborhood that this planning project has created. To that end, we have included some examples of immediate, low cost neighborhood improvement projects that the neighbors can tackle in the short term while working on the bigger projects and ideas held in the overall plan.

Finally, on behalf of the design team, thank you to everyone who took the time to meet with us and give their opinion. Thank you to the Midtown Neighborhood Association for their open minds and their embrace of the planning process. And, thank you to Kelly Otto and Christine Helms-Maletic for their unwavering commitment to the betterment of the Brikyaat.

Welcome to the Brikyaat!

Past Perfect, Inc; Nederveld; Lott3Metz Architecture, LLC

Project Time Line



June 1, 2006		Design Meeting No. 5
July 26, 2006		Design Meeting No.6
August 23, 2006		Progress Meeting with City Planning Director
October 17, 2006		Final Presentation at Midtown Neighborhood Association Annual Meeting
December 1, 2006		Final Plan Report Summary Complete
January, 2007		Final Plan Report submitted to City of Grand Rapids for Area Specific Plan consideration
January, 2007		Register for LEED ND, Pilot Program
Spring 2007		Area Specific Planning Public Hearings
Summer 2007		Area Specific Plan adoption by City of Grand Rapids

Midtown Neighborhood Master Plan

MIDTOWN HISTORY - The Brikyaat

Like many other cities in the United States, Grand Rapids expanded rapidly in the post-Civil War period. The city's spectacular industrial growth attracted large numbers of immigrants seeking economic opportunity – between 1870 and 1900 its population increased by over 71,000. Dutch immigrants formed a significant percentage of that number - by the turn of the twentieth century there were over 23,000 Dutch living in the city.

One of the city's ten Dutch ethnic neighborhoods developed during the 1890s in an area south of the three major brick manufacturers located on the near northeast side in the Fuller Avenue-Fountain Street area. The Simeon Baldwin brick works, located at the corner of Fountain and Diamond, gave the Dutch neighborhood its name. The “by the brickyard” or *Brikyaat* settlement is generally defined by the East Fulton Street Cemetery on the West nearly to Fuller Avenue on the East between Fountain and Fulton Streets, although some sources refer to a somewhat expanded area.

The European development patterns the immigrants had left behind are echoed in the narrow streets and courts of the neighborhood. During the early years of settlement, the *Brikyaat* was very insular - its residents lived closely together, spoke to each other in the Zeeuw dialect of the Netherlands province of Zeeland, shopped along Fulton Street at businesses owned by Dutch shopkeepers, who usually lived above the store, and worshipped in nearby churches at Dutch-language services. The early Dutch character of the area remains evident in many of its street names – Holland, Zeeland, Stormzand, and VanDine.

At the north side of the brickyards (outside the study area) an equally insular Polish immigrant neighborhood developed during the 1890s around St. Isidore's Church, also known as *Cegielnia* or the “brickyard.” As with the Dutch *Brikyaat*, few non-Poles lived in the area and Polish was spoken in the home, on the streets, and in the church. Poles owned the businesses along Michigan Street that served the Polish neighborhood.

These ethnic enclaves met in the middle, so to speak – both Poles and Dutch worked at the brick yards. The Poles and Dutch are also likely to have mixed at the Fulton Street Farmers Market. Markets had been created by the city in 1917 on West Leonard Street and at the south end of the city on Buchanan Avenue north of Burton Street. The opening of the Fulton Street Market in 1922 gave east side residents an easily accessible place to buy and sell produce.

By the 1930s, the Dutch ethnic concentration of the *Brikyaat* declined as the children and grandchildren of the immigrants began to move out of the neighborhood. Many only went so far as the newly developing Fulton Heights neighborhood east of Fuller Avenue. The small Dutch businesses were being replaced by chain groceries and drug stores.

Following World War II, the prosperity of the 1950s and 1960s completed the transformation of the old ethnic neighborhood. The Dutch churches followed their congregations to other areas of the city or to the suburbs. As with other ethnic neighborhoods in Grand Rapids, the Brikyaat served as a starting point for an immigrant population learning to accommodate itself to a new country. When the Dutch moved on, they left behind them structural evidence of their rich community life – narrow streets, an affordable housing stock on small lots, lovely church buildings, solid commercial structures – all of which continue to serve neighborhood residents.

Today the neighborhood continues to exhibit many of its historic strengths – proximity and convenient access to downtown; a revitalized business district; a relatively intact building stock; and a newly revived Farmers Market.

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COMMON ARCHITECTURAL TYPES IN NEIGHBORHOOD

This list is not all-inclusive, but a sampling of some of the most common styles found in Midtown.

The *Brikyaat* section of the Midtown neighborhood, which developed in the late nineteenth and early twentieth centuries, has building types reflecting typical styles of the period. Residential examples are generally of balloon frame construction with clapboard siding. Many of the nineteenth century structures in the area are vernacular interpretations of the Queen Anne style: Gable Front, Gable Front and Wing. A few commercial buildings along Fulton Street have simplified Italianate detailing, a late use of this style, which was declining in popularity by the 1880s. Most of the twentieth century houses are in the American Four Square style, a vernacular interpretation of the Prairie style. Vernacular architecture is defined as “native to the region.” Working class housing throughout the city exhibits the design characteristics found in the study area.

Vernacular Queen Anne

Typical houses of this style in the neighborhood have two stories, with a front-facing gable, and a steeply pitched roof. Gables are often trimmed with wood shake shingles in decorative patterns. Original porches are usually L-shaped, extending across the main façade with turned porch posts and spindles; some porches occupy the space between the main mass of the structure and a side wing. Asymmetrical door placement or bay windows may add Queen Anne character. Often one or both corners of the front façade feature a diagonally-placed window. Even the simplest dwelling has some decoration – cut-outs in the barge boards or simply designed porch bracketing. The original decorative trim of some houses of this type in the study area was likely removed in the past due to deterioration, or when artificial siding was



installed, or in an effort to “modernize” the structure.



Vernacular Queen Anne Houses

Four Square (also called American Four Square)

As the name of the style implies, the house has four rooms per floor in a square footprint, with a brick front porch covering half or the entire façade. A common housing type in the Midwest, it is often described as a vernacular expression of the Prairie style. Many of its design elements echo those of the Prairie style – low-pitched roofs with widely over-hanging eaves, groups or “ribbons” of windows, natural materials, and simplified floor plans. Four Square houses often feature Craftsman or Classic Revival detailing. As in the pictured example here, a common neighborhood type is the Craftsman-inspired gable front house. It typically is a one-and-a-half or two story, with a low-pitched roof and square massing; porches are brick or wood.

The Four Square style spread widely throughout the Mid-west between 1905 and 1915 through builder’s pattern books and popular magazines, but quickly faded from fashion after World War I.



Foursquare

Craftsman Style Gable Front

Another common early 20th style of architecture in Midtown is the Craftsman Style Gable Front. (Some may also call it a “bungalow,” but typically the Craftsman Bungalow has a side-facing gable.) These houses often exhibit similar interior and exterior details to the Foursquare such as exposed roof brackets, a row or “ribbon” of windows at the first floor, full or partial gable-roofed porches, and dormers.



Craftsman Style Gable Front

19th Century Gable Front

Many of the houses in the study area are simple gable front design with a side entry. Some have (or have under vinyl siding) Queen Anne detailing like shake in the gables or turned porch post. Commonly the houses had additions projecting off the back as the needs of the owners grew.



Row of 19th century Gable front houses

Commercial Structures

The *Brikyaat* business district is a fine example of an intact late nineteenth-and early-twentieth century mixed-use commercial corridor. Standard design features include large tripartite storefront windows, recessed entry doors, and simple cornice detailing. Many of the structures have oriel windows at the second floor.

When the streetcar was extended down Fulton Street to Carlton Avenue in 1893, residential development in the area was well under way. By 1895, there were two-story commercial buildings at each corner of the intersection of Fulton Street and Diamond Avenue, two of which still remain at the northeast and northwest corners.

These commercial buildings reflect the common architectural styles of the period. The earliest structures, dating from the late 1880s and 1890s, are wood frame with simplified Italianate detailing. In the early years of the twentieth century, substantial brick blocks echoing the clean lines of the Prairie style were constructed. The Ferwerda service station is an excellent example of the 1920s-era; unfortunately, its detailing is now hidden beneath paint. The brick office/comfort station building at the Farmers Market is another good example of this period. There are a few buildings that exhibit more clean-lined modern tendencies of the early to mid 20th century such as ceramic, structural glass, and metal paneling on the main façade or storefront.





Fulton Street Cemetery

In 1838, the Trustees of the Village of Grand Rapids purchased the first six acres of ground for this cemetery to be used by the village, one-third of which was to be reserved for Roman Catholics. The cemetery was expanded in 1862, 1863, and 1864, partially to accommodate the burial of casualties of the Civil War.

The “Fulton Street Cemetery Association of the city of Grand Rapids” was incorporated in 1868 by lot owners to oversee the operation of the cemetery and to care for the grounds. Members were assessed \$600 each to support the work of the Association. By 1890 the cemetery reached its current size.

STRATEGIES FOR NEIGHBORHOOD IMPROVEMENT AND MAINTENANCE

RECOMMENDATIONS: MARKETING AND IDENTITY

A neighborhood identity is clearly being formed in the neighborhood, but could be enhanced to create pride in the neighborhood.

- **Banners and signs** demarcating area boundaries, especially in Fulton Business district and Farmer's Market
- **Newsletter and website** fostering a sense of community – highlighting events, news, crime watch, history articles, old photographs, long-time neighbor life stories, advertisements of local businesses, links to city departments, news and hours of Farmer's Market, listings of houses and buildings for sale, bulletin board of items for sale or free in neighborhood
- **Relationship with local media** – invite them to a press gathering, call or email with story ideas and tips. By getting the name local print and internet press the neighborhood identify will grow and lodge in minds as a destination, place to shop, visit.

LOCAL EXAMPLES – Take advantage of proven effective local initiatives.

Marketing techniques that were inexpensive and effective in Cherry Hill include:

- **Real Estate Advertising** – Alternative style - an inexpensive brochure detailing properties for sale which detailed low cost of housing and the strength of creative neighbors and included contact information on houses and neighborhood association.
- **Actively market the houses for sale.** Cherry Hill and Fairmount Square produced brochures featuring houses for sale entitled “Looking for a Few Good Neighbors,” and held promotional meetings on Saturdays where prospective buyers could see the houses, as well as meet neighbors who were rehabilitating houses themselves. The Brikyaat housing stock is very affordable for first-time home buyers. The neighborhood has so much to offer – its affordable housing, convenient accessibility to downtown and adjacent areas, a strong commercial district, the Farmers Market, and an active neighborhood association.

RECOMMENDATION: ABSENTEE LANDLORDS AND PROBLEMATIC OWNERS

A common problem in many neighborhoods is absentee landlords who do not maintain their properties. A few effective strategies for this problem are listed below.

- Distribute lists of owners of properties to blocks and inform residents to call property owners if there is an issue with tenants or property maintenance.
- Call, fax, or email the city to complain on record about violations of housing code or crimes. Create a template to repeat complaints easily.
- Send formal complaint letters to owners signed by immediate neighbors and cc to the city

RECOMMENDATION: PRACTICAL HOME AND LANDSCAPE IMPROVEMENT WORKSHOPS

This has been an effective tool used in Cherry Hill, as well as in Holland, Michigan. Workshops should be informal, fun, not intimidating, and free. The neighborhood newsletter could inform owners of topics. Local businesses could be asked to provide sponsorship to cover speaker, refreshments, or material fees.

Possible topics include:

- Paint color placement and selection for historic houses (Past Perfect has done this topic in Holland and asked residents to bring in photos for free assistance after a slide show on general guidelines.)
- Window repair and maintenance
- Porch repair
- How to research your house
- Small container gardening or urban gardens
- Rain gardens
- Lowering your heating and cooling costs

RECOMMENDATION: TREE PROGRAM

A number of neighborhood streets have few trees and an immediate way to green the neighborhood is to plant trees along the streetscape. An innovative new program currently underway in the Fairmount Square district in Grand Rapids is entitled, "Trees Please." Directed by a volunteer, Carol Moore, of the Fairmount Square Historic District Neighborhood in cooperation with the East Hills Council of Neighbors, "Trees Please" has three basic goals:

1. Preserve and protect existing trees.
2. Water, mulch, prune and fertilize existing trees.
3. Plant new trees.

Large new trees were planted along Virginia Street and Eureka Avenue through a DTE Energy grant and private donations from neighborhood residents.

The program is a simple and effective way to raise money for the planting of trees to provide a park-like setting to every street in the neighborhood. Trees purify the air, add economic value to property, reduce utility costs, reduce storm water run off, enhance quality of life, and generally improve the appearance and desirability of a neighborhood.

RECOMMENDATIONS FOR ZONING CHANGES

After studying and touring the neighborhood to review its built resources, Past Perfect believes that the entire Brikyaat neighborhood has potential historic significance based on the themes of commerce, architecture, and immigration.

HISTORIC DISTRICTS

In the long term, neighbors should to consider local historic designation of the area. Further study is recommended, but it is likely that a historic district along Fulton including mostly commercial buildings would be beneficial to neighborhood and owners. If successful (and we have never seen one that has not been in terms of property values and general neighborhood improvement), neighbors may choose to nominate other sections of the area.

One need only look for positive examples of historic district success in our own city of Grand Rapids for the success stories they create in terms of economic development, investment, increased owner-occupied housing and increases in property values. All benefits have come to fruition in Heritage Hill, Heartside, Cherry Hill, Wealthy Theatre, and Fairmount Square Historic Districts in Grand Rapids. Property values in historic districts in Grand Rapids have consistently outpaced non-designated neighborhoods.

Benefits of creating a Historic District

- increased property values
- increased investment in properties within historic districts
- fosters sense of security that if you invest in your property others will be held to same standards
- adds to neighborhood identity and marketability
- tax incentives (see details below)

Commonly asked questions about historic district status

Is the architecture of Midtown too modest to create a historic district?

At community meetings in Midtown, concern was expressed that the building stock was too modest to be worthy of historic district status. This is untrue. The current trend is to

recognize and protect more modest resources as these tend to be most threatened today and recently more people recognize their value to a healthy city. The biggest threat to Midtown is indiscriminate demolition, unchecked development, insensitive rehabilitations, and absentee landlords – all of which would be abated by the creation of a historic district.

Will I have to bring my building back to 1895 status?

No. No one will be forced to do work to their buildings. If someone is planning exterior changes or repair to the exterior of their building in a historic district they must get approval before commencing. It is a myth that work to historic districts is always more expensive than work in non-designated areas.

Will I be told what color to paint my building in a historic district?

No.

Please find just a few examples of modest scale historic districts and/or their city location below.

Historic districts include grand houses like those found in Heritage Hill or more modest houses like those in Fairmount Square or the Wealthy Theatre Historic Districts. The basic requirement is that the majority of the structures in a district retain their historic fabric and architectural integrity and represent a period of development or an historic architectural style.

- Wealthy Theatre, Grand Rapids, MI
- Fairmount Square, Grand Rapids, MI
- Hammond Woods, Washington DC
- Hamlin Park, Buffalo NY
- New Orleans, LA (many smaller modest houses in majority of historic districts there)
- German Village, Columbus, OH
- Bluffton, SC
- Vine Area, Kalamazoo, MI
- Vandergrift, Westmoreland County, PA
- College Heights, State Collage, PA
- Ashland, Oregon
- Indianapolis, IN

TAX INCENTIVES for OWNERS WITHIN HISTORIC DISTRICTS

State Historic Preservation Tax Credits

Property owners in designated historic districts in the State of Michigan are eligible for a state tax credit of 25% for all qualified rehabilitation costs.

If an historic district is created, adopted into City of Grand Rapids ordinance, and certified by the State of Michigan, owners are eligible for substantial tax credits on qualified rehabilitation expenditures.

Federal Historic Preservation Tax Credits

For income-producing properties there is a 20% Federal Tax Credit available on certified rehabilitation projects in a historic district. This includes all hard and soft costs associated with the rehabilitation, but do not include building acquisition, landscaping, or new additions. Costs that can be used toward credit include architects fees, mechanical systems, painting, roofing, carpentry, development fees, electrical, floor repair and replacement, etc.

In large projects often the owner(s) will sell the tax credits to banks or investors for a percentage of their worth providing up front capital for building improvements.

In Grand Rapids the Federal Tax Credit program has been used in many rehabilitations in the Heartside Historic District, Wealthy Theatre Historic District, Heritage Hill, Cherry Hill and others. This incentive has spurred investment and improvement in these neighborhoods and business districts.

Applications and more detailed information on the Federal Historic Preservation Tax Credit program may be found at <http://www.cr.nps.gov/hps/tps/tax/index.htm>.

Michigan Historic Preservation Tax Credits

Michigan offers a 25% State Historic Preservation Tax Credit for residential and commercial projects approved by the State in a historic district. The Federal and Michigan Credits may be combined as well on income producing properties.

Information and applications for the Michigan Historic Preservation Tax Credit may be found at Michigan's State Historic Preservation Office (SHPO). Website <http://www.michigan.gov>

CONSERVATION DISTRICTS

Past Perfect recommends that the entire neighborhood could be designated a Conservation District in the City of Grand Rapids. A conservation district does not

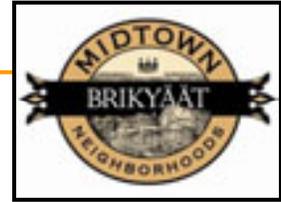
preclude development or even demolition, but it does slow the process to allow for neighborhood comment and review. This step could be taken in the immediate future, followed by a recommended historic district of commercial buildings along Fulton.

Benefits

- Provides review of demolition requests under Planning Department of City of Grand Rapids allowing neighbors to have notice to comment on major changes or infill to area.
- Does not regulate materials, colors, or most changes to buildings.
- Protects major features like no removal of porches (depending on how zoning code is written).

Please find brief on conservation and historic districts attached to report as an addendum.

Brikyaat Street Analysis

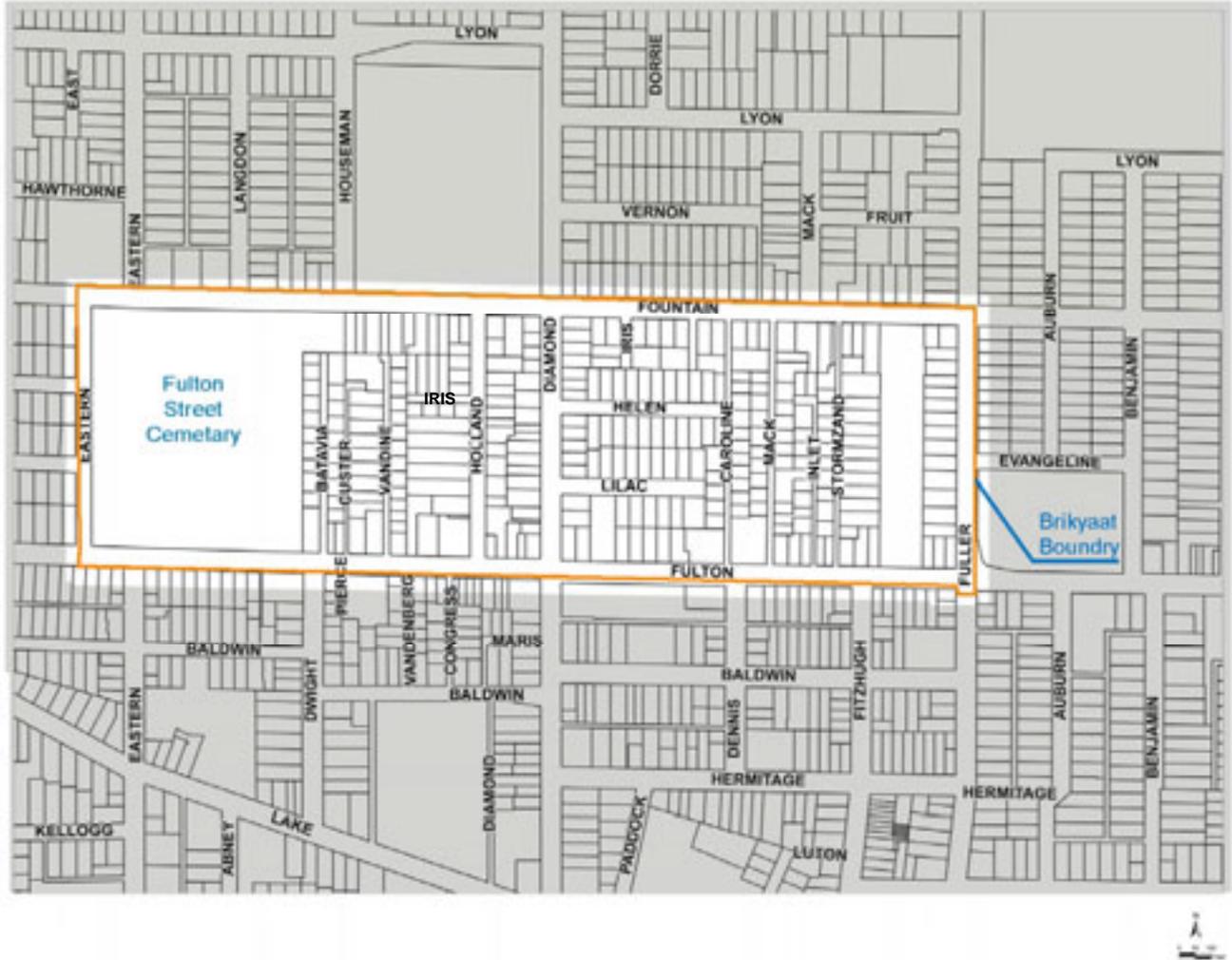


Introduction

The following street by street description has been culled from numerous site investigations as well as from discussions with Kelly Otto of the Midtown Neighborhood Association regarding her exhaustive first hand analysis of the Brikyaat. The written summary is intended to be an introduction to the existing fabric of the neighborhood. Additional property-by-property analysis is available as part of the Michigan State University, Urban and Regional Planning Program student work in the Spring of 2006.

Map

The photos will be starting at Fulton and Eastern then move East toward Fuller. Side streets will be inserted as they are passed. Houseman Field and the Farmers Market are included.



Fulton Street Cemetery



Comments:

Village trustees purchased first six acres of Cemetery in 1838 for use of the village - 1/3 of the area reserved for Roman Catholics. Additions were made in 1862, 1863, and 1864. The Fulton Street Cemetery Association of the City of Grand Rapids was incorporated in 1868 to oversee the management and care of the cemetery and an initial assessment of \$600 was levied on the members for improvements. The Cemetery reached its current size of nearly 20 acres by 1890. The Cemetery is currently being submitted to the Department of the Interior for National Historical Landmark Designation and is one of the Brikyaat's most valuable assets.

Portions of this summary were taken from Baxter's *History of Grand Rapids*.

Batavia St.



Comments:

Batavia NE is one of a number of very narrow streets located throughout the neighborhood. Coincidentally or not, these narrower streets have become some of the most problematic urban environments. Batavia has a high number of rental properties (12 of 19) primarily owned by two entities. As a result the street experiences not only a high turnover rate of residents but also the lowest sale price of homes in the Brikyaat. While the street is seeing some improvement in its existing housing stock and some increase in property values, the overall rebirth of the street is hampered by a high crime rate and a paucity of City services due to the narrow and no-outlet nature of the street.

Custer St.



Comments:

Custer NE is unique in the Brikyaat in that it has only one residence that fronts the street – a converted garage. The street is narrow, unpaved, and without sidewalks on either side. Trash is not collected on this street nor is the street plowed in the winter. Ultimately, the street is more like a lost alley that is very minimally used.

VanDine



Comments:

Similar to Batavia, Van Dine exhibits many of the same maladies. While Van Dine's higher rate of home ownership (12 of 23) has yielded improvements to many of the homes and a slightly higher market price than Batavia, the street's social structure still ebbs and flows depending on landlords' efforts to keep high quality tenants. Because of its narrowness and no-outlet conditions, it experiences the same haphazard nature of City services. The street has one open piece of land on which Habitat For Humanity expects to build a house on early in 2006.

Holland



Comments:

As the only street connecting Fountain NE and E. Fulton between Diamond NE and Eastern NE, Holland NE sees a higher volume of traffic moving at higher speeds than do similar streets in the area and, not coincidentally, an abnormally high vehicle accident rate at the corner of Holland and Fulton. The street is blessed by higher-than-average rates of home ownership and stable long-term tenants resulting in numerous improvements to the existing housing stock. Even with these advantages the street still has its share of chronic problem rental properties. The street itself is a more typical dimension allowing free flow of traffic in two directions, parking on the West side of the street, and an appropriate level of City services. Holland NE has one vacant lot and one recently-constructed example of incompatible infill.

Fulton Business District
Fulton Street



North side of Fulton



South side of Fulton

The East Fulton Business District is one of the most outstanding recent success stories in Grand Rapids neighborhood business districts. The past five years has seen significant investment in the streetscape by the City and the State; continued investment by building owners in façade improvements; and a continual reduction in the district's vacancy rate. The area on E. Fulton between Diamond and Holland is a model mixed-use district with offices and residences above traditional retail shops. The shops range from long-time neighborhood stalwarts like Van's Pastries to more recent additions like Mercury Head Gallery. At the southern boundary of the Brikyaat, E. Fulton divides two City police beats and two neighborhood associations.

Diamond and Fulton Intersection



Comments:

The Diamond SE and E. Fulton intersection is not only the crossroads of the Brikyaat but also the crossroads for a number of City districts. As such, it sees a high volume of vehicle traffic at a tight urban intersection. Three corners are occupied by retail businesses and the southwest corner is occupied by Valley City Linen service. While a vital inner-city employer, the more 'industrial' nature of Valley City is a brusque face to the primarily pedestrian make-up of the remainder of the district. On the northwest corner, Spike & Mike's convenience store has proven to be a magnet for crime and other social problems.

Caroline St.



Comments:

Caroline NE shares many of the characteristics that define Batavia and Van Dine. Caroline's traffic pattern is one-way to the North and it connects Fulton to Fountain. It is extremely narrow sharing the physical and service limitations of Batavia and Van Dine. About half of the houses are owner-occupied and the housing stock experiences a high rate of turnover. While the street is exhibiting some improvements, there is still a comparably high rate of housing code violations.

Mack Ave.



Comments:

According to former residents, Mack Avenue used to be the ‘jewel of the neighborhood’. Today, Mack has become one of the most problematic areas of the Brikyaat. One of the Brikyaat’s narrower streets, Mack has 19 rental properties out of 25 total properties. Many of the houses sport numerous housing code violations and two are currently condemned by the City. There is also one open lot that is owned by the City.

Inlet Place



Comments:

Inlet Place is the narrowest street in the Brikyaat. The houses on Inlet are sometimes just a few feet from the traffic lane with no sidewalks, making it impossible for two cars pass each other along its length. It is also a no-outlet street which further complicates traffic flow. Inlet sees no garbage collection or snow plowing. The street has high concentration of absentee landlords intermixed with a few long-term owners. The change in grade from Fulton to the North creates significant stormwater drainage problems, eroding tight plots of land and further damaging structures already at risk from lack of maintenance.

Stormzand Place



Comments:

Stormzand Place is probably the best of the Brikyaat's narrow streets. Approximately two-thirds of the homes on the street are owner-occupied and seeing maintenance and improvements. However, housing code violations still do exist here. The street connects through from Fulton to Fountain. The houses on the East side of Stormzand back up onto the Farmers Market, resulting in some confusing access and parking rights conflicts with the Farmers Market patrons and vendors.

The Farmers Market



Comments:

The Farmers Market is the eastern anchor of the Brikyaat and one of its most important assets. The Market's ongoing success means that this is where the Greater Grand Rapids metropolitan population meets the Brikyaat. Owned by the City it is currently operated by the Midtown Neighborhood Association. The Market's success has also made it an agent of constructive change not only for the neighborhood, but for all the surrounding areas.

Fuller and Fulton Intersection



Comments:

Fuller is a four-lane main thoroughfare connecting I-196 with southeast Grand Rapids. The intersection is one of southeast Grand Rapids' most congested. Navigating the intersection as a pedestrian is tricky at best. The City and State recently completed work on the streetscape. Construction on the infrastructure and street improvements will begin in the Spring of 2006.

Iris St.



Comments:

One of the hidden gems of the Brikyaat. The little court right off Fountain is well maintained by tenant and owner alike.

Diamond and Fountain



Comments:

The Diamond and Fountain intersection is dominated on the northwest corner by Houseman Field. Though not technically in the Brikyaat, Houseman Field's influence is significant. Owned by the Grand Rapids Public School system, the field is used throughout the school year by many schools in the system. On football game days the side streets are clogged by visitors looking for that one last parking space on the street. The intersection itself is busy with an odd traffic transition between Fountain's two-way action to the East of Diamond and Fountain's one-way East bound action to the West of Diamond. Traffic speed and congestion is always an issue at this intersection.

Helen St.



Comments:

Helen NE runs one block between Diamond NE and Caroline NE. The houses on Helen NE are almost two-thirds owner-occupied. The housing stock, while markedly better than on some of the Brikyaat's narrower streets still has its fair share of maintenance problems.

Lilac Ct.



Comments:

Lilac Court runs East from Diamond NE one short block to the North of Fulton and dead ends just before intersecting with Caroline. The street enjoys a generally good and well-maintained housing stock while having about a 50/50 split between owner-occupants and renters. The street also enjoys a comparatively low crime rate for the area.

Diamond



Comments:

Diamond NE between E. Fulton and Fountain NE is one of the main thoroughfares of the neighborhood – surprisingly one of the few multi-neighborhood connector streets running North-South and still maintaining a distinctly residential character. This segment of Diamond NE has had some recent successes, but still suffers from a high proportion of absentee landlords. Additional pressures on the housing stock are being made from the E. Fulton Business District primarily in the form of parking needs. The street has a consistently high traffic count for this stretch of single and two-family homes – possibly suggesting a opportunity for higher housing densities in the future.

Zeeland Ct.



Comments:

Zeeland Court is a small side street running to the West off Holland NE and dead ending after one short block. Eight houses are packed onto this small block with only two being owner occupied. The houses on Zeeland Court are fit very tightly on their sites with the houses on the South side of the street having almost no front or rear yards at all. All of the houses are built with almost no side yards. As is typical with many of the smaller streets in the Brikyaat, Zeeland Court is plagued by spotty City services and comparatively high rates of crime.

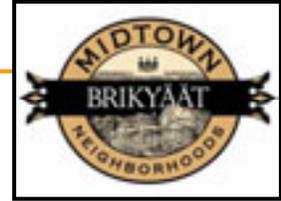
Fountain and Eastern Intersection



Comments:

The intersection of Fountain NE and Eastern NE bounds the North and West sides of the Fulton Street Cemetery. The easterly one-way traffic direction of Fountain NE creates a confusing and higher speed condition that is contrary to the primarily residential nature of the immediate area. The intersection itself is poorly lit, creating safety concerns for pedestrians. Recently, part of the tall retaining wall structure that holds the North edge of the cemetery collapsed. The City and neighborhood are currently working on a repair plan that will address safety and historic concerns in consideration with the historic nature of the Cemetery.

Farmers Market Charrette



Acknowledgements

Lott3Metz Architecture and Nederveld Associates extends its appreciation to the Midtown Neighborhood Association for enlisting our help in performing the Charrette on March 13th 2006. We are grateful to the Midtown Neighborhood Association who volunteered their time to this effort. Special acknowledgements go to Christine Helms-Maletic and Kelly Otto for their tremendous support and guidance throughout the entire planning process.

Visioning Process Participants

The participants consisted of the vendors of the Farmers Market and key neighborhood stakeholders. Thank you to all the attendees for their commitment and dedication to the planning process.

Introduction

Lott3 Metz Architecture and Nederveld Associates led Midtown Neighborhood representatives and market vendors in a visioning process for the design of an expanded Farmers Market. The process focused on current conditions, best practices, project goals, and project values. The participants were engaged in a visioning session to lay the conceptual groundwork for the final exercise of the evening. For the final exercise, the participants were divided into four groups and were given the task of creating the ideal market plan using maps of existing conditions. Each of the group's work is summarized in detail on the following pages.



Beyond the values and ideas presented in the summary of the visioning session, compiled on page four of this report, some common themes for the future configuration of the market within neighborhood were evident in all of the group's work. Firstly, all of the group's work provided more parking for the patrons of the market as well as a alluding to better organization of on site traffic for both vendors and patrons. Secondly, each of the groups defined both interior and exterior spaces for vending in an expanded market. Thirdly, all of the groups expressed a desire to expand the market's offerings to related food services like a bakery, or butcher, or perhaps a restaurant.

This Visioning Guide attempts to compile and articulate goals for a Farmers Market expansion. This document represents the formal beginning of the planning process, and, as a result the document will evolve with the upcoming months of work. We welcome participation of all interested parties in an effort to reach fully realized and comprehensive revitalization plan.

Visioning Sessions:

The goal of this exercise was to generate ideas and components for the ideal Fulton Street Farmers Market. We studied areas that work well together and items that do not work well together. Participants were asked to pay attention to the “big picture” i.e. security and safety, connectivity as well as aesthetics. Statements of the participants were then reviewed by the visioning team and given priority by voting for the item that was most important to each participant.

Ideal Market

Votes	Idea
18	Covered structure
18	Ample parking
12	Bigger / more parking
3	Safety for customers walking
1	Delivery / pick up
1	Space for refrigeration
6	Lighting and electrical
1	Demonstration spaces
5	Better ratio of parting
1	Flexible space for non-peak times
5	Farmers market atmosphere
-	Variety of indoor / outdoor spaces
3	Processing kitchen
6	Bathrooms and other services (meeting spaces)
-	Pedestrian only area
-	Bikes
5	Practicality of covered structures (roof too high?)
8	Built-in tables
1	Functionality of market for users
-	Fair fees
-	Electrical transfer / atms
-	No bad stalls (on edges no traffic flow)
7	Most seniority = best spot
-	Cloth market bags
3	Ability to back into stalls

25 ideas total



What Works / What Doesn't Work?

This collection of ideas was focused on the current state of the Farmers Market environment and infrastructure.

Statements of the whole faculty were then reviewed by the visioning team and given priority.

What works?

Votes	Ideas
3	Choice of produce / variety
-	Shade awnings at booths
2	Good following
3	Friendly atmosphere
2	Quality of products
8	Stall assignments
-	"face to face" connection
1	Community between vendors
4	Good feeling – support "local"
3	Clean-up crew
2	History of location

7 ideas total

What doesn't work?

Votes	Ideas
15	Parking
7	Storm water management
1	Tarps covering for rain
-	No continuity / better communication (association)
2	Market identification / signage
2	Bathrooms – not ADA
3	Residential access (Stormzand)
3	Insects
2	Operating hours – daily / yearly
-	Traffic flow between stalls
7	Musicians – when they are there, customers are not (designated spot for them?)
-	No delineation of customer and vendor parking
5	Lack of visibility
2	Not pretty

14 ideas total

Other ideas include:

- having a pre-order sales team
- public vendor list

Top scores for each category

<p>What Works/What Doesn't Work?</p> <p>These Work:</p> <p>8 votes</p> <ul style="list-style-type: none"> • stall assignments <p>4 votes</p> <ul style="list-style-type: none"> • good feeling supporting local <p>3 votes</p> <ul style="list-style-type: none"> • choice of produce/variety • friendly atmosphere • clean-up crew 	<p>These Don't Work:</p> <p>15 votes</p> <ul style="list-style-type: none"> • parking <p>7 votes</p> <ul style="list-style-type: none"> • storm water management • musicians <p>5 votes</p> <ul style="list-style-type: none"> • lack of visibility
<p>Ideal Farmers Market:</p> <p>18 votes</p> <ul style="list-style-type: none"> • covered structure • ample parking <p>12 votes</p> <ul style="list-style-type: none"> • bigger / more parking <p>8 votes</p> <ul style="list-style-type: none"> • built-in tables 	

KEY:

-  GREEN SPACE -- parks, cemeteries, gardens, agriculture, etc.
-  PARKING
-  CARS
-  TRUCKS
-  ENTER & EXITS
-  BUILDINGS
-  PEOPLE

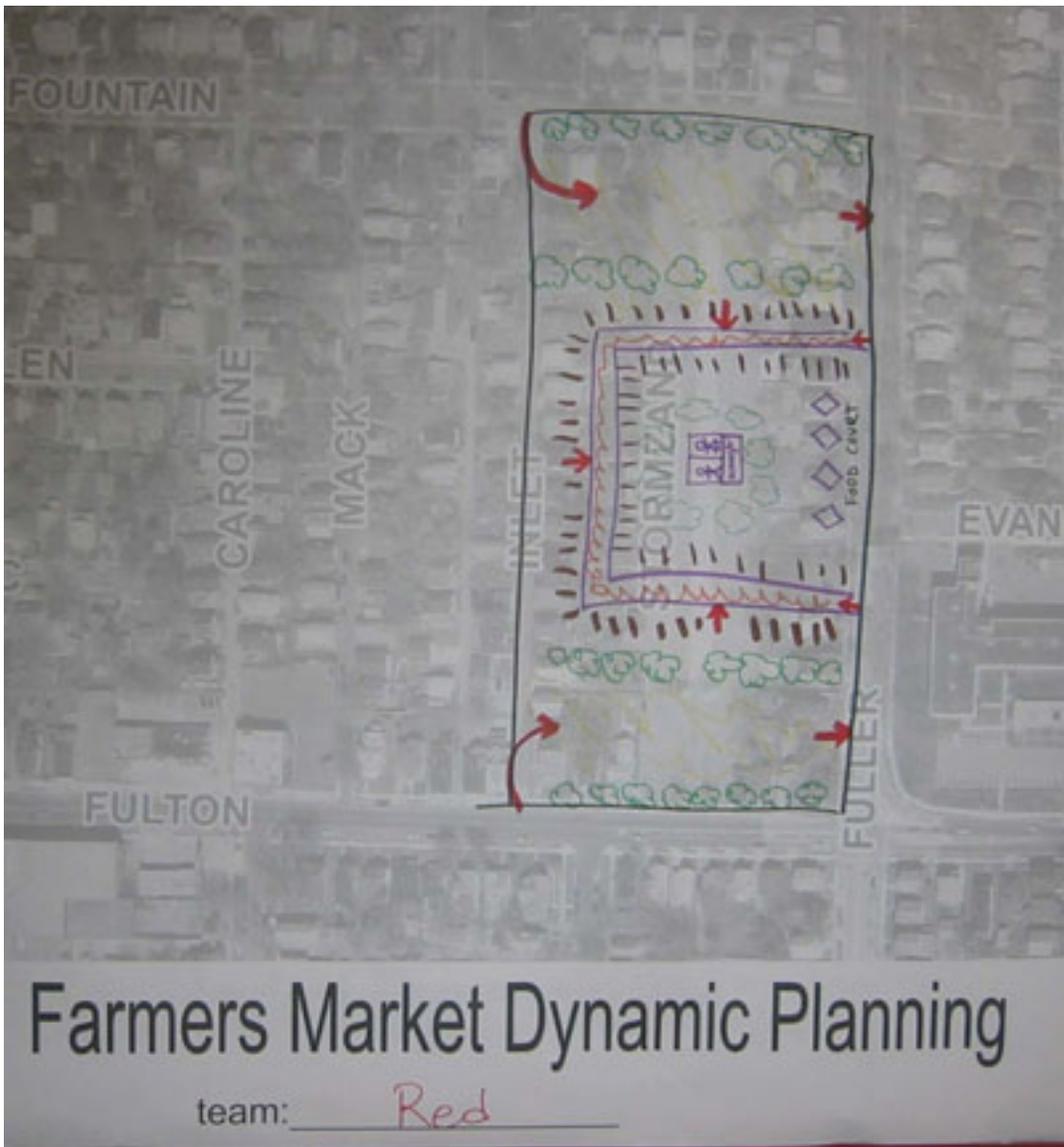
Group Blue:

The primary concerns of the group were increasing quality vendor space and increasing customer access and parking. The group decided that a cruciform plan best suited the needs of both constituencies by providing clear and easy access. The center building would be a fully conditioned, year-round space that would house offices, market services including toilets, public gathering space, and permanent vendor space. The 'legs' of the cross would be open air vendor space with a fixed canopy structure that would provide sun and weather protection for both vendor and customer. Parking would be dispersed throughout site with prominent landscaping at the edges of the site and interspersed amongst the parking. Vehicle access points would be introduced from all the surrounding streets reducing vendor and customer bottlenecks.



Group Red:

Group Red elected to locate the main market structure in the center of the block. Providing for clear vehicle circulation and parking along both Fulton and Fountain. The market building forms a “U” with an open plaza facing Fuller. The plaza would be used for vendor access as well as public functions. A utility building surrounded by landscaping in the center of the plaza would house toilet rooms and market offices. Additional plaza space would be devoted to food service and outdoor seating for patrons.



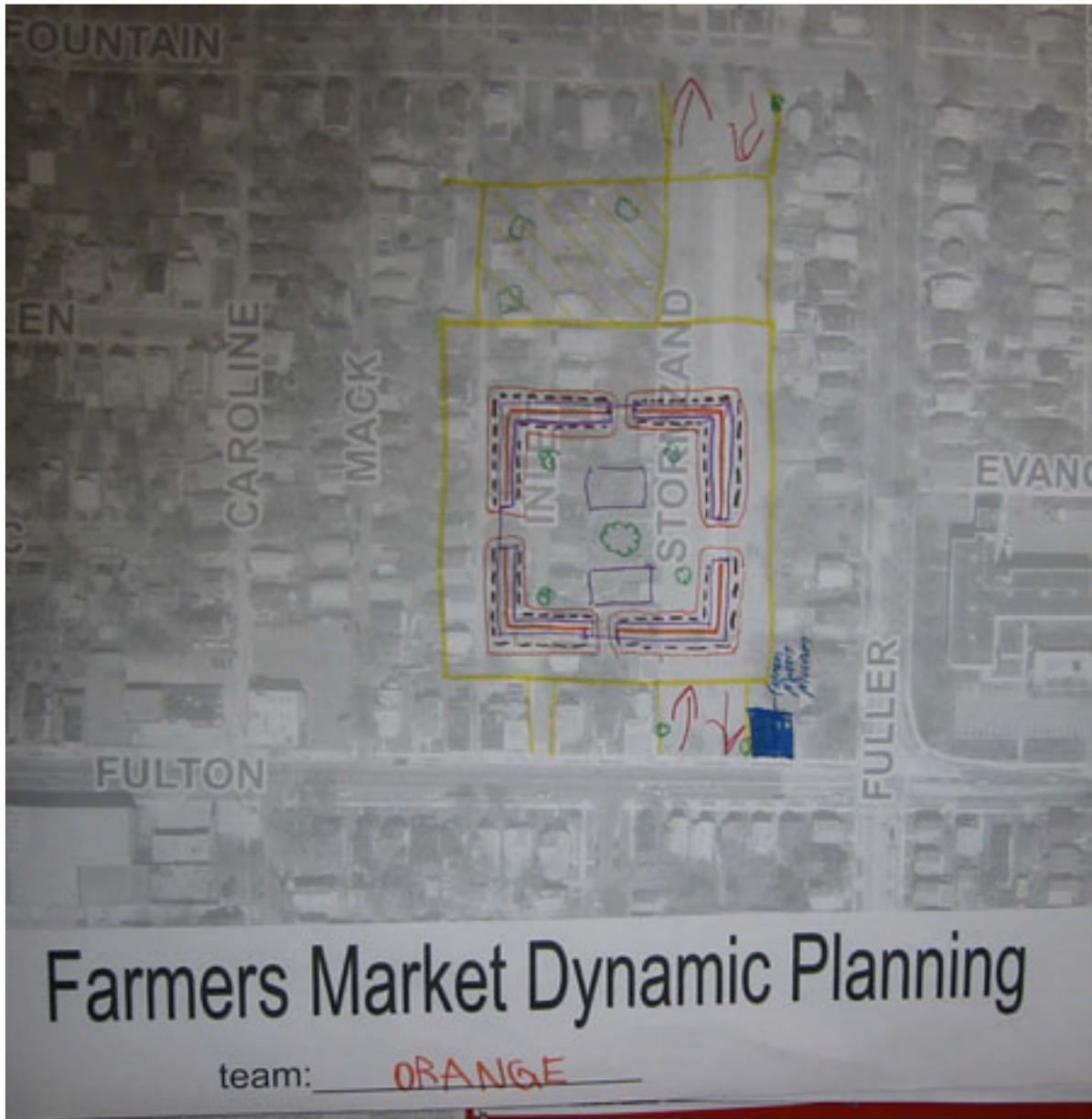
Group Yellow:

Similar to Group Blue, Group Yellow used a cruciform plan to address their concerns of increasing quality vendor space and increasing customer access and parking. The cruciform would be aligned with the street grid providing a building presence on both Fulton and Fountain. Similarly, vehicle access would be directed from Fulton and Fountain only. Both the leg of the cross and the center building would be enclosed buildings with the center building being a fully conditioned, year-round space that would house offices, market services including toilets, and permanent vendor space for a bakery, dairy products, meat, and eggs. Parking would be dispersed throughout site with prominent landscaping breaking up the parking areas. The group also maintained the majority of the existing structures along Fulton, Fountain, and Fuller.



Group Orange:

This concept for the farmers market preserved the homes along Fuller Avenue and Fountain Street by inserting four L-shaped structures into the block structure. These structures could be either covered outdoor elements (similar to existing configuration) or could be enclosed elements. The L-shape is proposed to allow vendors to access both sides and is configured on the site to create a courtyard. This courtyard would have limited auto traffic, primarily for vendors only. The courtyard would also have two support buildings which would include a kitchen, bathrooms and conference area. There would also be some green space in this area, possibly incorporating a community garden. A majority of the parking would be around the perimeter of the L-shapes and on the Northern end of the site.



Market Plan Development

Working with the information from the charrette we began to refine the planned expansion of the market over the next few months with additional stakeholder input at our design meetings throughout the summer. One of the biggest concerns of all involved was one of implementation:

How would this expansion actually take place?

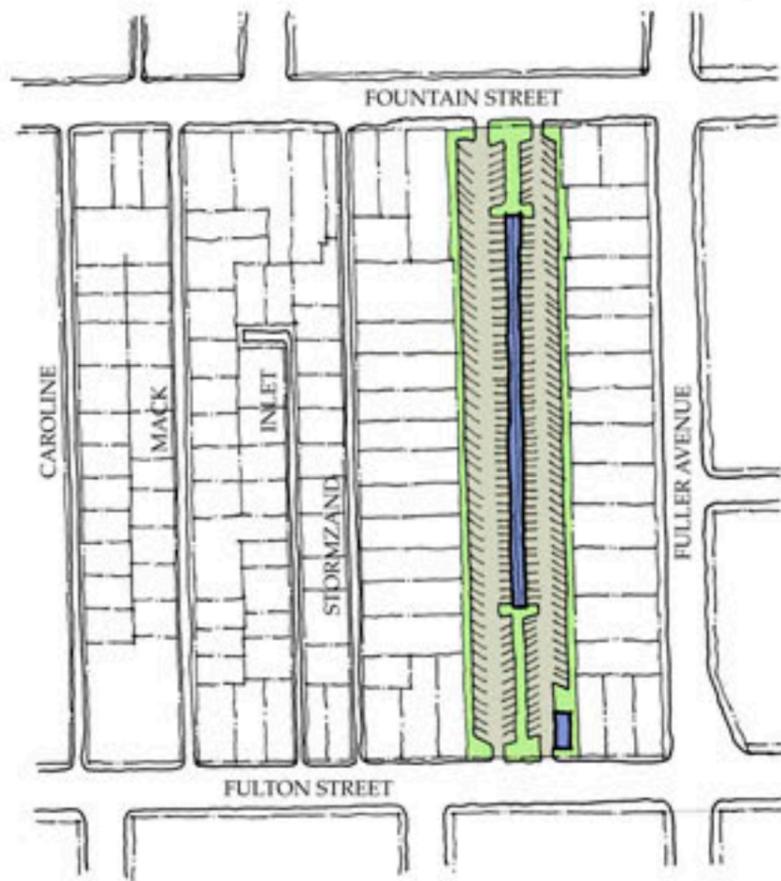
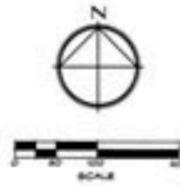
Would an expansion be phased?

How would properties be acquired and who would acquire them?

All are critical questions to a successful implementation of this plan. And, all are difficult to answer at this point in the process. In an effort to address these concerns and others, we decided to make the assumption that any market expansion would be primarily economically driven and most likely undertaken in phases. Given the likelihood of a phased expansion we set out to derive a possible scenario. The following two pages of drawings provide a graphic summary of that phased expansion. Furthermore, using information from the Midtown Neighborhood Association, we have compiled a summary of properties, owners, and available recent sale prices and included this information in an appendix at the end of this report. We believe that the expanded market design has an inherent flexibility that will allow a final land acquisition plan and a final architectural design to conform as need be to political and economic realities in the neighborhood. Additional commentary on the market and its surrounding area can be found in the Plan Summary portion of this report.

Analysis of comparable national Farmers Markets and studies of current trends in Farmers Markets are available as part of the Michigan State University, Urban and Regional Planning Program student work in the Spring of 2006.

MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD
 FARMERS' MARKET PHASING STUDY
 GRAND RAPIDS, MICHIGAN



EXISTING FARMERS' MARKET



POSSIBLE PHASE 1

(26) 10 x 10 OUTDOOR STALLS WITH (26) VENDOR PARKING SPACES
 (26) 10 x 10 INDOOR STALLS WITH (26) VENDOR PARKING SPACES
 (26) 8 x 8 INDOOR STALLS

113 TOTAL ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)



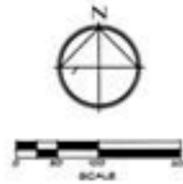
POSSIBLE PHASE 2

(52) 10 x 10 OUTDOOR STALLS WITH (52) VENDOR PARKING SPACES
 (26) 10 x 10 INDOOR STALLS WITH (26) VENDOR PARKING SPACES
 (26) 8 x 8 INDOOR STALLS

113 TOTAL ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)

MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD
FARMERS' MARKET PHASING STUDY
GRAND RAPIDS, MICHIGAN



POSSIBLE PHASE 3

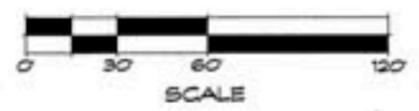
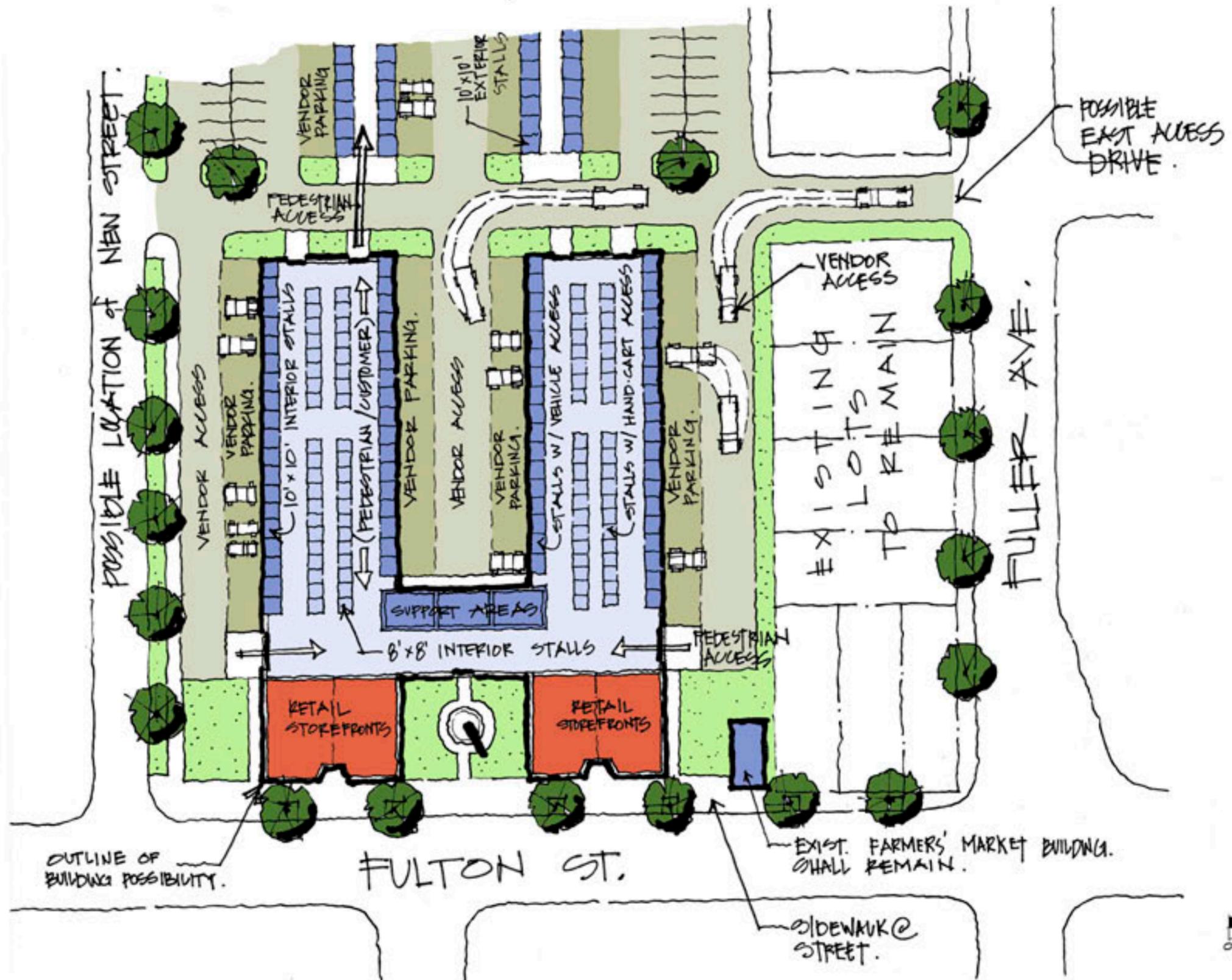
(52) 10 x 10 OUTDOOR STALLS WITH 52 VENDOR PARKING SPACES
(72) 10 x 10 INDOOR STALLS WITH 72 VENDOR PARKING SPACES
(72) 8 x 8 INDOOR STALLS
181 ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)



POSSIBLE PHASE 4

TOWNHOUSE PHASE

MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD
 CONCEPT DIAGRAM FOR FARMERS' MARKET
 GRAND RAPIDS, MICHIGAN



Final Plan Summary

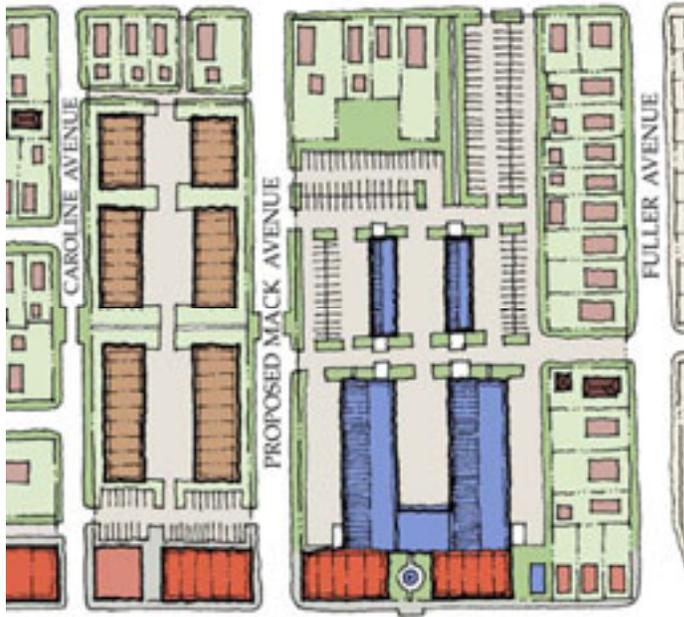


As designers involved in a public planning process, the design team first looked to common design ideas defined in our charrettes to direct the initial design investigations (please see the charrette summaries for detailed stakeholder commentary). Among the consensus were a Farmers Market expanded in both size and services; further expansion of the East Fulton Business District to the East to provide better connection to the Farmers Market and to further diversify the mix of land use in the area; maintain the existing single family housing fabric in the center of the target area and along Fountain NE; and provide urban improvements for the housing and streets located just to the East of the Fulton Street Cemetery and immediately to the West of the Farmers Market. Some of the charrette plans also referred to the need for a higher density housing type in the area – mostly shown grouped around an expanded Farmers Market – but the typology of this higher density housing was not clearly defined.

The existing conditions plan, above, shows the current configuration of the Brikyaat. All of the drawings shown in this section are included at larger scales immediately following this summary.

The Second Phase of the planning work began with a charrette for the vendors of the Farmers Market – summarized previously in this report. The Farmers Market charrette further cemented the consensus for an expanded market and provided invaluable insight





into the business and operations concerns of long time vendors of the Fulton Street Farmers Market. The plan detail at left and above and at a larger scale found in this report immediately following the Farmers Market charrette summary shows the critical design aspects determined by the charrette and the subsequent design meetings. A flexible and phaseable market plan; an expanded market with both interior and exterior vendor stalls; a stronger market presence on East Fulton with spaces for long-term, market-related tenants (bakery, butcher, restaurant); clear definition and distinction between customer and vendor parking and access points. New parking is located primarily to the North of the market site with both Caroline and Mack constructed to widths

that would allow overflow on-street parking for busy market days. Additional parking is provided immediately behind the Fulton Street storefronts between Mack and Caroline.

As in Phase One the plan maintains a relocated and reconfigured Mack NE with townhouses located between the new Mack NE and a reconfigured eastern edge of Caroline NE. It is our hope that the townhouses will have many benefits for the plan and the neighborhood. Firstly, the townhouses will act as a buffer and transition between the single family homes West of Caroline and the expanded market to the East. Secondly, this higher density housing type will help the neighborhood maintain its variety of housing types and housing costs while bringing more homeowners to the neighborhood. And, lastly, we hope that the townhouses and their revenue producing potential will be an attraction to developers and a possible aid to the Farmers Market expansion.

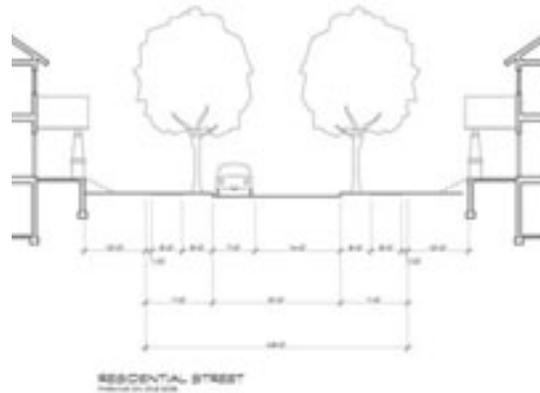
Conversely to the consistency of vision for the Farmers Market and its expansion; we continued to struggle to find a consensus vision for the western side of the Brikyaat adjacent to the Fulton Street Cemetery. The Phase One Plan for this portion of the Brikyaat showed an aggressive reconfiguration of both the street grid and the vast majority of the lot lines between Holland NE and the cemetery. As we moved through the summer's design meetings the validity of the approach advocated in Phase One was seriously questioned by all involved. Many quality homes were located in the areas defined for reconfiguration with committed owner occupants and the infrastructure reconfiguration defined by the plan seemed to be economically prohibitive as a basic level of development analysis.



The portion of the Transformation Plan above right shows the consensus ideas for a much more measured reconfiguration of the existing street grid in red and orange while still addressing the neighbors concerns of street connectivity and housing stock improvement. The primary concept is the widening of Zeeland Ct NE to a 43 foot Right of Way to allow for better public service access and to extend Zeeland Ct NE to the West

and connect it to Batavia NE eliminating the dead end street conditions that currently exist in this portion of the Brikyaat.

The final plan shows 23 new residences in a variety of housing types and sizes. The new residences are shown in dark brown in the plan below. Ten of these units would be grouped around a common green and accessed by car from an alley that would connect all the new residences on the North side of the new street. Eight new townhouses would complete and fill in the fragmented street wall on Holland NE. While four new, stand-alone residences would complete the southern edge of the new street.



The challenge of the East Fulton Street at the southern edge of the study area was to provide for an expanded commercial district and the associated parking needs of any expansion while repairing a disjointed street wall and enhancing the pedestrian experience for this thriving neighborhood business district. Our solution centers around a parking expansion that connects and organizes many smaller

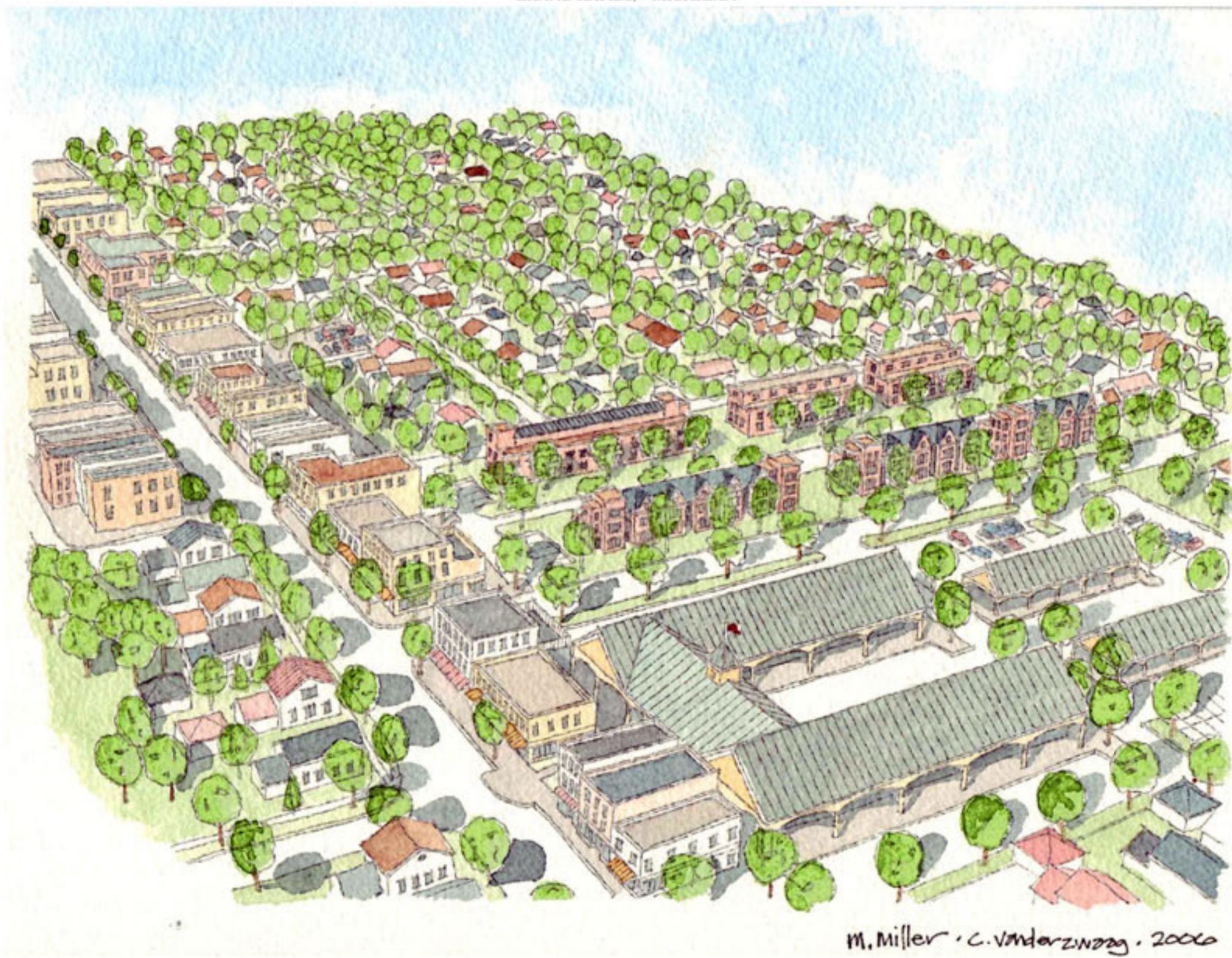


parking lots on underutilized pieces of land behind the storefronts on Fulton throughout the district - reinforcing the street wall along Fulton while avoiding anti-urban, inefficient 'sea of asphalt' parking lots. Furthermore, the expansion of the East Fulton Business District is envisioned as multi-storied mixed-use structures – with retail or commercial uses on the ground floors and residential and commercial uses on the upper floors. We believe that this mixed use expansion and the townhouses located adjacent to the Farmers Market are key components for maintaining a range of housing types and prices within the neighborhood – an issue of continual concern for all involved in the planning process.

The overall plans are included at a larger scale immediately following this summary. The plans include a detailed existing conditions plan showing all of the existing structures, streets, and open spaces in the Brikyaat. Next you will find a transformation plan that superimposes the areas affected by the plan and the proposed new street locations and sizes over the neighborhood's existing conditions. Immediately following the transformation plan you will find the final plan itself that shows existing and proposed land uses and infrastructure improvements. And, finally, you will find a proposed zoning map that reflects the intent of the plan as it aligns with the current rewriting of the City of Grand Rapids Zoning Ordinance.

We have then included some potential renderings of the Brikyaat with a fully realized plan. As with everything else presented under this cover, these images are preliminary and loosely descriptive of the intent of the planning process. We expect these visions become much sharper as specifics about the implementation of the plan become known in the coming months and years.

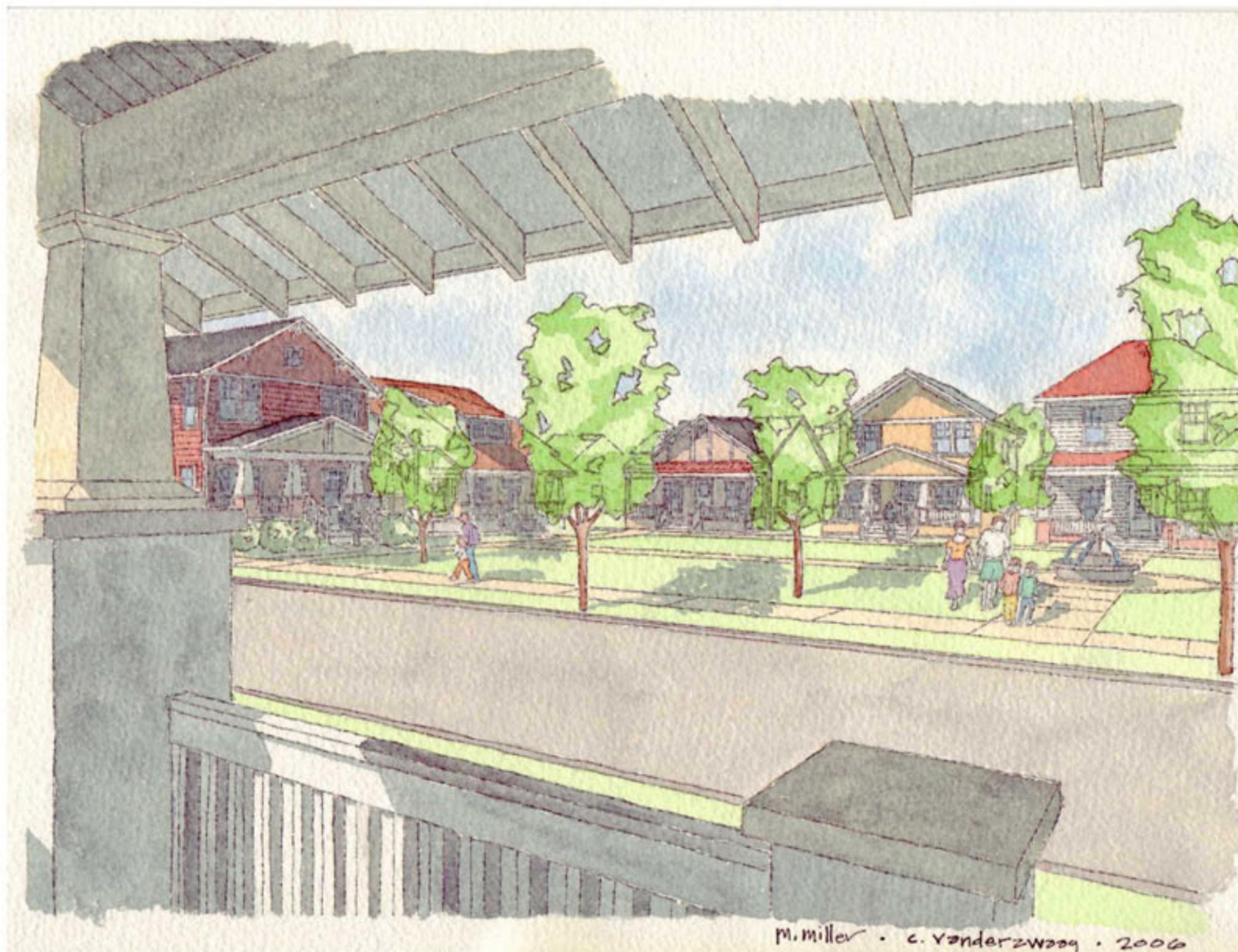
MIDTOWN NEIGHBORHOOD ASSOCIATION
BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
GRAND RAPIDS, MICHIGAN



M. Miller · C. Vanderzwaag · 2006



MIDTOWN NEIGHBORHOOD ASSOCIATION
BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
GRAND RAPIDS, MICHIGAN



m. miller • c. vanderzwaag • 2006

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BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
GRAND RAPIDS, MICHIGAN

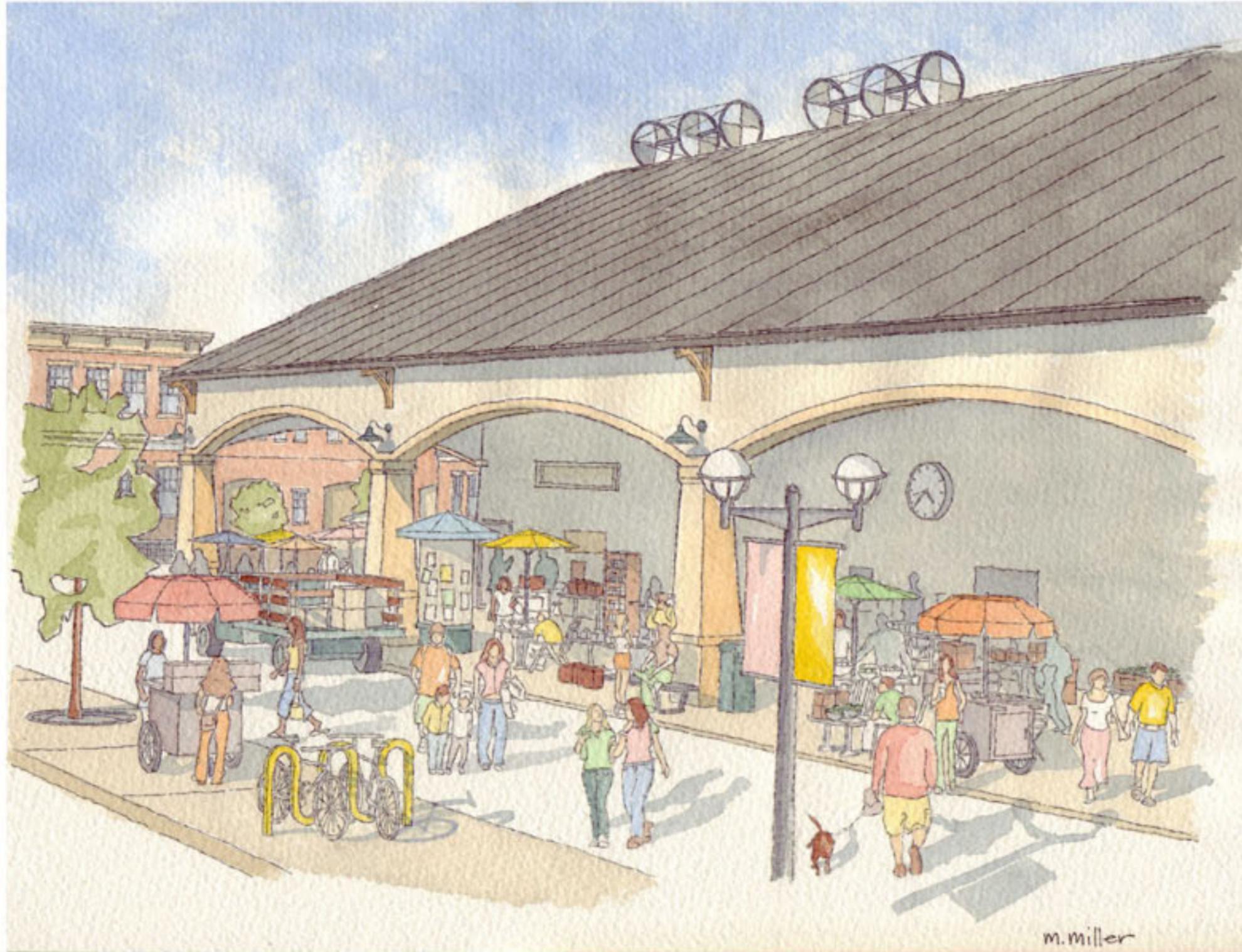


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MIDTOWN NEIGHBORHOOD ASSOCIATION
BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
GRAND RAPIDS, MICHIGAN



MIDTOWN NEIGHBORHOOD ASSOCIATION
BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
GRAND RAPIDS, MICHIGAN



MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

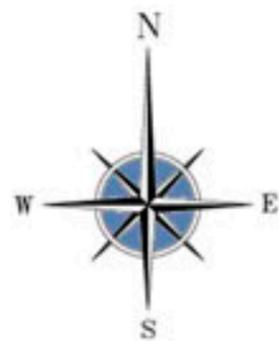
GRAND RAPIDS, MICHIGAN

LAND-USE LEGEND

- EXISTING MIXED-USE AND RETAIL
- EXISTING FARMER'S MARKET
- EXISTING CIVIC / INSTITUTIONAL
- EXISTING RESIDENTIAL
- EXISTING LIGHT INDUSTRIAL
- CIVIC GREEN SPACE
- PRIVATE GREEN SPACE
- SURFACE PARKING
- EXISTING NEIGHBORHOOD CONTEXT NOT INCLUDED IN STUDY AREA



BRIKYAAT EXISTING CONDITIONS PLAN



October 2005



SCALE



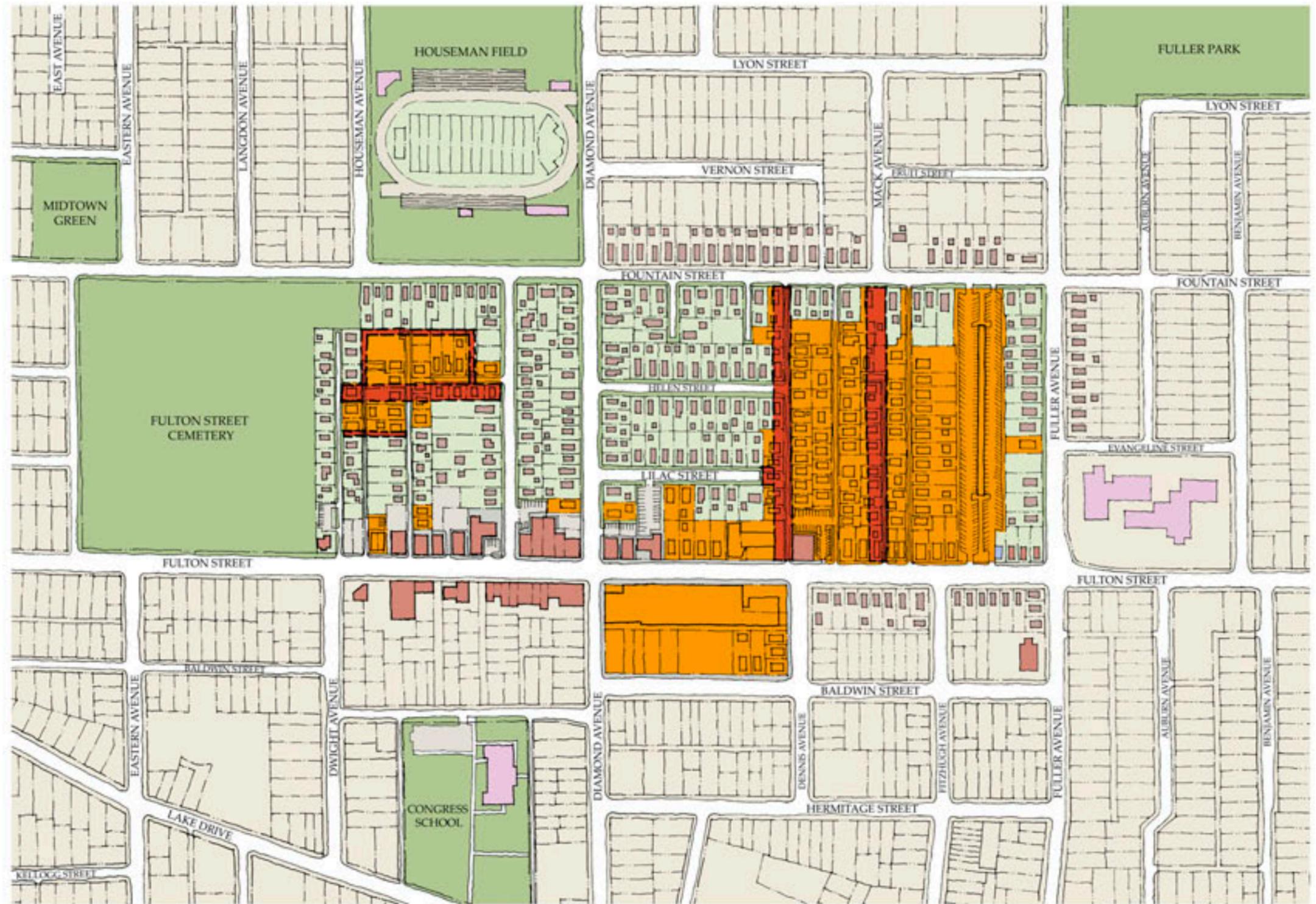
MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

GRAND RAPIDS, MICHIGAN

LAND-USE LEGEND

- AREAS EFFECTED BY MASTERPLAN
- PROPOSED STREET LOCATIONS
- EXISTING MIXED-USE AND RETAIL
- EXISTING FARMER'S MARKET
- EXISTING CIVIC / INSTITUTIONAL
- EXISTING RESIDENTIAL
- CIVIC GREEN SPACE
- PRIVATE GREEN SPACE
- SURFACE PARKING
- EXISTING NEIGHBORHOOD CONTEXT NOT INCLUDED IN STUDY AREA



BRIKYAAT TRANSFORMATION PLAN

MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

GRAND RAPIDS, MICHIGAN

LAND-USE LEGEND

- NEW MIXED-USE
- EXISTING MIXED-USE AND RETAIL
- NEW CIVIC / INSTITUTIONAL
- EXISTING CIVIC / INSTITUTIONAL
- NEW FARMERS' MARKET
- NEW ATTACHED SINGLE-FAMILY RESIDENTIAL
- NEW SINGLE- AND TWO-FAMILY DETACHED RESIDENTIAL
- EXISTING RESIDENTIAL
- CIVIC GREEN SPACE
- PRIVATE GREEN SPACE
- SURFACE PARKING
- EXISTING NEIGHBORHOOD CONTEXT NOT INCLUDED IN STUDY AREA



October 2006



SCALE



BRIKYAAT NEIGHBORHOOD PLAN



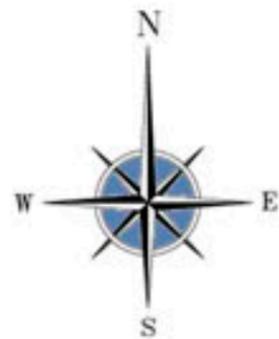
MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

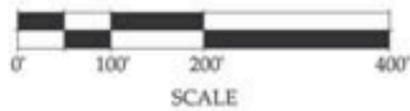
GRAND RAPIDS, MICHIGAN

LAND-USE LEGEND

- NEW MIXED-USE
- EXISTING MIXED-USE AND RETAIL
- NEW CIVIC / INSTITUTIONAL
- EXISTING CIVIC / INSTITUTIONAL
- NEW FARMERS' MARKET
- NEW ATTACHED SINGLE-FAMILY RESIDENTIAL
- NEW SINGLE- AND TWO-FAMILY DETACHED RESIDENTIAL
- EXISTING RESIDENTIAL
- CIVIC GREEN SPACE
- PRIVATE GREEN SPACE
- SURFACE PARKING
- EXISTING NEIGHBORHOOD CONTEXT NOT INCLUDED IN STUDY AREA



October 2006

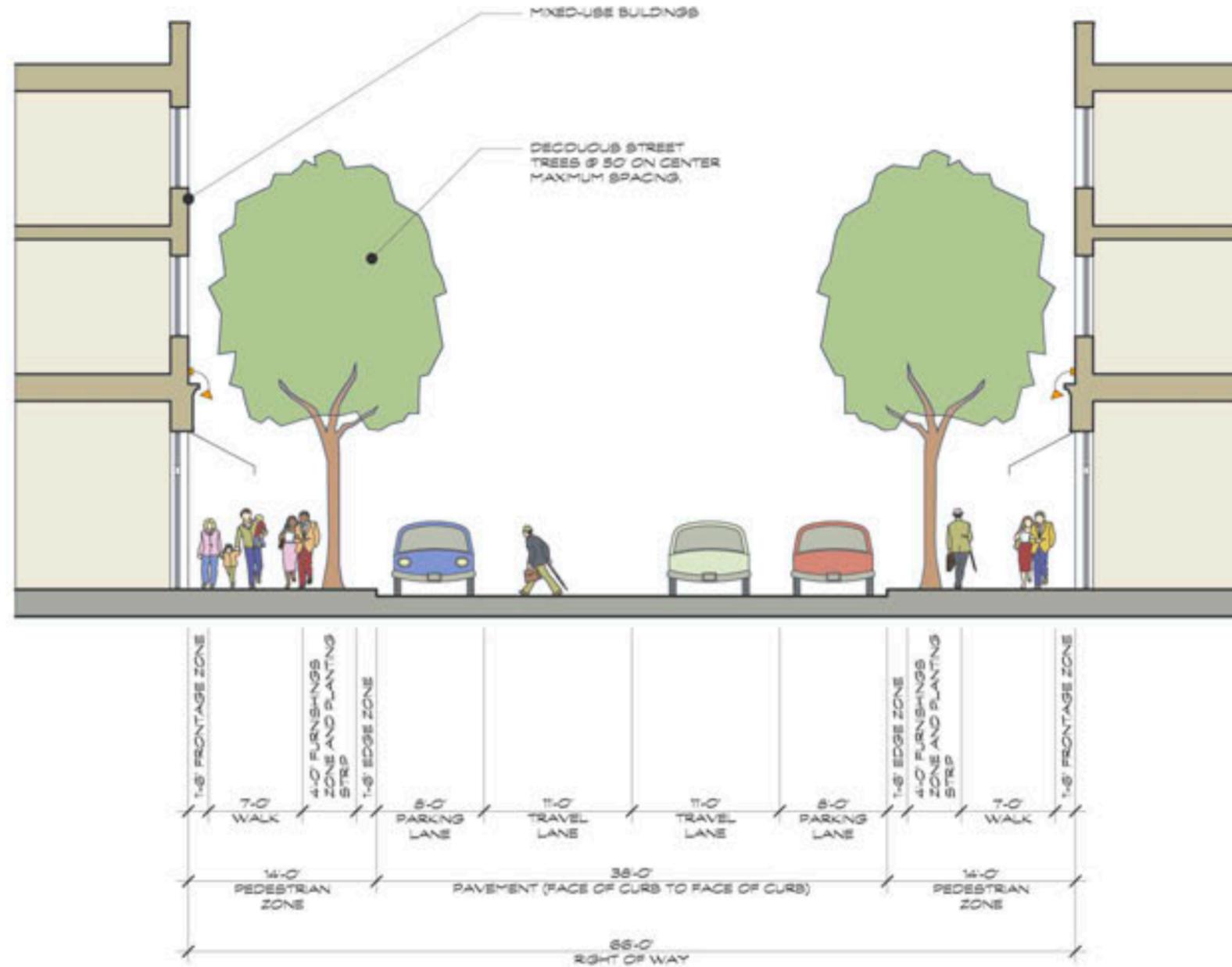


ENLARGED BRIKYAAT NEIGHBORHOOD PLAN

MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

GRAND RAPIDS, MICHIGAN



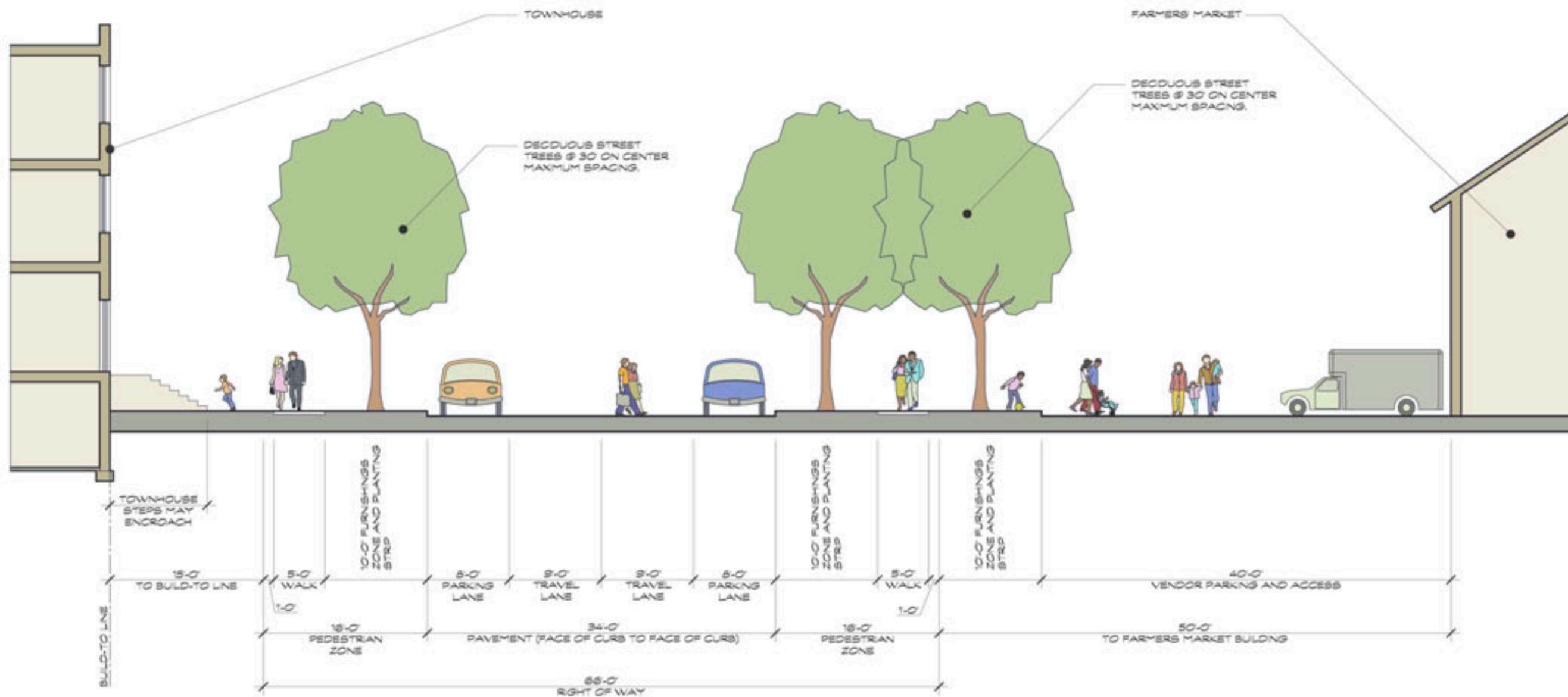
COMMERCIAL STREET

PARKING ON BOTH SIDES

FULTON STREET



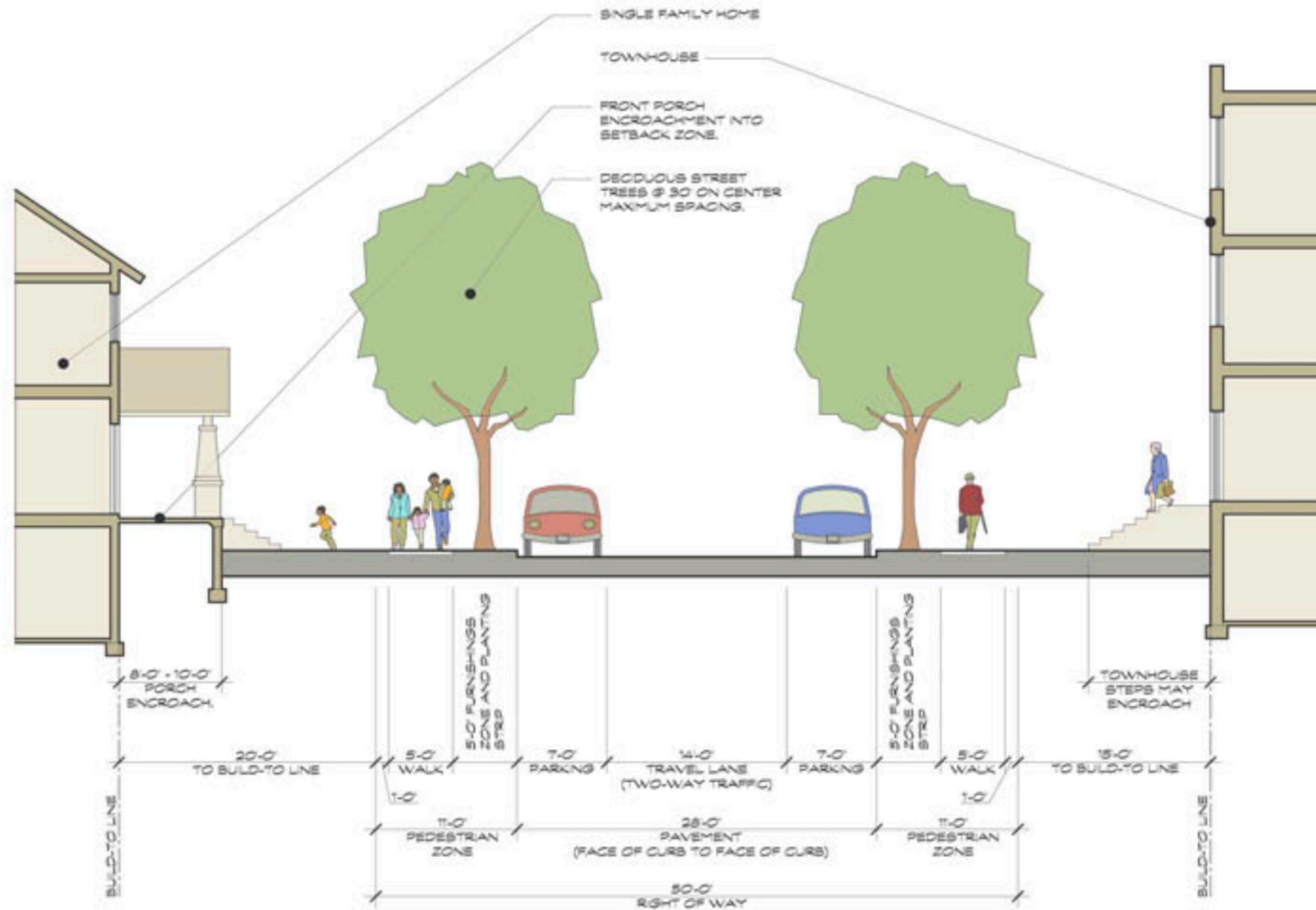
MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
 GRAND RAPIDS, MICHIGAN



RESIDENTIAL CONNECTOR AND FARMERS' MARKET STREET
 PARKING ON BOTH SIDES
 PROPOSED MACK AVENUE



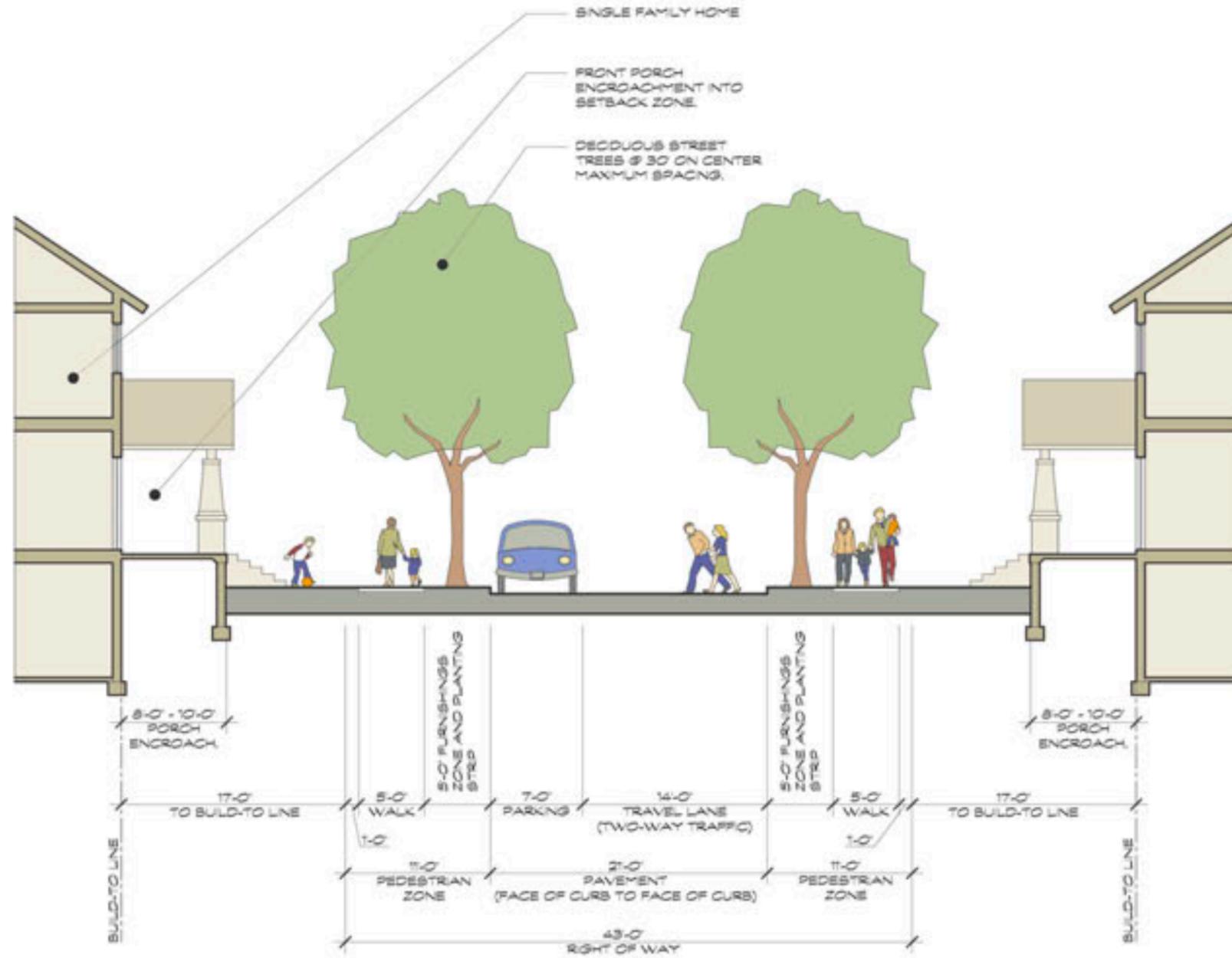
MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
 GRAND RAPIDS, MICHIGAN



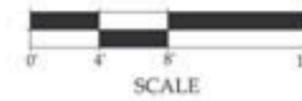
RESIDENTIAL YIELD STREET
 PARKING ON BOTH SIDES
 PROPOSED CAROLINE AVENUE



MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN
 GRAND RAPIDS, MICHIGAN



RESIDENTIAL YIELD STREET
 PARKING ON ONE SIDE
 PROPOSED HOLLAND COURT



Appendix I: Brikiyaat Property Values and Owners list

411429183015	18	Caroline PL	Brower, Lance P & Ruth A	\$0	July 24, 2002
411429183014	24	Caroline PL	Chappell, Linda	\$55,000	September 6, 2001
411429183013	26	Caroline PL	Reitsma, Henry V & Hagedorn, Diane	n/a	n/a
411429183012	30	Caroline PL	Quartell, Jackie	\$74,000	March 8, 2006
411429183011	34	Caroline PL	Vandenberg, Karl M	\$54,900	August 28, 2002
411429183010	38	Caroline PL	DeBoer, Benjamin R & Trust, Cindy L	n/a	n/a
411429183009	42	Caroline PL	Sims, Clyde Reginald	\$0	February 21, 2006
411429183008	46	Caroline PL	Weersma, Timothy J	\$82,000	December 15, 2004
411429183007	52	Caroline PL	Johnson, Larry R	\$32,000	October 14, 1998
411429183006	58	Caroline PL	Jiminez, Juana C & Antonio	\$23,500	March 9, 1999
411429183005	60	Caroline PL	Treamer, Richard & Deborah Anne	\$24,000	April 25, 2000
411429183004	62	Caroline PL	Woznicki, Roman J	n/a	n/a
411429183001	1052	Fountain Street	Marean, David	\$89,900	May 28, 1999
411429183032	1058	Fountain Street	VanDyke, Barry	\$74,900	August 29, 2002
411429183033	1062	Fountain Street	Woznicki, Roman Jr.	n/a	n/a
411429184001	1100	Fountain Street	Stephens, Timothy C & Christyne S	\$110,000	September 7, 2004
411429184004	1110	Fountain Street	Forshey, Martin	-	-
411429184005	1114	Fountain Street	Gerke, Jennifer	-	-
411429184006	1116	Fountain Street	City of Grand Rapids	-	-
411429185001	1120	Fountain Street	Gonzales, Jose A	-	-
411429185002	1124	Fountain Street	Gossen, Joshua D & Bradley, Sarah M	-	-
411429185004	1134	Fountain Street	Sowle, James	-	-
411429185022	1148	Fountain Street	Brown, Shawn & Kathy	-	-
411429185036	11	Fuller Avenue	Jones, Willie Terry	\$19,900	October 26, 1999
411429185035	17	Fuller Avenue	Truillo, Raymond	\$37,500	April 2, 1992
411429185034	23	Fuller Avenue	Zimmerman, Bryant E & Jennifer A	\$41,900	April 27, 1995
411429185033	27	Fuller Avenue	Zimmerman, Bryant E & Jennifer A	n/a	n/a
411429185032	35	Fuller Avenue	Helderop, Harry	\$39,900	December 16, 1998
411429185031	39	Fuller Avenue	Hayes, Kevin	\$69,100	May 28, 2004
411429185030	43	Fuller Avenue	Brown, Darryle	\$50,000	March 6, 2003
411429185028	51	Fuller Avenue	Walker, Paul F	n/a	n/a
411429185027	55	Fuller Avenue	Jennings, Darlena	\$0	June 14, 2004
411429185027	57	Fuller Avenue	Jennings, Darlena	-	-
411429185025	63	Fuller Avenue	Foster, Te Darwin M	n/a	n/a
411429185024	65	Fuller Avenue	Kehl, Thomas W	\$31,500	July 31, 1995
411429185026	69	Fuller Avenue	Volkers, Robert	-	-
411429185023	75	Fuller Avenue	Young, Amy Versluis	\$30,000	November 5, 1999
411429183034	1055	Fulton Street	SMR Enterprises LLC	\$135,000	June 15, 2001
411429184041	1111	Fulton Street	Diaz, Udencio	-	-
411429184042	1115	Fulton Street	Miller, Kevin	-	-
411429184043	1119	Fulton Street	VanManen, Jon & Scholten, John	-	-
411429184044	1123	Fulton Street	Czarnorys, Casey S	-	-
411429184045	1127	Fulton Street	Lindy Press Inc.	-	-
411429185018	1131	Fulton Street	Totony, Pearl	-	-
411429185019	1137	Fulton Street	Moore, Janeta & Jeffrey	-	-
411429185043	1141	Fulton Street	R&E Ventures LLC	-	-
411429185021	1145	Fulton Street	City of Grand Rapids	-	-
411429185043	1157	Fulton Street	Goossen, Matt J	-	-
411429185038	1161	Fulton Street	Salava, Justin	-	-
411429185039	1163	Fulton Street	Joske, Neil A	-	-
411429184052	13	Inlet Place	Johnson, Carl	n/a	n/a
411429184050	21	Inlet Place	Haisma, Kenneth L & Beryl L	n/a	n/a
411429184026	27	Inlet Place	Gately Properties Inc.	\$0	March 9, 2005
411429184037	28	Inlet Place	Cooper, Brenda	\$55,000	September 26, 2001
411429184025	29	Inlet Place	Towers, Martha L Trust	n/a	n/a

411429184024	35	Inlet Place	Nolf, Thomas W & Claudia N	\$0	August 7, 2002
411429184023	41	Inlet Place	Towers, Martha L Trust	\$0	January 16, 2004
411429184022	51	Inlet Place	Kuipers, Keith	-	-
411429184021	55	Inlet Place	Sherwood, Paul S & Denise M	\$16,000	August 30, 1999
411429184020	61	Inlet Place	Haisma, Douglas	\$15,500	July 20, 1995
411429184019	14	Mack Ave	Demorest, Michael	n/a	n/a
411429183027	17	Mack Ave	Diaz, Udencio	-	-
411429184017	18	Mack Ave	Hernandez, Ricardo A	n/a	n/a
411429183026	23	Mack Ave	Hernandez, Ricardo A & Michele M	\$23,000	October 19, 1999
411429183025	25	Mack Ave	Schwab, John Mark	n/a	n/a
411429184049	28	Mack Ave	Nickerson, Martin & Kimberly	\$57,500	June 10, 2005
411429183024	31	Mack Ave	Veenstra, Chuck & Olsen, Brent	\$40,000	March 4, 2005
411429184013	32	Mack Ave	Ramirez, Rosiendo	n/a	n/a
411429183023	37	Mack Ave	L Martin Properties LLC	\$10,000	November 27, 1996
411429183022	39	Mack Ave	Stinson, Helen	\$30,000	September 14, 2005
411429184012	40	Mack Ave	Stinson, Helen	\$0	September 28, 2005
411429184011	42	Mack Ave	Stinson, Helen	\$0	December 6, 2005
411429184010	46	Mack Ave	Stinson, Helen	\$0	December 21, 2005
411429183021	47	Mack Ave	Mutchler, Larry	\$10,000	July 2, 2004
411429184009	50	Mack Ave	Sternisha, Anthony J & Shu-Chuan, Li	\$32,000	February 2, 2001
411429183020	51	Mack Ave	VanDyke, Theodore	\$40,744	April 11, 2001
411429184047	54	Mack Ave	Mutchler, Larry	n/a	n/a
411429183019	55	Mack Ave	City of Grand Rapids	n/a	n/a
411429183018	59	Mack Ave	Mutchler, Larry	n/a	n/a
411429184048	64	Mack Ave	Claussen, Thomas	\$24,500	May 31, 2005
411429184002	66	Mack Ave	Huey, Robert	n/a	n/a
411429184002	70	Mack Ave	Huey, Robert	-	-
411429185017	2	Stormzand Place	Fairbrother, Michael	n/a	n/a
411429184040	13	Stormzand Place	Campbell, William W	\$4,000	July 31, 2002
411429184039	17	Stormzand Place	Campbell, William W	n/a	n/a
411429185042	18	Stormzand Place	Campbell, William W	\$77,665	August 3, 2005
411429185015	20	Stormzand Place	Kramer, Paul A	n/a	n/a
411429184038	23	Stormzand Place	Stinson, Helen	\$0	October 5, 2005
411429185014	24	Stormzand Place	Hughes, Donnie R	n/a	n/a
411429185013	26	Stormzand Place	Lanning, Debra J	\$75,000	July 13, 2004
411429185012	28	Stormzand Place	Gooch, Lisa	\$30,000	May 28, 1996
411429184036	29	Stormzand Place	Marvin, Donald	n/a	n/a
411429185011	36	Stormzand Place	Kramer, David E & Sue	n/a	n/a
411429184035	37	Stormzand Place	Marvin, Donald	n/a	n/a
411429185010	40	Stormzand Place	Dailey, Brian L	\$40,000	February 23, 2004
411429184034	41	Stormzand Place	Ralph, Marilyn Sue	\$41,000	December 15, 2000
411429185009	44	Stormzand Place	Brown, Teanay J	\$55,900	November 14, 2001
411429184033	45	Stormzand Place	Linck, Tom	\$55,000	June 24, 2003
411429184032	49	Stormzand Place	Sherwood, Paul S	n/a	n/a
411429185008	50	Stormzand Place	Briel, Donna	n/a	n/a
411429185007	52	Stormzand Place	Wilson, Julie	n/a	n/a
411429184031	55	Stormzand Place	McDonald, Rodney R Jr.	\$1,614	June 16, 1995
411429185044	58	Stormzand Place	Dailey, Robert D Jr. & Rosemary C	\$16,000	April 25, 1997
411429184030	59	Stormzand Place	McDonald, Rodney R Jr.	\$38,286	June 16, 1995
411429185003	64	Stormzand Place	Morales, Eleazar	\$24,500	May 31, 2005

Appendix II: Cultural Resources; Partnership Notes: Conservation Districts

Cultural Resources

PARTNERSHIP NOTES

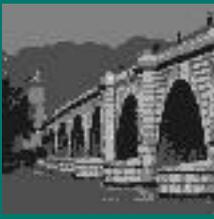
Technical assistance in historic preservation planning, related planning/land use topics, and preservation strategies for Federal agencies, Indian tribes, States, and local governments

Issues Paper:

CONSERVATION DISTRICTS

ALTHOUGH THE TERM HAS SEVERAL MEANINGS, *conservation areas* or *districts* suggest to many in preservation a method of achieving preservation ends at a neighborhood scale without some of the perceived burdens of the traditional historic district approach. The two articles included here broach a number of important issues, among them: definition of conservation districts, consequences of designation as a conservation district (especially with regard to the regulation of alterations and new construction), relationship to existing historic districts, and the administration of conservation districts by local governments.

The article by Robert E. Stipe entitled “Conservation Areas: A New Approach to An Old Problem” presents a somewhat idealized concept of the conservation area as a neighborhood, by virtue of its special qualities, slated to receive coordinated and enhanced attention and service from local government. Mr. Stipe makes the case against including regulatory controls in the conservation area designation by arguing that to do so would deprive preservation of an important “carrot” to be used when the “stick” of the traditional historic district may not be appropriate. Carole Zellie’s article, “A Consideration of Conservation Districts and Preservation Planning: Notes from St. Paul, Minnesota,” presents the results of her study of 20 conservation districts in place around the country. The analysis was conducted at the behest of the Minnesota State Historic Preservation Office and the St. Paul Heritage Preservation Commission. Ms. Zellie finds that the conservation district approach, as it is currently implemented, can be characterized in two ways: those having a neighborhood planning focus and those with architectural or historic preservation aims. The author concludes that, in certain circumstances, conservation districts can be a useful complement to traditional historic districts. However, she warns against dismissing the design review component entirely by making the case that



design review is critical in neighborhoods in which the housing stock has suffered from unsympathetic alteration.

The articles in this Issues Paper reflect the still evolving nature of the conservation district concept and its place in the preservation tool kit. This publication aims to assist preservationists in evaluating the usefulness of conservation districts by highlighting multiple perspectives on the issue.

CONSERVATION AREAS: A NEW APPROACH TO AN OLD PROBLEM

*by Robert E. Stipe, Emeritus
Professor of Design, School of Design,
North Carolina State University*

Ever since the first Old and Historic District was established in Charleston, South Carolina in 1931, American communities have relied heavily on local historic district regulations for the protection of neighborhoods of distinguished architectural and historic character. Presently there are approximately 2,000 such districts in the United States, and their number has roughly doubled each decade since the 1930s.

That this approach has proved its worth time and time again is beyond dispute, notwithstanding occasional difficulties encountered in the processes of administration and enforcement. But times have changed. Good planning and modern preservation philosophy, as well as an increasingly conservative public mood that is increasingly anti-regulation, suggest that it is time to supplement this traditional regulatory stick with a pro-active carrot. For descriptive purposes, this might be called the "conservation area" technique.

Discussion of the overall con-

cept of conservation areas, which is the subject of this essay, is complicated somewhat by the fact that several dozen cities across the county have already designated areas called conservation areas or districts, each slightly different from the others. Whatever called, and for reasons discussed later, these are for the most part more closely related to the traditional historic district than to the concept of a conservation area as defined here.

The need for a supplemental approach springs partly from new thinking about the inherent value of neighborhoods and their associative values to both residents and the larger community, and partly from strategic necessity.

Preserving neighborhoods, historic and near-historic, takes on special significance in today's changed political climate. The designation of a local historic district, whether through zoning or some other source of authority, is a vexing issue for elected officials in many cities and towns. Historic district ordinances require all property owners within a proposed district to comply with a police power regulation that carries with it both criminal and civil penalties for violation. They are also seen as regulating "taste" through the review of proposed additions or new construction. Mistakenly or not, the process is

often perceived as government interference with individual rights of free speech and the unfettered use of private property. Thus, the local political sieve through which additional regulations must be filtered is an increasingly difficult one.

The conservation area approach—and the term “area” is used here throughout to make clear that ideally it is not a special kind of zoning district—offers a number of distinct advantages. It fits well with contemporary thinking about what is worth preserving. It is more susceptible to local definition, more flexible in interpretation, and less threatening or restrictive to the average property owner. The conservation area approach melds easily with contemporary local planning processes and administrative structures; and, most important, admits to the evaluation process additional associative values, including human ones, without demeaning history or architecture.

What is a conservation area?

In the best use of the term, the ideal conservation area is one that is crisply, if broadly, defined and easily distinguished from the traditional historic district. A working definition which originated in North Carolina more than a

decade ago, defines a conservation area as one that “possesses form, character, and visual qualities derived from arrangements or combinations of topography, vegetation, space, scenic vistas, architecture, appurtenant features, or places of natural or cultural significance, that create an image of stability, comfort, local identity, and livable atmosphere.”

This definition goes considerably beyond the defining element of a traditional historic district. The customary associative values, which focus on history and architecture and which stress the stylistic and material integrity of the place and its component parts, have broadened considerably. While architecture and its appurtenant features remain as explicitly enumerated values, history as such is expanded to take in the generically broader concept of culture. The form, character, and visual quality of the streetscape and landscape, as the staging area for architectural elements, predominates. Natural areas and landscapes are added to emphasize a special concern for a broader range of environmental considerations. Vernacular elements, now widely fashionable among preservationists, are also implicitly recognized as respectable associative values, as are aesthetics and spatial structure. Age, as such, is not a major consideration. Because the definition

tends overall to place relatively greater importance on the preservation of a natural larger landscape, the word “conservation” seems a more apt descriptor than does “preservation.”

Most important, it is the presence of any one of these values or several of them in combination leading to “an image of stability, comfort, local identity and livable atmosphere” that takes center stage. Thus, integrity is replaced by imagery, and the values and perceptions of local citizens are weighted equally with the academic and scholarly credentials of experts.

It is also useful to define this ideal conservation area in terms of what it is not. Unlike zoning historic districts, exemplary conservation areas are not regulatory in nature. While there are criteria by which they might be defined, they do not establish or even attempt to establish additional regulations above and beyond those that already exist. And the burden imposed by conservation area designation lies most heavily on the local government itself—the mayor, manager, council, planning staff, and several line and staff agencies of the city government—rather than upon individual property owners. In other words, the ideal conservation area becomes a device by which a city or county imposes

upon itself a special responsibility to undertake ambitious, specifically defined planning and design tasks targeted to the maintenance and improvement of the area so designated. From the standpoint of the property owner, conservation area designation thus becomes a carrot, rather than a stick.

What kinds of areas might be designated?

In theory, there are three kinds of areas or neighborhoods to which the designation might appropriately be attached:

First, the designation would be appropriate for those areas surrounding or bordering on an existing local historic district. In this sense, conservation areas might be regarded in customary planning parlance as “buffers,” or transitional areas designed to protect the edges of an existing district.

Second, the conservation area approach would be highly appropriate as a tool to protect what might be called “pre-natal” historic districts that don’t yet meet the usual 50-year rule or which have not yet acquired the patina of age or character associated with the traditional district, but which skilled observers feel certain will qualify in perhaps 5 or 10 years. Conservation area designation would thus provide incentives to the private sector to

protect and maintain a maturing but not-yet-ripe historic district of the traditional kind.

Third, the designation would be appropriate for areas or neighborhoods that while they might never qualify for “historic” status, are important to preserve and maintain solely for their social and economic value, or for their utility as affordable housing. It is important to stress that regardless of motivation, the limits on the utility of the concept are local imagination and creativity.

How is a conservation area established?

Like a zoning historic district, the model conservation area is defined by precise boundaries shown on a map. Here the similarity to the traditional historic districts ends. Since the designation of conservation areas does not impose on property owners any regulatory burdens other than those already in effect, the mapping and designation of conservation areas would best be accomplished by a resolution of the governing board as a policy directive, rather than by an ordinance. Designation might, of course, be accomplished through an executive order of the mayor or city manager, but this would not normally carry the political clout of a mandate from an elected board.

What would be the consequences of designation?

For the property owner, conservation area designation would have little impact insofar as restrictions or costly maintenance obligations are concerned. Although existing land use regulations would remain in effect, as would private deed restrictions of one kind and another, there would be no architectural review of additions or new construction, and there would be no restrictions on demolition. The impact of conservation area designation would fall primarily on public agencies and upon the city itself.

The designation resolution or order would simply state, as a finding of fact that the area was one of special interest deemed desirable and necessary to conserve for present and future owners, and to that end it would direct various local government agencies to undertake a number of activities:

- To prepare or update, as appropriate, land use, transportation, public utilities, public facilities, housing, open space, historic preservation, urban design, and other comprehensive plan elements for the area being designated.
- As part of such planning, to have special regard for and

to give special attention to the design, construction, and maintenance needs of public thoroughfares, pedestrian ways, open spaces, landscape elements (including street trees), recreation areas, and comparable amenities of the area, and to prepare detailed plans, designs, sketches, and models proposing public improvement of these facilities and areas;

- To prepare special and detailed recommendations with respect to improved housing, education, employment, health, protective, and other human resource requirements of the area designated;
- To establish appropriate means of communication between and among the public authorities involved, and provide for the active participation by residents of the area in the preparation of plan elements and program elements noted above;
- To designate a responsible local government official to coordinate these activities, both from an inter-governmental and an intra-governmental standpoint;
- To recommend to the manager and council, by a date certain, ways and means by

which the local government should step up its maintenance and operating programs within conservation areas;

- To recommend to the governing board specific changes or additions to both the annual operating and capital budget programs of the local government for implementing the plans and programs suggested for the conservation area; and
- To ensure that no local government program of any kind resulted in adverse impacts on a designated conservation area.

The activities listed above are not an exclusive list of activities that should be included in a conservation area program. Such a list would vary according to the special problems and needs of each such area. The council should, of course, provide the necessary financial resources for the additional planning, design, and other studies to be carried out in designated conservation areas. Target dates for the completion of individual tasks might be specified.

The main burden of implementing the council's mandate would fall upon the local planning, historic preservation, housing, and renewal agencies. Other

operating programs of the city, such as public works, parks and recreation, engineering, health and human services, etc., would also be involved. Depending on the organizational structure of the city, the city manager and/or mayor would be major players in the implementation process. In effect, designation as a conservation area would serve to force a variety of public officials and agencies, most of whom normally work in isolation from one another, to come together in a coordinated and energetic way, to focus their attention on the special character of designated areas.

Should there be some modest additional regulations in a conservation area?

Whether or not to impose regulatory restraints in a conservation area, such as one prohibiting the demolition of older structures that might in another setting be regarded as "contributing," or reviewing new construction, raises a policy issue that must be decided in each local situation. However, the basic concept of a conservation area strongly implies a presumption against such regulation. The reason, as noted earlier, is that the times call for a new approach—one that maintains a balanced carrot and stick philosophy, so to

speak. Unless the conservation area approach is perceived as one that is less burdensome or threatening to the average property owner, as well as one that is more positive and forward-looking, it will be perceived as more regulation in disguise.

Legal and administrative aspects of conservation areas

Since local historic district regulation is an exercise of the sovereign authority of the state, whether carried out through zoning or stand-alone enabling legislation, it may be done only in accordance with state legislation and within state and federal constitutional limits. On the other hand, conservation area designation, as described in this article, does not involve the exercise of any additional regulatory authority, and so the planning enabling legislation of every state, coupled with the council's discretionary authority to manage the affairs of the city or town, is probably already adequate in and of itself. Depending on the form of government, the same would be true of the executive authority of the mayor or city manager to carry out the council's mandate.

In other words, new legislative authority for a city or county to undertake concentrated conservation area planning programs is

probably not necessary, even though specific state enabling legislation would probably be useful for its educational or incentive value, or as a foil to the innate conservatism of most city attorneys.

What is required, however, is the political will to shower special attention on special areas of the city. Also required is the creativity and imagination to see the usefulness of the conservation area approach and to utilize it effectively. While it is a requirement in virtually all states that property taxes be collected on a uniform basis, there is no corresponding requirement that the public funds be spent equally on every neighborhood. Given the special qualifications that lead to designation of conservation areas in the first place, justification for the extra expenditure involved should not be politically difficult.

Clearly, such studies, plans, designs, public consultation, and other tasks related to conservation areas will impose additional responsibilities on city employees, and this can be a significant stumbling block to initiating the process unless additional fiscal and personnel resources can be found. Because of the absolute necessity in conservation area planning for extensive public and resident participation and consul-

tation, the use of out-of-town consultants will usually be inappropriate.

As noted earlier, the limits to conservation area efforts are essentially the limits of local imagination and political and financial feasibility. For example, public conservation area planning efforts might in many cases be supplemented by such private sector initiatives as revolving loan funds. Or they might be supplemented by special education programs in local schools or the establishment of local city offices in affected neighborhoods. It remains crucial, however, that efforts targeted to improving the physical environment be balanced by programs that equally benefit the human aspects of the problem. It is clear that sound conservation area planning will require a more broadly based collection of special skills than those traditionally associated with historic preservation planning. The role of the local historic preservation community, lay, and professional, will be even greater.

What about existing "conservation districts"?

That something less restrictive than the traditional historic district is needed to round out the kit of local preservation tools is evidenced by the fact that several dozen cities around the country

established conservation districts during the 1980s. Various named (“conservation district,” “historic conservation district,” “neighborhood conservation overlay district,” “architectural conservation district,” etc.), these have tended strongly to be variations on the traditional historic district, notwithstanding the nominal difference.

Some are administered by a preservation commission; others by a planning or zoning commission. The nature of the activity regulated varies, the majority restricting demolition, and almost all controlling new construction to some degree, some less strictly than others. Who may nominate such districts also varies: in some cases designation is by property owners or a majority of them, and in others it is by a preservation commission or the governing board itself. Where there are specific design standards, application varies. In some there is control of architectural style, and in others only land use is regulated. The designated reviewing authority also varies: in some districts it is a preservation commission or architectural review board, and at others it is a planning or building official. Occasionally, design review is only advisory.

The existence of these districts raises the question, “What’s in a

name?” While called “conservation” districts, they rely heavily for their effectiveness on a regulatory approach and are in reality lenient versions of the traditional historic district. While this does not lessen or reduce their usefulness, the proliferation of names and the casual reference to “conservation” values engenders confusion and makes it more difficult for the conservation area planning effort described above to achieve their full potential.

Conclusion

While historic zoning districts and their milder cousins continue as useful implements in the preservation tool kit, such regulations are essentially sticks. Conservation areas represent more of a carrot approach, in that they emphasize the possibility of significant public contributions to the maintenance of environmental quality. Of special importance is the non-threatening character of conservation areas, with their promise of “no new regulations” and, by implication, additional public investment in operations and maintenance and, through capital improvements, in neighborhood infrastructure. While there is always a tendency to concentrate on design issues and on the improvement of the physical environment, conservation areas, as the planning descen-

dants of earlier approaches to urban renewal and community development, also offer an increasingly relevant and constructive means of dealing with human issues as well. In the long run, conservation area planning and designation, if and when it catches on in the somewhat idealized form presented here, may provide benefits that equal those of the traditional historic district with which we have been preoccupied for so many years.



A CONSIDERATION OF CONSERVATION DISTRICTS AND PRESERVATION PLANNING: Notes from St. Paul, Minnesota

by *Carole Zellie, Principal,
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At first examination, conservation areas or districts appear to offer appealing features to planners seeking an alternative to traditional historic districts with components such as binding design review for exterior alterations. As drafted in some cities, conservation districts offer a means to recognize the special historic and or/neighborhood character, and provide planning assistance and improvement without passing through the often arduous process of historic designation and design review. In 1991, the St. Paul Heritage Preservation Commission studied the conservation district concept to determine if other types of designation might be used to supplement the city's existing local historic districts. The study concluded that although a conservation district model might have some future utility, there were good reasons to continue with the city's program of historic district designa-

tion and design review.

Combined with broad design criteria, an aggressive public education program, and coordination with St. Paul's existing neighborhood planning effort, the sometimes controversial design review component can be supported as a critical tool for the maintenance and improvement of historic character.

The study was sponsored by the St. Paul Heritage Preservation Commission and the State Historic Preservation Office and conducted by Carole Zellie of Landscape Research. Prior to 1991, all of St. Paul's local historic districts, including high-styled residential areas such as Summit Hill and Irving Park, were also listed in the National Register. Their architectural and historical significance was without dispute. However, a "new crop" of potential districts, characterized by older, largely vernacular buildings and a great need for housing improvement provided some challenge to the past designation process. Although these areas meet the Heritage Preservation Commission's designation criteria—which recognize the significance of urban and social history as well as architectural history—as districts most of these new areas were not eligible for the National Register because of a low level of integrity. Planners and Commission mem-

bers were interested in examining if a conservation district could provide special recognition and treatment for the architectural and landscape character of these areas without the burdens of traditional designation and design review.

During the course of the study, an excellent test case was evolving in Dayton's Bluff, an historic neighborhood just east of downtown St. Paul. Dayton's Bluff is one of the earliest neighborhoods in the city with some fine examples of late nineteenth-century residential architecture. However, much of the current building stock includes unsympathetically altered houses as well as many simple vernacular houses of a type which is ubiquitous across the city. Many residents are of low to moderate income, and there are a good number of absentee landlords. Residents in the area have worked aggressively on strategies to improve the area and have employed several city-sponsored planning and rehabilitation programs. In 1991, Dayton's Bluff was under consideration for designation as a local historic district but did not meet National Register eligibility. Residents lobbied for designation as a local historic district, not as a conservation district, which they regarded as inferior in status and benefits. Design review was understood by many residents as

an important new tool to halt further deterioration of the streetscape.

Although the public's distaste for the interference of design controls is widely discussed, this is not always the case, even in areas where private rehabilitation funds are limited. In Dayton's Bluff, residents viewed the design review controls as a positive benefit, and had a vision of the "Dayton's Bluff Historic District" rather than the "Dayton's Bluff Conservation District" from the beginning.

The conservation district overview

The St. Paul study examined 20 ordinances in 18 states and Vancouver, British Columbia. Interviews with a selection of planners were intended to learn how well the districts worked from a practical as well as the theoretical perspective. The relationship between co-existing historic districts and conservation districts was of particular interest. Concurrently, existing neighborhood planning programs and the operation of the Heritage Preservation Commission in St. Paul were examined in detail.

These 20 ordinances represented nearly 20 separate variations of a theme related to the conservation of neighborhood character. At one extreme, con-

servation has been interpreted with rigorous standards for exterior alterations with guidelines based on the Secretary of the Interior's Standards. At the other extreme, only a review of new construction was provided. In general, the ordinances showed how communities differentiate issues of historic character from those of general neighborhood character. Most conservation districts have not been created primarily to meet historic preservation goals; "conservation district" is most often an umbrella term for "neighborhood planning district."

Definitions

In their introductory language nearly all conservation district ordinances addressed the need to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the conservation and enhancement of the urban environment. The single term conservation (as opposed to conservation district) is seldom defined. Terms such as "built environment," "neighborhood character," and other elements vary in their usage. Language selected from three ordinances illustrates several approaches and conservation district definitions:

Boston, Massachusetts

Architectural Conservation

District: "Architectural Conservation District," any area designated by the commission in accordance with section four (designation by commission) as an area containing any physical features or improvements or both which are of historical, social, cultural, architectural, or aesthetic significance to the city and cause such area to constitute a distinctive section of the city.

Memphis, Tennessee

Historic Conservation

District: "A local historic district established by the city council requiring architectural design review guidelines for demolition, new construction, or additions to habitable areas of buildings, structures, sites and objects in the public right of way and within the boundaries of the historic conservation district."

Omaha, Nebraska

Neighborhood Conservation

Overlay District: "The NC Neighborhood Conservation Overlay District is intended to accommodate unique land use, urban design, and other distinctive characteristics of older established neighborhoods. The NC District, used in combination with a base district, allows variations in permitted uses and site development regulations

that are adapted to the needs of a specific neighborhood.”

Purposes and characteristics

The need for a conservation district with a historic preservation focus was apparent in Dallas in 1976, when the City was awarded a HUD 701 Demonstration Study Grant entitled “Conservation Strategies.” Today there are eight conservation districts and 11 historic districts in Dallas; six of the historic districts and all of the conservation districts are residential. The conservation district ordinance authorizes the city to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures in “designated places and areas of historic, cultural, or architectural importance and significance.” The ordinance notes that “whereas the city has historic districts and areas, the conservation district is established to provide a means of conserving an area’s distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes. A separate ordinance is created for each conservation district with a plan which includes design guidelines. While the historic districts in Dallas generally use the Secretary of the Interior’s Standards for Rehab-

ilitation, the conservation districts write their own. Many of the conservation districts appear to be eligible as historic districts but have used the conservation district as an alternative.

In other cities, preservation-oriented conservation districts have been created to perform primarily as historic districts. This occurred most often where there exists inadequate state or local legislation or local political support to create or administer historic districts. Conservation districts have often been created primarily to organize neighborhood planning efforts and coordinate housing rehabilitation programs as well as focus land use and zoning controls at the neighborhood scale. In some cities, such as Raleigh and Phoenix, the creation of the ordinance established a structure for creating neighborhood plans.

From the ordinances, it was difficult to determine which conservation areas were not eligible for local historic district designation because of low integrity or other issues. The designation process for conservation districts operates with diverse designation criteria. Conservation districts which evolved from a neighborhood planning base tended to have very broad eligibility criteria. Most of those districts developed as a means to assist historic

preservation planning have designation criteria quite similar to those used for traditional historic districts, usually that based on the National Register of Historic Places criteria.

All of the conservation district ordinances reviewed were regulatory and over three-quarters were overlay zoning districts. The choice of form appears to relate primarily to local precedent and the provisions of state enabling legislation. The approval of a majority of residents is required for the creation of conservation districts in most cities and, in most cases, the application appears to have been initiated by neighborhood groups. Where required, application fees paid by neighborhood organizations partially covered the costs of a study, and fee waiver procedures are also provided. The level of citizen participation in the designation process and design review varied greatly.

Some conservation districts appear to serve areas that aren’t physically “quite ready” or “quite there” for traditional historic district designation (to quote planners), or where it is thought that the needs of low and moderate-income homeowners are not well served by the creation of a traditional historic district. Conservation districts can offer recognition and some level of

design review to these areas. However, several planners interviewed were careful to note that without design review for exterior alterations, they felt an important revitalization tool was lacking. Some planners endorsed the conservation district as a good interim measure for areas currently not eligible for historic district designation, with later redesignation as historic districts. However, no examples of this kind of transformation were identified.

Relationship to local historic districts

The relationship of local historic districts and conservation districts within each city varied greatly. In Nashville, the Neighborhood Conservation District, the Historic Preservation District, and Historic Preservation Landmarks are created by the same ordinance and serve the same general goals. Known locally as Historic Zoning and Conservation Zoning, they are promoted as a coordinated pair of strategies designed to conserve areas of historic and architectural significance. Both types of zoning require review of demolition proposals and the design of new construction by the city architectural review board, the Metropolitan Historic Zoning Commission (MHZC). Nashville's

Historic Zoning Districts, however, provide an additional level of review and protection, in the review of exterior changes such as alteration to porches, doors, windows, and roofs. Similarly, the Cambridge, Massachusetts Historical Commission coordinates both the city's historic and conservation districts. In a number of cities, however, there is little relationship between the staff or programs which administer the two types of districts.

Some type of design review is a component of all conservation districts. However, **what** is reviewed varies greatly and this is the critical distinction between historic and conservation districts. Most ordinances provide for the tailoring of guidelines for design review to a specific area, but binding review of exterior architectural alterations is usually not a component of conservation districts. More typical in conservation districts is review of "built environmental characteristics," to quote Raleigh's ordinance, usually focusing on new construction considerations such as building height, scale, placement and setback, and materials. Review of demolition permits and the treatment of vacant lots are also standard components. Written guidelines and criteria for design review were included in all ordinances, but few examples included illustrations in the ordinance

or in another document such as a handbook.

Public information directed at conservation area residents varied. Some programs, such as those in Cambridge and Nashville, appear to have carefully planned this component of the effort while other programs provided few if any special publications. Vancouver, British Columbia, is among the few cities where the ordinance and design guidelines were illustrated with many drawings and photographs.

Most planners gave mixed reviews of the success of the preservation-oriented conservation districts that they administer. Probably the most frequent critique of note for St. Paul was that some public as well as planner confusion seemed to prevail in cities with both heritage conservation and heritage preservation districts. Nearly all planners endorsed the positive public education role that conservation district designation played, but most wished for stronger design controls.

Nashville as a model for St. Paul

The conservation districts in this study did not sort into tidy models. This is due in part to the architectural and historical diversity of the cities for which they were written, the diverse plan-

ning objectives at which they are directed, and the political frameworks in which they are administered. However, a primary division between the ordinances can be characterized as the “neighborhood planning model” and the “architectural or historic preservation model.” In its final phase, the St. Paul study examined ordinances and conservation district programs in Phoenix, Dallas, Nashville, and Cambridge in additional detail and concluded that the second model, with a focus on historic resources in addition to new construction, land use, and other neighborhood planning issues promised to be most useful for St. Paul.

Nashville was of particular interest. As noted above, Historic and Conservation Districts were created here under one ordinance which gives the two classifications equal status and similar operation. The districts and landmarks were provided “to ensure preservation of structures of historic value to Metropolitan Nashville and Davidson County.” Among the specific purposes of the districts are to:

- Preserve and protect the historical and/or architectural value of buildings, other structures, and historically significant areas;
- Create an aesthetic appearance which complements

the historic buildings or other structures;

- Stabilize and improve property values;
- Foster civic beauty; and
- Strengthen the local economy.

There are currently two conservation and two historic districts. The largest conservation district includes 1,200 buildings. The general designation provisions of the ordinance incorporate National Register criteria for both types of districts.

Nashville’s planner, Shain Dennison, reported that the Conservation Districts “provide a choice.” The difference between the Historic Preservation and Neighborhood Conservation Districts is that in the former, no structure shall be “constructed, altered, repaired, relocated, or demolished” unless the action complies with the requirements of the ordinance. In the latter, only construction, relocation, demolition, and increase in habitable area are reviewed.

By the criteria, both conservation and historic districts would appear to be eligible for the National Register although planning staff applied the criteria quite flexibly in the conservation districts. It appears that Nashville’s historic districts contain the more high-styled build-

ings. Here, as in other cities attempting to supplement historic districts with conservation districts, the conservation districts were best suited to areas where there was already good maintenance, a pattern of relatively little exterior change, or where residents were strongly opposed to design review. The conservation district, although offering some control, did not offer much to low-maintenance areas where review of exterior alterations was regarded as critical.

The Nashville model provides a well explained process and rationale for its two-tier system. The recognition provided by the conservation district the Nashville planner noted, was regarded as a positive benefit and served to reassure new buyers that some type of control was in place. Well-designed public education materials included a handbook and several brochures.

Conclusions for St. Paul

St. Paul’s neighborhoods already benefit from 17 District Councils, each staffed with a community organizer and a District Planner, and there already exist specific long-range plans for each area. Each district has prepared a plan which inventories its physical, social, and economic components and makes

recommendations for treatment. However, the District Council plans do not follow a standard format with regard to components of historic and/or neighborhood character. A Heritage Conservation District might encourage recognition and protection of historic neighborhood character in areas where the Commission or area residents do not feel existing Heritage Preservation District controls are appropriate. In particular, a Heritage Conservation District with limited design review, perhaps only of new construction and demolition, might be created in stable “newer” areas of twentieth-century residences where existing historical research does not fully support designation as a Heritage Preservation District. Here, historic architecture might contribute to neighborhood character, but if houses are not poorly maintained or subject to unsympathetic alteration, design review might not be critical but recognition of the area’s special qualities would assist in focusing public interest and planning assistance. A Heritage Conservation District might also be created as a buffer around new or existing Heritage Preservation Districts. Review of demolition permits and new construction would be of great use in older areas undergoing selective building clearance and redevelopment.

The study recommended that a Heritage Conservation District for future study should be based on models where:

- The district was administered by the existing Heritage Preservation Commission and planning staff and was well coordinated with historic district planning.
- The district was perceived by residents as having equal status and recognition with other local historic districts.
- The objectives of the Heritage Conservation District were clear and the review process efficient.
- Public information and education were used to further the goals of the district and planning program.

It was also recommended that criteria for eligibility should be the existing Heritage Preservation Commission Guidelines. In their current form, these guidelines provide for broad interpretation of historical significance and would accommodate many types of areas. Activity regulated within the St. Paul Heritage Conservation District would include demolition, exterior design of new buildings, additions which increase habitable areas, and relocation. Activities not regulated within the Heritage Conservation District would include exterior design of alterations to existing

buildings and alterations to existing property (including fences, sidewalks, lighting, and signs).

The designation process should include an inventory of buildings and features, initiated by the Heritage Preservation Commission or the District Council; the development of preliminary boundaries and guidelines; and provisions for presentation for approval by residents through a public hearing and informal meetings.

Design guidelines which address the exterior design of new buildings and the design of additions should be developed for each Heritage Conservation District. Additionally, this information should be made available to property owners in the form of a brochure or handbook.

Finally, the permit review procedure should follow that specified in the current Heritage Preservation Ordinance. (It should be noted that unless the Heritage Conservation District met National Register eligibility criteria, Federal rehabilitation tax certification could not be extended to the area.)

Study follow-up

Heritage Preservation commission members, St. Paul Planning and Economic Development staff, and State Historic Preservation Office staff were among reviewers of drafts of this study. Although the useful applications of the model proposed for St. Paul were recognized, several reviewers commented on the possibility for confusion between Heritage Conservation and Heritage Preservation Districts. Although it has been emphasized that the districts would be presented as of equal status, as has been done in Nashville, a number of reviewers reiterated that the existing guidelines were already flexible enough to designate a broad range of areas as historic districts. This does not, however, provide for special intervention in the buffer zones which usually lie at the edges of districts.

The Heritage Preservation Commission follows the Secretary of the Interior's Standards for Preservation Planning in its evaluation and designation process. However, the Commission takes a broad view of the existing integrity of properties in evaluating their significance. Integrity is not specifically mentioned in the designation criteria. This contributes to the opinion that the existing Heritage Pres-

ervation District ordinance is sufficiently broad to protect many types of areas.

The study recommended new opportunities be created to work with the District Councils on strengthening the relationship between historic preservation and neighborhood planning. A good deal of effort has been put into creating legislation and administering historic districts for specific areas. However, while many people recognize the value of a designated historic building, appropriate conservation of older housing stock everywhere in the city is desirable. Much could be accomplished if public education programs encouraged homeowners to use care in planning exterior alterations, and if city-funded rehabilitation programs took a leading role in setting a high standard for affordable maintenance and rehabilitation work, particularly for siding and window replacement and porch repairs. The entire city, with the great bulk of its traditional housing built before 1930, might be regarded—if not designated—as a conservation area. Here, public education and housing improvement programs rather than design regulations could be leading tools in the effort to maintain building condition and integrity.

General conclusions

Evidence from around the country indicates that architectural and historic preservation-oriented conservation districts with limited design review can be a useful supplement to the traditional historic district. They function best in this role when they are applied to areas with a history of good maintenance and little exterior change and/or where residents are strongly opposed to full-fledged design review. In areas where there is a pattern of low maintenance and unsympathetic exterior alterations, conservation districts with limited design review are less effective at preserving neighborhood character.

Footnote: In August, 1992 the St. Paul City Council approved the Dayton's Bluff Historic District which contains over 500 properties. A design guidelines handbook has been prepared for distribution to all property owners in the area.



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CULTURAL RESOURCES PARTNERSHIP NOTES

HERITAGE PRESERVATION SERVICES, NATIONAL PARK SERVICE

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Appendix III: State of Michigan; Local Historic District Manual; Excerpts
“Why Establish a Local Historic District”
“The Process for Establishing a Local Historic District”

WHY ESTABLISH A LOCAL HISTORIC DISTRICT?

Time, geography, people and events uniquely shape each community. It is the combination of the individual pieces—houses and yards, stores and public buildings, trees and sidewalks, streets and alleys—that form the community's overall character. The primary reason for establishing local historic districts is to manage how change occurs in a designated area to ensure that as much of the original character as possible remains intact. After all, changes that occur to one property can impact the property next door, the block, and ultimately the neighborhood overall. Local historic district designation provides communities with the legal tools to protect their local landmarks and architectural character.

Michigan's Local Historic District Act

In 1970 the Michigan legislature enacted Public Act 169 (PA 169), Michigan's *Local Historic Districts Act*. PA 169 declares historic preservation a public purpose to safeguard a community's heritage, strengthen local economies, stabilize and improve property values, foster civic beauty and promote history. The law enables local governments to adopt a historic district ordinance that contains design review guidelines based on national standards and to appoint a historic district commission to implement the ordinance. It is the responsibility of each community to decide which resources are significant to its history. Once a community has done so, PA 169 provides the process for preserving and protecting those resources and ensures that the law is fairly and equitably applied to all residents in Michigan's local historic districts.

The Benefits of Local Historic District Designation

Local historic districts provide a wide range of benefits to a community:

- **Legal Protection for Historic Resources** - Local historic district designation is one of the few means of providing legal protection for historic resources. By adopting a local historic district ordinance and designating a local historic district the community is requiring that work to the exterior of a resource, demolition, or new construction in the district be reviewed by the historic district commission before it is undertaken. This ensures that the work is sensitive to the original design and material of the resource.

People often think that listing a property in the National Register of Historic Places or Michigan's State Register of Historic Sites will protect it. This is not true. **Listing in the National and/or State Registers provides no protection for historic resources.** These are purely honorary designations—they place absolutely no restrictions on what property owners can do to a historic property. **Local historic district designation is one of the few ways to protect historic resources.**

- **Increased Property and Resale Values** – Think of the realtor's motto—location, location, location. Local historic district designation stabilizes neighborhoods by controlling demolition and inappropriate infill in the neighborhood and ensuring that the physical integrity of individual properties is retained. Thus, adopting a local historic district ordinance guarantees that a home's location remains desirable. Studies have shown that both property and resale values either remain the same, or more typically, increase in designated local historic districts and never decrease. Because local historic district designation creates a stable environment, it protects investments. As a result, homeowners are more willing to spend money on the upkeep of their homes and banks are more willing to make loans to property owners in designated districts.
- **Eligibility for Preservation Tax Incentives** - In 1999 the state of Michigan authorized a preservation tax incentive for residential property owners. The incentive provides

homeowners or long-term lessees with a 25 percent tax credit on qualified rehabilitations. For communities with a population of 5,000 or more, to qualify for the incentive a property must be a contributing resource in a locally designated historic district. The credit provides a significant financial benefit for the maintenance and rehabilitation of historic homes. It not only enables the restoration and preservation of a home's historic features; it can also be used for updating mechanical systems, such as heat and air conditioning systems, or for necessary repairs such as replacing a roof.

- **Promotes Economic Development** - Local historic district designation encourages the adaptive reuse of historic buildings and results in the return of underutilized buildings to the community's tax roles. Investment in one historic building commonly sparks investment in other historic buildings nearby. By reusing existing buildings and infrastructure, less municipal dollars are spent on the construction of new roads, sewer and water lines, and other utilities that support sprawl on the edge of town, and more funds can be redirected to traditional neighborhoods and downtowns.
- **Promotes Community Revitalization and Diversity** - The range of housing types, sizes, and costs within historic neighborhoods typically leads to greater diversity in the race, occupation, and education level of the people who live there. Preservation tax incentives encourage developers to adapt old buildings for housing opportunities that bring new populations downtown. Innovative rehabilitation projects include the conversion of schools into senior housing; second story space above retail shops into loft apartments; or factories, mills or warehouses to mixed-use residential/retail development.
- **Certified Local Government Program (CLG)** - Adopting a local historic district ordinance and appointing a historic district commission qualifies a local government (city, township or county) to apply for National Park Service certification. A CLG can apply for competitive matching grant funds to help implement preservation planning at the local level. The funds can be used for the identification and evaluation of historic resources, public education, planning, and rehabilitation projects.
- **Increased Tourism Revenue** – The tourism industry brings billions in revenue to Michigan annually. A 1998 study by the Travel Industry Association of America showed that visiting a historic site was the most popular cultural activity chosen by travelers. Heritage tourists spend \$688 per visit vs. \$425 spent by other tourists. A historic commercial and/or residential district can serve as a tourist destination or complement other attractions that exist in an area to bring increased tourism dollars to a community.
- **Local Job Creation** - When an existing building is rehabbed, up to 70 percent of the cost is for labor and that means more jobs for local workers. Typically, local laborers purchase their materials from local suppliers, unlike new construction projects where more of the dollars go out of state. Since 1971, historic property rehabilitation has created over 20,000 jobs and generated \$1.7 billion in direct and indirect economic impacts in Michigan. In addition, rehabilitated older buildings provide affordable rental spaces for small businesses that are responsible for 85 percent of the new jobs created in America.
- **A Better Quality of Life** - Traditional downtowns and neighborhoods with their trees, parks and sidewalks are walkable communities geared toward people and pedestrians rather than the automobile. Spending less time on roads traveling to restaurants, stores and services on the outskirts of town and spending more time interacting with friends and neighbors helps to increase a community's quality of life and fosters closer-knit communities.

Local historic district designation enables communities to preserve their unique character and use it to create their future.

THE PROCESS FOR ESTABLISHING A LOCAL HISTORIC DISTRICT

It is important that the process for establishing a local historic district be closely followed when creating a local historic district to ensure a solid legal foundation for the district. One of the reasons an existing historic district can be eliminated, if its creation is ever challenged in court, is that it was created using improper procedures. Public Act 169 of 1970, as amended (PA 169) does not stipulate a timeframe for conducting the study. The study process will usually take six months to a year to complete. It is important for the committee to be timely in completing the work. Dragging the process out will result in the community's loss of confidence in and enthusiasm for the project. The study committee should always act in a professional manner. If they are unable to complete the work in a year, at the end of that time they should provide to the local unit of government a written report on the committee's progress to date and include a reasonable timeframe for completion of the work.

Step 1: Obtain Resolution from Local Unit of Government to Conduct a Historic District Study

Any individual or group can approach the legislative body of a local unit of government (city, township, or county) and request that an area be studied to determine its historic significance. If the legislative body votes to approve the request for the study, they adopt a resolution that gives the authority to conduct the study to a historic district study committee. Contact the clerk's office of the local unit of government where the proposed historic district is located to find out the procedure for requesting a resolution for a historic district study.

Step 2: Appointment of a Historic District Study Committee

The legislative body of the local unit of government is responsible for appointing the members of the historic district study committee. PA 169 as amended requires that the study committee "contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation." The individual or group requesting the historic district study may provide the legislative body with the names of potential committee members when the request for a resolution is made since local officials may not be familiar with individuals that have the qualifications to serve on the committee. However, the final decision on membership is up to the local unit of government. If it chooses to do so, a community can appointment a standing committee to study proposed historic districts.

PA 169 does not specify the number of study committee members that should be appointed. This depends on the size and complexity of the district, how much time people have to devote to the project, and the type of expertise needed to complete the study. Typically, study committees range in size from five to seven members. Study committee members do not have to be residents of the proposed district under study or even the local community. For example, if the study required the expertise of a professional on a specific subject, such as railroads, a professor at a university outside of the community could be asked to sit on the committee. It is, however, a good idea to include at least one resident of the proposed district on the study committee so that the neighborhood has input into the official process. Try to include members on the historic district study committee that have a wide range of skills, such as computer technology, photography, planning, research, or knowledge of architectural styles or local history, that will be of use in the collection, analysis, and organization of historic data.

If a community already has a designated local historic district and wishes to establish a new one, it is acceptable to have a representative from the historic district commission serve on a historic district study committee. However, it is **NOT** recommended that the two bodies be made up of exactly the same members. It could be perceived as a conflict of interest if the regulatory body (the historic district commission) and the body making recommendations for a district's establishment (the historic district study committee) are composed of the same individuals.

Step 3: The Historic Resource Survey: Photographic Inventory and Historic Research

PA 169 requires the historic study committee to do a photographic inventory of resources in the proposed district. This inventory is called a historic resource survey and instructions for conducting the survey can be found in the *Manual for Historic and Architectural Surveys in Michigan* (available from the State Historic Preservation Office). Each resource in the district is photographed and the photograph is linked to a data sheet that provides information about the resource and its history. The data sheets are bound together, with a narrative history of the district, to create a historic resource survey report. It is important to remember that the historic resource survey report is **NOT** the historic district study committee report. The survey provides the raw data and background information that is then analyzed and presented in the study committee report. The study committee report should summarize the information found during the survey and highlight specific properties in the district.

The study committee can do the photographic inventory or research work itself or use volunteers. A municipality will often hire a professional consultant to do the work. No matter who collects the data, it is the responsibility of the historic district study committee to monitor the quality of the work to make sure it meets the requirements set forth in Section 399.203 of PA 169.

Step 4: Evaluate the Resources in the Proposed District

Resources in a proposed district are evaluated individually using the criteria established by the Secretary of the Interior for the National Register of Historic Places to determine if they are historic (contributing) or non-historic (non-contributing). These criteria include: association with a significant person or event, significant design and construction, or the ability to yield more information. Evaluation also requires assessing a resource using the seven aspects of integrity established by the Secretary of the Interior: location, design, setting, workmanship, feeling, materials, and association. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* discusses the criteria in detail.

The end result of the evaluation will be:

- a list of the historic (contributing) and a list of non-historic (non-contributing) properties in the district by street number and address,
- the proposed boundaries for the district, and
- a significance statement for the district that states which National Register criteria the district meets and why.

There is no set formula or percentage for determining how many individual historic resources a proposed district must have to be determined historically significant. However, the evaluation should show that a strong concentration of resources retaining material integrity exists.

Step 5: Prepare a Preliminary Historic District Study Committee Report

Michigan's *Local Historic Districts Act* cites six minimum requirements for inclusion in the historic district study committee report: 1) charge of the committee, 2) composition of the study committee membership, 3) the name of the historic district studied, 4) a written and visual depiction of the district boundaries, 5) the history of the proposed district, and 6) significance of the district as a whole and individual representative resources in the district. Criteria established by the State Historic Preservation Office in 2002 require that the written boundary description in the report be a legal description and that the report includes a boundary justification statement. The criteria also require the inclusion of streetscape photographs for individual resource districts. A separate chapter on how to write a historic district study committee report is included in this publication.

Step 6: Transmittal and Review of the Preliminary Study Committee Report

PA 169 requires that the study committee report be officially transmitted (mailed) to the following:

- **Local Planning Body.** The purpose of transmitting the report to the local planning body is to call attention to the fact that there is a potential historic district in an area. This allows planners to take historic resources into consideration when reviewing planning issues or development projects that might affect those resources.
- **State Historic Preservation Office (SHPO).** The SHPO reviews the report to ensure that it fulfills the six requirements set forth in PA 169; is a document that can stand up in court should the establishment of the district ever be challenged; is a well-organized, stand-alone document; and provides a strong significance statement and boundary justification so that readers understand why a property was included in or excluded from the district.
- **The Michigan Historical Commission and the State Historic Preservation Review Board.** The members of these boards may have specialized knowledge of the proposed district and can offer comments about where sources of information can be found. Or, they may question how boundaries were determined. The Michigan Historical Commission meets monthly while the State Historic Preservation Review Board meets three times a year. The SHPO serves as the liaison between the historic district study committee and these advisory boards. One copy of the study committee report should be submitted to the SHPO. The SHPO is responsible for distributing the report to the Commission and Review Board.

None of the reviewing agencies is approving or rejecting the report. They are only offering comments and suggestions, based on their areas of expertise, in an effort to strengthen and improve the report.

Step 7: Public Hearing

The historic district study committee is required to hold a public hearing to allow the public to comment on the preliminary historic district study committee report. The study committee must wait at least 60 calendar days after the date the preliminary report is transmitted to the four agencies listed above before the hearing can be held. Property owners in the district must be notified of the hearing by first class mail at least 14 days before the date of the hearing. The hearing must be held in accordance with the Open Meetings Act, Public 276 of 1976. See Section 399.203 of Public Act 169 of 1970 as amended for details of the hearing notification process.

Educating the public about the historic significance of the proposed district is a primary responsibility of the historic district study committee. The public hearing should not be the first time the public is informed of the study. The committee should include the public in the study process from the beginning, as soon as the decision is made by the local unit of government to undertake the study. Including the public in the process will help to increase their understanding and acceptance of the district designation.

At the public hearing, in addition to presenting the history of the district the study committee should be prepared to answer questions about what it means to live in a historic district—the benefits and drawbacks, how a historic district commission operates, and the type of work the commission reviews. Committee members should be prepared for both positive and negative responses to establishing a district. It may be helpful to have on hand a representative from an existing historic district commission that can speak with experience about procedures and issues relating to local historic districts.

Step 8: Prepare the Final Historic District Study Committee Report and Draft Historic District Ordinance

The historic district study committee has up to one year from the date of the public hearing to prepare a final report that incorporates the comments and suggestions from the public and the four agencies to which the report was officially transmitted. During that time, a historic district ordinance must be prepared so that it is ready and available for the local unit of government to adopt should it vote to establish the historic district. The historic district study committee, in conjunction with the attorney for the local unit of government, usually prepares the local historic district ordinance. The SHPO has developed a model historic district ordinance that can be adapted for a community. A local historic district ordinance should follow the language of Public Act 169 as closely as possible to ensure procedures are consistent with the law.

Step 9: Adoption of the Historic District Ordinance and Appointment of the Historic District Commission

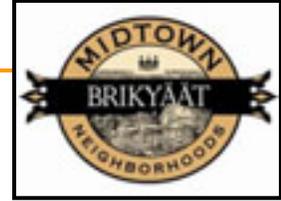
The local unit of government makes the decision to adopt or reject the establishment of the local historic district at the time the final report is presented to them. If the local unit votes to establish a local historic district, then a historic district ordinance must be adopted and a historic district commission must be appointed at the time the district is approved.

The study committee should provide a list of potential historic district commission candidates that meet the qualifications set forth in PA 169 to the local unit of government along with the ordinance.

The process for establishing a local historic district is found in Section 399.203 of Michigan's *Local Historic Districts Act*, Public Act 169 of 1970, as amended.

Appendix IV: Brikiyaat Planning Phase One – Brikiyaat Charrette Summary

B r i k y a a t C h a r r e t t e



Acknowledgements

Lott3Metz Architecture and Nederveld Associates extends its appreciation to the Midtown Neighborhood Association for enlisting our help in performing the Charrette on October 15th. We are grateful to the Midtown visioning team members who volunteered their time to this effort. Special acknowledgements go to Christine Helms-Maletic and Kelly Otto for their tremendous support and guidance throughout the entire planning process.

Visioning Process Participants

The participants consisted of neighborhood residence, neighborhood business owners as well as neighborhood investors. The following is a list of participants. We thank the team members for their commitment and dedication to the planning process.

Executive Summary

Introduction

Lott3 Metz Architecture and Nederveld Associates led Midtown Neighborhood representatives in a visioning process for the Brikiyaat Neighborhood. The process focused on current conditions, best practices, project goals, and project values. The participants were engaged in a visioning session to lay the conceptual groundwork for the final exercise. For the final exercise of the day, the participants were divided into four groups and were given the task of creating the ideal neighborhood plan using maps of existing conditions. Each of the group's work is summarized in detail beginning on page five of this summary.

Beyond the values and ideas presented in the summary of the visioning session, compiled on page four of this report, some common themes for the future configuration of neighborhood were evident in all of the group's work. Firstly, all of the group's work provided for some sort of expanded Farmer's Market. There was strong sentiment for expanding of the Farmer's Market services as well as concern for current and future parking needs and an identified need for improving the pedestrian and vehicular access in and around the Market. Secondly, all of the groups identified a need to maintain – either by renovation of existing stock or by construction of new – the existing single family character of the neighborhood. Along those same lines, all of the groups expressed a desire to increase the percentage of owner occupied residences in the neighborhood. Thirdly, all of the groups expressed an interest providing the target area with an increased amount of higher quality greenspace.

This Visioning Guide attempts to compile and articulate the Midtown Neighborhood Association's goals for the Brikiyaat target area. This document represents the formal beginning of the planning process, and, as a result the document will evolve with the upcoming months of work. We welcome participation of all interested parties in an effort to reach fully realized and comprehensive revitalization plan.

Visioning Sessions:

Ideal Community

The goal of this exercise was to identify existing components including neighborhoods, businesses, streetscapes etc. We studied areas that work well together and items that do not work well together. Participants were asked to pay attention to the “big picture” i.e. security and safety, connectivity as well as aesthetics. Statements of the participants were then reviewed by the visioning team and given priority by voting for the item that was most important to each participant.

Votes	Idea
2	Brick streets
1	Contextual street lighting
1	No streets that dead end
-	Terminal vistas at streets
1	Better flow
3	Connection /less streets
3	Light rail and/or trolley
2	Pedestrian links
10	Community policing on foot and/or on bikes, mini station within neighborhood
4	Bilingual community police officer
6	Well lighted – lights from homeowners lots, i.e. posts
-	Wide walkways
1	Less cars
3	Hub lots
9	Street lights to be decorative
6	Underground utilities
1	Heated sidewalks
2	Pocket parks
5	More green spaces with benches
3	Grocery stores – “real”
1	Bookstore
3	Farmers market – full time / year round
2	Rain gardens
1	Porous surfaces
5	Sustainable infrastructure
1	Neighborhood night outs
2	Physical changes that bring people out
4	Brickyatt neighborhood residents using houseman field
5	United business district
3	Small neighborhood, locally owned businesses
1	Vintage character of businesses
2	Businesses that keep people there all day
4	Alley loaded homes fronting on a green – “the street as grass”
-	Playground at midtown green
5	Respect historic integrity of existing homes
3	Sensitive application of exterior materials
6	Ratio of homeowners to non-homeowners lower turn over
4	Encourage landlords to maintain their properties
1	Less secluded, too closed in make it more open
8	Define a center, possibility with green
1	Round abouts
2	Difficult for visitors to get through neighborhood = way finding tools



1	Football fields relationship to neighborhood
4	Manage parking/traffic, shared parking and shuttle box
7	Design of energy efficient homes, shared walls
1	Green buildings around farmers market
4	Bike racks
1	Design home that are livable
2	Variety of housing types (choice) – housing for different age groups
3	Better snow removal
4	Enforcement

51 ideas total



What Works / What Doesn't Work?

This collection of ideas was focused on the current state of the Brikiyaat streets, neighborhood, green space etc. Statements of the whole faculty were then reviewed by the visioning team and given priority.

What works?

Votes	Ideas
2	Pride of homes
-	Houseman field, bringing in people
3	Business district with nicer facades equal better image and better business
2	Lighting
3	Shop hop, neighborhood events
6	Farmers market
6	Vegetation in neighborhoods, maintain long term green space

7 ideas total

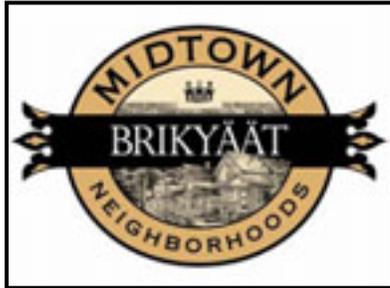
What doesn't work?

Votes	Ideas
3	Insensitive repairs or no repairs at all
3	Maintain what we have – it's not happening
2	Insensitive (non-contextual) infill in both residential and commercial
2	Houseman field generates trash, traffic parking issues and is a decaying resource
3	Diamond and Fulton intersection is "scary"
5	Problematic rentals out numbering owner occupied
1	Traffic and parking generated by farmers market
2	Storm-water /impervious surfaces cost of storm water infrastructure
1	No outlet streets
2	Sidewalks are not wheelchair friendly
1	Dirt roads (need a drivable surface)
5	"trash" trees that are not being removed because of expense
1	Access to farmers market does not work
5	Houseman field is underutilized during non-football activities
4	Neglected housing stock
3	Narrow streets

16 ideas total



Top scores for each category

<p>What Works/What Doesn't Work?</p> <p>These Work:</p> <p>6 votes</p> <ul style="list-style-type: none"> • Farmers market • Vegetation in neighborhoods, maintaining long term green space <p>3 votes</p> <ul style="list-style-type: none"> • Business district with nicer facades equal better image and better business • Shop hop – neighborhood events 	<p>These Don't Work:</p> <p>5 votes</p> <ul style="list-style-type: none"> • problematic rentals out numbering owner occupied • "trash" trees that are not being removed because of expense • Houseman field is underutilized during non-football activities <p>4 votes</p> <ul style="list-style-type: none"> • Neglected housing stock
<p>Ideal Community:</p> <p>10 votes</p> <ul style="list-style-type: none"> • Community policing on foot or bikes and mini station withing neighborhood <p>9 votes</p> <ul style="list-style-type: none"> • Street lights to be decorative <p>8 votes</p> <ul style="list-style-type: none"> • Define a center, possibly within green space 	

Group Exercise

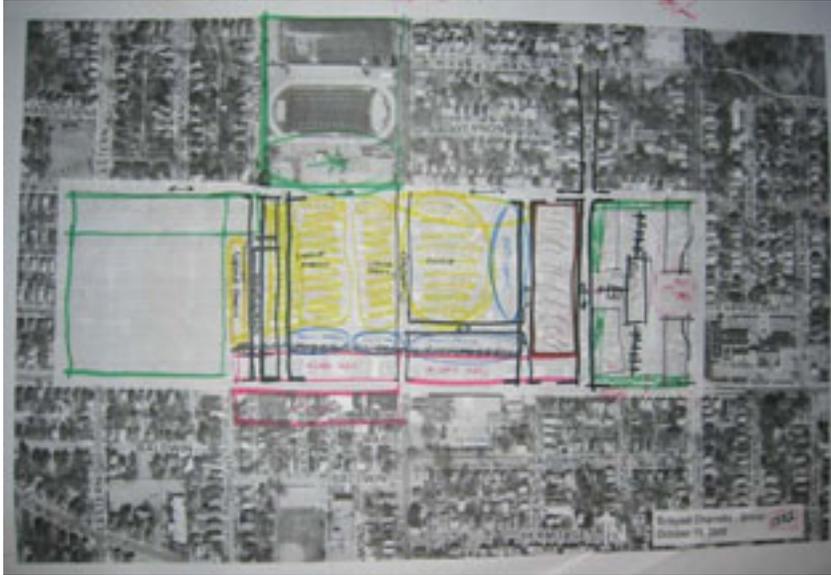
The group was separated into four groups to work on space relationship by creating bubble diagrams or site plans on a large plan of midtown. The four groups explored what their ideal Brikyaat neighborhood looked and felt like, they established and overall neighborhood relationship. After their drawing was complete the groups presented their plan to the entire room. Similar characteristics were displayed in both plans. See diagrams below.

The teams concentrated on the flowing items and the key below represents these:

-  GREEN SPACE - - parks, cemeteries, gardens, agriculture, etc.
-  SINGLE FAMILY HOMES
-  MULTI-FAMILY HOMES - - 2 units or more
-  HIGH DENSITY RESIDENTIAL - - 5 units or more
-  MIXED USE - - Commercial and residential buildings combined
-  COMMERCIAL - - Office or retail
-  LIGHT INDUSTRIAL - - Manufacturing or warehousing
-  PARKING LOT
-  OTHER

Group Red:

An expanded Farmer's Market was the initial concern of the group with the Market expanding both to Fuller on the East and to a newly created Mack through street on the West. The group wanted to maintain the existing Fulton businesses and expand the business district East from Diamond to the Farmer's Market and Fuller. The group decided that housing density should highest closest to the Farmer's Market and then move, gradually to lower densities as you move away from the Farmer's Market to the northwest.. The group wanted an enhanced park area on the southern third of Houseman Field. The group also proposed connecting Houseman NE from Fountain to Fulton.



Group Orange:

This scheme includes an expansion of the farmers' market to the east, with direct access to the market along Fuller Avenue. The market is intended to be an eastern anchor. Directly to the west of the farmers' market is multi-family homes, which act as a transition to the single family that is to the west. These single family blocks also incorporate multi-family at select locations, most likely at the corners of the block. The single family blocks utilize pocket parks and community gardens within the block structure. Mixed use buildings that are a minimum of two stories line the entire Fulton corridor from the cemetery to the farmers' market, effectively providing a physical link between the two anchors. Greenspace and parkland is within the residential block structure and also includes the midtown green, the cemetery and a revitalized park to the south of Houseman Field.



Group Blue:

This plan illustrates an expanded farmers market with hub lots flanking each side. The group thought it was important to have street meter parking along Fuller. A mixed use portion is just south along Fulton with parking on the street as well as behind. The group's big idea with this was that retail spaces would be on the street level and residential above. The residential portion could be rental, condo or owned. Another major feature is the mono rail located along Fulton. Another thought was that this would be a good way to connect downtown with Mid-town or even further like the East Beltline. It was difficult to find areas for Multi-family homes as well as finding more green space.



Group Green:

This team expanded the farmers market, while opening it up to Fuller Ave. and adding a central covered outdoor market space. A big issue with this is the need for green rain gardens around the farmers market to collect storm water. The team also wanted to extend the commercial zone on the north side of Fulton to Fuller and intermix commercial and high-medium density. Adjacent to the farmers market, on the west side is commercial and medium density residential. Additionally medium to high density housing between the farmers market and Diamond, lining the east side of Diamond with town houses and retaining the single family density of Fountain. This area also has several of the streets terminating their north/south connection. Intermixed in the neighborhood east of Diamond are several pocket parks. Between Diamond and the cemetery is single family with the area between Holland and Van Dine being housing around a central green. West of Van Dine that area is to become a park and community center. From the community center to the outdoor pavilion is a walk-able "green" axial connection. The newly formed "green" is to serve as a north/south "green" axial connector between Houseman Field and Congress School. Houseman is to contain a pond at the axial terminus. Parking for the Farmers Market will be within the market and along Fulton.

