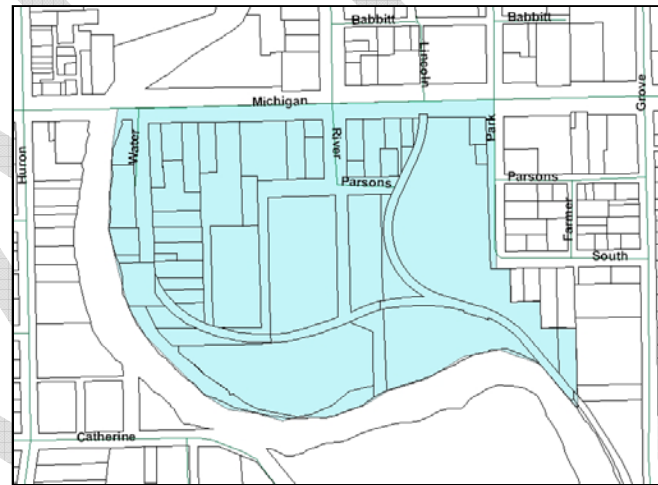


## 4. Water Street

### Issue Identification

This area was historically characterized as having a mix of land uses, with residential, vacant, commercial, and industrial uses commingling haphazardly. The potential for redevelopment could have a large impact upon the Downtown and Michigan Avenue corridor and accordingly, the City of Ypsilanti has acquired approximately 38 acres to achieve a more viable land use pattern. Redevelopment of the area is now possible due to unified land control and the completion of environmental assessment of the site, as well as partial remediation and demolition performed to date. Other issues include the fact that this area is bounded by the Huron River on two sides; this is also a substantial potential asset for future uses, as is the proximity to Downtown and Depot Town. The issues for this area can be summarized below:

ISSUES	
Transportation/Circulation	✓
Transportation/Truck Impact	✓
Environmental/Contamination	✓
Environmental/Riverfront	✓
Land Use Conflicts	✓
Economic Revitalization	✓
Vulnerable Land Uses	
Aesthetics/Image	✓
Relation to Historic District	✓
Relation to Downtown	✓
Relation to Depot Town	



Water Street Area

### Land Use Recommendations

This area is designated for a mix of residential/commercial uses, which could include a broad range of uses that capitalize on the site's location with regards to Michigan Avenue, the Huron River, and downtown. The river frontage is designated as parkland; at a minimum, a linear park with biking/walking trail will be provided along the river, and larger nodes may be included at points along this linear park. Furthermore, public or quasi-public related uses would be appropriate in this area due to the proximity to City Hall, the area's location between Waterworks and Riverside Parks, and the overall central location within the City.

Any residential component will be of a higher density nature such as lofts, townhouses, or condominiums, and the design of the commercial component should be integrated with the

---

residential. Other uses could be considered within the site if they are compatible with these neighboring residential, mixed-use, and riverfront park uses.

While proposals for all or large portions of the site may be considered, an incremental approach to redevelopment of the area may also be viable. In anticipation of proposals for either the entire site or portions of the site, the City should take steps to facilitate the review process for development that achieves these goals.

This facilitation is expected to include rezoning of these parcels to incorporate the goals of this target area, in order to provide potential developers with maximum predictability during the development process; future zoning amendments or Planned Unit Development proposals may be necessary to accommodate developments not predicted during this initial rezoning. The use of a new zoning district or overlay district and/or changes to existing zoning districts that communicate the desired development quality should be considered to add predictability to the development review process.

Any development proposal or zoning changes should promote the following goals:

- Redevelopment of the site including a mix of residential, retail, office, entertainment, or other land uses or combinations compatible with the downtown business district
- Design standards that create an urban, rather than suburban or exurban, form
- Promote uses and site designs that take advantage of access to the river
- Effective transportation connections to the downtown business district and surrounding areas, including non-motorized, vehicular, and transit options
- Expansion and enhancement of public access to the Huron River

Appropriate zoning districts for this target area include new “Commercial/Residential Redevelopment Districts”, and could also include B3 for the Michigan Avenue frontage and R/C or RO for the site interior.