

4. Water Street

Issue Identification

This area can be characterized as having a mix of land uses, with residential, vacant, commercial, and industrial uses commingling. This area has little visibility, however the potential for redevelopment could have a large impact upon the Downtown and Michigan Avenue corridor. Some of the existing uses have deteriorated, the circulation pattern is unclear, and the roads need to be improved. Other issues include the fact that this area is bounded by the Huron River on two sides which provides a substantial potential asset for future uses, and the proximity of Downtown. 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	



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Land Use Recommendations

This area is designated for mixed residential/commercial uses which capitalizes both on the Huron River and the proximity to Downtown. Furthermore, public or quasi-public related uses would be appropriate in this area due to the proximity to City Hall and the existing Gilbert Park along the river. The residential component will be of a higher density nature such as townhouses or condominiums, and the design of the commercial component should be integrated with the residential. Access along the river should be preserved and highlighted in any future development, especially at the terminus of River Street. Pedestrian linkages to the Downtown area should be encouraged. Due to the complexity of the area, a comprehensive plan is needed. Planned Unit Development (PUD) zoning may be appropriate. The City may consider initiating rezoning of these parcels, and in the meantime will consider a rezoning when accompanied by development proposals which meet the goals and policies established in the Master Plan.