

INTRODUCTION

THE ST. JOHNS GATEWAY CONSISTS OF SEVERAL PARCELS THAT CONTAIN SIX RETIRED GRAIN SILOS, RETIRED RAILCARS, AND A TRAIN DEPOT THAT IS NO LONGER IN OPERATION. A SMALL PAVILION, A VENUE FOR EVENTS IN THE AREA, IS ALSO PRESENT. THE MAJORITY OF THE SITE IS GRASSLAND AND A GRAVEL PARKING LOT.

OUR VISION FOR THE GATEWAY CONSISTS OF FOUR KEY GOALS:

1. ENHANCING THE GATEWAY
2. GATHERING COMMUNITY INVOLVEMENT
3. ENCOURAGING PATRONAGE AND TOURISM
4. PRESERVING HISTORY

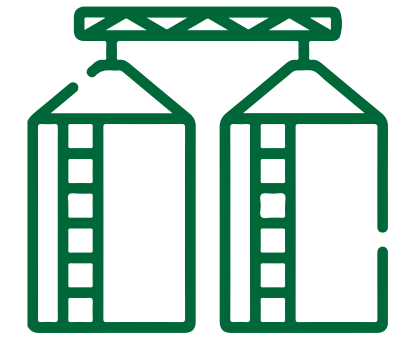


SURVEY FINDINGS



77%

WOULD LIKE TO SEE MORE RECREATIONAL SPACE IN THE AREA.



92%

DO NOT WANT THE GRAIN SILOS TO REMAIN AS THEY ARE.



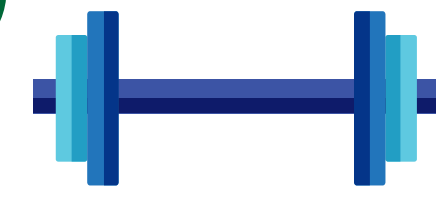
72%

WANT THE TRAIN DEPOT TO REMAIN AS IT IS.



58%

WANT MORE GREEN SPACE IN THE AREA.



STRENGTHS

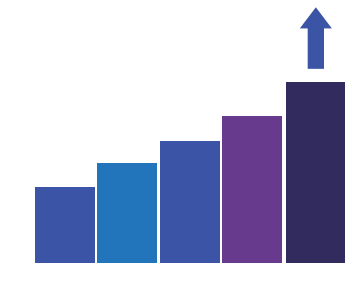
- HIGH EMPLOYMENT GROWTH
- CREATIVE REUSE DISTRICT
- PROXIMITY TO DOWNTOWN
- HISTORIC TRAIN DEPOT
- GREENSPACE



WEAKNESSES

- GRAIN SILO REMOVAL COSTS
- STORMWATER PIPE EASEMENT
- PERSONAL VEHICLES AS MAIN TRANSPORTATION
- LACK OF OUTDOOR GATHERING SPACE

SWOT



OPPORTUNITIES

- UNDERUSED LAND IN DOWNTOWN
- FRED MEIJER CLINTON-IONIA-SHIAWASSEE TRAIL
- REACTIVATED INDUSTRIAL BUILDING NORTH OF PROJECT AREA
- COLLABORATION WITH DOWNTOWN DEVELOPMENT AUTHORITY AND PSD



THREATS

- AGING POPULATION AND HOUSING STOCK
- SAFETY CONCERNS
- DECLINING POPULATION
- LACK OF FUNDING FOR SILO REMOVAL

RECOMMENDATIONS

SHORT-TERM

- MAKE THE SILOS AN ART SPACE
- PRIVATIZE AND RENOVATE THE TRAIN DEPOT
- REMOVE ALL BUT ONE TRAIN CAR
- REDUCE RELIANCE OF ON-STREET PARKING ON CLINTON AVE.
- IMPROVE BIKE ACCESSIBILITY/PARKING

LONG-TERM

- REPLACING ON-STREET PARKING ON N. CLINTON AVENUE
- DEMOLISH THE SILOS
- CREATING A CITYWIDE BIKEWAY
- CREATING MIXED-USE DEVELOPMENT IN THE PROJECT AREA
- ESTABLISHING A SOCIAL DISTRICT AROUND THE GATEWAY



REVITALIZATION OF THE HISTORIC TRAIN DEPOT



INTEGRATED RECREATIONAL SPACES WITHIN THE MIXED-USE HOUSING DEVELOPMENT



ENHANCED STREETSCAPE IN THE MIXED-USE DEVELOPMENT AREA



ENHANCEMENTS ALONG THE TRAIL

FARMERS MARKET & FOOD TRUCK

AREA FOR EVENTS, PARKS, AND RECREATIONAL SPACES

MIXED-USE DEVELOPMENT

IMPROVEMENTS TO FRED MEIJER TRAIL

REDEVELOPMENT OF THE TRAIN DEPOT AND SURROUNDING AREA