



Downtown Saline Gathering Space Concept Discussion

July 15, 2024

Introductions

Today's Presenters

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Project Team



Agenda

- Project Review & Meeting Goals
- Background: How did we get here?
- Existing Conditions
- Focus Group Feedback
- Review First Draft of Gathering Space Concept



Project Review

Why prepare a concept plan?



- Determine overall vision: activities, uses, etc.
- Identify design elements and amenities.
- Estimate costs.



- Select a site.
- Prepare construction plans (site-specific).
- Secure funding.



Project Review

What exactly are we getting?

Deliverables:

1. Conceptual layout plan and 3-D model of the gathering space.
2. Assessment of current location options.
3. Transferable cost estimates - *building materials, furnishings, hardscape, plantings, etc.*



Project Review

- ✓ Task 1: Data Collection and Existing Conditions Analysis
- ✓ Task 2: Stakeholder Engagement
- (we are here) Task 3: Develop Concept Plan



Meeting Goals

1. Present initial design based on focus group feedback.
2. Get your direction about:
 - The overall vision for the gathering space.
 - Programming preferences.
 - Design preferences.
 - Next steps.



How did we get here?

Benefits of a downtown gathering space:

- Provides a central location for people to meet, fostering social connections and a sense of community.
- Increases downtown vitality and useability by providing an enticing and accommodating place to gather.
- Venue for the farmers market and events.
- Economic boost by bringing in people that support and enhance vitality of downtown businesses.



How did we get here?

Benefits of a downtown gathering space:

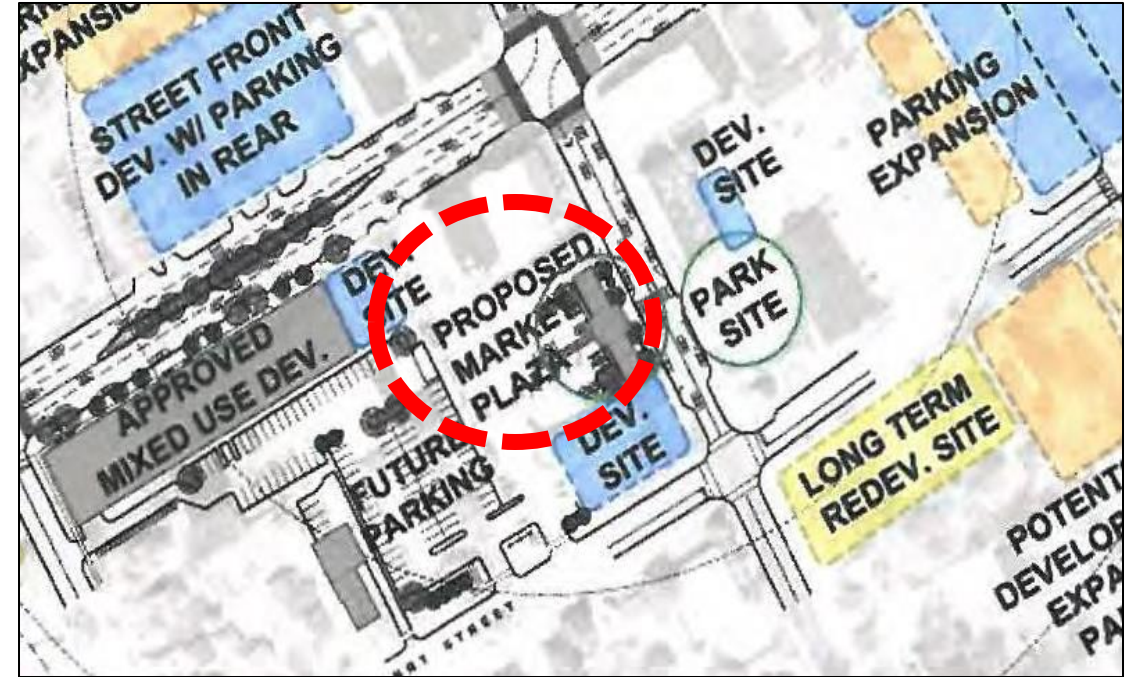
- Enhances the aesthetic appeal of the downtown area with thoughtful landscaping and architecture.
- Creates a lively atmosphere that can make the downtown area more attractive to both residents and visitors.
- Urban green spaces provide greenery and open space in the downtown environment.



How did we get here?

Two decades of public interest and discussion about a downtown gathering space.

Urban Design Plan (2007)



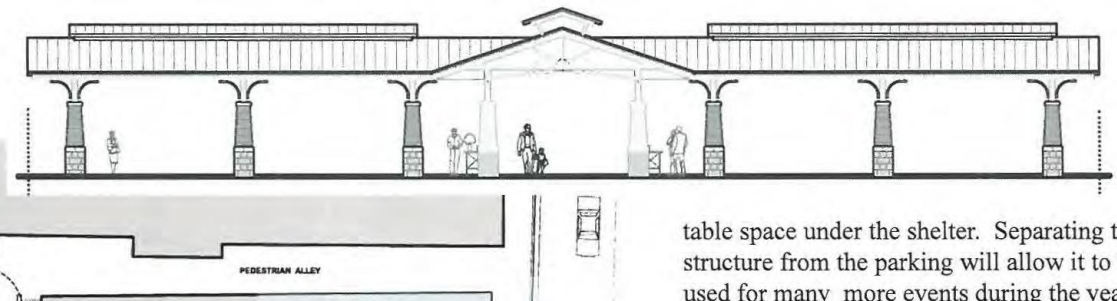
Recommendations

Recommendations:

1 Create a covered structure in Parking Lot 4 to serve as a downtown gathering place for the Farmer's Market and many other community events.

2 Create a new public green space or plaza in the downtown.

Market Plaza Concept



How did we get here?

2023 Master Plan Update



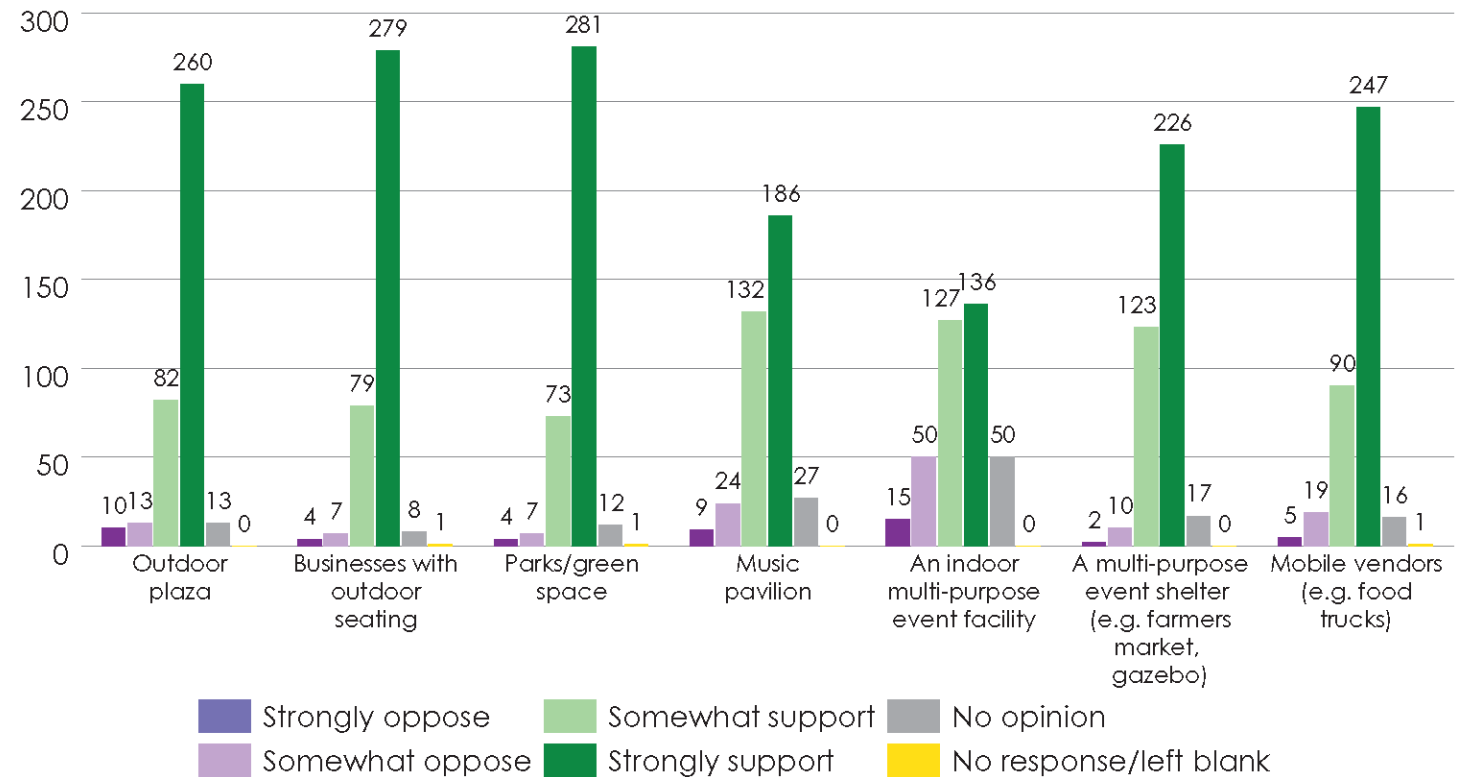
GOALS

“The overarching goal of the Downtown District is as a gathering space and the focal point of both community activity and Saline’s identity.”

IMPLEMENTATION

“Evaluate potential locations for a downtown public space and assess the feasibility and costs.”

Q8. Downtown gathering spaces have been identified as a want or need by some in the community. How much do you support the following gathering spaces and programming in downtown Saline?



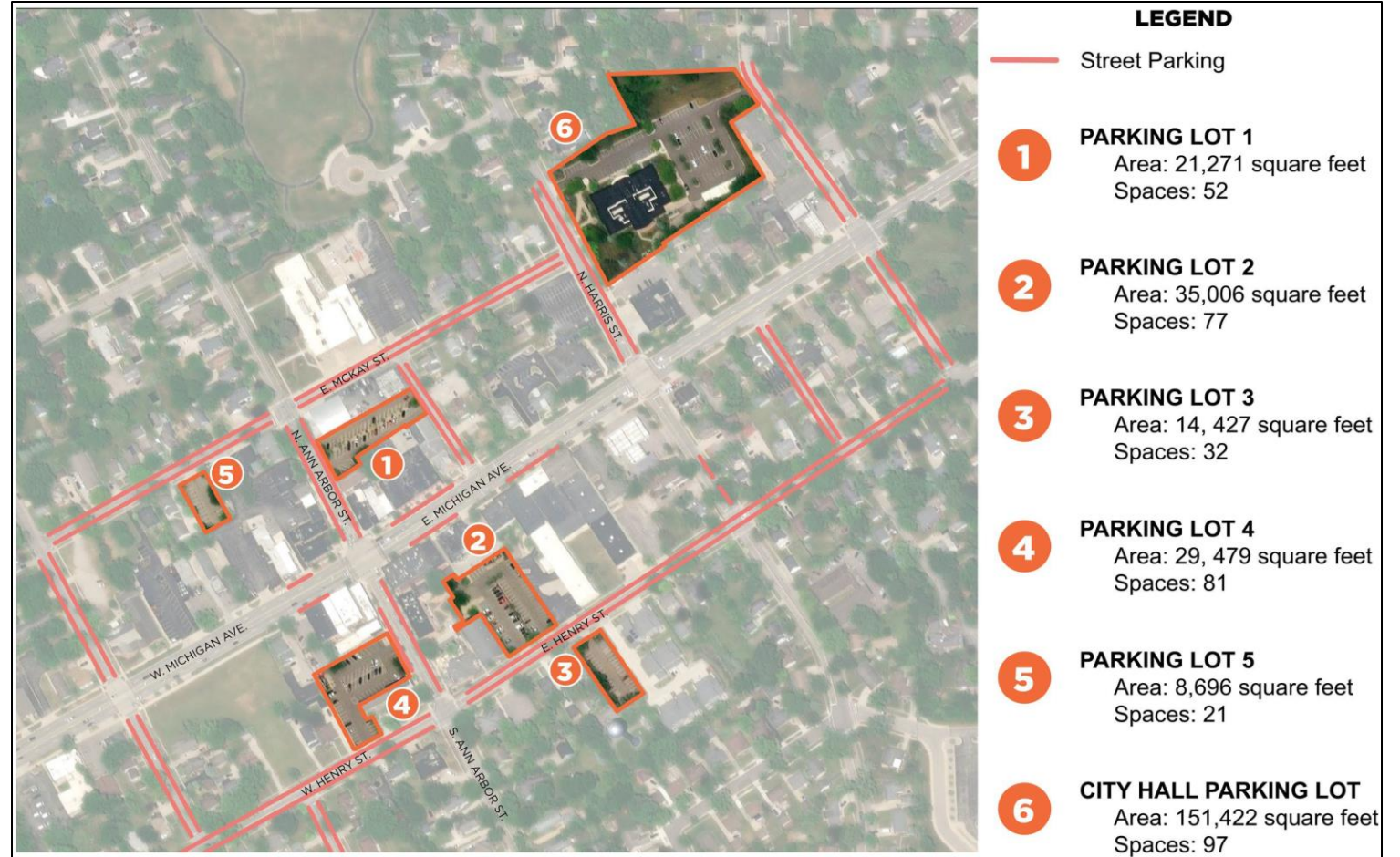
Existing Conditions: Parking

Downtown Parking Study

Prepared by Transportation Improvement Association (TIA),
March 28, 2023.

Inventory:

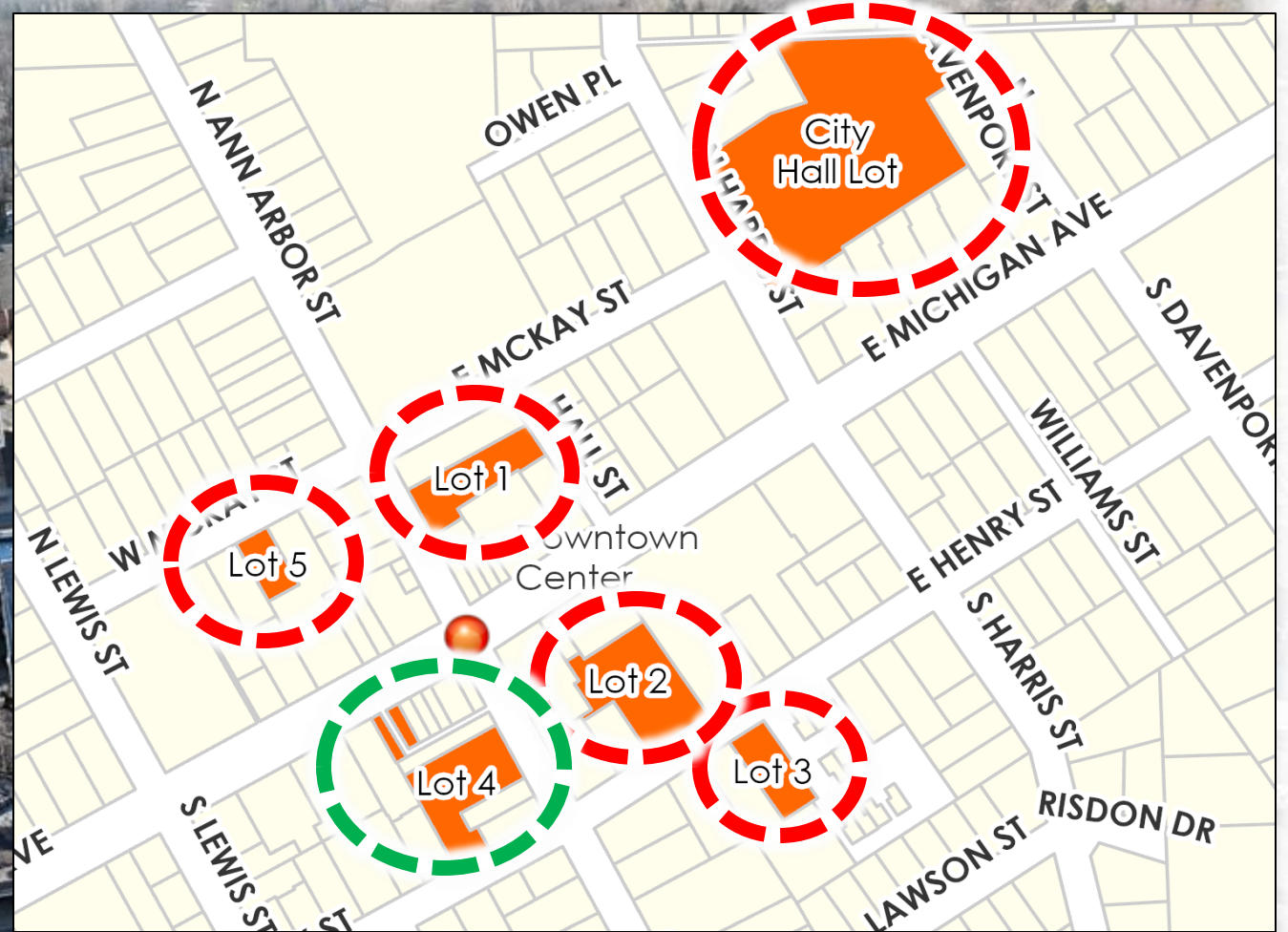
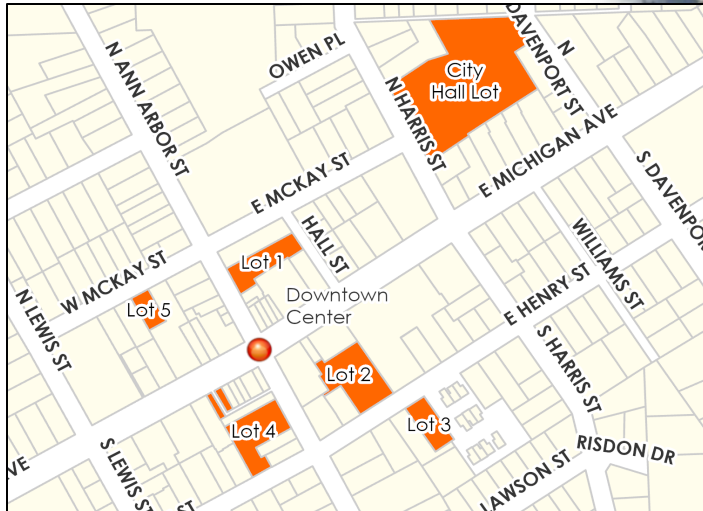
- 680 public parking spaces
 - (320 on-street & 360 in public lots)
- 210 private parking spaces



Existing Conditions: Current Siting Options

Evaluation Criteria

1. Dimensions & Physical Features
2. Pedestrian Linkages
3. Encumbrances
4. Activation Potential



Focus Group Feedback

Meetings on March 18th & March 20th

Mixed groups of elected & appointed officials, downtown business and property owners, and community stakeholders.

Conceptual discussions about what the gathering space could look like, how it would be used, and the amenities it needs.



Overall Vision

Uses, Activities, and Programming

- A central gathering space with seating and shade.
- An attractive destination for adults, kids, and teens.
- Equally inviting for passive recreation and events.
- Year-round use and programming.



Overall Vision

Design and Structures

- Hardscape in the central portion of the site.
- Landscape elements could be around the perimeter.
- Integrate the space into Ann Arbor Street. Potentially reconfigure or remove on-street parking.
- One group wanted a structure, the other didn't. However, both liked the idea of a smaller scale structure that can serve as a bandshell/covered canopy/pavilion.



Overall Vision

Amenities

- Electricity and water service.
- Restrooms would be great.
- Amenities for passive use: seating, games, something that kids could play on, wifi.



Focus Group Feedback

Visual Preference Survey

Farmers Market Structures

Pavilions & Shade

Stages

Seating

Hardscape

Landscaping

**While discussion
focused on
Lot 4,
these preferences
and costs are
transferable to any
site.**



Visual Preference Survey | Top Choices

FARMERS MARKET STRUCTURES

Outdoor market pavilion, low pitched roof.



Market pavilion with fixed glass exterior, roll up doors, and restrooms.



Market/multi-use courtyard



Visual Preference Survey | Top Choices

PAVILIONS & SHADE

Medium scale contemporary gazebo, metal and wood.



Medium scale contemporary pergola, brick columns and wood latticework.



Visual Preference Survey | Top Choices

STAGES

Small contemporary stage on tiered platform.



Small contemporary bandshell and courtyard.



Small amphitheater with tiered seating.



Visual Preference Survey | Top Choices

SEATING

Geometric bench seating, wood with accent lighting.



Cement planter bench.



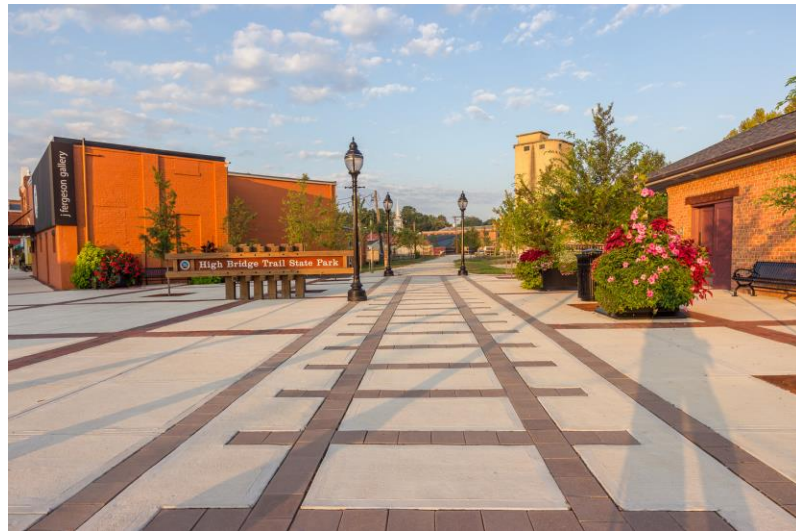
Tiered level seating.



Visual Preference Survey | Top Choices

HARDSCAPE

Patterned masonry and concrete.



Painted asphalt parking area/event space.



Brick pathways.



Visual Preference Survey | Top Choices

LANDSCAPING

Curvilinear landscape beds with decorative masonry walls.



Curb-height planters.



At-grade and bench-height planting beds.



Concept Plan



CONCEPT PLAN | PHASE I

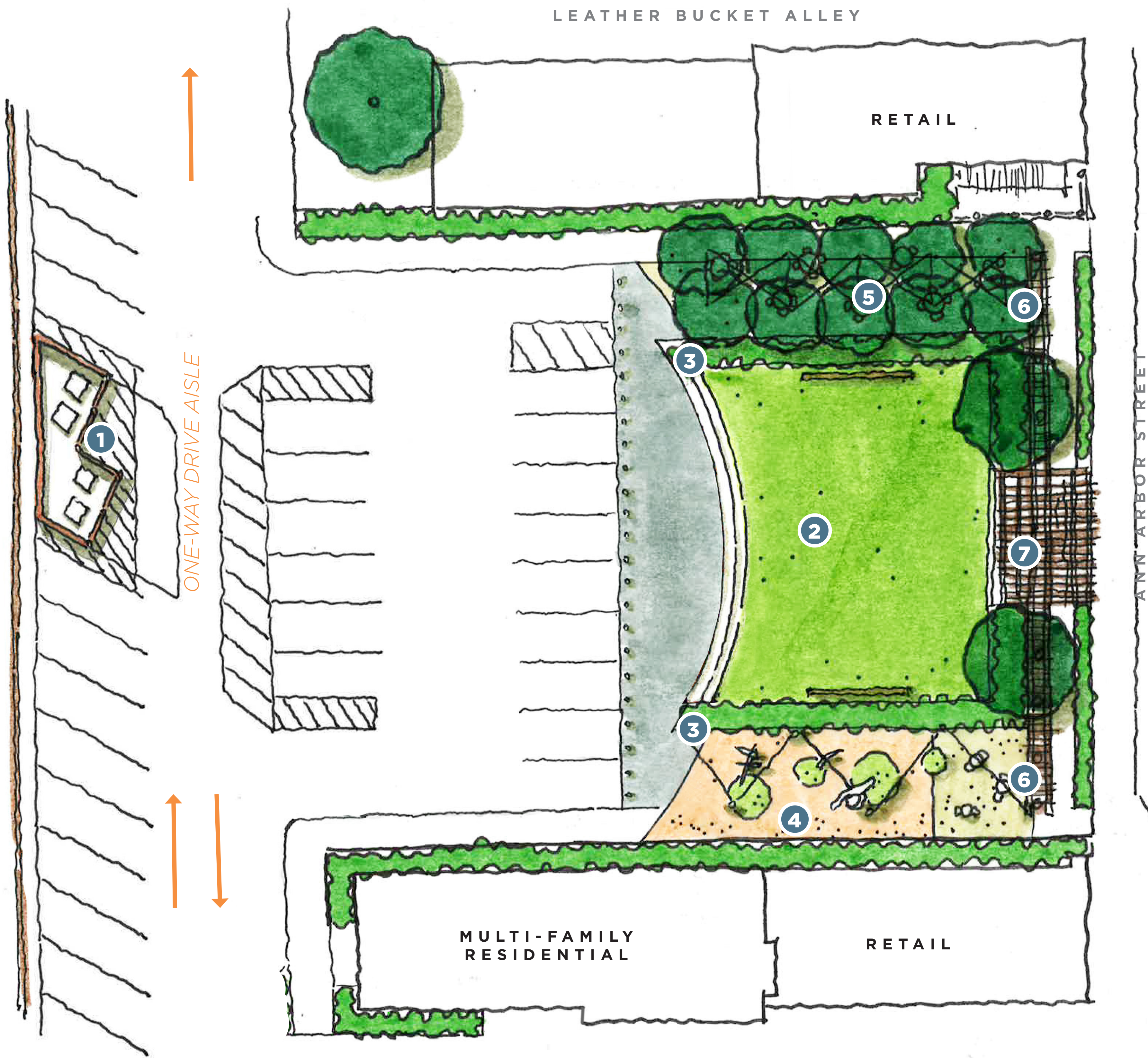
LEGEND

- 1 Dumpster and screening
- 2 Turf or contrasting hardscape
- 3 Raised planters with seating
- 4 'Mastadon Mounds' play area with flexible seating
 - » Poured in place rubber surface
 - » Decorative gravel
- 5 Flexible seating
 - » Decorative gravel
 - » String lights
 - » Trees or umbrellas
- 6 Swinging benches
- 7 Gateway and stage

PARKING IMPACT

- » Retained 15 parking spaces
- » Lost 30 parking spaces

NET -15 parking spaces



EXAMPLES OF AMENITIES



PLANTERS + SEATING



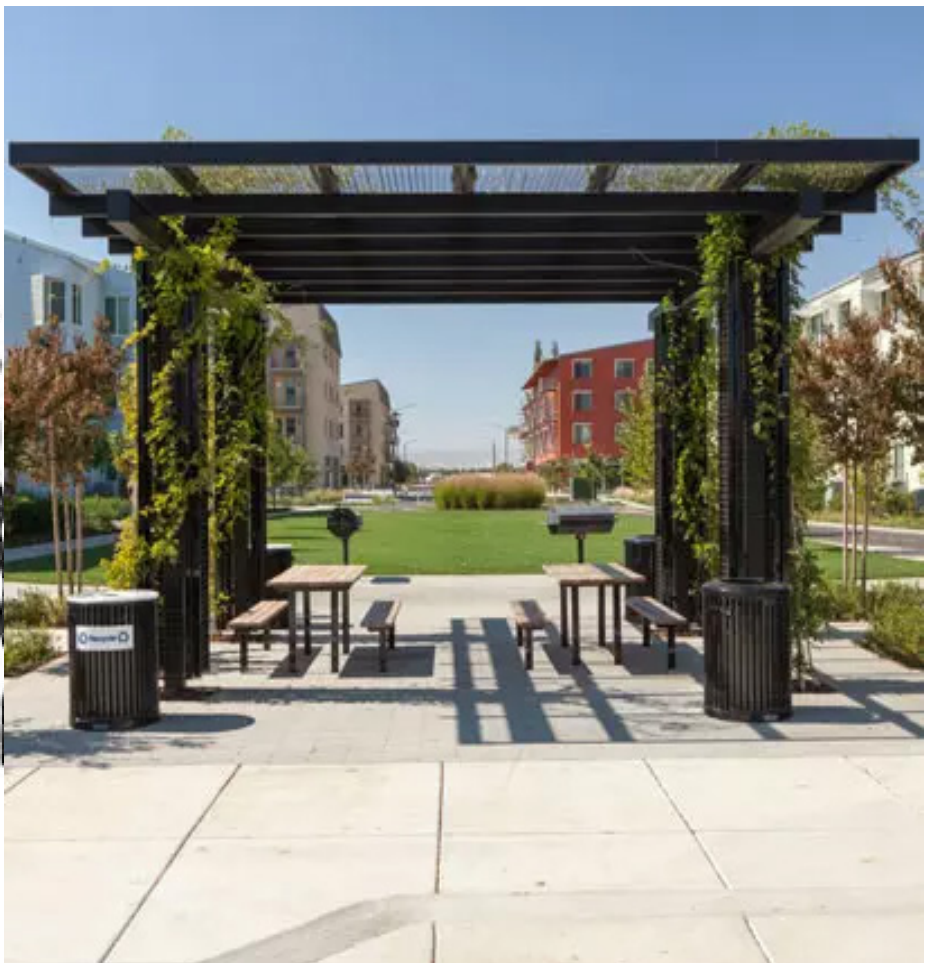
FLEXIBLE SEATING



SWINGING BENCHES



PLAY AREA



OUTDOOR STAGE & SHADE STRUCTURE



CONCEPT PLAN | PHASE I + FARMERS MARKET ACTIVATION

LEGEND

- 1 Controlled access for farmers market vehicle loading
- 2 Farmers market tents (37)
- 3 Maintain Ann Arbor St. street parking
» Optional: activate with food truck parking or 5 - 7 additional tents during farmers market



EXAMPLES OF AMENITIES



FARMER'S MARKET ACTIVATION



PLANTERS + SEATING



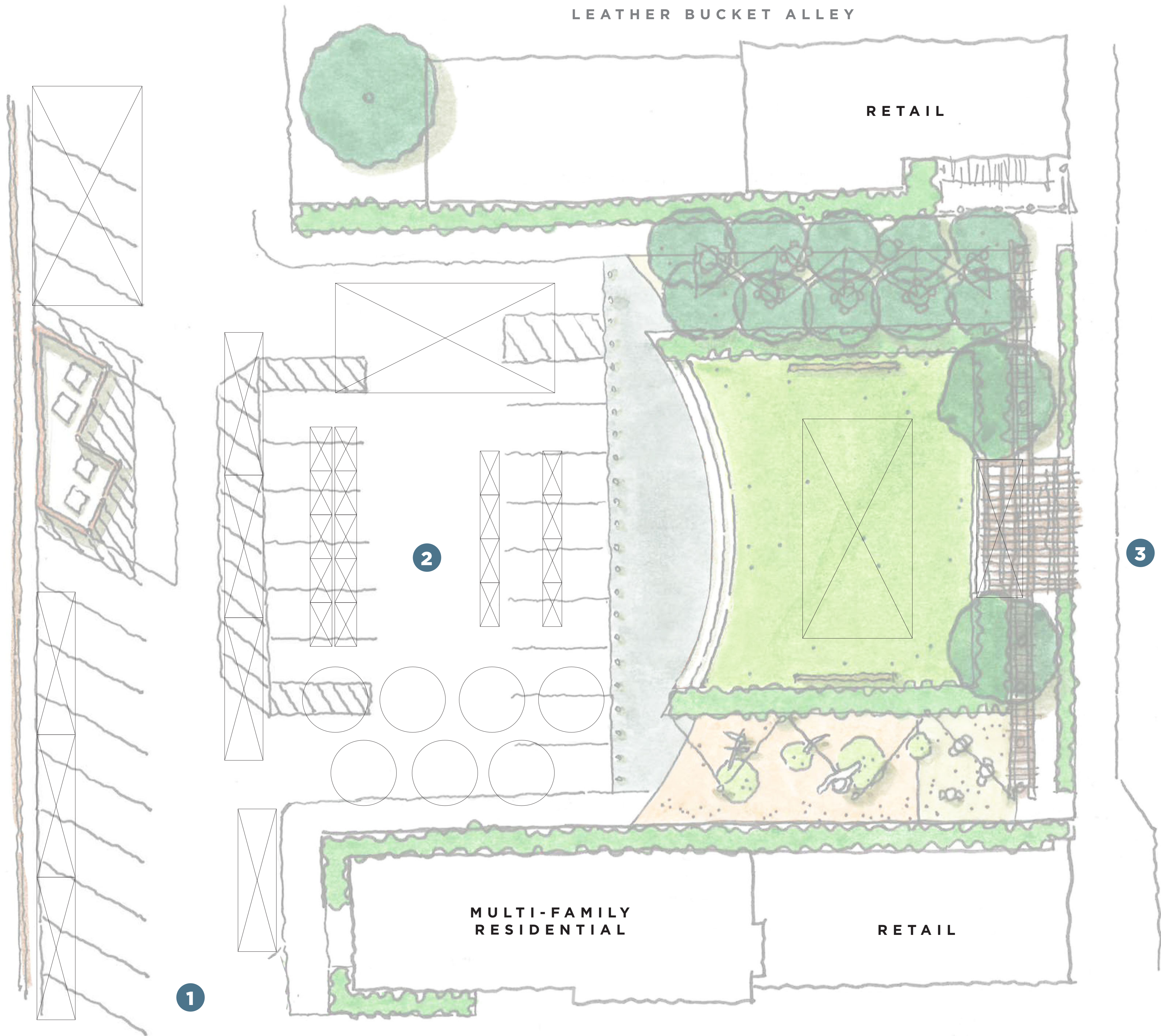
FLEXIBLE SEATING



CONCEPT PLAN | PHASE I + EVENT ACTIVATION

LEGEND

- 1 Parking lot closure/ security checkpoint
- 2 Event vendor tents (layout approved by Saline Main Street)
- 3 Maintain street parking on Ann Arbor Street or close for pedestrian access
 - » Optional: activate with food truck parking or 5 - 7 additional tents during farmers market



EXAMPLES OF AMENITIES



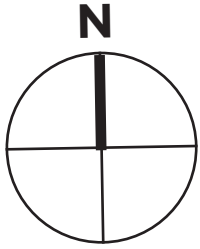
SALINE OKTOBERFEST



MARKET EVENTS



ENTERTAINMENT



N.T.S.



CONCEPT PLAN | PHASE II

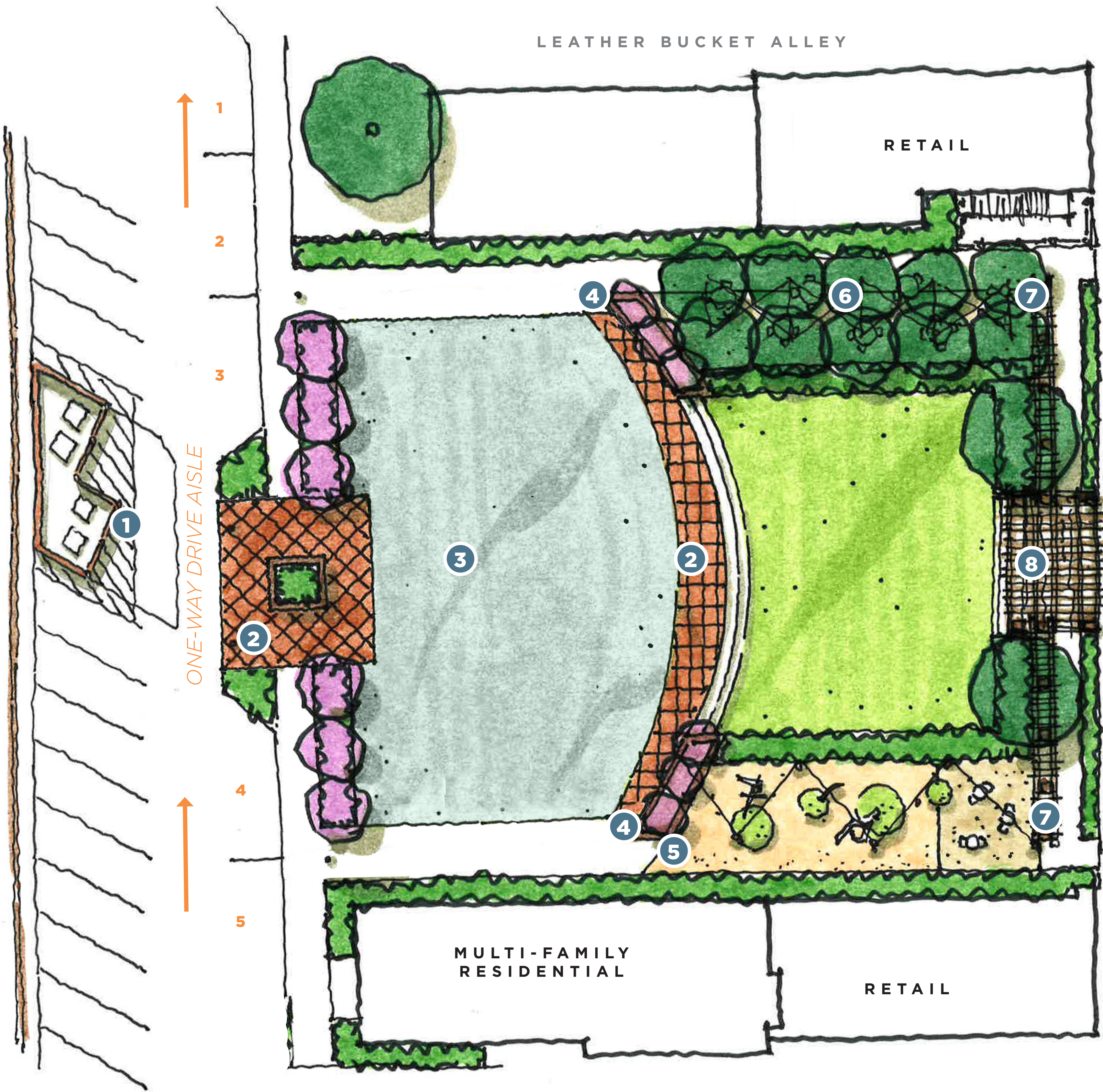
LEGEND

- 1 Dumpster and screening
- 2 Hardscape or paver
- 3 Contrasting hardscape
- 4 Raised planters with seating
- 5 'Mastadon Mounds' play area with flexible seating
 - » Poured in place rubber play surface
 - » Decorative gravel
- 6 Flexible seating
 - » Decorative gravel
 - » String lights
 - » Trees or umbrellas
- 7 Swinging benches
- 8 Gateway and stage

PARKING IMPACT

- » Added 5 parking spaces
- » Lost 45 parking spaces

NET -40 parking spaces



EXAMPLES OF AMENITIES



PLANTERS + SEATING



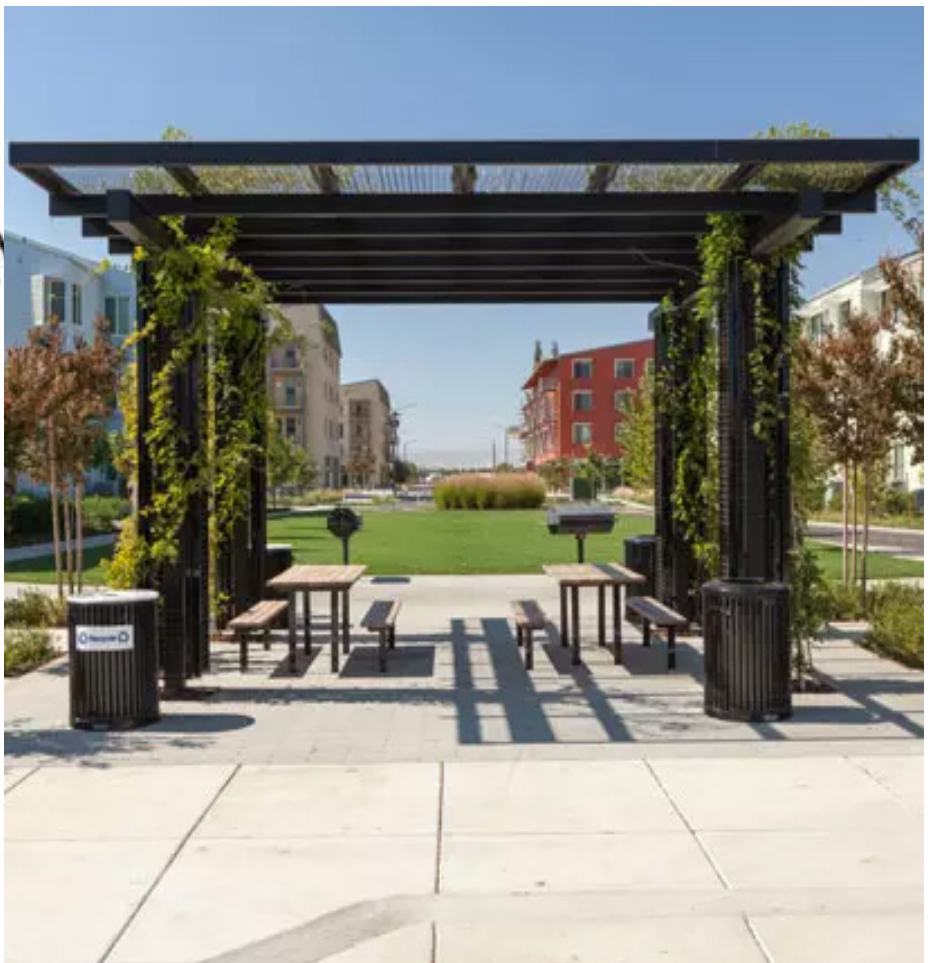
FLEXIBLE SEATING



SWINGING BENCHES



PLAY AREA



OUTDOOR STAGE & SHADE STRUCTURE



CONCEPT PLAN | PHASE II + FARMERS MARKET ACTIVATION

EXAMPLES OF AMENITIES



FARMER'S MARKET ACTIVATION



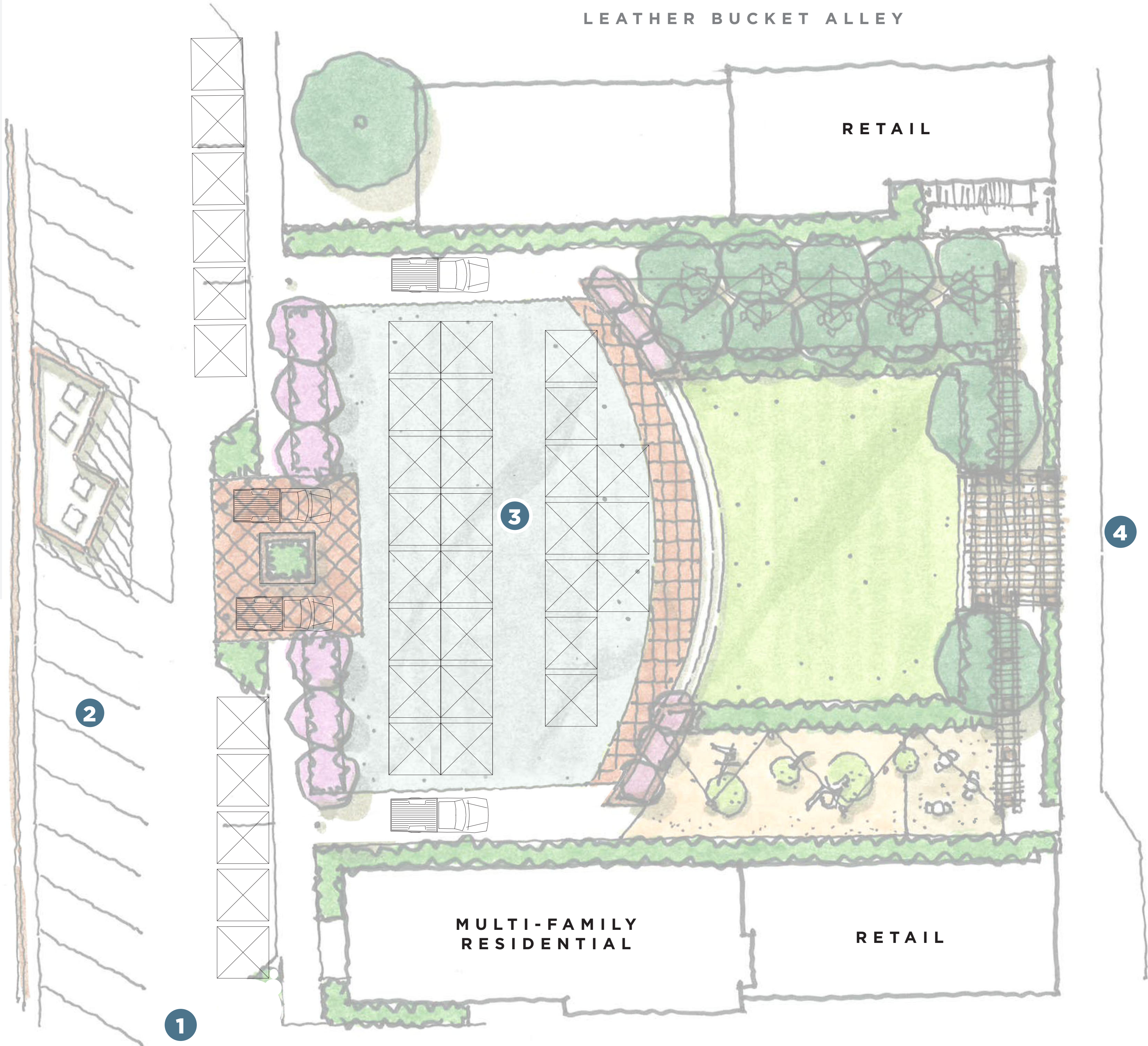
PLANTERS + SEATING



FLEXIBLE SEATING

LEGEND

- 1 Controlled access for vehicle loading
- 2 Priority parking for vendors OR additional vendor tent space
- 3 Farmers market tents (37)
- 4 Maintain Ann Arbor St. street parking
» Optional: activate with food truck parking or 5-7 additional tents during farmers market



CONCEPT PLAN | PHASE II + EVENT ACTIVATION

LEGEND

- 1 Parking lot closure/ security checkpoint
- 2 Event vendor tents (layout approved by Saline Main Street)
- 3 Maintain street parking on Ann Arbor Street or close for pedestrian access
 - » Optional: activate with food truck parking or 5 - 7 additional tents during farmers market



EXAMPLES OF AMENITIES



SALINE OKTOBERFEST



MARKET EVENTS



ENTERTAINMENT



**Now we
want
to hear
from you!**

**What do you like about
what you're seeing?**

What would you add?

What would you change?

