

PLATT STATION: SITE CONTEXT

! CONGESTION POINT
● BUS STOP



FREQUENCY OF STOPS AND USE



REGIONAL CONTEXT



RUN DOWN BUILDINGS FROM PREVIOUS DEVELOPMENT STILL EXIST.



VIEW FACING SOUTH ON PLATT, A TWO-LANE, 25 MPH ROAD THAT BORDERS THE WEST SIDE.



A GAS STATION AND OIL CHANGE CENTER BORDER THE EASTERN EDGE.



CONIFEROUS TREES, SINGLE STORY OFFICE BUILDINGS, AND TWO STORY APARTMENT BUILDINGS BORDER THE SOUTH END.

WASHTENAW AND HURON PARKWAY REDEVELOPMENT SITE INVENTORY



TRANSIT STOPS ARE PRESENT ON SITE, HOWEVER, BROKEN AND MISSING SIDEWALKS LIMIT PEDESTRIAN AND TRANSIT ACCESSIBILITY.



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CONTEXT

PEDESTRIAN VISIBILITY: THE SLOPE OF THE SITE IN RELATION TO WASHTENAW AVE CREATES BLIND SPOTS FOR DRIVERS COMING FROM THE EAST AND EXACERBATES THE DANGEROUS PEDESTRIAN ENVIRONMENT ALONG THIS 4 LANE, 45 MPH ROAD WAY.

VISIBILITY OF SITE: DUE TO THE TOPOGRAPHY OF THE SURROUNDING AREA, THE SITE IS HIGHLY VISIBLE FROM WEST BOUND ON WASHTENAW AVE AND IS LIMITED EAST OF PLATT RD.

WASHTENAW AND HURON PARKWAY REDEVELOPMENT SITE INVENTORY

CONTEXT: PLATT ROAD ON THE WESTERN EDGE IS TWO LANE ROAD WITH LOW TRAFFIC. A COUNTY RECREATION FACILITY SITS ON WASH. AND PLATT. SOUTH OF THAT FACILITY IS A MULTI-ACRE COUNTY PARK WITH JOGGING TRAILS.



ALICE C LLOYD REC FACILITY, WASHT. AND PLATT



PLATT ROAD, LOOKING TOWARD WASHTENAW AVE



WASHTENAW COUNTY PARK ENTRANCE

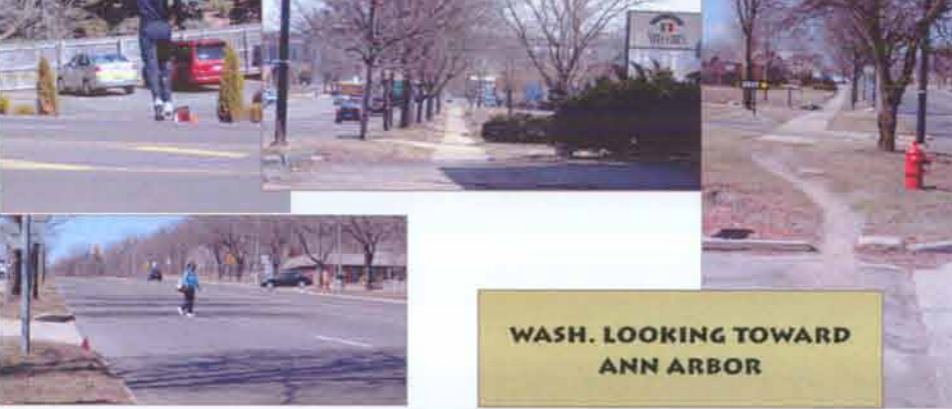
VEGETATION: CONIFEROUS TREES LINE THE SOUTHERN EDGE OF THE SITE. LARGER WOODED AREA IS DENSELY COVERED, BOTH WITH NATIVE AND INVASIVE SPECIES. AREA IS LIKELY TO BE FAVORABLE HABITAT FOR WILDLIFE. NOTE WETLANDS. LANDMARK TREES WERE FOUND IN THIS AREA



SAFETY AS A CRITICAL CONCERN

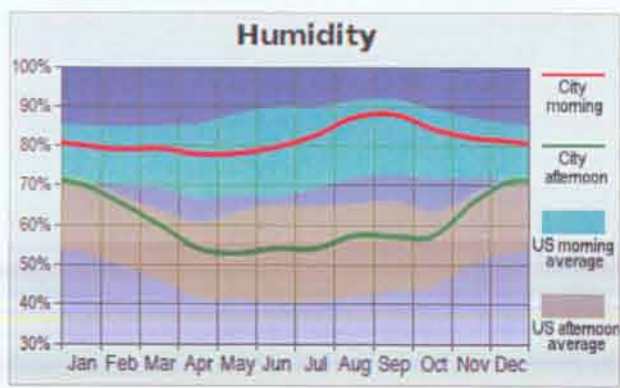
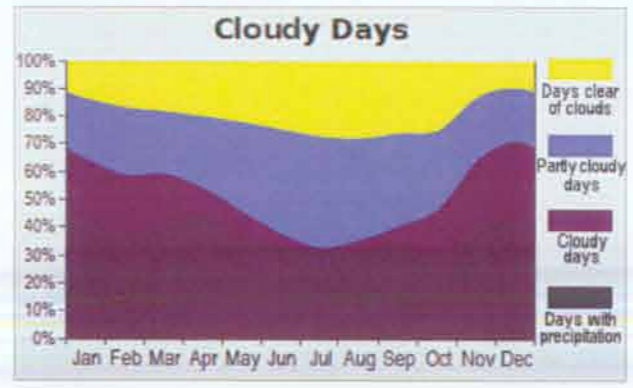


LACK OF CONTINUOUS SIDEWALKS ACT AS A MAJOR BARRIER FOR PEDESTRIAN TRAFFIC. TRANSIT RIDERS CROSSED STREET TO USE N. WASHTENAW'S SIDEWALK. GREENWAY WIDTH STILL FEELS UNSAFE FOR PEDESTRIAN OR BICYCLE TRAFFIC. CORRIDOR IS CLEARLY AUTO SCALE



WASH. LOOKING TOWARD ANN ARBOR

CLIMATE: ANN ARBOR'S CLIMATE IS MILD AND FAIRLY DRY. LACK OF TREE COVER ON THE SITE AND FLAT TOPOGRAPHY ALLOW FOR MAXIMUM SUN THROUGH THE DAY AND THROUGHOUT THE YEAR



Temperature														
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	
Max °F	30.1	33.9	45.2	58	70.5	79.2	83	80.7	73.5	61.1	46.8	34.7	58.1	
Mean °F	23.4	26.4	36.1	47.7	59.4	68.4	72.6	70.7	63.4	51.6	39.6	28.5	49	
Min °F	16.6	18.9	27	37.3	48.3	57.6	62.1	60.7	53.2	42.1	32.4	22.3	39.9	
Normal Precipitation														
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	
Inch	2.24	2.04	2.78	3.36	2.97	3.38	3.16	3.71	3.38	2.5	2.99	2.84	35.35	



WASHTENAW

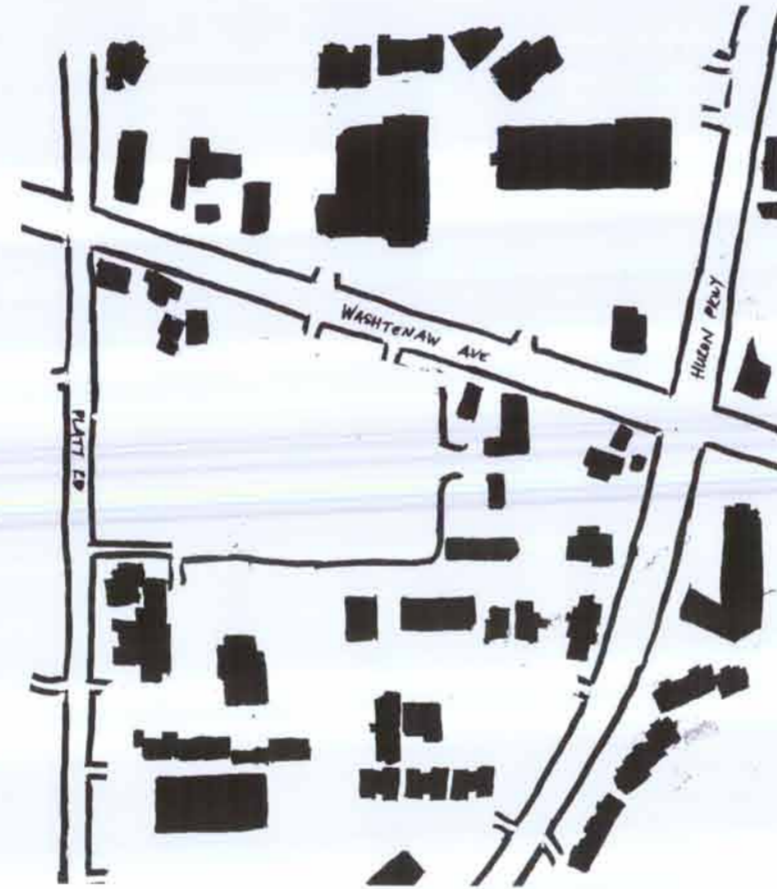


WASHTENAW

EXISTING CONDITIONS REPORT

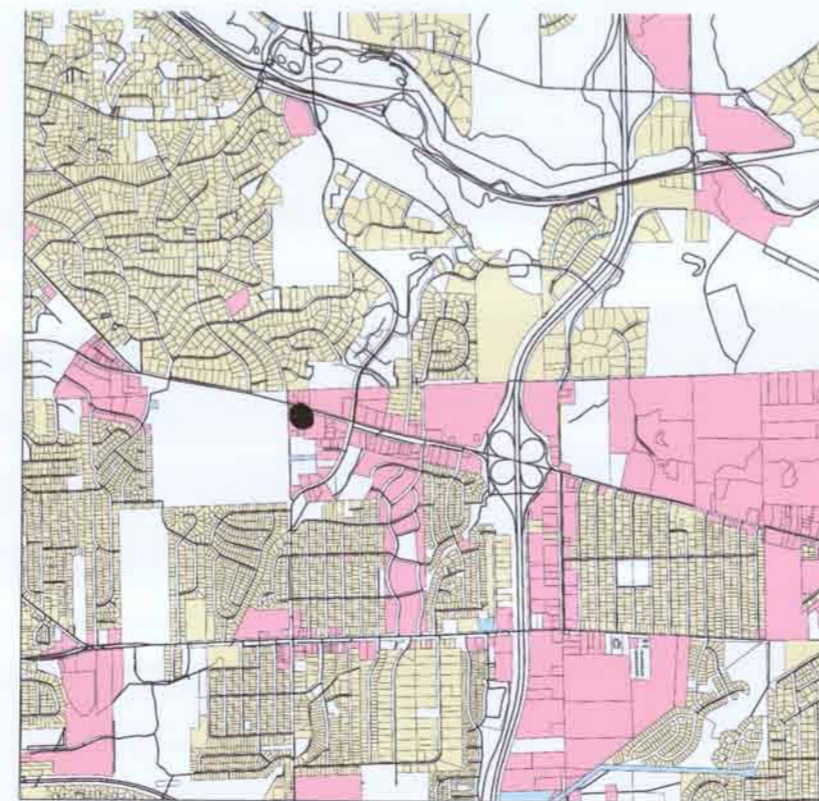
WASHTENAW AVENUE, ANN ARBOR, MI

BY:
 JONATHAN BROMBERG
 SUSIE ROBLE
 PETER SPAULDING
 ALEX TEAGUE



Why is this **PRECEDENT** relevant to this project?

Previously an auto dealership, currently this area is an unofficial parking lot. There are small, vacant one and two story retail stores in the northwest corner of the lot. There is also a poorly maintained vegetative region that occupies a large portion of the site. Within the past few years this areas has become more populated with the addition of a retail strip across the street, which includes such stores as Whole Foods, Barnes & Noble, Panera, Walgreens, Gamestop, etc. making this area a destination point for travelers by car and bus. With the future addition of a light rail stop we believe this site will become one of the business, retail, and entertainment hubs of the city.



LAND USE MAP OF ONE MILE RADIUS FROM SITE

Legend
 One mile radius from site
 Property Class Description
 -Pink- COMMERCIAL, COMMERCIAL VACANT
 -Blue- INDUSTRIAL, INDUSTRIAL VACANT
 -Yellow- RESIDENTIAL, RESIDENTIAL HOMESTEAD, RESIDENTIAL VACANT



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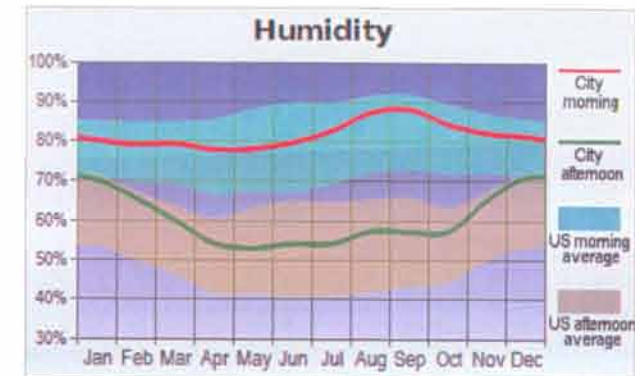
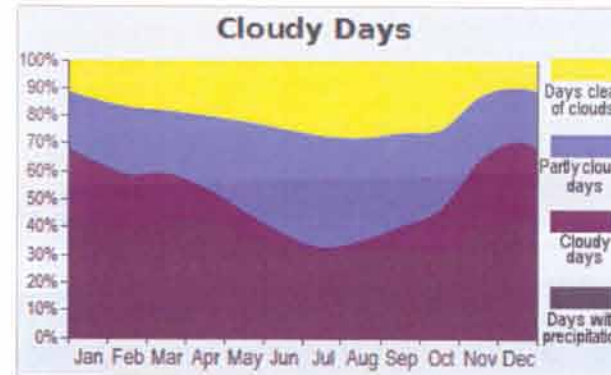


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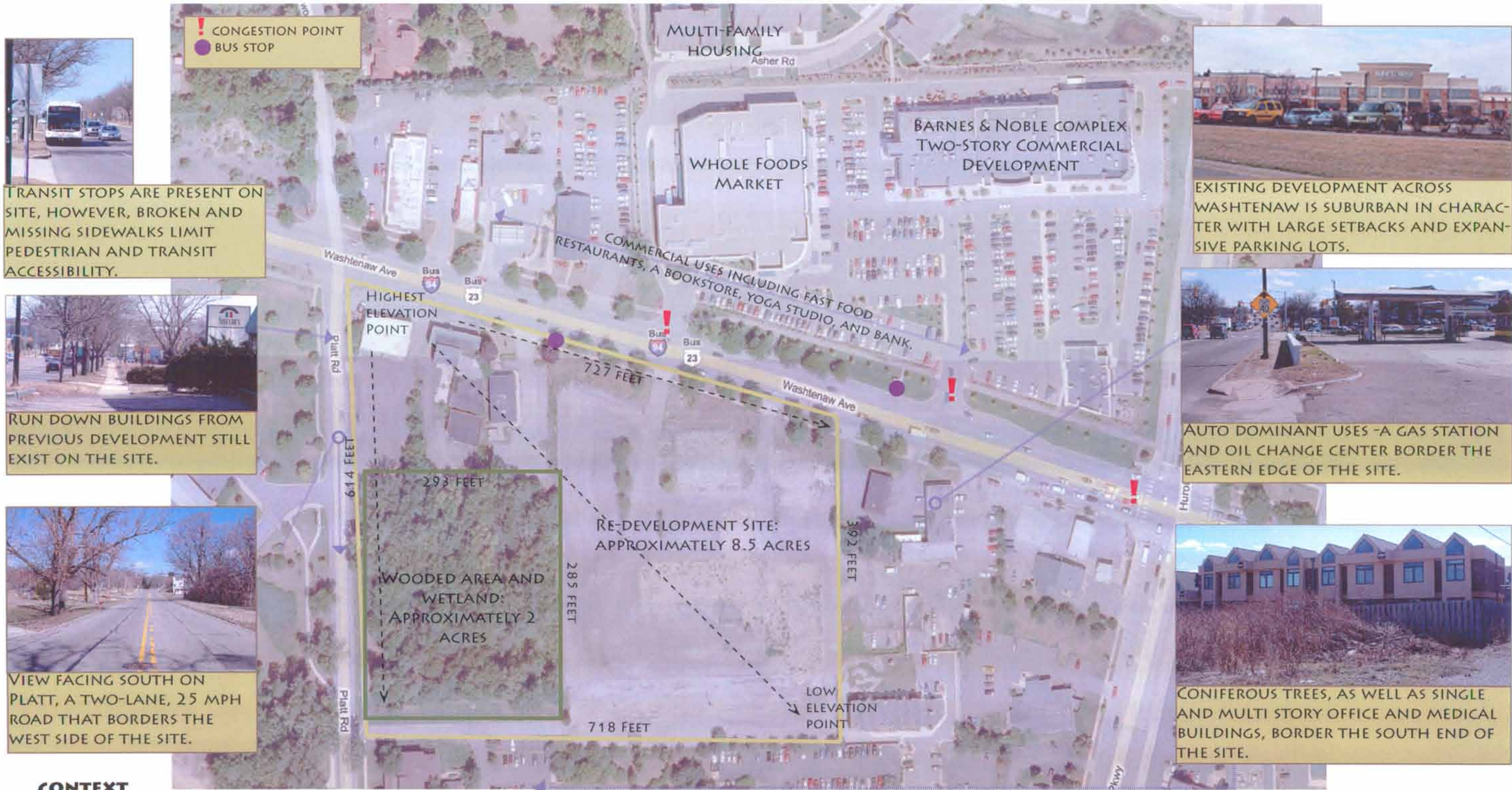


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