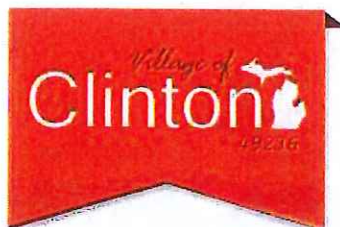




A New Vision for The Village of Clinton

Placemaking Workshop Report



prepared by:

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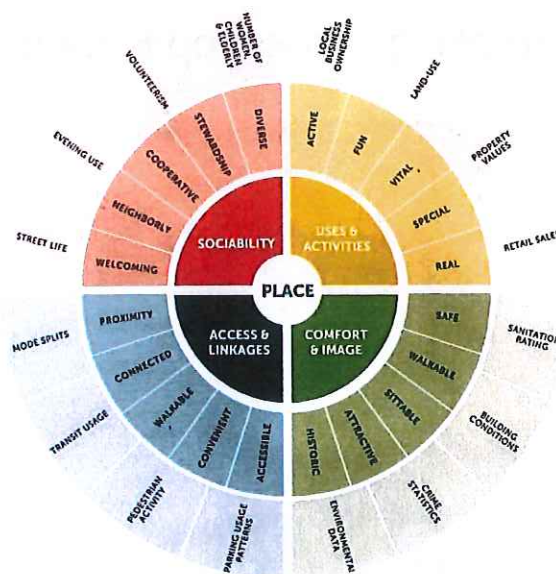
March 2018

A New Vision for The Village of Clinton

Placemaking Workshop Report

The Village of Clinton is a historic town with a great story to tell. Its residents form a close-knit community, who are inviting and embracing of all comers. Its school system is a shining star that serves as the eastern hub of the community, while the popular Tate Park anchors the western edge of the Village. Clinton has many events, including its summer and fall festivals. Placemaking is all about enhancing the many attributes that already exist in a community such as Clinton. PMB has engaged the community to solicit ideas about the challenges facing the Village, along with possible actions that will make a great place into an exceptional place!

Summary of Workshops: After a tour and photo inventory of the Village, along with several meetings with stakeholders to receive input and ideas, PMB has generated a preliminary list of challenges facing the Village and action items to strengthen its linkages, activities, and public places. Each of these challenges and their subsequent actions are interpreted through the four principles of placemaking; Access and Linkages; Uses and Activities; Comfort and Image; and Sociability.



4 Key Principles to Placemaking

PRIMARY IDENTIFIABLE CHALLENGES

Access and Linkages: Places that are convenient, walkable, connected and accessible.

Top Access and Linkage Focus Action Items

- ☐ Develop a plan of the primary desired linkages throughout the Village. Develop priorities and begin implementation.
- ☐ Provide sidewalk connections between all the school properties.
- ☐ Require sidewalks with new site developments via zoning.
- ☐ Coordinate with River Raisin Watershed Council and One Lenawee for water and bike connections to regional trail systems.
- ☐ Investigate with MDOT requirements for pedestrian crossing US 12 at Tate Park.



Summary Comments

Connect and extend existing non-motorized linkages, including missing sidewalk links, to and from schools, Tate Park and downtown businesses.

Actions:

- Infill of sidewalks in older neighborhoods.
- Add sidewalks to newer neighborhoods.
- Interconnect neighborhoods with non-motorized trails.
- Strengthen connections between neighborhoods to Tate Park.
- Connection along the east side of River Raisin at US 12 to Tate Park.
- Require sidewalks within new developments.
- Provide a pedestrian crossing between Tate Park and businesses on north side of US 12.
- Develop a plan of the primary desired linkages throughout the Village. Develop priorities and begin implementation.
- Construct a pedestrian bridge on the north side of US 12 to connect to neighborhoods and businesses.

Connect the Village of Clinton to Regional Trails

Actions:

- Create a bike lane/trail linkage to regional trail systems.
- Create a Water Trail connection via The River Raisin to existing water trails.

Schools are a stellar asset and hub of the community. Create better connections between all of the schools and the surrounding areas.

Actions:

- Increase walkability via sidewalks and street lighting along neighborhood streets between the three schools.
- Create a sidewalk/trail connection to High School from the new planned neighborhood.
- Utilize existing greenway for connective trail to downtown.

Form a stronger link between the Smith Kimball Center, the Clinton Arts Center and Downtown

Actions:

- Improve identity of Community Center from Tecumseh Road.
- Improve sight lines and visual connection between Community Center and Clinton Arts Center. Explore removal of the fence from the Community Center property.
- Design new parking behind Clinton Arts Center to serve multi-purposes, such as downtown special events.

Allow for a variety of transportation venues

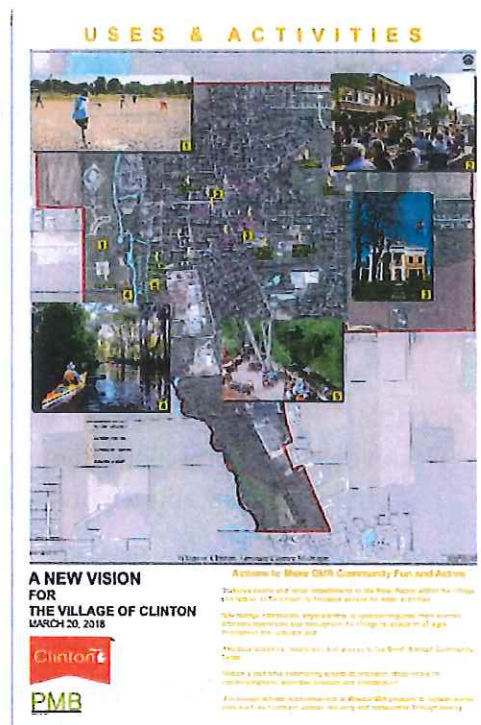
Actions:

- Investigate adding the use of golf carts within the Village of Clinton.
- Accommodate bike parking in village business district and other public venues
- Coordinate bike lane/trail connections.
- Investigate ride share/shuttle options for those with limited mobility.

Uses and Activities: Places that are active, special and fun

Top Uses and Activities Action Items

- ☐ Remove debris and other impediments in the River Raisin within the Village and further to Tecumseh to increase access for water activities.
- ☐ Encourage community organizations to sponsor/organize more diverse activities downtown and throughout the Village to appeal to all ages throughout the calendar year.
- ☐ Increase activities, awareness and access to the Smith Kimball Community Center.
- ☐ Retain a part time community events coordinator, responsible for communications, activities creation and coordination.
- ☐ Encourage private redevelopment of Woolen Mill property to include mixed uses such as riverfront access, housing and restaurants through zoning and economic incentives.
- ☐ Increase activities at Tate Park, including adult sports and activities.



Summary Comments

Make the River Raisin navigable to increase access and activities. Better utilize Tate Park island for passive recreation.

Actions:

- Remove tree trunks, branches and other debris to allow freer navigation of river.
- Create access to river for kayaking and canoeing from the existing launch.
- Create a blue trail (water trail) on river through Clinton to Tecumseh.
- Improve existing, and create new trails in park and within the island while improving access from west side of park.

Development of the east side of the River Raisin through redevelopment of the Woolen Mill property.

Actions:

- Redevelop property along river edge to potentially include condominium housing, restaurant, businesses and riverside walkway.

A more robust and diverse slate of events is needed throughout the community.

Actions:

- Create and coordinate more diversity in activities located downtown for all ages.
- Activities should be a mix of big multiday events (Fall Festival, Summer Festival) and small, one to two-hour events (art walk, window display contests).
- Identify space for year-round outdoor special events to be held downtown.
- Hire a part-time community events coordinator to coordinate events and provide a central figure for communication.
- Bring in food trucks for special events.

Increase uses and activities in Tate Park.

Actions:

- Explore a campground to be located in the southern end of the park.
- Provide evening activities for all ages, including music events, movies, and young adult sports.

A more coordinated effort in communicating existing events, attractions, unique features and businesses is needed.

Actions:

- Create a coordinated community wide calendar.

- Increase use of the existing community calendar provided by The Clinton Local newspaper.
- Create signage to notify residents and visitors of special events.
- Increase presence on social media.

Improvements to Smith Kimball Community Center.

Actions:

- Increase activities
- Increase public awareness of the Center
- Investigate the removal of the fence around the property to create better visual linkages and access to the adjacent downtown.

Comfort and Image: Places that are attractive, clean, sittable and safe.

Top Comfort and Image Action Items

- ☐ Replace the welcome signs at all major points of entry into the Village.
- ☐ Add graphically unified wayfinding signage throughout the Village.
- ☐ Identify outdoor event space (parking lot or street) in downtown district.
- ☐ Identify key parcels for redevelopment in village for condominium and apartment use. Review parcels for developability through zoning ordinance.
- ☐ Make wi-fi available for free to public in downtown district and parks.



Summary Comments

More diverse housing is needed to retain and attract citizens of all ages.

Actions

- Look for opportunities to increase the diversity of housing options throughout the Village.
 - Condominiums
 - Senior Housing
 - Apartments for young adults
 - Downtown housing
- Explore the redevelopment of the church property at the corner of E. Church St. and Tecumseh Rd. for a new condominium or apartment housing development in walkable proximity to the downtown.

An updated image for the community in the form of attractive gateways at the Village's entrances, coordinated directional signage and seasonal banners.

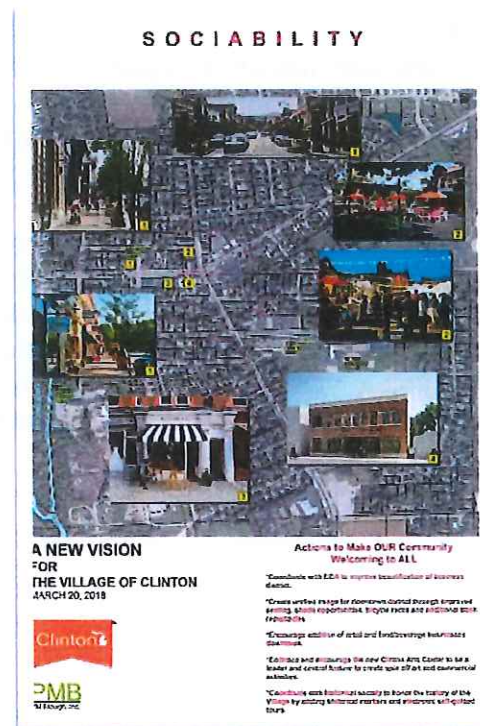
Actions:

- Replace "welcome" signs at each road entrance to Village with coordinated signs and gateway feature.
- Update Village-wide signage that includes wayfinding to parking, historic structures, schools, parks, the Community Center, featured attractions and local businesses.
- Add seasonal banners to streetscape in addition to Christmas and Summer.
- Improve and increase seating and shade downtown.
- In downtown provide a more pedestrian friendly environment with additional seating, shade along the sidewalks, flowers in pots, etc.
- Explore solutions for public restrooms downtown.
- Make wi-fi available within downtown and parks.

Sociability: Places that are welcoming, neighborly and diverse.

Top Sociability Action Items

- ☐ **Coordinate with DDA to improve beautification of business district.**
- ☐ **Create unified image for downtown district through improved seating, shade opportunities, bicycle racks and additional trash receptacles.**
- ☐ **Encourage addition of retail and food/beverage businesses downtown.**
- ☐ **Embrace and encourage the new Clinton Arts Center to be a leader and central feature to create spin off art and commercial activities.**
- ☐ **Coordinate with historical society to honor the history of the Village by adding historical markers and electronic self-guided tours.**



Summary Comments

Downtown needs to feel more pedestrian friendly and inviting

Actions:

- Improve store fronts via planters.
- Increase trash receptacles.
- Rethink seating to provide more opportunities for shade.
- Review the color of the street light poles as a potential to add theme color to the downtown and coordinating with signage and furnishings.
- Work with DDA to coordinate beautification and business lead activities.

More businesses that attract residents and visitors downtown, including retail and food oriented businesses.

Actions:

- Encourage addition of retail and food/beverage businesses for greater diversity in the business district.
 - Bakery/coffee shop
 - Restaurants
 - Retail shops
- Embrace and build around the new Clinton Arts Center and its artists as a core feature of the downtown district.
- Encourage the new Atlas Distilling Company and its adaptive reuse of the historic Atlas Feed and Grain Mill site.
- Improve rear entrances to businesses.
- Provide more public parking opportunities.
- Provide signage identifying locations for parking.

Embrace and honor the history of the Village while looking to the future.

Actions:

- Add historical signage and wayfinding throughout village.

Coordinate with regional economic development groups.

Actions:

- Coordinate with One Lenawee and Lenawee Now organizations to discover complimentary events with surrounding communities.

