

Table of Contents

Table of Contents	i
Acknowledgements	iii
Chapter 1: Overview	
Introduction	1
Community Participation	1
The Planning Process	2
Overview of the Document	3
Vision for the Cross Street Neighborhood	5
Chapter 2: Land Use and Zoning Strategy	
Existing Land Use	7
Existing Zoning	9
Proposed Development Pattern	10
Zoning Strategies	10
Land Use and Zoning Improvement Policies, Goals and Objectives	14
Chapter 3: Residential Redevelopment Strategy	
Existing Neighborhood Conditions	17
Residential Redevelopment Strategy	18
Residential Parking Strategy	19
Residential Redevelopment Policies, Goals and Objectives	21
Chapter 4: Commercial Redevelopment Strategy	
Commercial Development History	25
Existing Commercial Conditions	25
Commercial Redevelopment Strategies	27
Commercial Parking Strategy	29
Commercial Redevelopment Policies, Goals and Objectives	30
Chapter 5: Circulation Improvement Strategy	
Existing Conditions	33
Phase 1 Strategies	37
Phase 2 Strategies	40
Image Improvements – Phase 1 & 2	43
Circulation Improvement Policies, Goals and Objectives	48
Maps	
Map 1: Location Map (courtesy USGS)	1
Map 2: Existing Land Use	8
Map 3: Existing Zoning	9
Map 4: Proposed Development Pattern	11
Map 5: Proposed Zoning Districts	12
Map 6: Existing Circulation	35
Map 7: Phase 1 Plan – One Way Traffic	38
Map 8: Phase 2 Plan – Two Way Traffic	41
Map 9: Pedestrian Corridors	44
Map 10: A Vision for the Cross Street Neighborhood	51

Figures		
Figure 1: Residential Infill	_____	19
Figure 2: Medium Density Residential Infill	_____	19
Figure 3: Consolidated Parking Lot	_____	20
Figure 4: Eastern Michigan Parking Lot	_____	28
Figure 5: Potential Mixed-use Development	_____	28
Figure 6: Commercial Parking and Service Area	_____	30
Figure 7: Proposed Circulation Pattern at the Water Tower	_____	40
Figure 8: Huron and Cross Intersection	_____	42
Figure 9: Parking at Eastern Michigan University	_____	42
Figure 10: Pedestrian Routes	_____	43

Appendix A: Design Guidelines

Appendix B: Market Study Data

Appendix C: Questionnaire and Survey
Results

Appendix D: Additional Information (ie.
Newspaper Articles)

Appendix E: Cost Estimate

Appendix F: Phase 1 and Phase 2 Level of
Service Diagram

Acknowledgements

City of Ypsilanti
Cheryl Farmer, Mayor
Edward Koryzno, City Manager

Community and Economic Development Department

Megan Gibb, Director
Tawkiyah Jordan, Planner I
Brett Lenart, Planner
Michael Stock, Intern

Fire Department

John Ichesco, Fire Marshall

Police Department

George Basar, Police Chief

Building Inspection Division

Charles Boulard, Inspector

Depot Town Downtown Development Department
Ypsilanti Downtown Development Authority
Jennifer Goulet, Director

Eastern Michigan University
Anthony Catner, Executive Director, Physical Plant
Pat Doyle, Vice President of Business and Finance
John McAuliffe, Director of Public Safety
Larry Ward, Manager of Facilities Maintenance
Juanita Reid, University Public Relations

Washtenaw Area Transportation System (WATS)
Terri Blackmore, Executive Director

Chris White, Ann Arbor Transportation Authority
Wendy Ramirez, Michigan Department of Transportation
Amanda Hopper, Michigan Department of Transportation
Brenda O'Brien, Michigan Department of Transportation
Mark McFadden, Washtenaw County Planning Department
Ruth Ann Jamnick, State Representative

Consultant Team

Hamilton Anderson Associates, Inc.
Kent Anderson, ASLA, Principal
Tim Phillips, ASLA, Project Designer
Judith Veresuk, AICP, Project Planner

Midwestern Consulting, LLC.

Karl Kleitsch, PE, Project Traffic Engineer
Chris Wall, PE., Project Traffic Engineer

Market Insite Group

Jeff Hershey

