



Old Town Negaunee

The neighborhood once abandoned can be reborn again. A traditional neighborhood design or TND is proposed for this area. TND is a growing trend in real estate development for infill urban sites and suburban areas as well. A TND uses moderate density, narrow streets that calm traffic, and appropriate residential architecture to create a vibrant neighborhood that appeals to a wide range of home buyers. The existing grid street pattern and infrastructure that remains in this area may be able to be recycled.

The proposed recreation and trail development in Area 1 will enhance the market appeal of Area 1 for residential land use. A study by the Urban Land Institute has determined that recreational trails and open space are now more desirable than a golf course as a site amenity and consideration for purchase of a home.

Large Lot Residential

Areas have been identified for future large lot residential land use

Downtown Revitalization

Although it is not included in this study, the revitalization of Downtown Negaunee is important to the Land Re-use project. The development of Area 1 in particular, will benefit the downtown area. However, the successful redevelopment of Area 1 also needs the downtown to anchor and compliment the proposed development. It is recommended that efforts to revitalize downtown be given more priority.

Access

The development plan concept shows local street connections, a link of connection to Ishpeming and a possible major connector to County Rd. 480.

Area 2

There are three options that have been identified for Area 2.

- A *residential development* on the former rail yard and adaptive re-use of the Mather B hoist building for condominium residential development.
- Development of a *new recreational site*, to consolidate ball fields currently scattered around the city. The site could also include soccer fields. The Mather B hoist building could house support facilities for the ball fields and soccer development. Indoor recreation facilities, such as a fitness center, climbing walls and possibly a pool with water slides could be developed in the building.
- A *business and commercial park* could be developed using the building for unique office suites and the rail yard as a commercial and office site.

Any development scenario for Area 2 will require a new access road. (See Map 12)

MAP 13. AREA 3 DEVELOPMENT PLAN

