

/Water Treatment Plant- North Main Street/

Context

The existing water treatment plant is a quarter mile walk to Uptown, but the City plans to move the plant to a new location. The site is currently surrounded by single-family residential and commercial uses. The site is one of the few redevelopment opportunities within Marysville to provide an option to live alongside a planned trail and creek. Furthermore, the entire study area is owned by the City, offering a redevelopment opportunity that doesn't rely on acquiring parcels from a large quantity of owners.



Connections

There are plans in place to move the water treatment plant to a new location. The timing of the move depends on a number of factors. The area pictured to the right is currently used to store lime, but can be remediated and moved out of the 100 year floodplain (pictured in blue) in order to accommodate development.



Potential Land Configurations

The site sits adjacent to North Main Street. The existing office structure on North Main Street is historic and should be preserved. This location is ideal for a small taproom or brewery. The interior of the site, along Mill Creek, is an opportunity to add residential capacity.



Development Character



RESIDENTIAL

ADAPTIVE REUSE

Redevelopment Concept

The water treatment plant has the opportunity to become a unique development opportunity close to Uptown. The concept below calls for residential development fronting a shared use path and Mill Creek. Furthermore, the potential to reuse the existing water treatment facility as a taproom or small restaurant can help anchor activity in the area.

Site Data	
A	29 townhomes
B	29 townhomes
C	7,000 s.f. "adaptive reuse"
	Planned Shared Use Path



Figure 7.2 Water Treatment Plant Redevelopment Concept