



WELCOME



Health Building at 500 Lafayette

MOU Public Meeting

April 13, 2016

6:00-8:00 PM

Coit Creative Arts Academy

If you would like to receive building updates, please add your contact information to the sign-in sheet located at the registration table.

Agenda

- Welcome
 - Pat Waring, GVSU
- Presentation of GVSU Health Building at 500 Lafayette
 - Dave Clark, FTC&H
- Breakout Sessions
 - 30 minutes (6:45-7:15)
- Summary and Feedback
 - 45 minutes (7:15-8:00)

If you would like to receive building updates, please add your contact information to the sign-in sheet located at the registration table.

01

MEMORANDUM OF UNDERSTANDING

MOU

- Do the proposed exterior finishes and characteristics of the planned improvements reflect and are they compatible with those within the Neighborhood?
- Does the Phase 1 Plan reasonably reflect sensitivity to general landscaping, lighting, grading and sloping, and drainage concerns?
- Does the Phase 1 Plan reasonably reflect sensitivity to parking, mass transit, bicycle, vehicular, emergency access, loading and delivery and City infrastructure related to accessibility?
- Were the comments and concerns expressed by NOBL appropriately considered in the Phase 1 Plan?

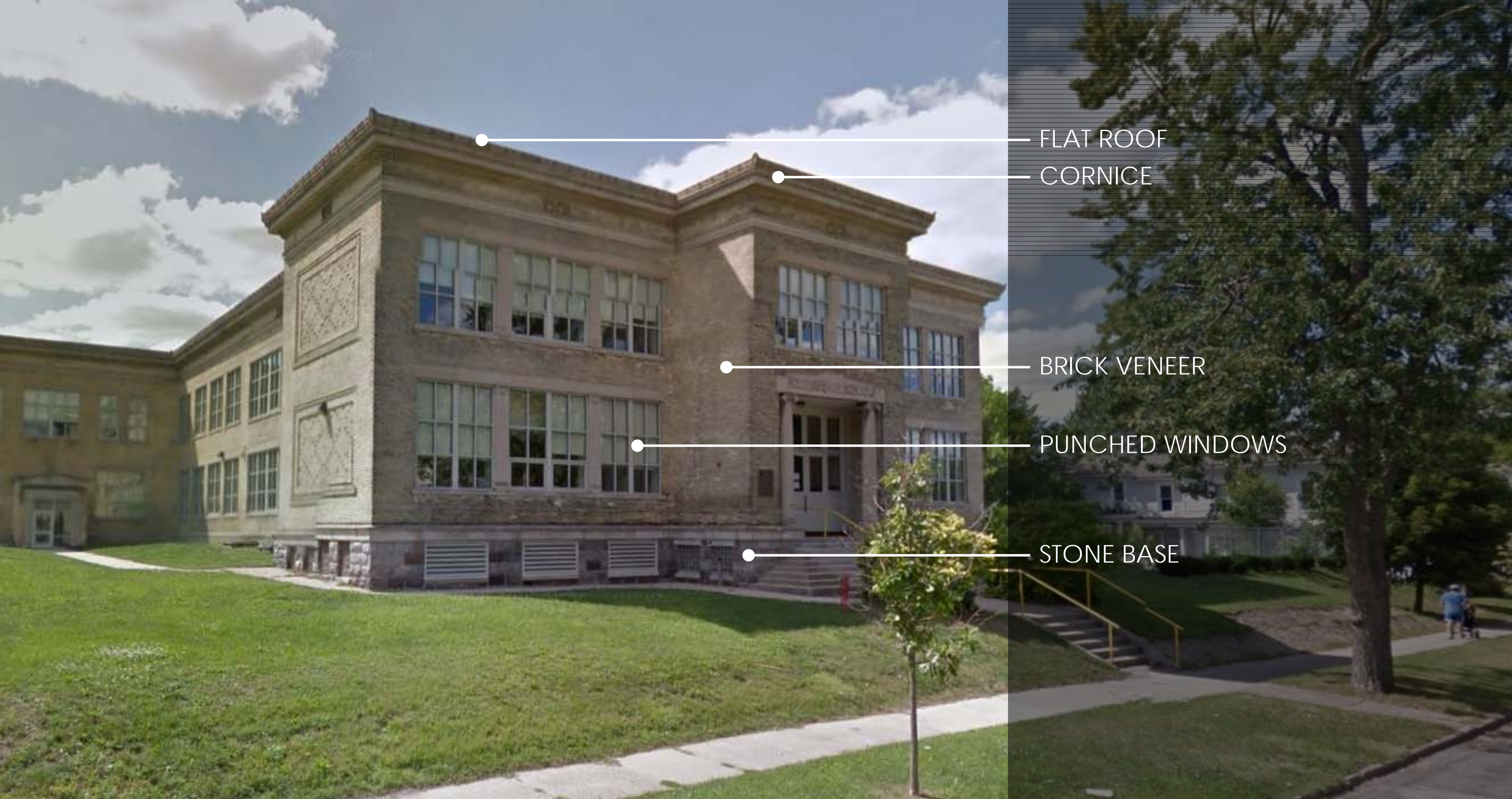
02

NEIGHBORHOOD SURVEY

NON-RESIDENTIAL STRUCTURES



Belknap Commons Health Center



Coit Creative Academy



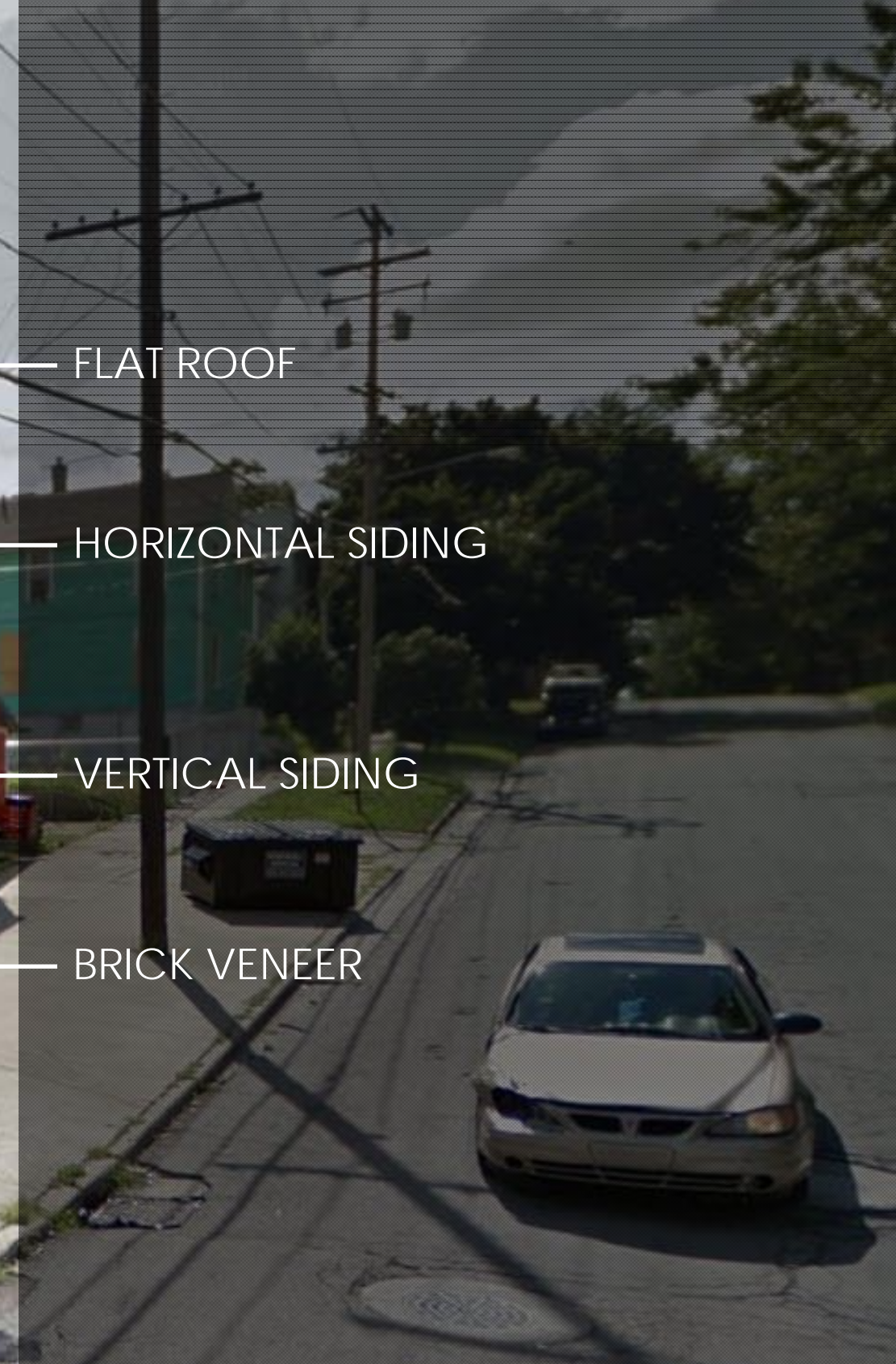
FLAT ROOF

BRICK VENEER

PUNCHED WINDOWS

CURTAIN WALL

Coit Creative Academy



FLAT ROOF

HORIZONTAL SIDING

VERTICAL SIDING

BRICK VENEER

Belknap Market

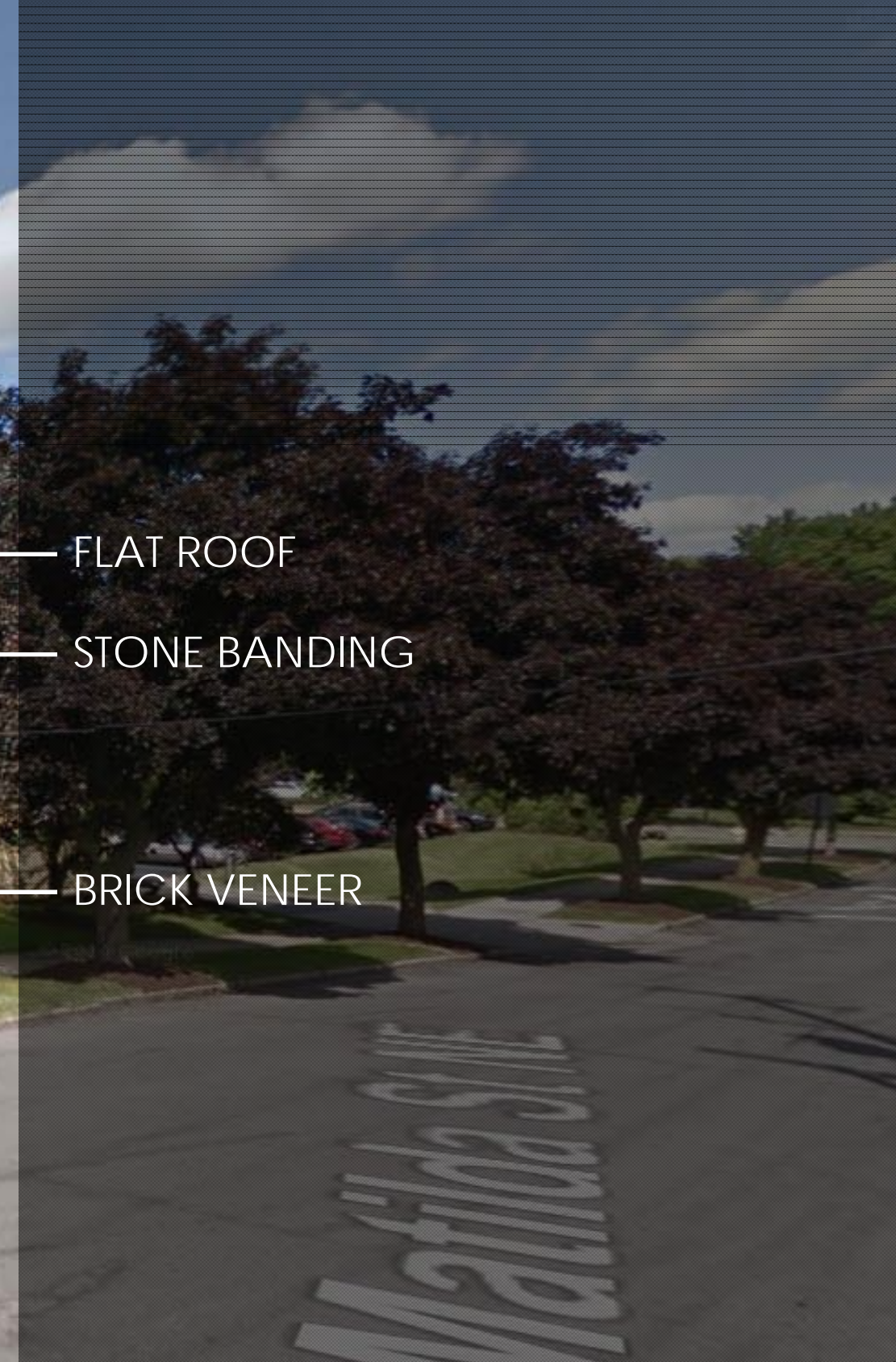


SLOPED ROOF

HORIZONTAL SIDING

STONE BASE

Coit Community Church



FLAT ROOF

STONE BANDING

BRICK VENEER

Thierica



East Leonard Elementary School



SLOPED ROOF

FLAT ROOF

HORIZONTAL SIDING

METAL PANEL

CURTAIN WALL

PUNCHED WINDOWS

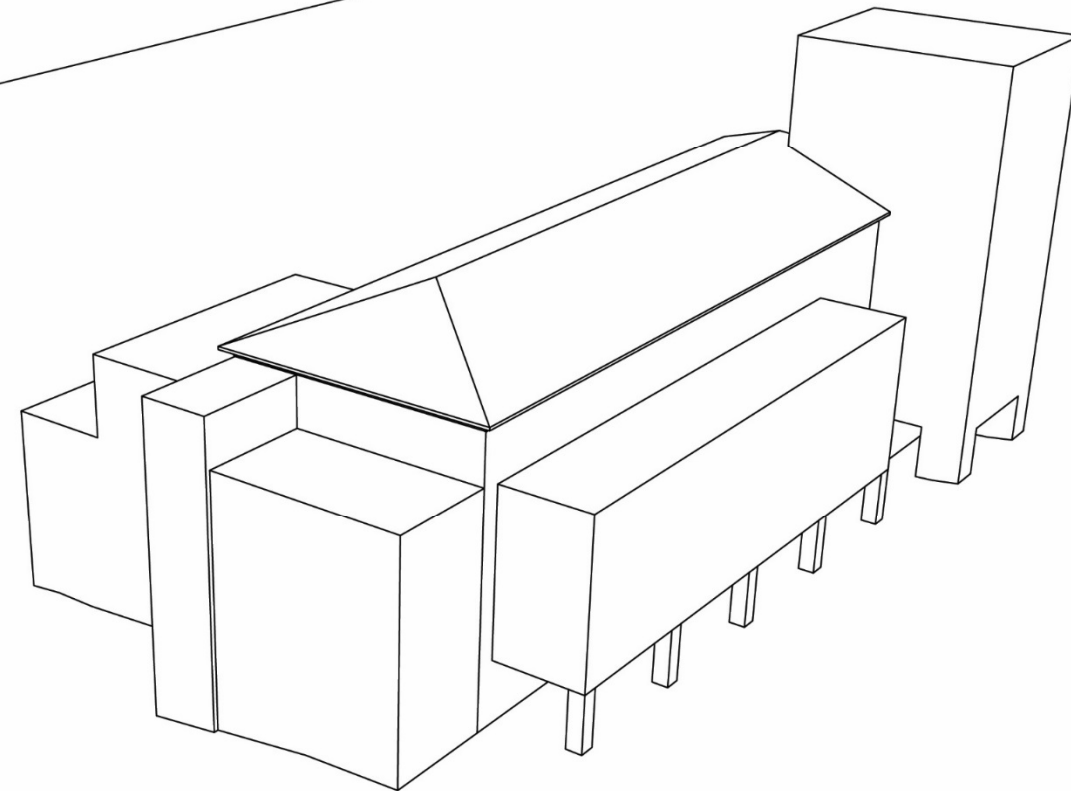
BRICK VENEER

STOREFRONT GLAZING

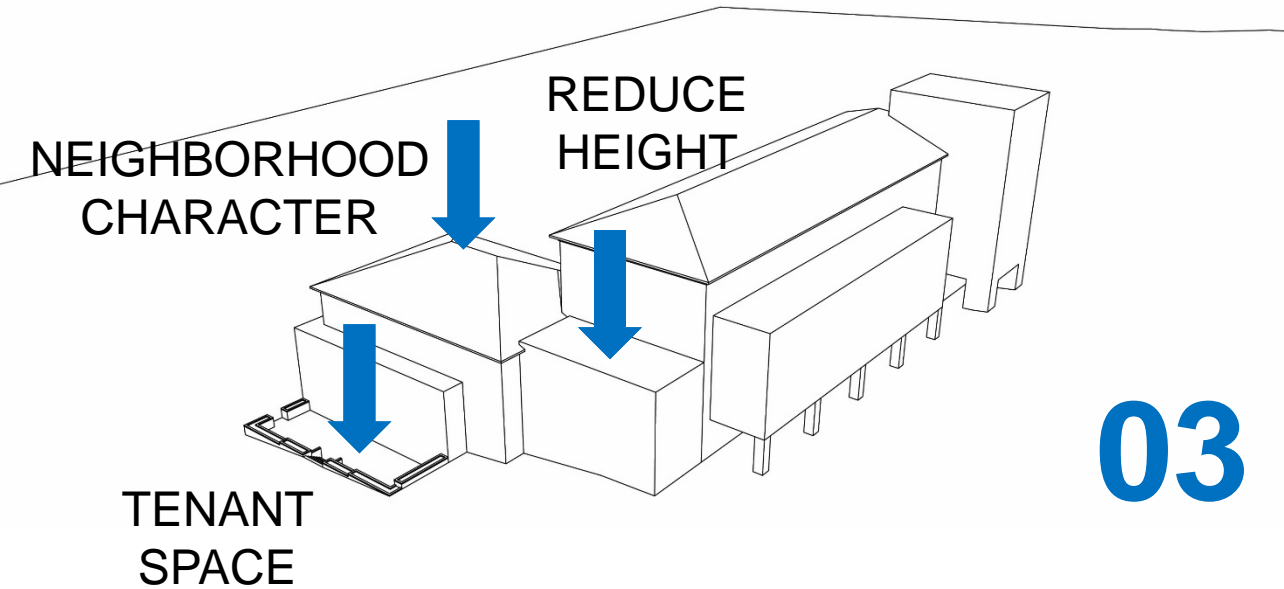
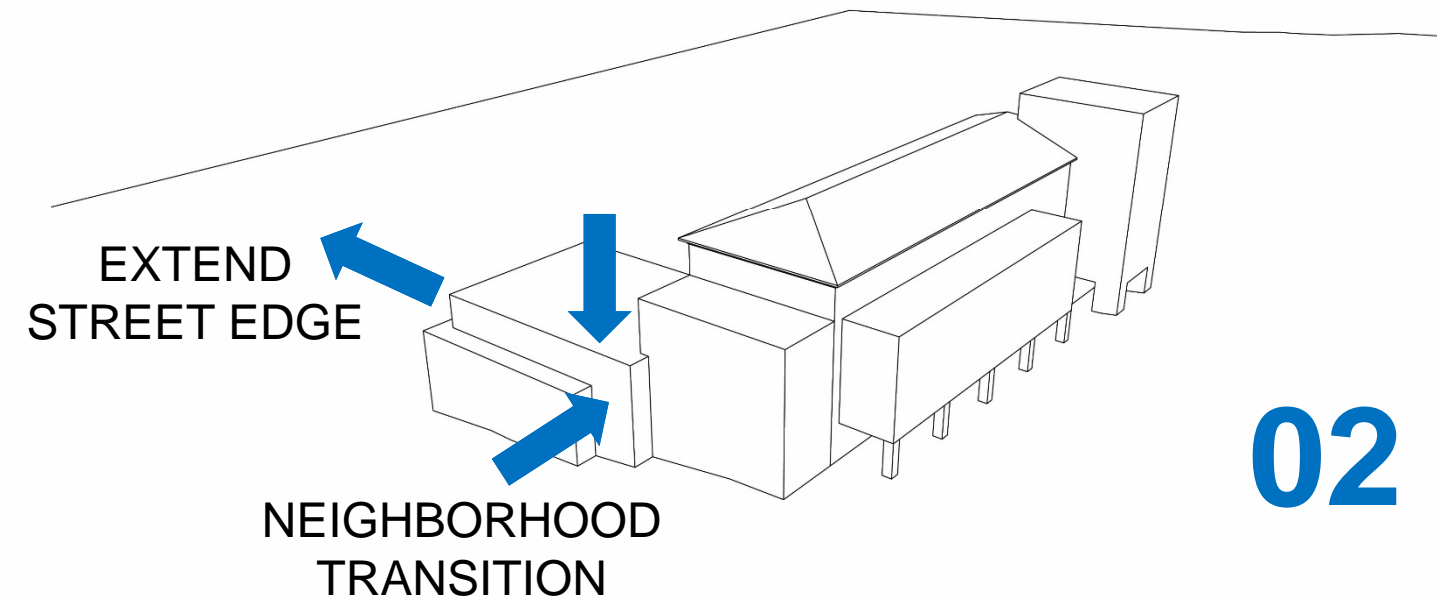
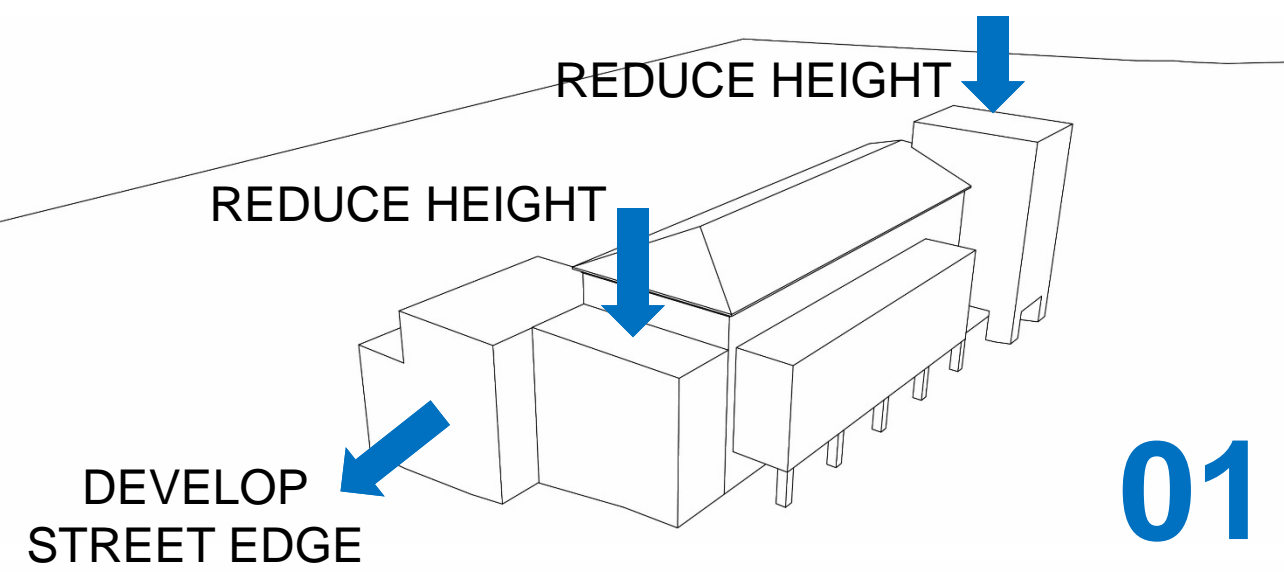
Belknap Gateway Development

03

DESIGN PROGRESSION



PREVIOUS MASSING



Massing Progression

FUTURE
DEVELOPER
HOUSING

GREEN
SPACE
280'-0"

BUILDING
FRONTAGE
55'-0"

LAFAYETTE

HASTINGS

42' Setback
from Property Line

212' Overall Building

10' Setback
from Property Line

Previous

FUTURE
DEVELOPER
HOUSING

GREEN
SPACE
190'-0"

BUILDING
FRONTAGE
144'-0"

LAFAYETTE

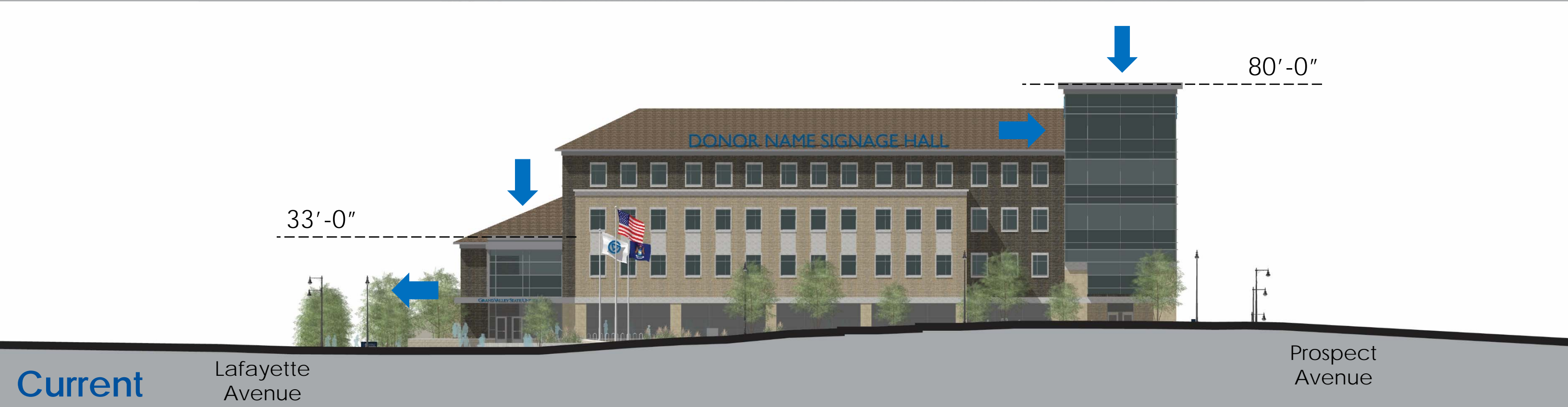
20'-25' Setback
from Property Line

229' Overall Building

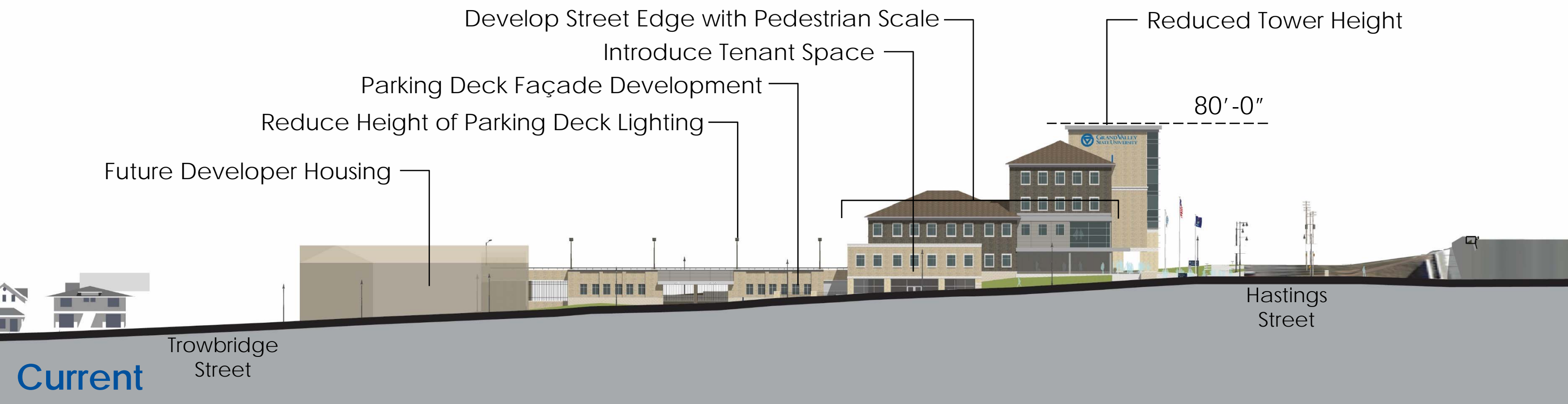
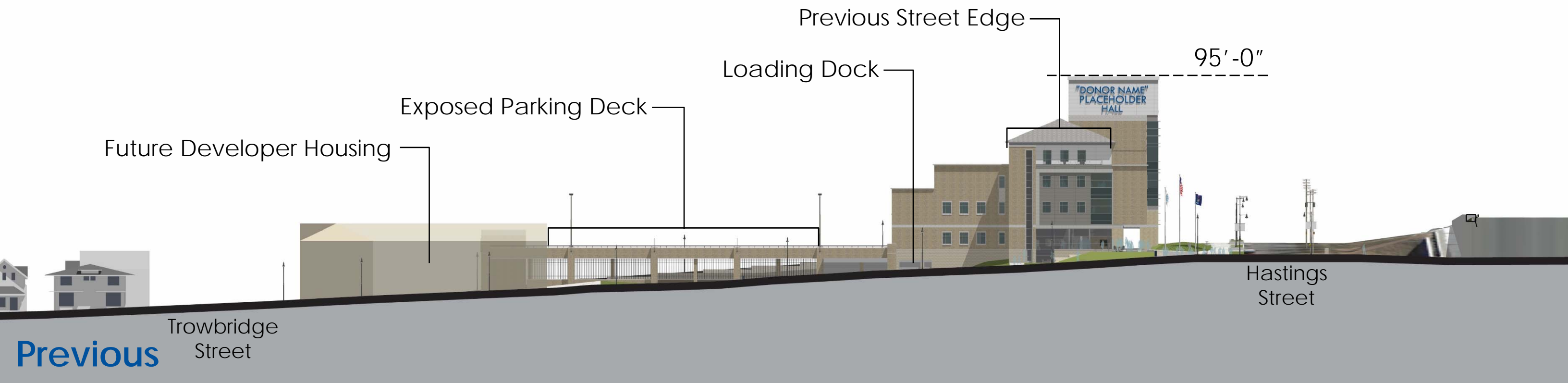
10'-15' Setback
from Property Line

Current

Site Plan Comparison



South Elevation Comparison



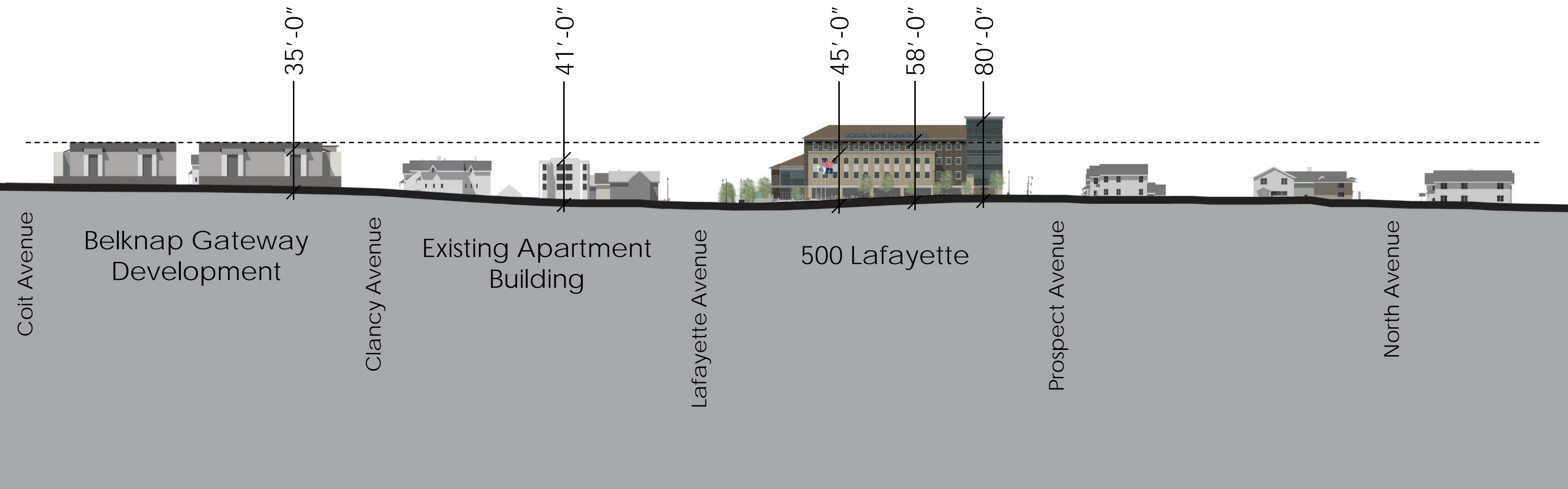
North / South Neighborhood Section Comparison



West Elevation | Lafayette Ave. Facade



East Elevation



East / West Neighborhood Section



SW Corner



NE Corner



SE Corner



Lafayette + Hastings



Entry



Front Porch



Tenant Patio



Lafayette Streetscape



Lafayette Streetscape



Hastings Streetscape



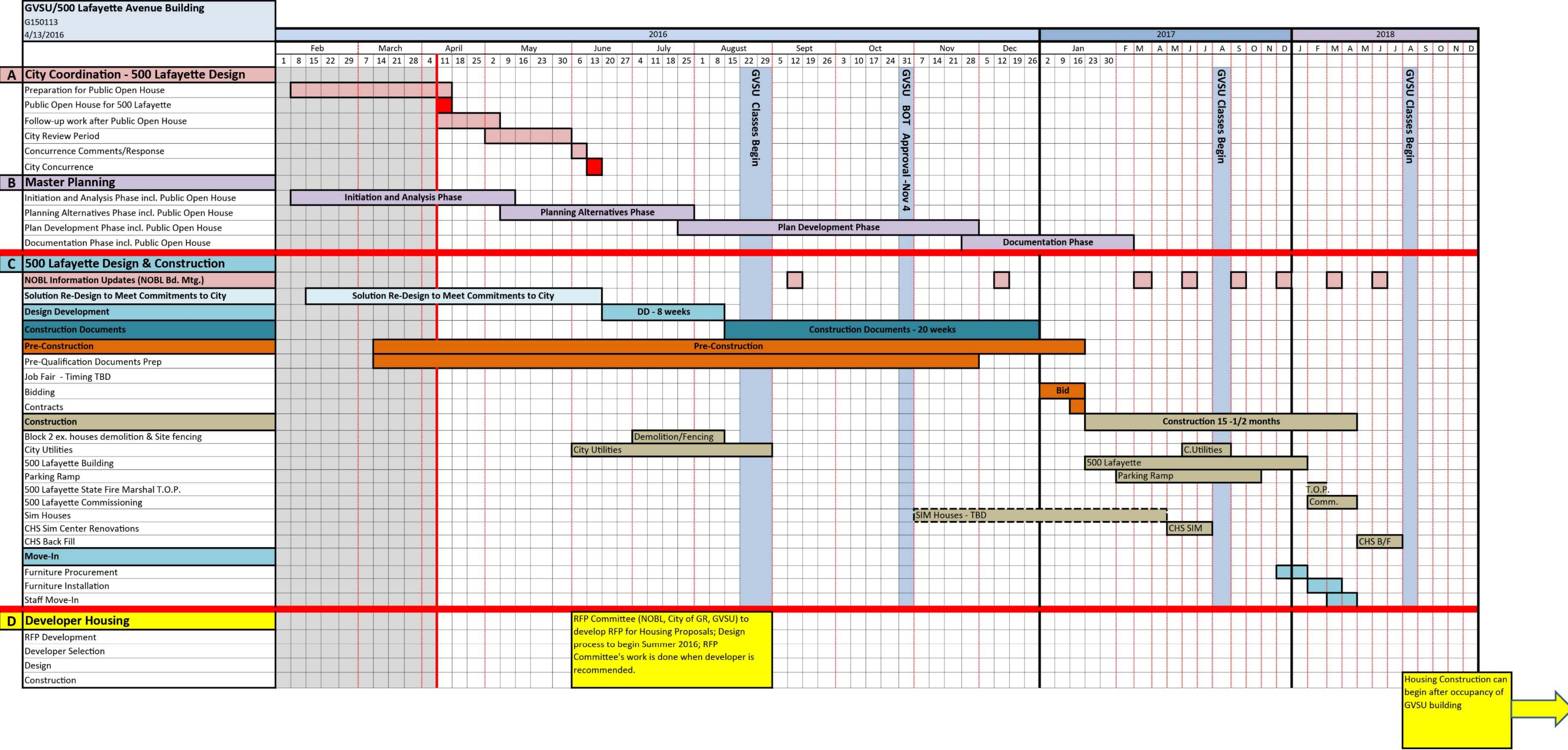
Hastings + Prospect



- HOUSING BY DEVELOPER
- HOUSING PARKING ACCESS
- STREET TREES AND DECORATIVE LIGHTS
- LOWER PARKING ACCESS
- TENANT PATIO
- UPPER PARKING ACCESS
- EQUIPMENT ENCLOSURE
- PLAZA
- SOUTH LAWN

Project Features

04 PROJECT SCHEDULE



Project Schedule