

# Agenda

## GVSU Belknap Master Plan

### 30 – 40 Minutes:

1. Intent and Goals of the Master Plan
2. GVSU Growth
3. Neighborhood Context
4. Summary of December 8<sup>th</sup> Public Open House
5. Revised Master Plan Options
6. Belknap Campus Design Guidelines

### 15 Minutes:

7. General Q&A

### 40 Minutes:

8. Breakout Tables – Small Group Discussion

### 20 Minutes:

9. Small Groups Report Back and Next Steps

[www.gvsunoblplanning.org](http://www.gvsunoblplanning.org)



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# 1 Intent and Goals of the Master Plan

*(This document shows a variety of preliminary planning concepts. These are not the final recommendation of GVSU.)*



# Intent of the Planning Process



# Neighborhood Involvement

Master Plan Meetings to Date

**July 6, 2016 – Steering Committee Meeting Kick-Off**

**August 2, 2016 – Steering Committee Meeting and**

**September 15, 2016 – Steering Committee Meeting**

**September 15, 2016 – Public Meeting #1**

**October 20, 2016 – Steering Committee Meeting**

**December 8, 2016 – Public Meeting #2**

**January 24, 2017 – Steering Committee Meeting**

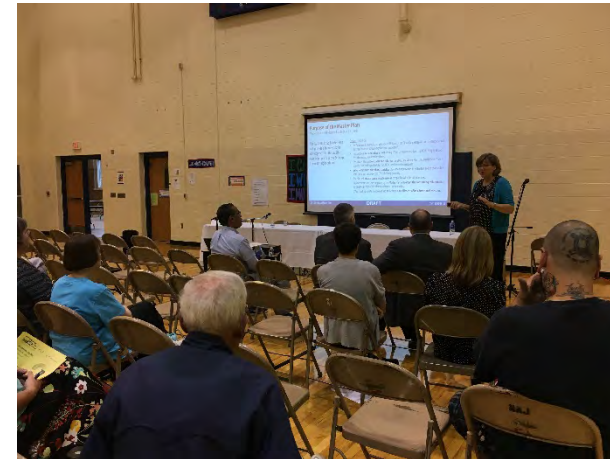
**February 13, 2017 – Steering Committee Meeting**

**March 3, 2017 – Steering Committee Meeting**

**TODAY : March 13, 2017 – Public Meeting #3**



## 7 Steering Committee Meetings



## 3 Public Meetings to date



# Master Plan Goals

<b>Fulfill GVSU's academic and research mission</b> (GVSU)
<b>High quality, durable, and aesthetic development compatible with the neighborhood context</b> (NOBL, CGR, & GVSU)
<b>Maintain existing housing until the land is needed</b> (NOBL, CGR, & GVSU)
<b>Improve traffic circulation within the Neighborhood</b> (NOBL, CGR, & GVSU)
<b>Explore parking options</b> (CGR, NOBL)
<b>Incorporate future city plans in the master plan</b> (CGR)





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# GVSU and Belknap Campus

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# GVSU at Health Hill

## Demand and Future Programs

- Health Education and Health Professions are one of the fastest growing sectors at most universities across the country.
- GVSU has a growing demand for Grand Valley Health Profession graduates from employers.
- GVSU is turning away hundreds of qualified students because they do not have enough capacity at CHS.
- GVSU sees future growth in new / recently added programs, particularly at the graduate level
- GVSU provides outreach and health services to the City, and community support to Belknap

### GVSU Health Education Programs in:

- Nursing
- Allied Health Sciences
- Communication Sciences & Disorders
- Speech and Language Pathology
- Diagnostic & Treatment Sciences
- Occupational Sciences & Therapy
- Physical Therapy
- Physician Assistant Studies
- Public Health
- Masters in Health Administration



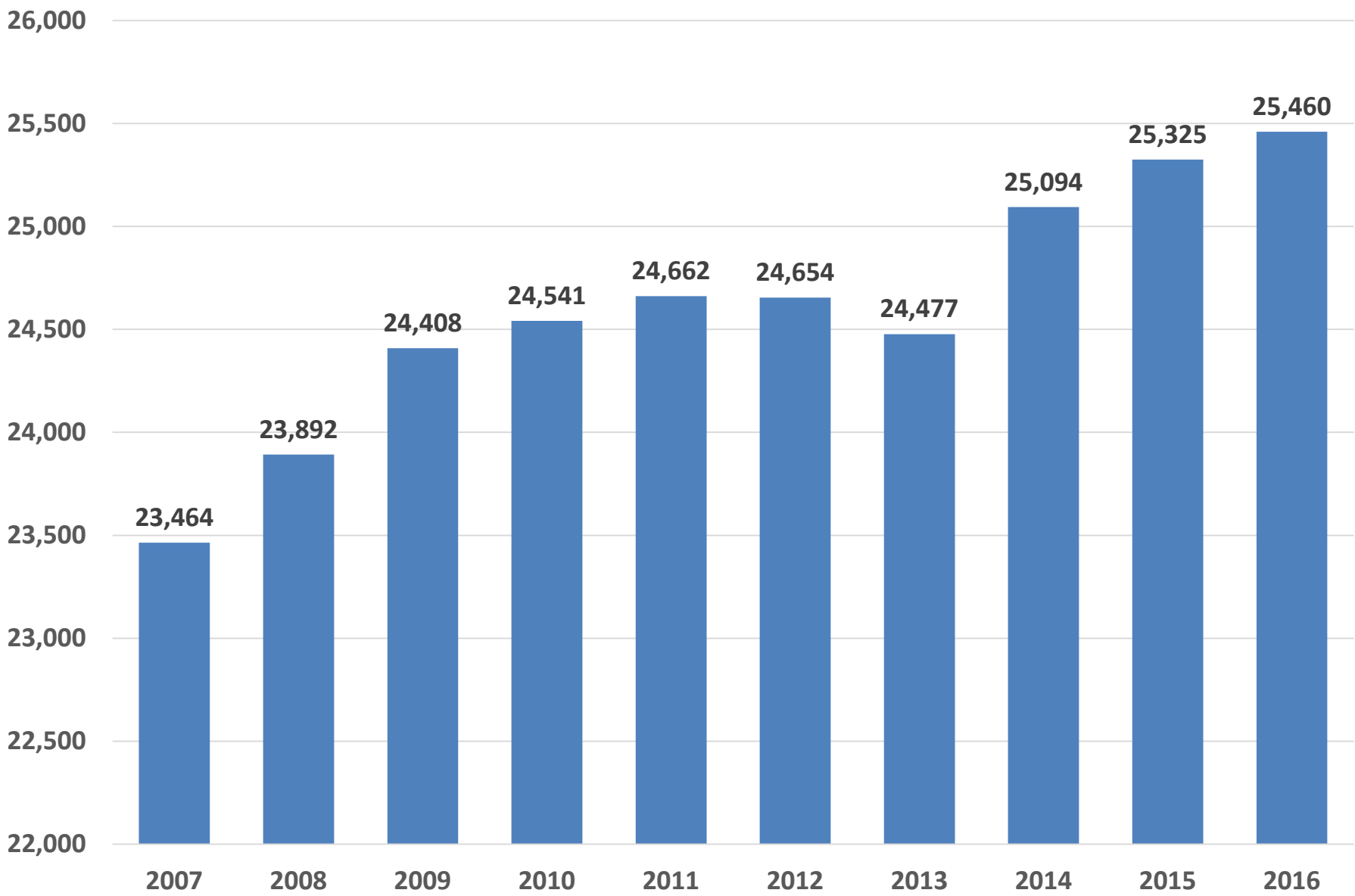
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# GVSU Enrollment Growth

2007 – 2016

- GVSU overall enrollment gained almost 2,000 students in the last ten years, for all campuses combined.
- The College of Health Professions is one of the fastest growing programs at GVSU.
- College of Nursing has seen stable enrollment growth.

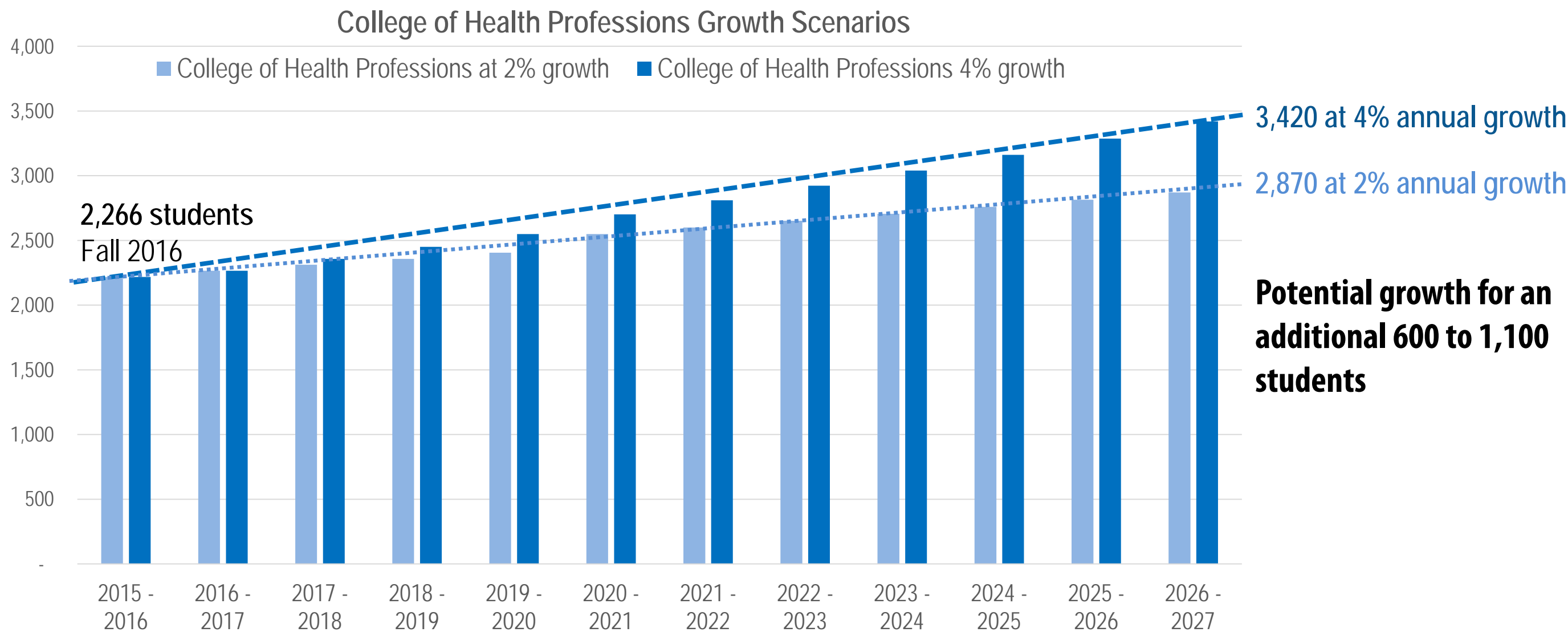
Trend in GVSU Enrollment  
Total Students





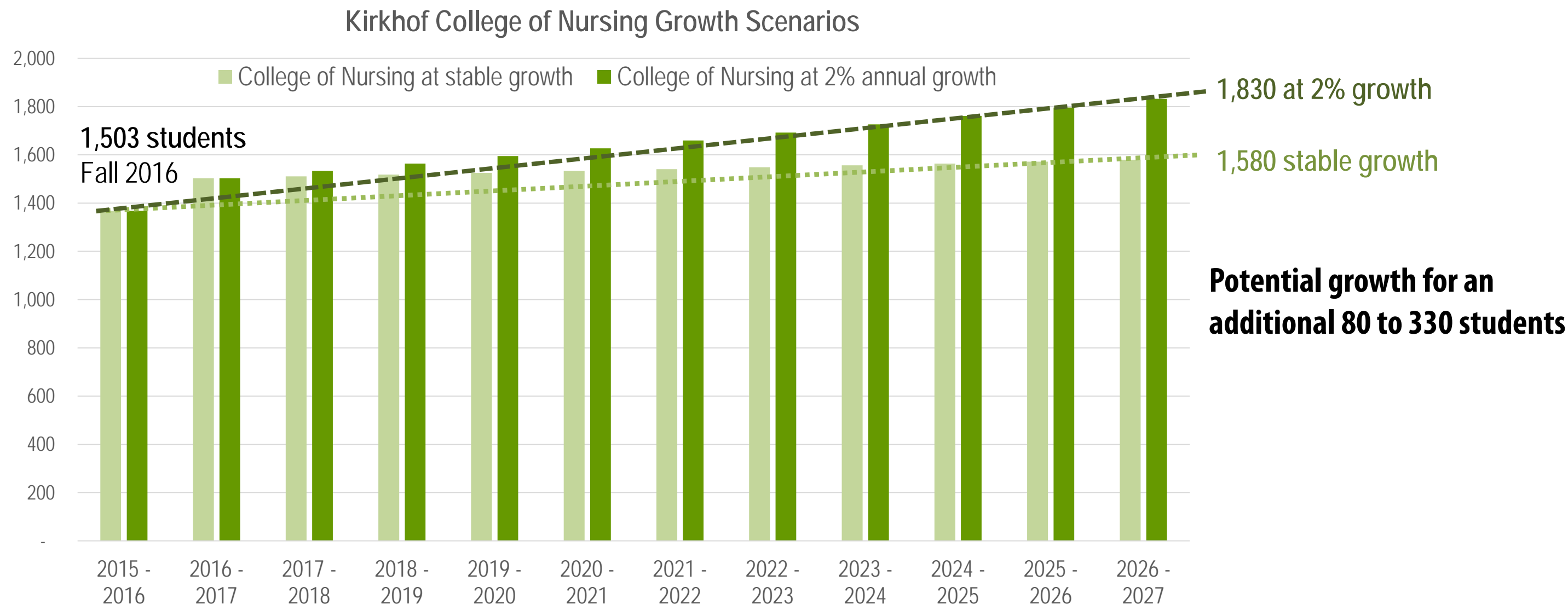
# College of Health Professions

## Future Enrollment Scenarios



# Kirkhof College of Nursing

## Future Enrollment Scenarios





# GVSU Projected Growth and Future Development

For Next Ten + Years

## Combined Average Enrollment Growth of up to 1,000 Additional Students, Next Ten Years

	EXISTING	GVSU FUTURE DEVELOPMENT NEXT 10 YEARS			NET GAIN
EXISTING + FUTURE DEVELOPMENT	COOK-DEVOS HEALTH SCIENCES CENTER	UNDER CONSTRUCTION: 500 LAFAYETTE	PROPOSED NEXT PHASE: 333 MICHIGAN ST.	APPROXIMATE TEN-YEAR TOTAL	TEN-YEAR NET GAIN
BUILDING GROSS SQUARE FEET	217,458	83,851	160,000	461,309	243,851
NET ASSIGNABLE SQUARE FEET	130,475	50,311	96,000	276,785	146,311
NUMBER OF STUDENTS	790	230	600 students	1,620	830
NO. OF FACULTY / STAFF *	200	110	215	525	325
FACULTY, STAFF AND VISITOR PARKING	325	125	250	700	375
PARKING NEED FOR STUDENTS	390	112	294	796	406*

\* Additional Student  
Parking Need

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An aerial photograph of a city, likely Greenville, South Carolina, showing a large hospital complex (Greenville Medical Center) in the upper left, a residential neighborhood with houses and trees in the middle right, and a multi-story apartment building under construction in the foreground. The image is overlaid with a semi-transparent blue filter.

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# Neighborhood Context

*(This document shows a variety of preliminary planning concepts. These are not the final recommendation of GVSU.)*

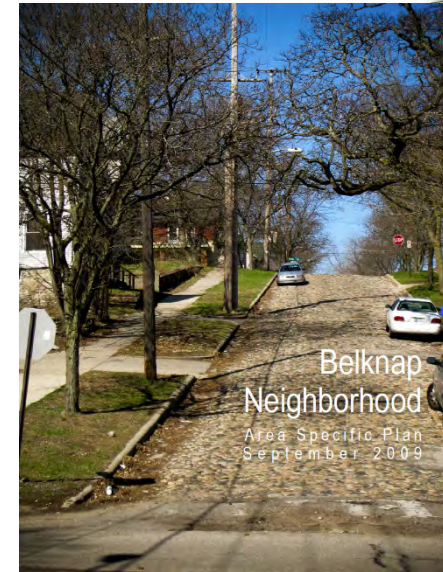


# Belknap Neighborhood Area Specific Plan

## Neighborhood Goals


### Guiding Principles:

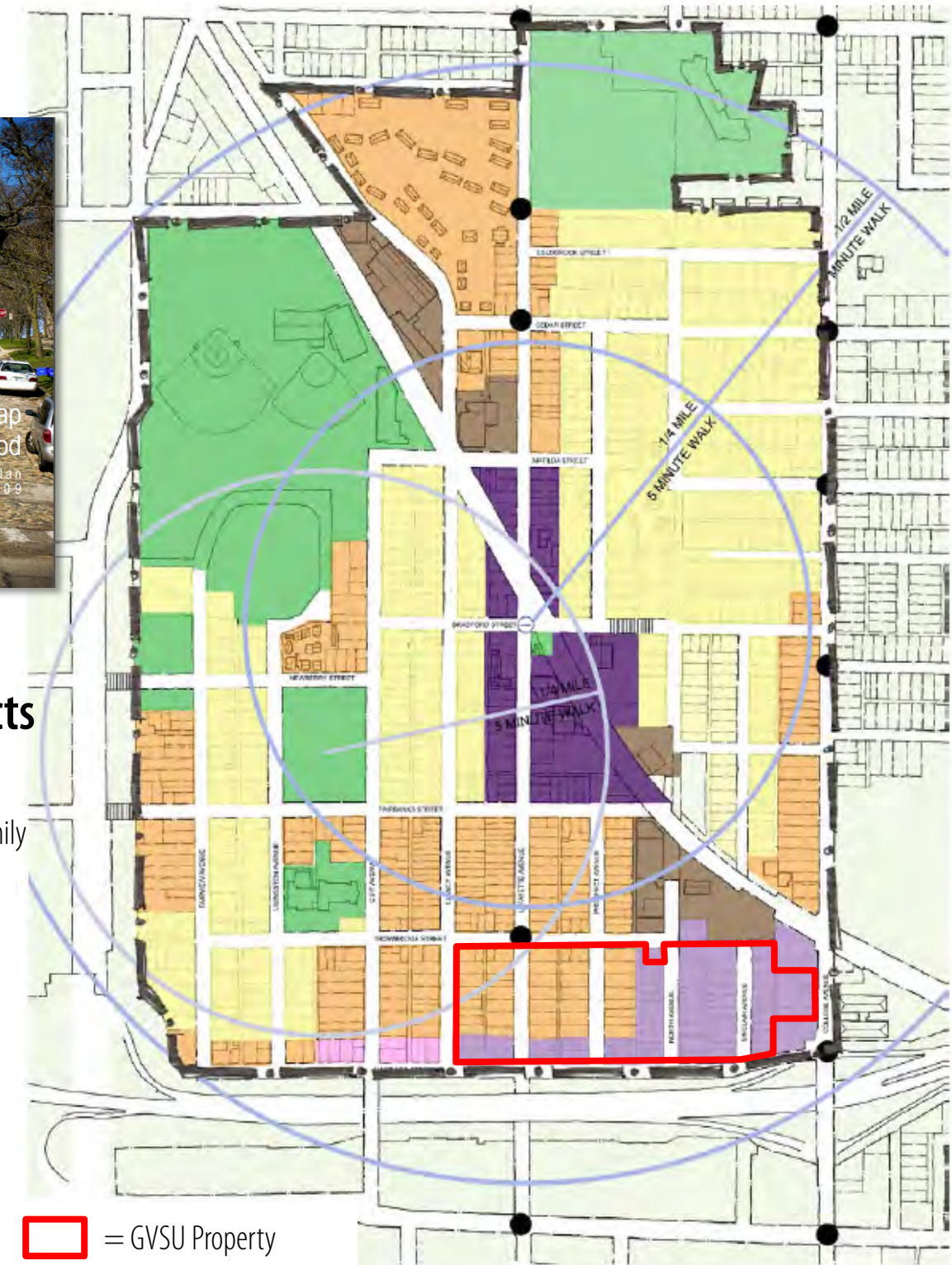
- Committed Community — a strong sense of community, working in partnership.
- Family Friendly — a safe, healthy, attractive and walkable community. Support of Coit School.
- Green — usable parks, alternative energy sources, energy efficient, connected.
- Housing Stock — Maintain a balance of rental and owner occupied housing. Provide a broad range of housing types.
- Neighborhood Character — we value our neighborhood characteristics.
- Quality — Honor historic context, compatibility, authenticity and scale. Neighborhood maintenance and cleanliness.



### Neighborhood Context Districts

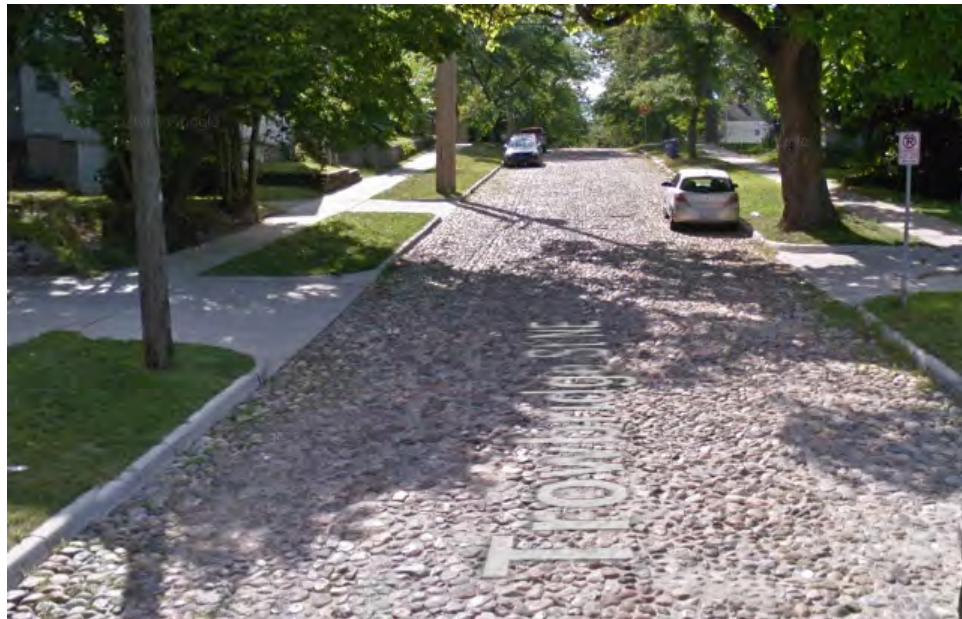
MH	Mixed Housing
TR	Traditional Family Housing
CR	Cottage Retail
NT	Neighborhood Transitional
NC	Neighborhood Center
	Green Space
	Industrial

 = GVSU Property





# Belknap Neighborhood Assets





# Belknap Lookout Proposed Land Use and Area Specific Plan

From 2009 Area Specific Plan

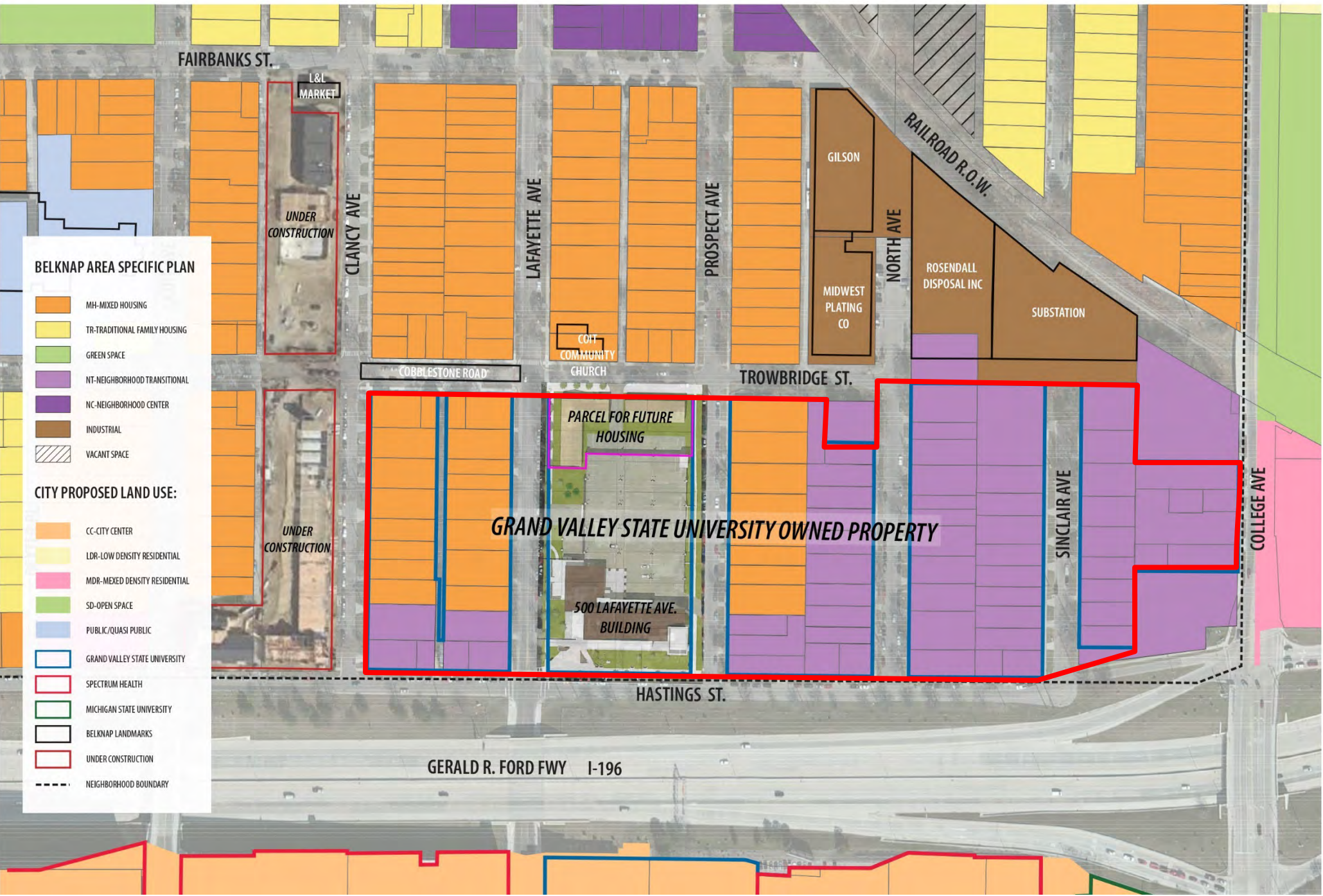
## Neighborhood Transitional — NT

Serves as a **visible entrance** for the neighborhood and provides **strong connections to the large medical community** and adjacent highway. Intent of the district is to **act as a transition between adjacent uses** and fabric in terms of scale, noise, intensity and density.

MH Mixed Housing

NT Neighborhood Transitional

GVSU Property

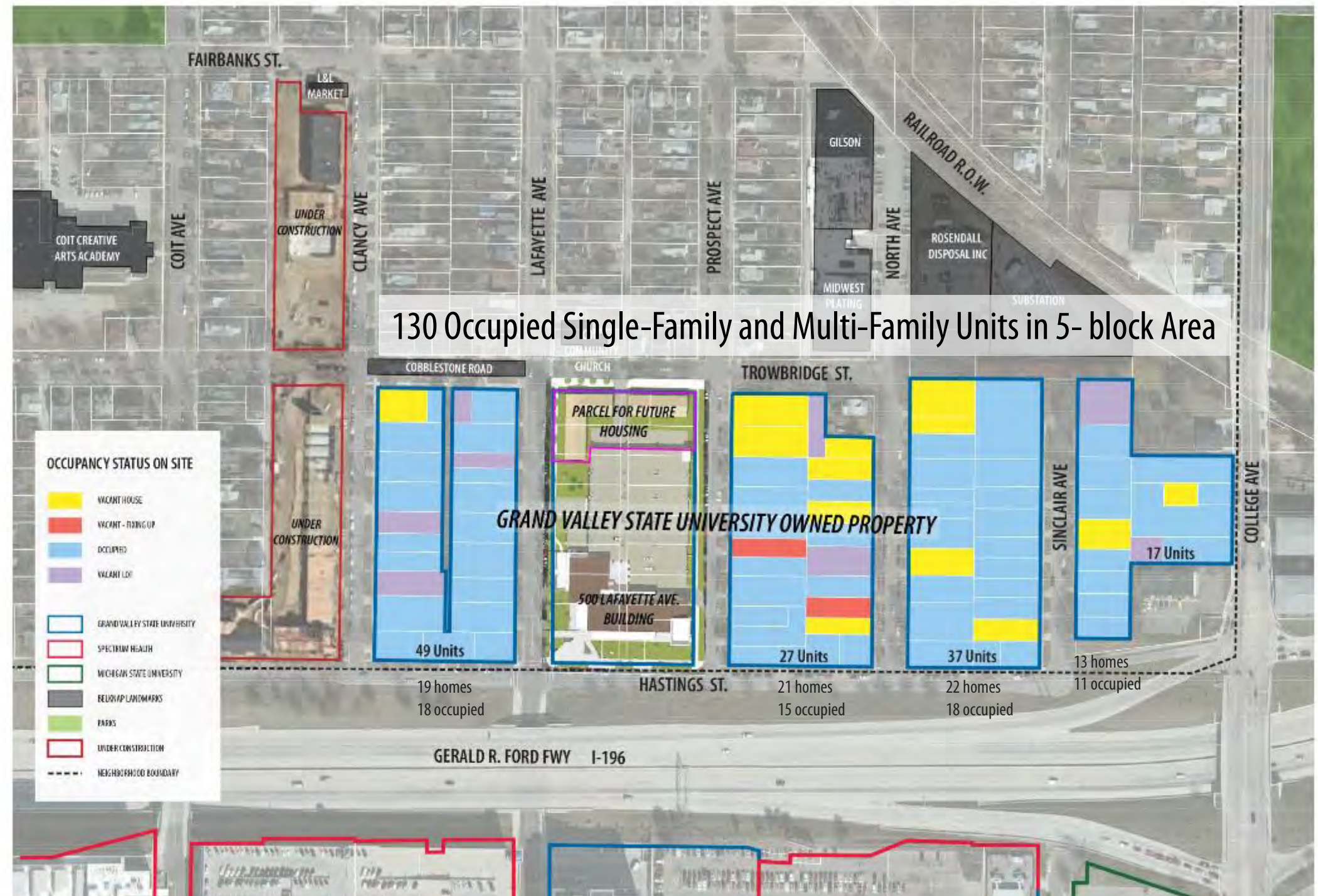


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# Existing Housing and Occupancy

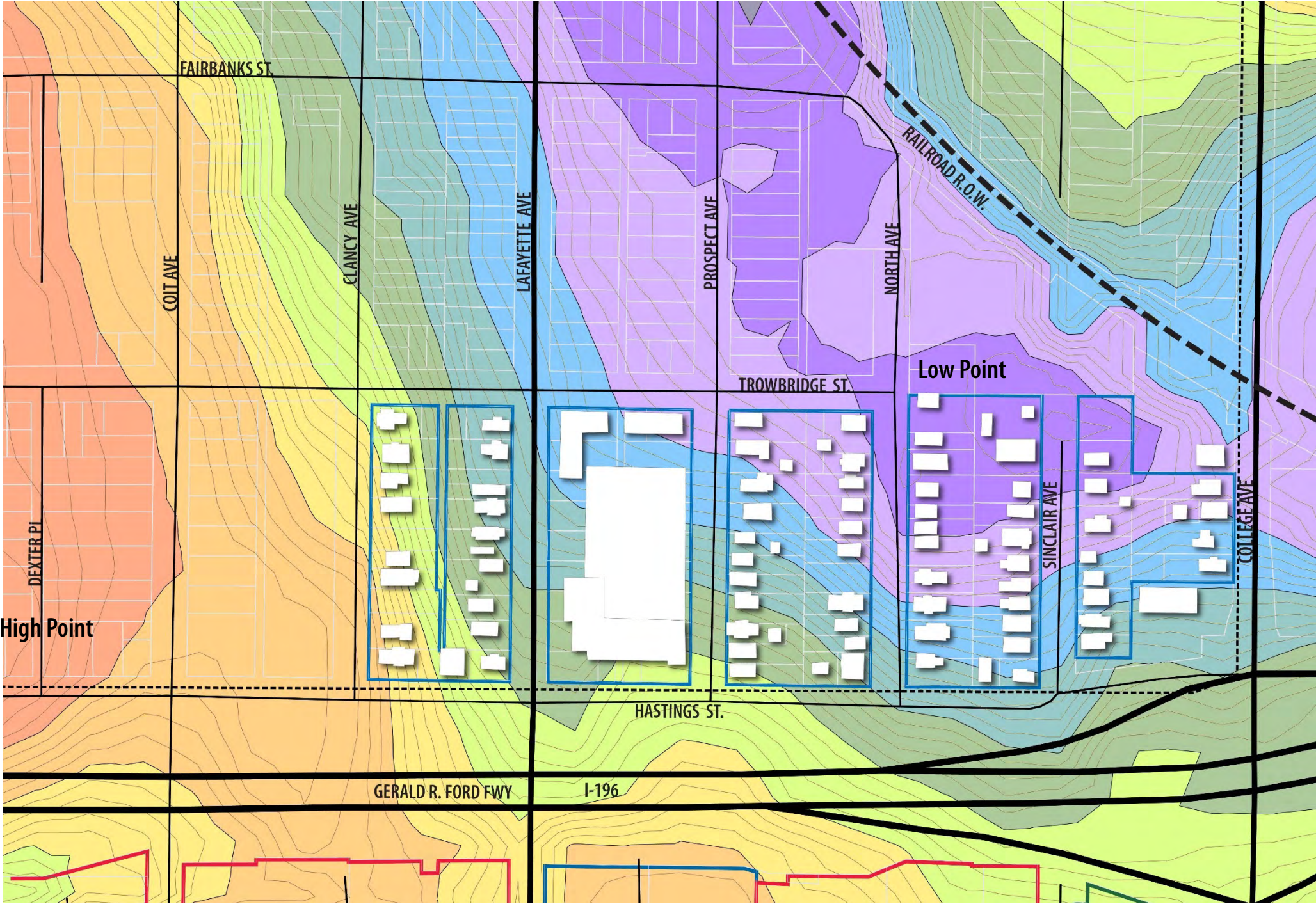
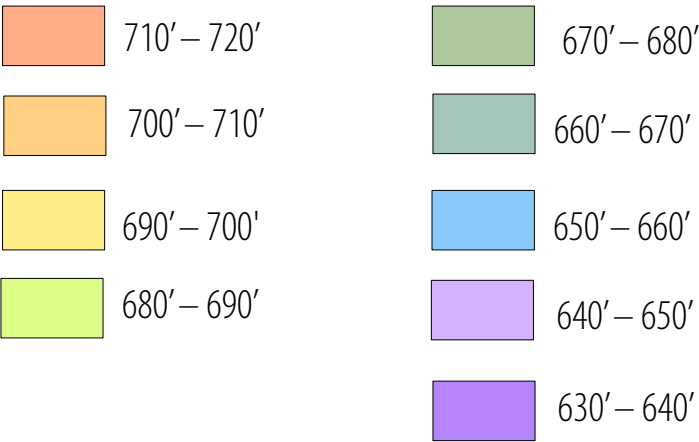
- GVSU has invested over \$990,000 in housing repairs and rehab for existing homes.
- Additional payments made to City in lieu of property taxes of more than \$450,000.
- GVSU is seeking developer proposals to build approximately 30 - 36 units of housing on north end of Block 2, facing Trowbridge.
- GVSU is targeting 70% of units as affordable housing.





# Topography – Elevation Change

- 70-80' change in elevation from high point to low point on map
- Typical block change in elevation of 30-40' from south to north



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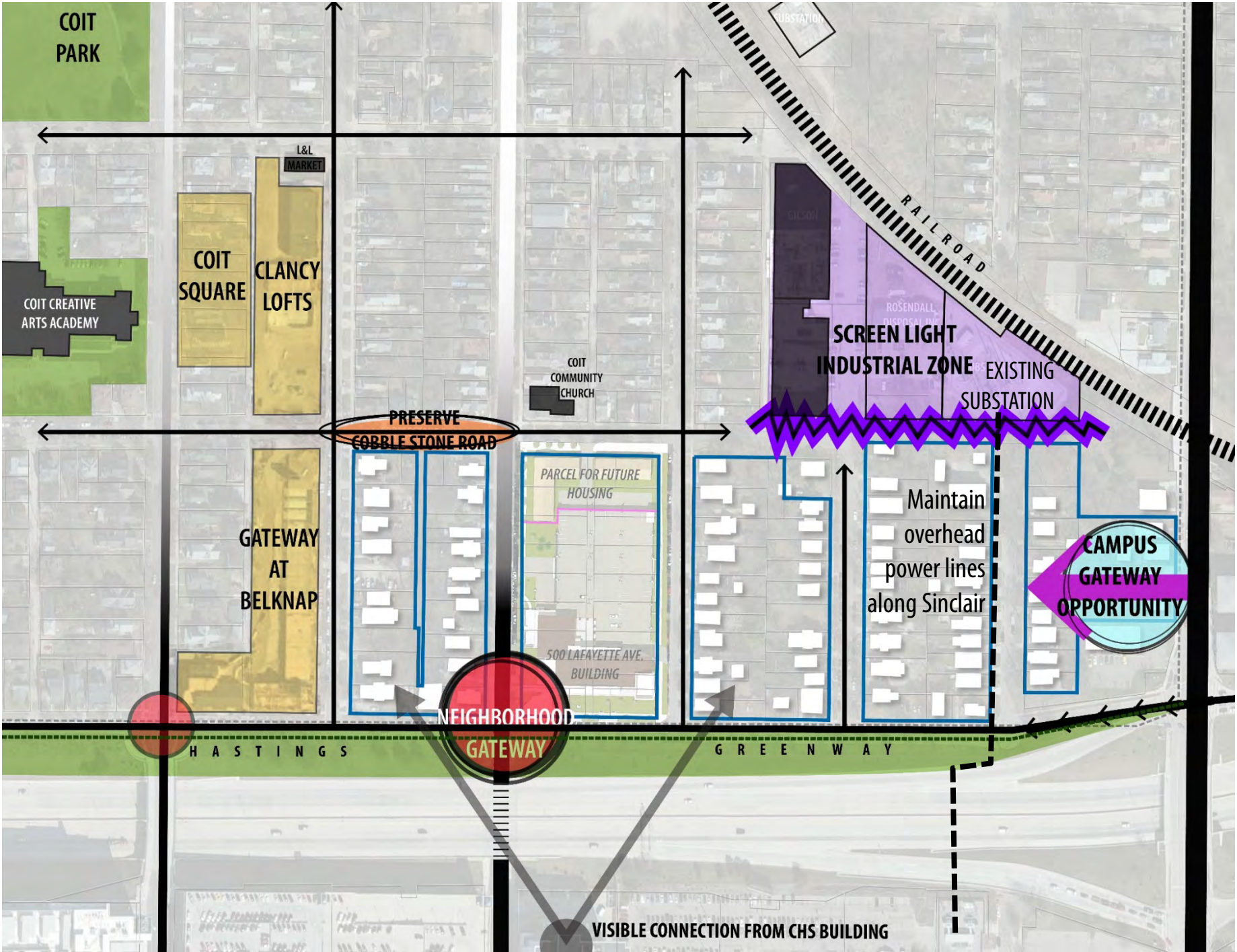
# Summary Site Analysis



Adjacent Electrical Substation and Light Industrial on North Street



View of Substation from Sinclair St

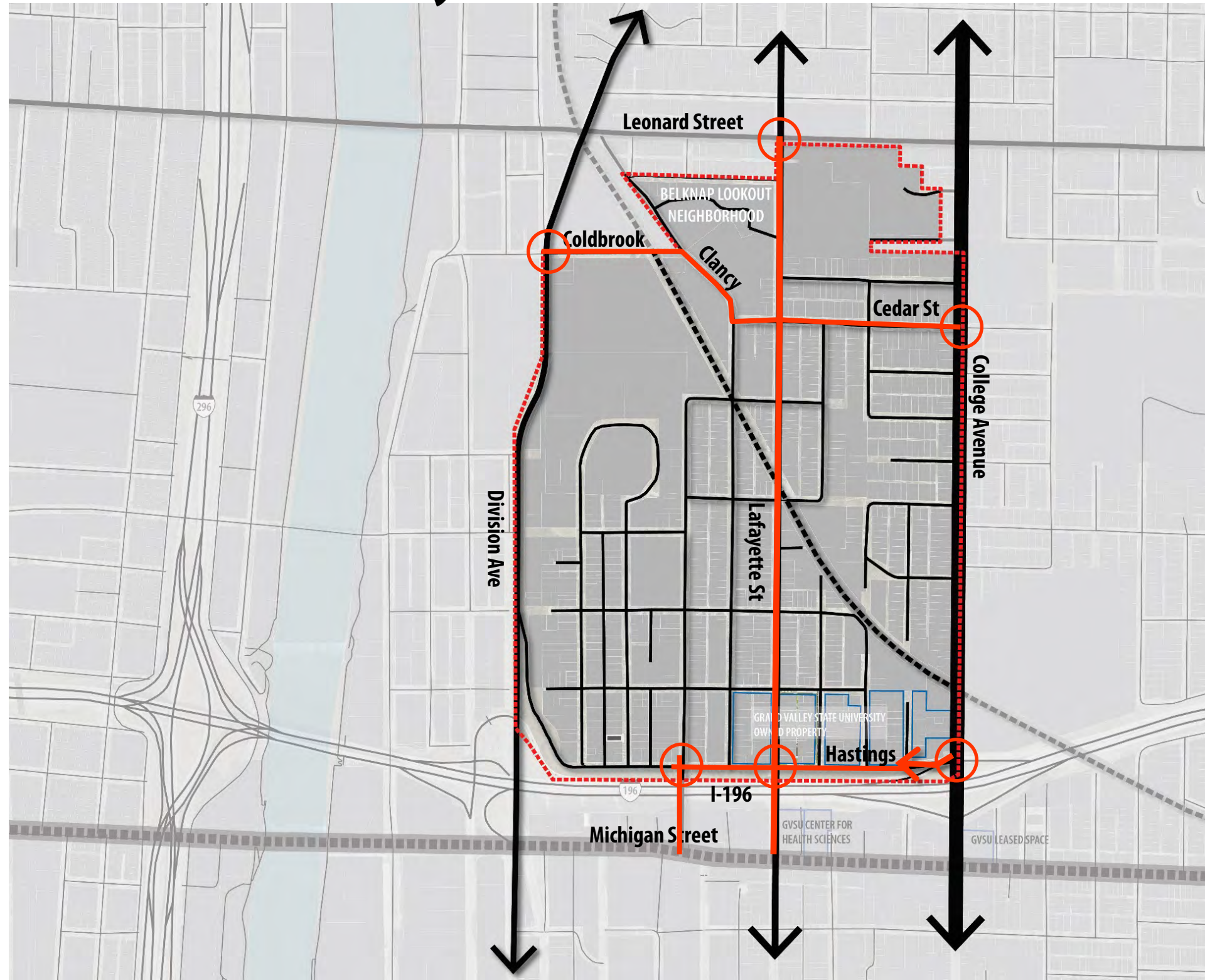


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# Circulation and Access – Lack of Connectivity

- Hastings St. one-way into Belknap
- 2 ways into / out of neighborhood from south
- Only 1 way into / out of neighborhood from north, east and west





# City Proposal for Hastings and College Avenue Connection

(Map from the Michigan Street Corridor Study, 2015)



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# Transportation and Access to Campus

Student Bus Ridership is Strong

**Over half of GVSU students** (51%) ride the bus, walk or bike to classes at Cook DeVos Center for Health Sciences.

- City's general transit ridership target is 40%.
- GVSU is already exceeding City's target for transit ridership.
- However, student ridership is going down recently due to congestion and delays to bus schedules.



# Student Parking

## Impact of Expanded Residential Permit Parking Program on Student Parking

- GVSU Staff surveyed students at CHS in October 2016, asking students how they got to campus and where they parked.
- 49% of students park on neighborhood streets.
- Based on the Fall 2016 total enrollment for classes at CHS, up to 390 students park on residential streets at peak class times.
- Implementation of the Residential Permit Parking program will result in an immediate need for more off-street student parking on GVSU property, **just to meet current demand.**



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# GVSU-Acquired and Attempted Parking – 2003 - 2017



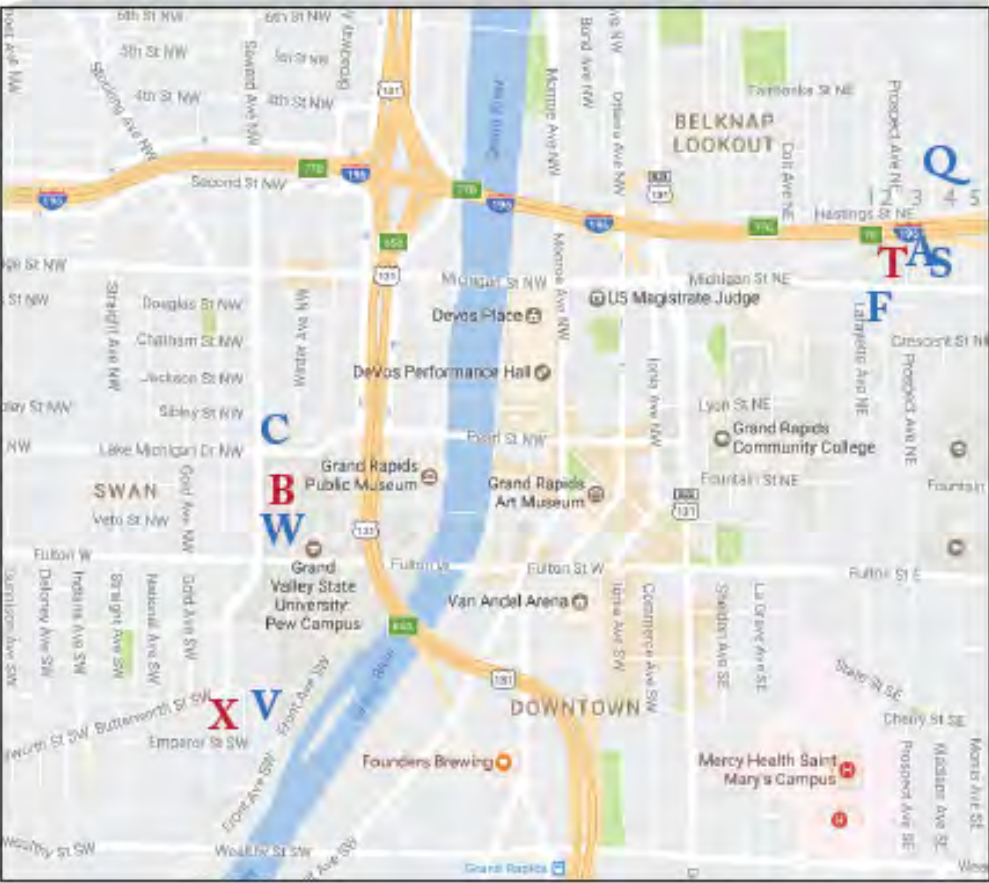
- A** 2003: Worked w Spectrum on plans for 800-space parking ramp next to CHS. Joint ramp did not occur, so GVSU created CHS Express/Hill DASH to transport student from Pew Campus to CHS
- B** 2004: Opened Seward Parking Ramp
- C** 2004: Leased 200 parking spaces from city of GR
- D** 2006: Partnered w The Rapid & City of Walker to create 96-space park & ride lot in Standale
- E** 2007-2008: Partnered w Meijer to create 500-space park & ride at Wilson & Lake Michigan Dr
- F** 2007-2008: Purchased Lafayette parking lot (99 spaces) at Lafayette & Michigan
- G** 2012: Developed an expansion to Walker Fire Station park & ride lot in Standale (252 spaces)
- H** 2012: Considered 60th & LMD park & ride (200 spaces)
- 2013: Parking options considered:
- |   |                                    |            |
|---|------------------------------------|------------|
| I | Grace Reformed Church (8th & LMD)  | 160 spaces |
| J | Holy Spirit Church (Covell & LMD)  | 300 spaces |
| K | GV Auto Auction                    | 100 spaces |
| L | Lincoln Lawns                      | 277 spaces |
| M | Cummings & LMD                     | 287 spaces |
| N | 48th & Pierce                      | 500 spaces |
| O | Westside Assembly of God (8th/LMD) | 200 spaces |
| P | Meijer Expansion                   | 320 spaces |

- Q** 2014: Plan to create surface parking on blocks 4 & 5 on Health Hill (260, 124 spaces) and parking ramp in block 1, but agreed to wait until a Master Plan completed
- R** 2015: Yamaha dealership (Shawmut) - no bus stop here after 2018/LakerLine
- S** 2015: Ask to buy parking spaces from Spectrum, but fell through
- T** 2015: Entered into a land-swap w Spectrum - netted 53 spaces
- U** 2015: Purchased land to build park & ride lot @ Maynard & LMD (334 spaces). City tabled plan until MOU developed
- V** 2015: Purchased Worthen bldg to add parking. Will not have access to land until until lease is up in 2018 (190 spaces planned)
- W** 2016: Looked at developing 2nd phase of Seward Ramp, but student will not ride bus from ramp that have schedule conflicts (net 744 spaces)
- X** 2017: Parking options considered:  
Purchase land from Padnos to add 342 spaces

**KEY**

**Z** Current parking option as of 2/2017

**Z** Attempted parking option





# GVSU Acquired and Attempted Parking – 2003 - 2017

## 2003

- A. Worked w Spectrum on plans for 800-space parking ramp next to CHS. Joint ramp did not occur, so GVSU created CHS Express/Hill DASH to transport student from Pew Campus to CHS

## 2004

- B. Opened Seward Parking Ramp
- C. Leased 200 parking spaces from city of GR

## 2006

- D. Partnered w The Rapid & City of Walker to create 96-space park & ride lot in Standale

## 2007 - 2008

- E. Partnered w Meijer to create 500-space park & ride at Wilson & Lake Michigan Dr
- F. Purchased Lafayette parking lot (99 spaces) at Lafayette & Michigan

## 2009 - 2010

- G. Started campaign for alternatives to parking. Sustainability initiatives included bus, bike, car-share, park & ride, ride-share
- H. Non-motorized plan included marketing transit, implemented bike rental program, created carpool service, locked bike storage and parking permit buy-back program (150 permits)
- I. Surveyed students - results indicate parking need at CHS

## 2012

- J. Developed an expansion to Walker Fire Station park & ride lot in Standale (252 spaces) Leased 200 parking spaces from city of GRExpansion fell through as City Commission did not approve.
- K. Considered 60th & LMD park & ride (200 spaces)

## 2013

- L. Grace Reformed Church (8th & LMD)
- M. Holy Spirit Church (Covell & LMD)
- N. GV Auto Auction
- O. Lincoln Lawns
- P. Cummings & LMD
- Q. 48th & Pierce
- R. Westside Assembly of God (8th/LMD)
- S. Meijer Expansion

## 2014

- T. Bus service to hill became more of an issue
- U. Plan to create surface parking on blocks 4 & 5 on Health Hill (260, 124 spaces) and parking ramp in block 1, but agreed to wait until a Master Plan completed

## 2015

- V. Combined Hill DASH & Campus Connector to consolidate service and remove a transfer for students (from needing 3 different buses to 2 Allendale apts)
- W. Yamaha dealership (Shawmut) - no bus stop here after 2018/LakerLine
- X. Ask to buy parking spaces from Spectrum, but fell through
- Y. Entered into a land-swap w Spectrum - netted 53 spaces
- Z. Purchased land to build park & ride lot @ Maynard & LMD (334 spaces). City tabled plan until MOU developed
- AA. Purchased Worthen bldg to add parking. Will not have access to land until lease is up in 2018 (190 spaces planned)
- BB. sponsor for Active Commute Week

## 2016

- CC. Looked at developing 2nd phase of Seward Ramp, but student will not ride bus from ramp that have schedule conflicts (net 744 spaces)
- DD. GVSU designated silver award as bicycle-friendly University - featuring bike rentals, bike storage, bike repair center

## 2017

- EE. Purchase land from private land owner to add 342 spaces outside of neighborhood
- FF. Build ramp next to CHS, consider 6-story ramp in block 4



An aerial photograph of a city, likely Greenville, South Carolina, featuring a large hospital complex (Greenville Medical Center) in the upper left, a residential neighborhood with houses and trees in the lower right, and a multi-story apartment building under construction in the foreground. The image is overlaid with a semi-transparent blue filter.

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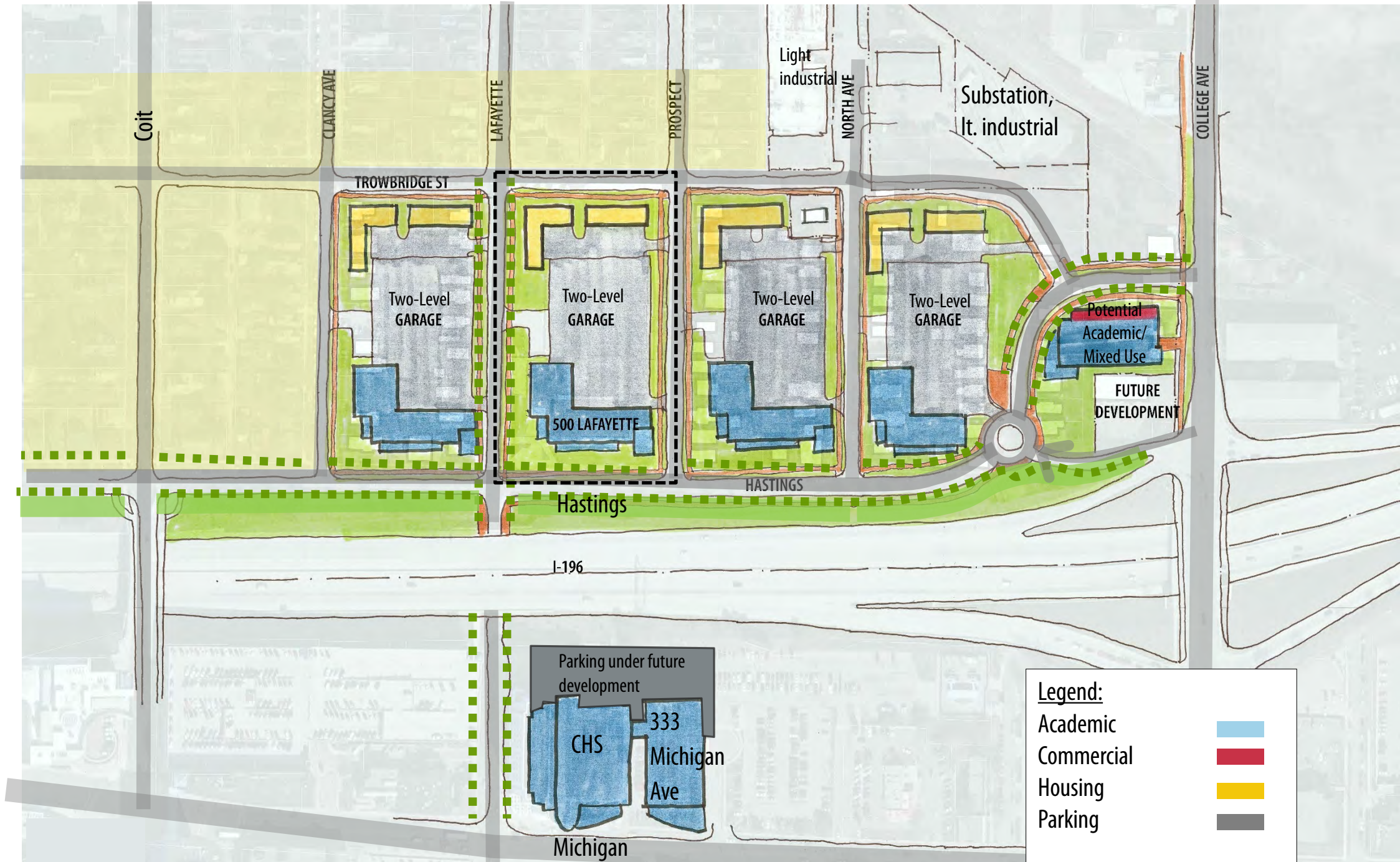
# Summary of Dec. 8th Public Open House

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# Early Concept

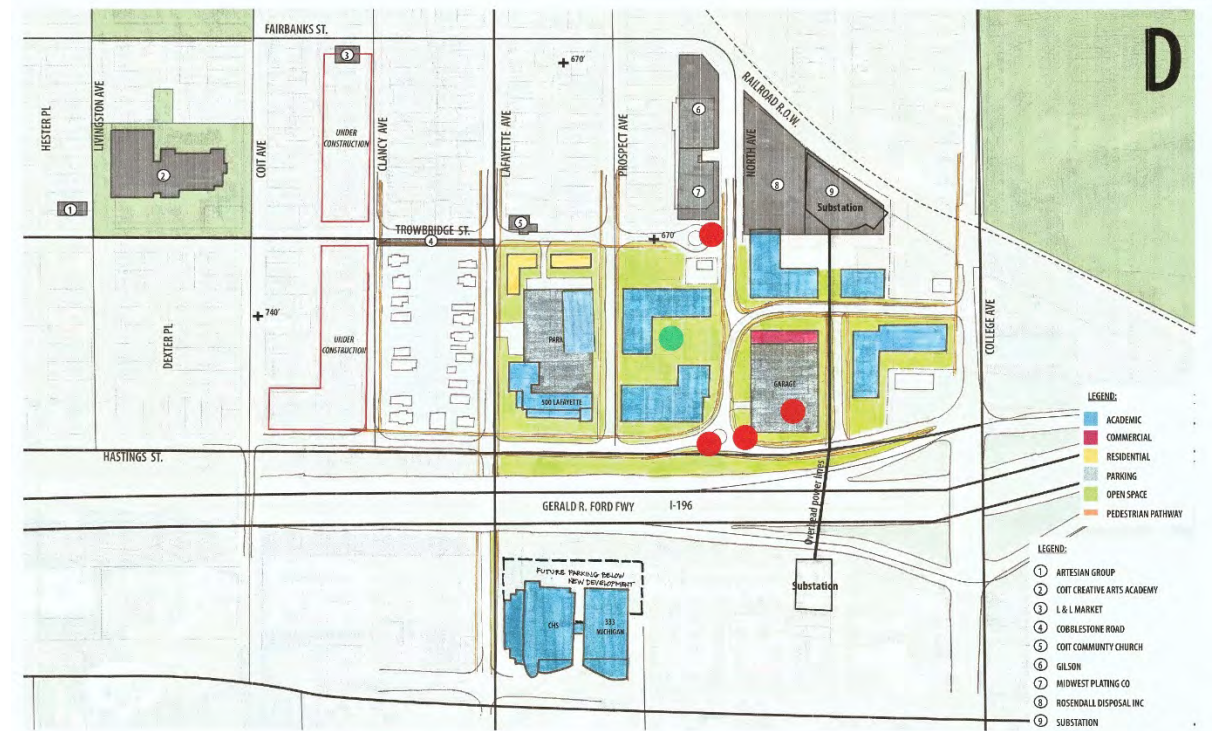
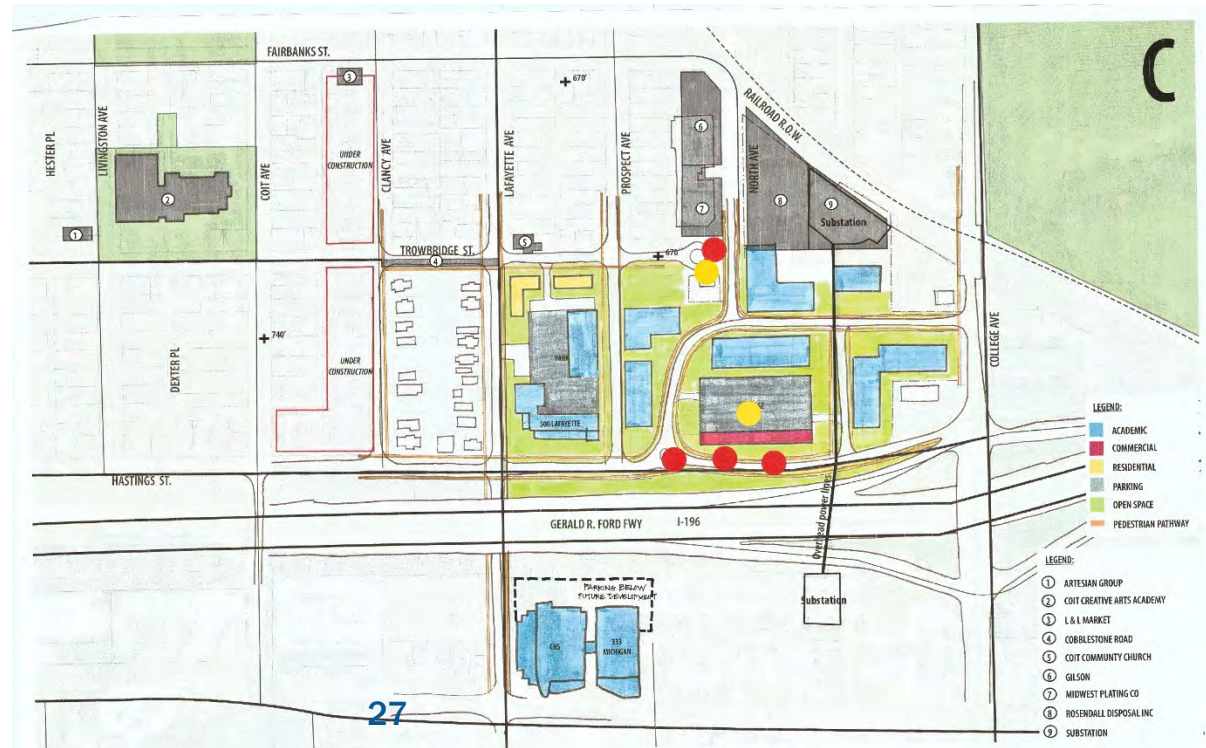
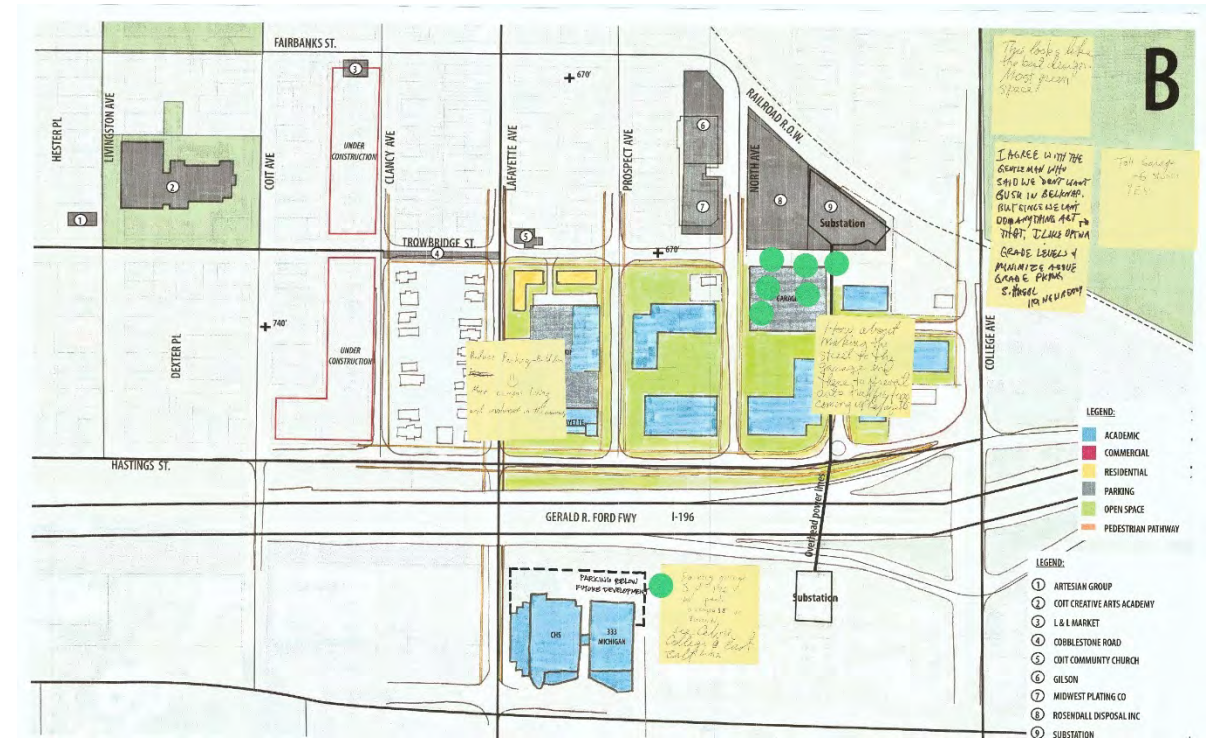
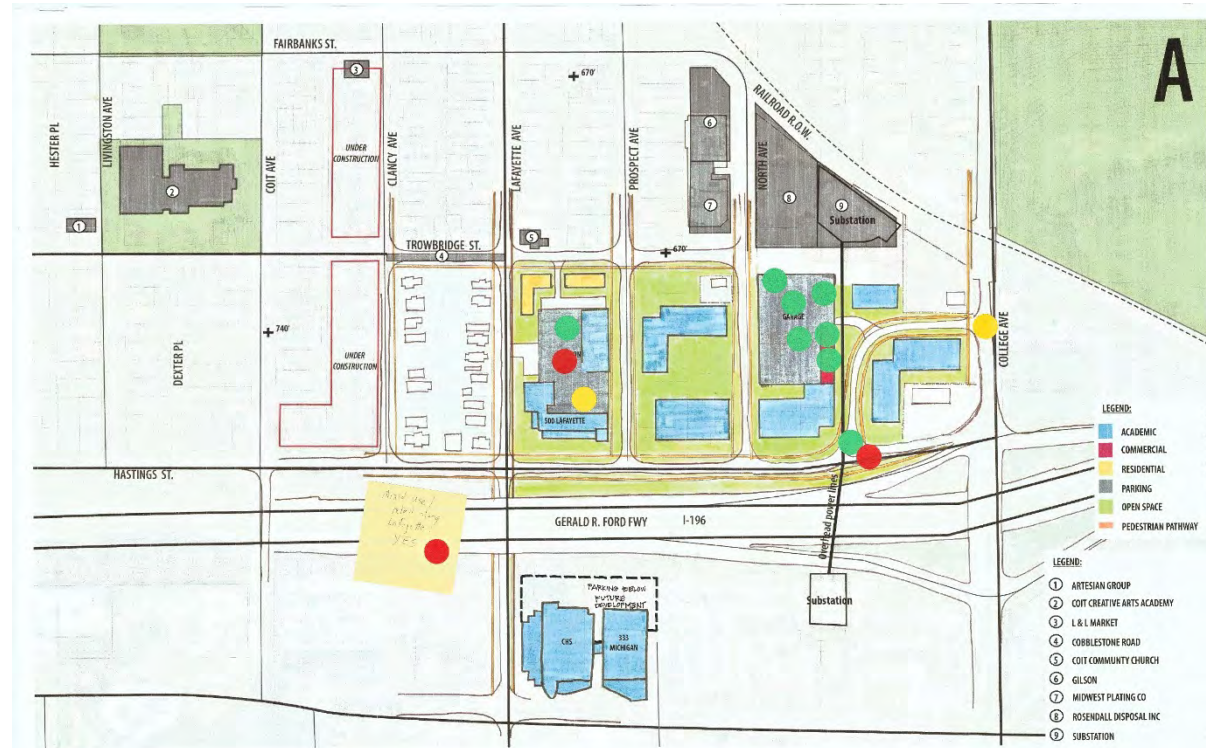
- Future buildings fronting on Hastings Street with 2-level parking garages on each block



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# December 8<sup>th</sup> Alternatives





# Summary Feedback from December 8<sup>th</sup> Meeting

## Public Open House Comments

- 500 Lafayette Site Plan:
  - *Site Plan modified to 1 level of surface parking*
  - *Concern about long term surface parking and views*
  - *Can GVSU add a future building to this block?*
  - *Retain some parking on block for staff, ADA, visitors*
- Circulation:
  - *Consider making the entry off of College go directly into garage to prevent traffic from coming up Lafayette*
  - *Do not dead end Trowbridge, keep it connected to North St.*
  - *Show proposed Hastings St. connection to College Avenue*
- Proposed Parking Concerns:
  - *GVSU should consider reducing parking in neighborhood*
  - *Put parking below 333 Michigan Street building*
  - *Look at parking south of I-196*
  - *If it must be north of I-196, locate garage closest to ex. Industrial*
  - *Include liner and/or active ground floor use to garage*
  - *Concerns about size of garage, lighting, noise, air quality, views*
  - *Use existing grade to minimize visual impact of above-grade parking*
- Alternatives: General Consensus on A and/or B:
  - *Develop a concept with green space and campus-like feel*
  - *Show a future building and green space on Block 2, not all surface parking*
  - *Maintain future greenway concept on south side of Hastings*



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# 4 Revised Master Plan options

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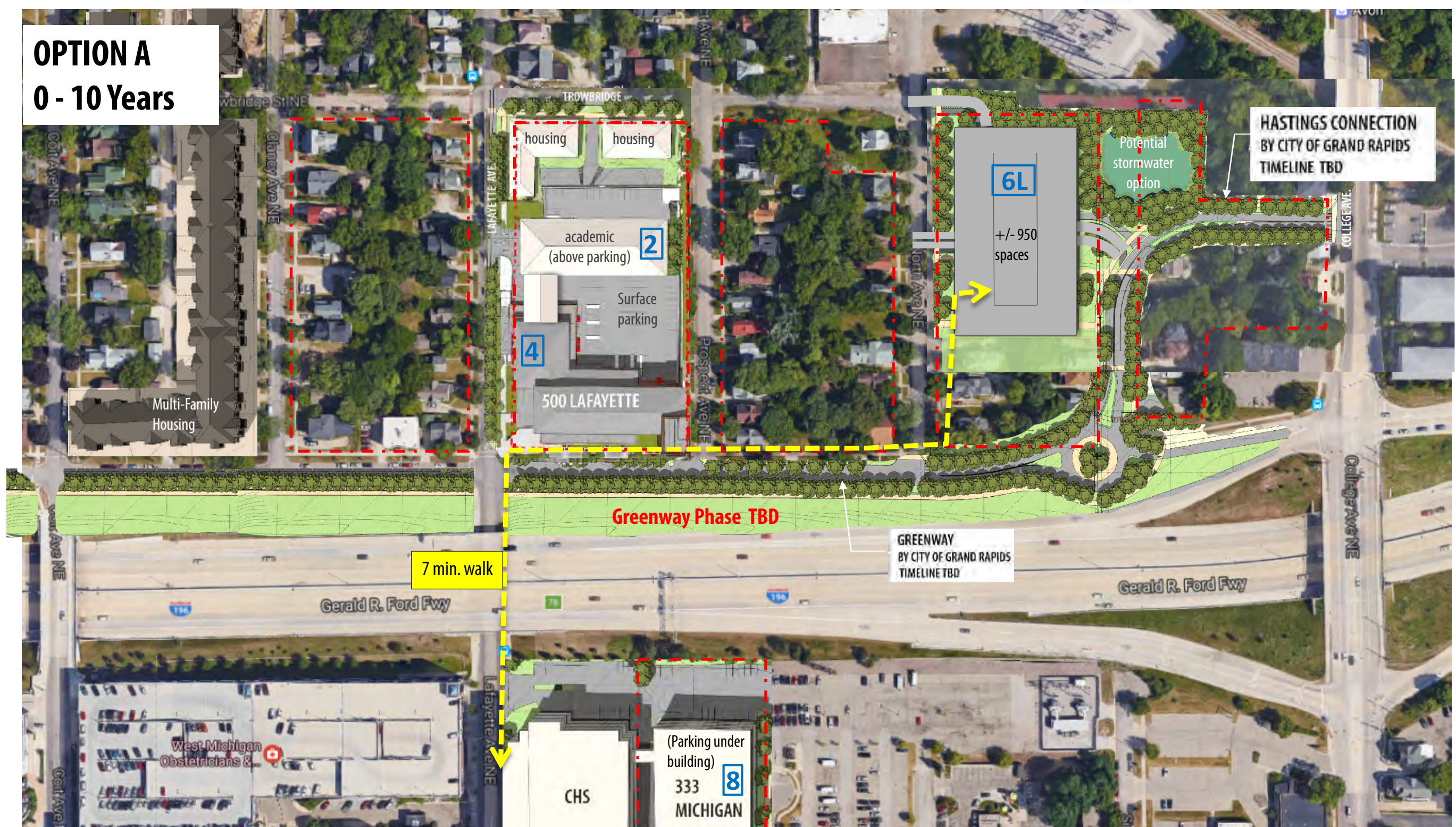


**OPTION A**  
**Current Construction**





**OPTION A**  
**0 - 10 Years**





# Option A – Block 4 Garage Cross Section at 6 Levels





**OPTION A**  
**Long Term**





# Concerns Heard Previously:

1. Maintaining a housing presence, particularly affordable housing, in the neighborhood
2. The amount and scale of potential parking in the neighborhood
3. Increased traffic congestion in the neighborhood



# What if ...

1. GVSU could maintain some housing presence on its property over time, as blocks are redeveloped?
  - Could give some existing residents the option to stay in the neighborhood.
2. GVSU could apply for student parking permits in the neighborhood on a short term basis (2-3 years)?
  - This would “**buy more time**” for GVSU to continue negotiations with land owners for parking outside of Belknap. *(currently 130 on-street spaces in the 5-block area – need an additional 300 - 370 spaces)*
3. GVSU could develop parking outside the neighborhood?
  - This would greatly reduce the scale and amount of future parking needed in the neighborhood, and reduce potential future traffic and congestion.
  - The Hastings Street connection to College Avenue would also help reduce traffic congestion in Belknap.

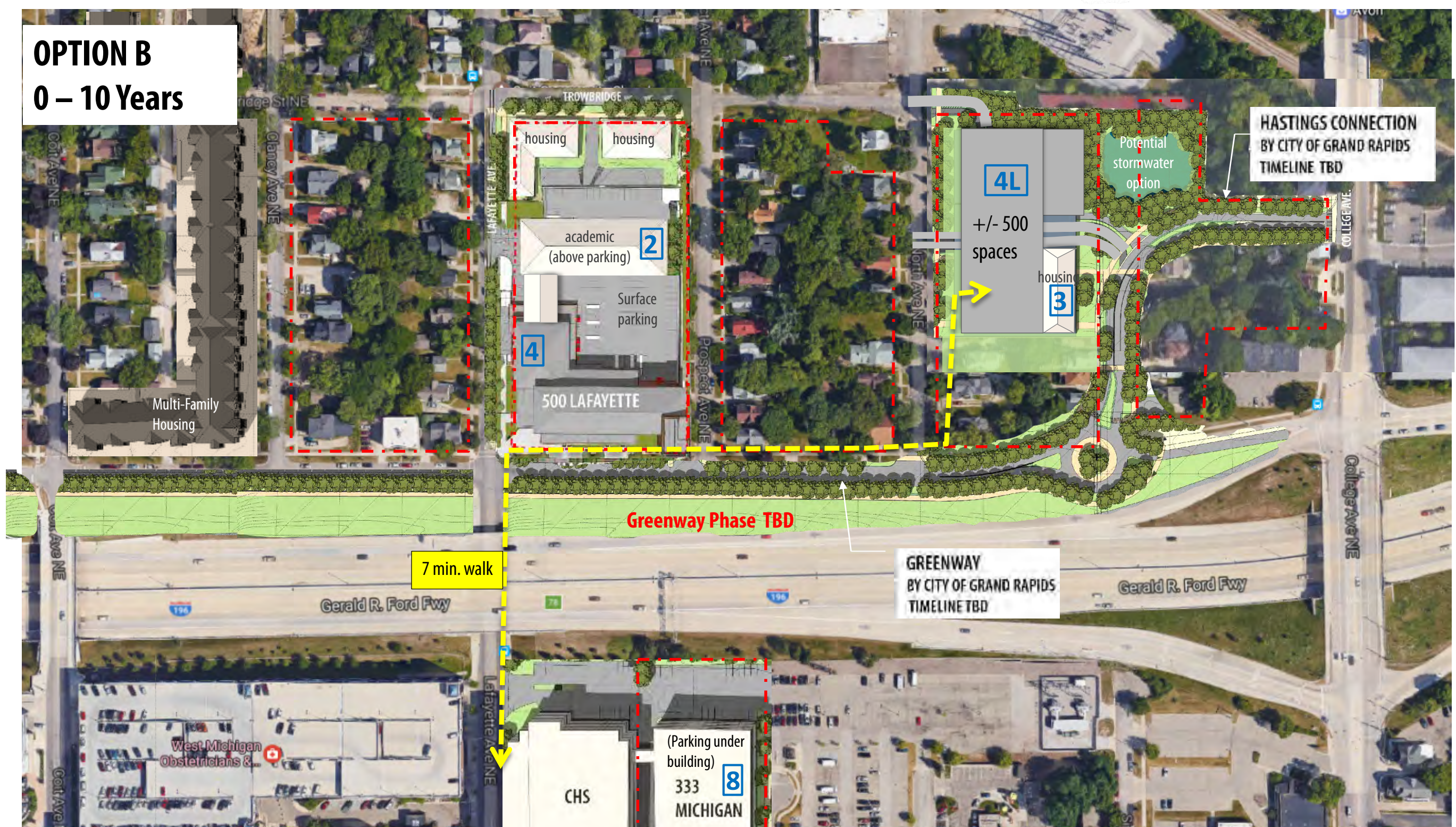


**OPTION B**  
**2017-2019**



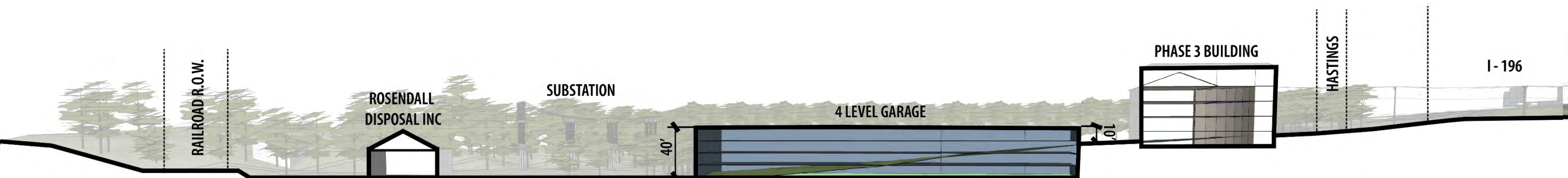


**OPTION B**  
**0 – 10 Years**





# Option B– Block 4 Garage Cross Section at 4 Levels





**OPTION B**  
**Long Term**





**OPTION C**  
**2017-2019**





**OPTION C**  
**0 – 10 Years**





**OPTION C**  
**Long Term**





# Example - Parking with Residential “Liner Building”

Ohio State University South Gateway





## Option A Long Term



## OPTION A

### Pros:

- Preserves Block 1 existing housing (49 units)
- Provides +/- 30-36 replacement housing units
- Total housing +/- 79 – 85 units
- Meets GVSU parking requirements within 5 blocks
- Future garage on Block 4 closer to College Avenue
- Sufficient academic square footage in the future

### Cons:

- Significant parking in 5-block area
- Phasing concerns
- Traffic capacity and phasing of Hastings Street connection



## OPTION B Long Term



## OPTION B

### Pros:

- Preserves Block 1 existing housing (49 units)
- Provides +/- 50-56 replacement housing units
- Total housing +/- 99 to 105 units
- Future garage on Block 4 closer to College Ave for easy access

### Cons:

- Less academic square footage in the future
- Greater walking distance for students

## OPTION C Long Term



## OPTION C

### Pros:

- Preserves south end of Block 1 housing (15-20)
- Provides +/- 90 - 96 replacemt. housing units
- Total housing +/- 105 to 116 units
- Future garage on Block 1 closer for students
- Future garage could be used off hours for neighborhood uses
- More academic square footage in the future

### Cons:

- Less preservation of existing housing stock
- Potential for more traffic on Lafayette

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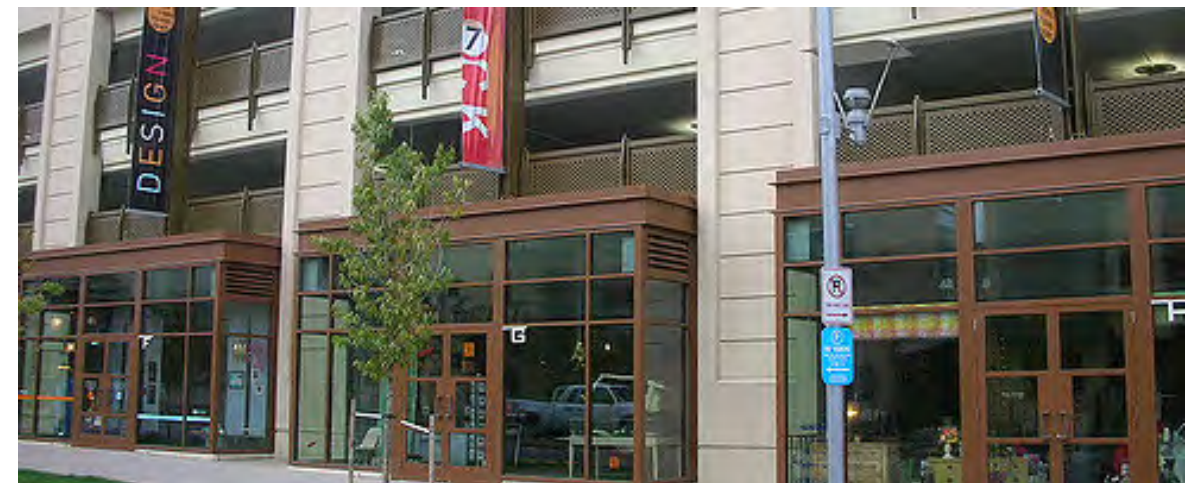
# Belknap Campus Design Guidelines

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# Beautiful and functional

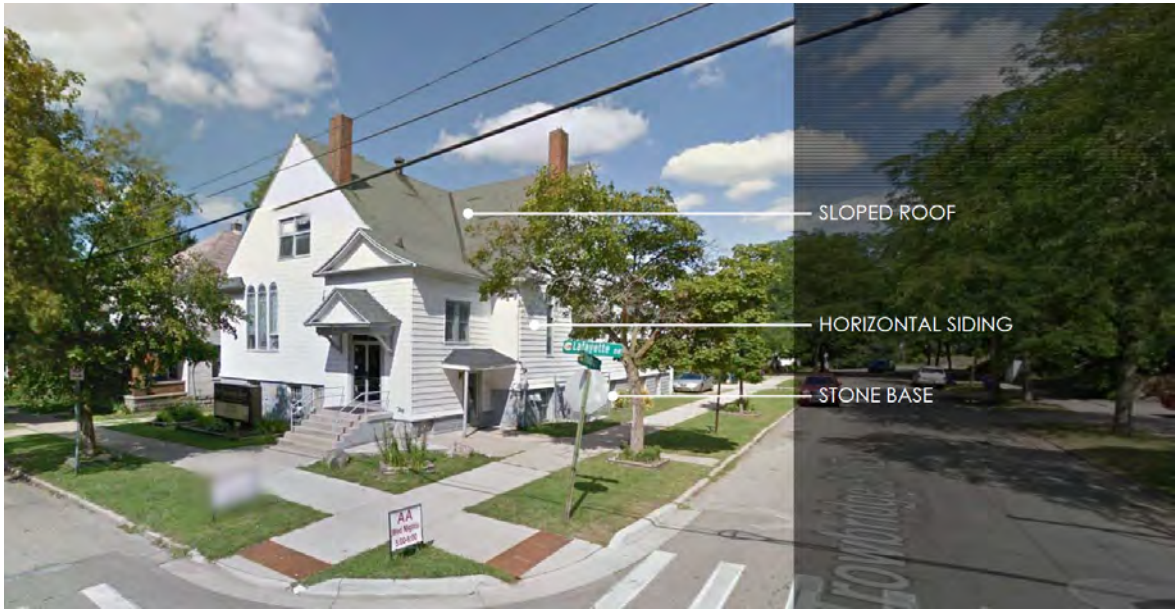
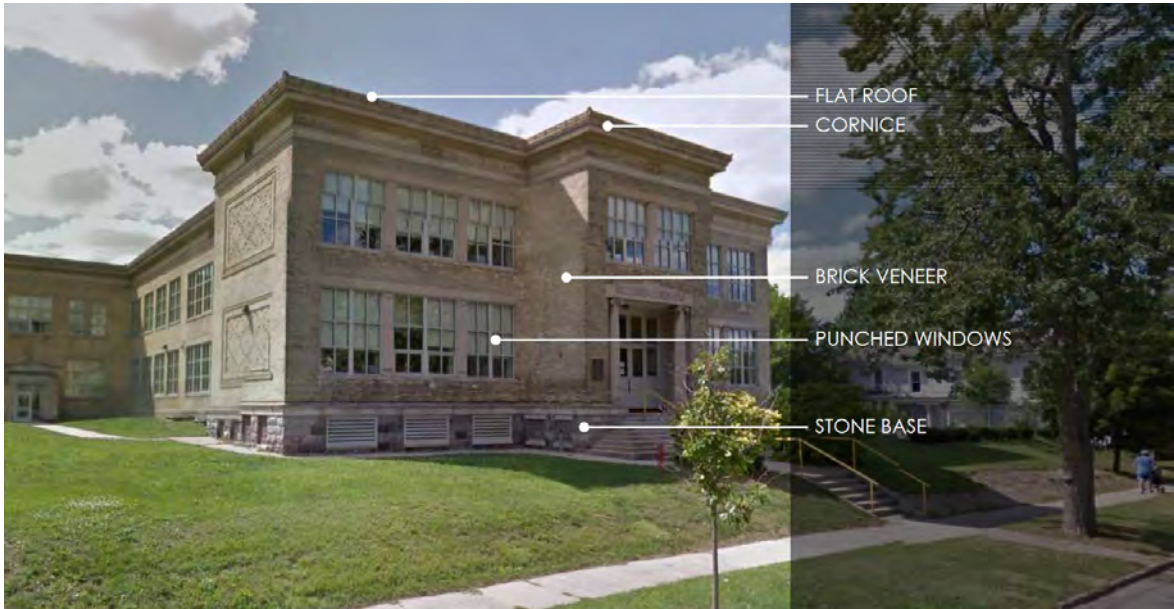




# Belknap Neighborhood Architectural Survey

## Existing Architectural Characteristics

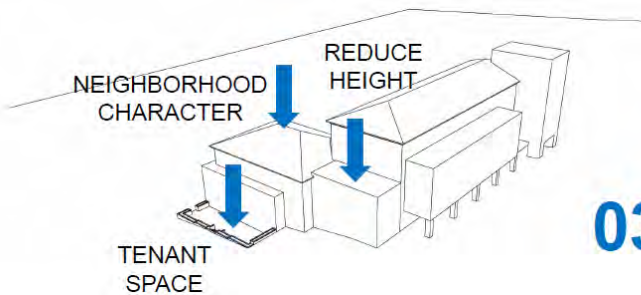
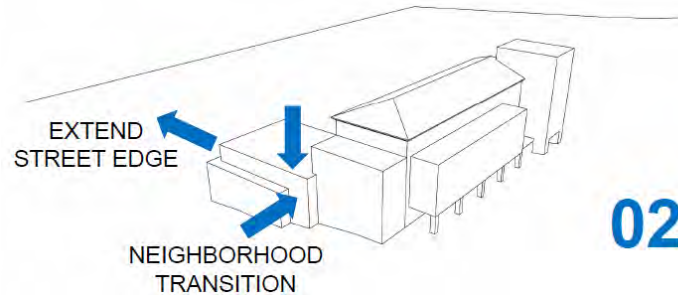
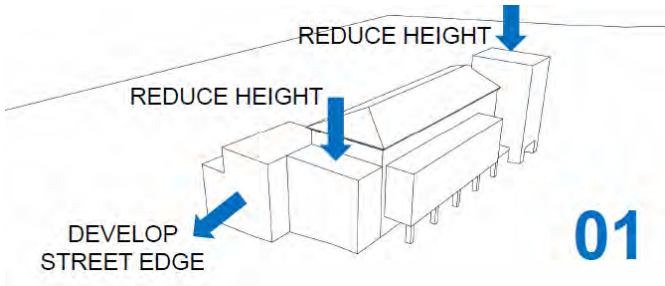
- Sloped Roof
- Flat Roof
- Cornice
- Brick Veneer
- Punched windows
- Horizontal Siding
- Stone Base
- Stone Banding
- Metal Panel
- Curtain wall
- Storefront Glazing





# 500 Lafayette - Massing Progression

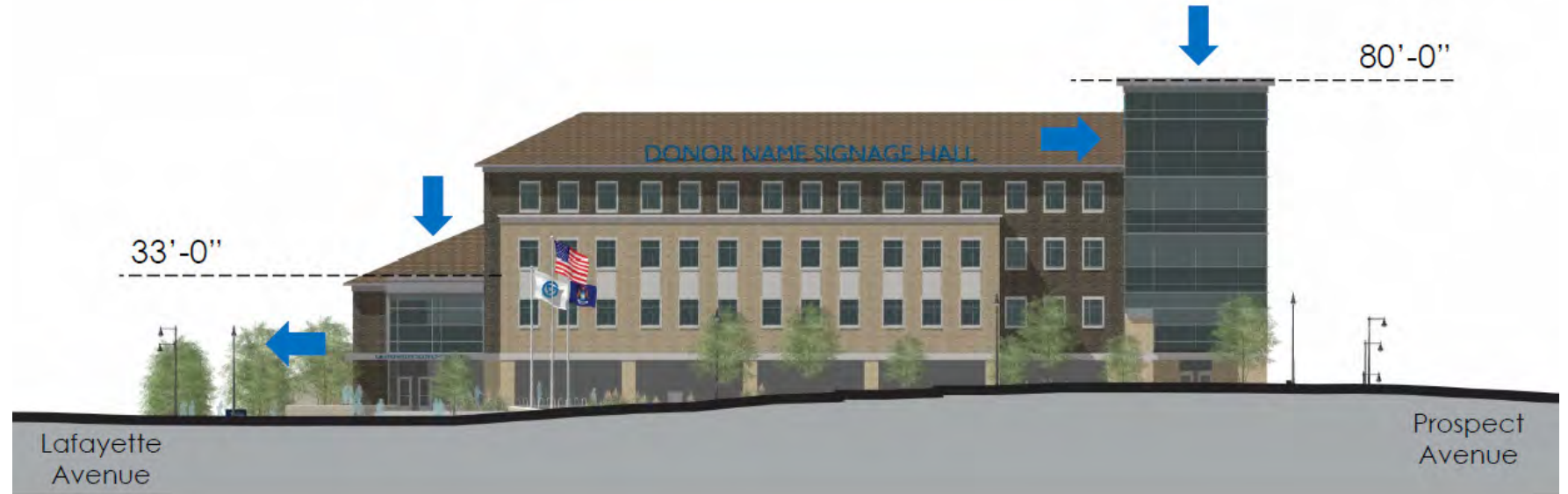
Neighborhood Scale





# GVSU Building Scale and Height Guidelines

- Work with topography to reduce scale of building
  - 4-5 stories along Hastings
  - 2-3 stories along Trowbridge
- Pitched roofs to visually reduce scale and height, compatible with existing neighborhood character
- Punched windows and glazed façade to break up building massing.
- Dark and light brick façades gives depth and visual interest



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# Scaling down

Corner of Lafayette and Hastings

- Pair flat roofs with pitched roofs to resemble neighborhood character
- Step building mass away from the street as height increases
- Lower height as buildings approach existing residential to north
- Add low walls, planters, and outdoor terraces along the streetscape to soften the building





# Quality Materials

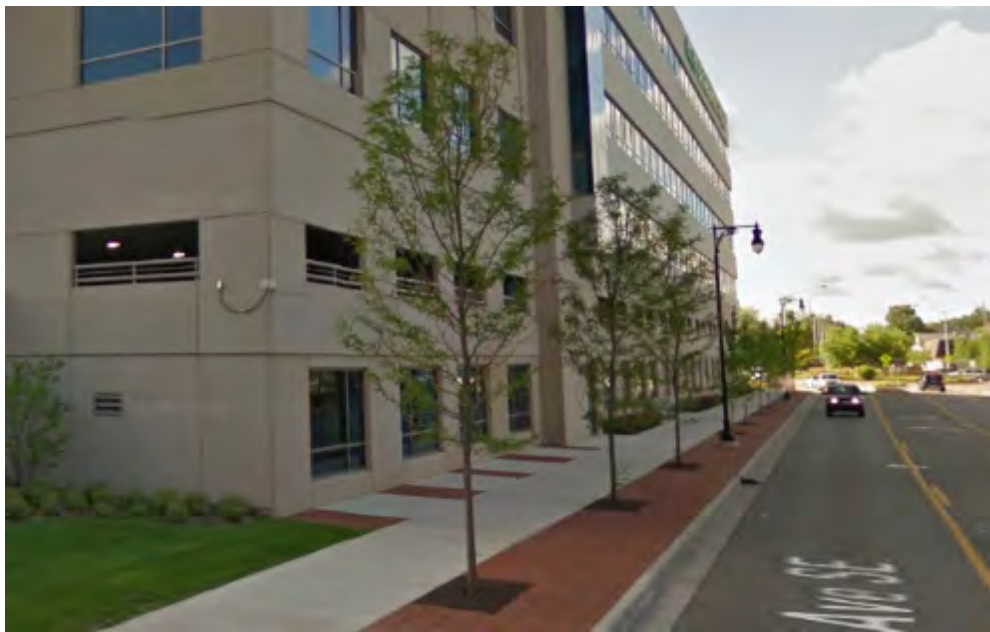
Brick, Stone, Glass, Metal





# Additional Parking Design Options

Quality Architecture, Active First Floor, Green Edges, Parking under Development



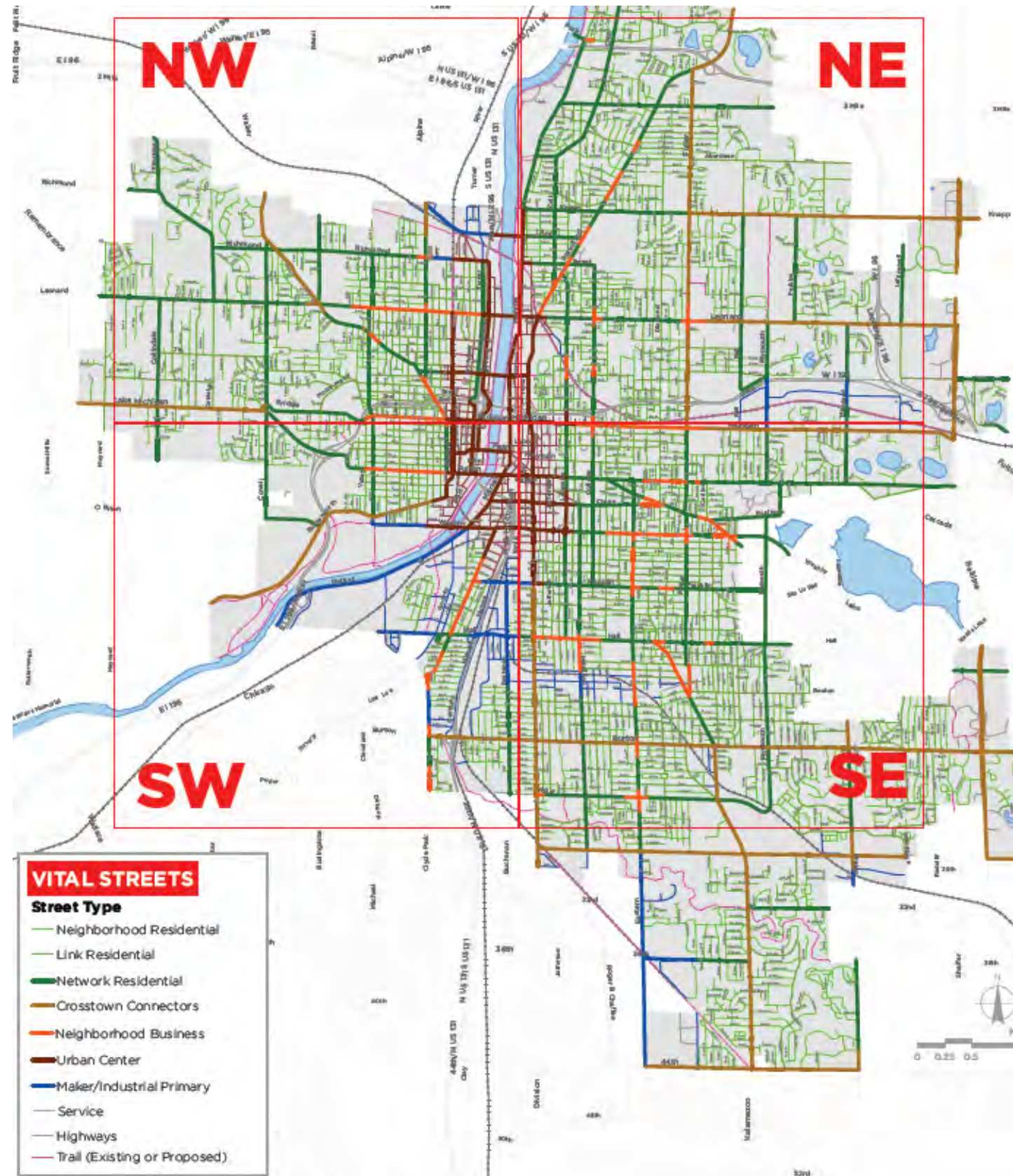


# City of Grand Rapids Vital Streets Plan

The Vision for Vital Streets – 2016

The network of city streets and rights-of-way will:

- **Be accessible, attractive, multimodal and safe**
- **serve all people** of our community
- **contribute to the livability** of our neighborhoods and business districts
- **protect the quality of our river**
- **increase economic opportunity** to individuals, businesses, and new development





# City of Grand Rapids Vital Streets Plan

## Belknap Neighborhood Street Types



### Neighborhood Residential:

*Clancy, North, Prospect, Sinclair, and Trowbridge*

- Maintain low vehicle volumes and low travel speeds
- Provide access to homes, driveways
- Wide lawn terraces, street trees, sidewalks, and street lighting

### Link Residential Streets:

*Hastings Street :*

- Modest vehicle volumes, low travel speeds
- Provides access to homes, connects to local destinations
- Linear greenway, canopy trees and landscape along right-of-way

### Network Residential:

*Lafayette St and College Avenue:*

- Protect residential quality of life
- Accommodate safe and efficient cross-town connectivity
- Multiple modes of transportation
- Provide a quality street, natural environment, unique sense of place



# GVSU Landscape Design Guidelines

Emphasis on Hardiness, Native Species, Color, Seasonal Interest, Ease of Maintenance





# GVSU Green Infrastructure

Sustainable Streetscape Design and Stormwater Management






# GVSU Campus Open Space Guidelines

Useable and Active Campus and Neighborhood Social Space



*(This document shows a variety of preliminary planning concepts. These are not the final recommendation of GVSU.)*



An aerial photograph of a city, likely Greenville, South Carolina, featuring a mix of urban and suburban architecture. In the foreground, there are several multi-story residential or commercial buildings. In the background, a large hospital complex with a prominent blue-tinted building is visible. The entire image is covered with a semi-transparent blue overlay.

# 6 Overall Q & A

[www.gvsunoblplanning.org](http://www.gvsunoblplanning.org)

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An aerial photograph of a city, likely Greenville, South Carolina, featuring a mix of urban development. In the foreground, there are several multi-story residential or commercial buildings, some with balconies. A road with a few cars runs horizontally across the middle. In the background, more dense urban buildings are visible, including a prominent tall, modern skyscraper on the right side. The entire image is covered with a semi-transparent blue filter.

# 7 Small Group Discussions

*(This document shows a variety of preliminary planning concepts. These are not the final recommendation of GVSU.)*



# Evaluation and Discussion of Plan Options

## Questions for Small Group Discussion

1. In your opinion, what are the pros and cons of each Plan Option?
2. Overall, which Plan Option has the most merit and why?
3. Are there specific changes you would make to any Plan Option? Please describe.
4. What have we missed? What additional ideas would you propose?



An aerial photograph of a city, likely New Haven, Connecticut, featuring a mix of urban and suburban architecture. In the foreground, there are several multi-story residential or commercial buildings. In the background, a large hospital complex with a prominent blue-tinted building is visible. The entire image is covered with a semi-transparent blue filter.

8

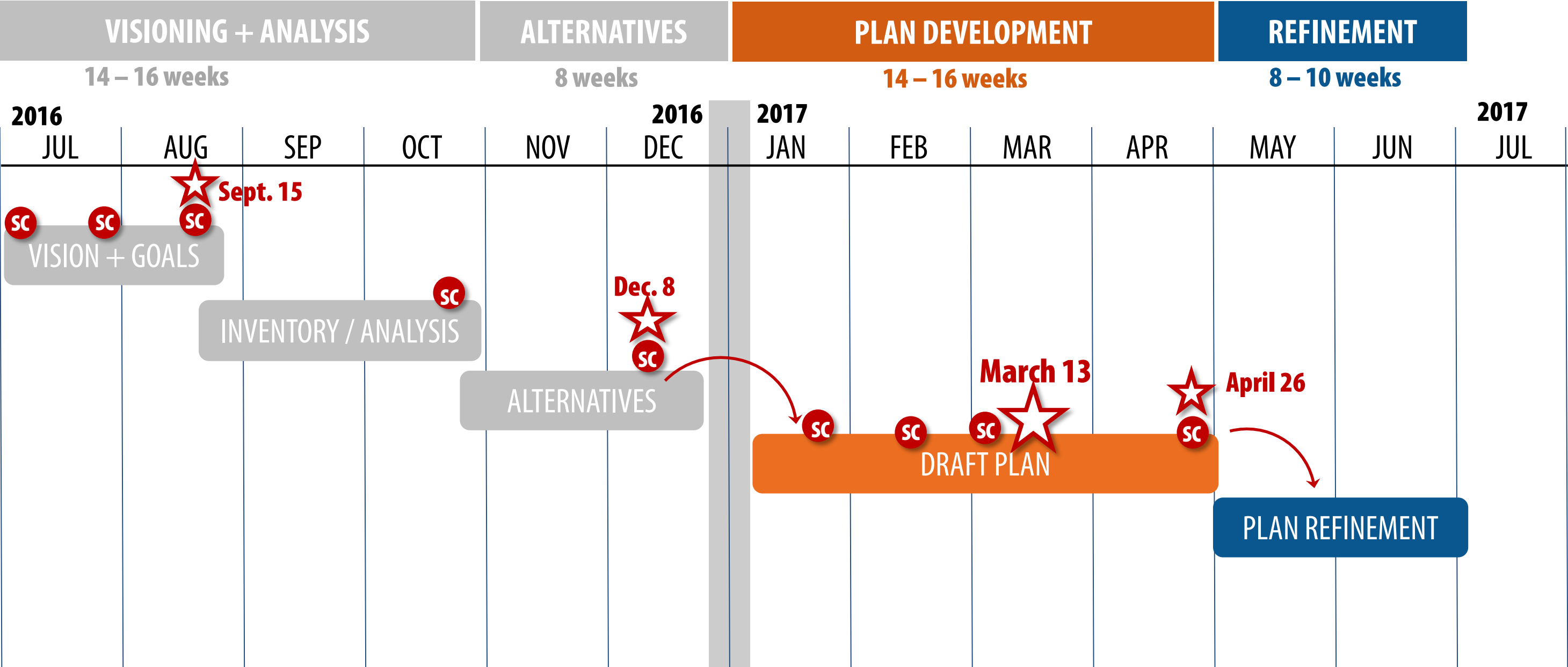
# Small Groups Report Back and Next Steps

[www.gvsunoblplanning.org](http://www.gvsunoblplanning.org)



# Master Plan Schedule and Project Updates

[www.gvsunoblplanning.org](http://www.gvsunoblplanning.org)



● = Steering Committee Meeting

★ = 4 Public Open Houses



An aerial photograph of a city, likely Grand Rapids, Michigan, featuring a mix of urban and suburban architecture. In the foreground, there are several multi-story residential or commercial buildings, some with balconies. A road with a few cars is visible. In the background, a large, modern hospital complex with multiple wings and a prominent tower is situated. The entire image is covered with a semi-transparent blue filter.

# THANK YOU

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