

Agenda

GVSU Belknap Master Plan

1. Welcome and Introductions
2. 500 Lafayette Update
3. Master Plan Presentation
4. Questions and Answers
5. Table Discussions of Memorandum of Understanding (MOU) Evaluation

An aerial photograph of a city, likely Atlanta, Georgia, featuring a mix of modern high-rise buildings and older residential structures. A prominent blue semi-transparent overlay covers the entire image. In the foreground, a large, light-colored multi-story building is visible. In the background, several tall skyscrapers rise above the city skyline. The text '2' is centered in the upper half of the image.

2

500 Lafayette Update

An aerial photograph of a city, likely Atlanta, Georgia, featuring a mix of urban development. In the foreground, there are several multi-story apartment buildings with balconies. To the left, a large, modern office building with a glass facade is visible. The background shows a dense urban landscape with various commercial and residential buildings, interspersed with green trees. The entire image is covered with a semi-transparent blue filter.

3

Draft Master Plan Presentation

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 – 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

March 13, 2017 – Public Meeting #3

TODAY: April 26, 2017 – Steering Committee Meeting

TODAY: April 26, 2017 – Public Open House



9 Steering Committee Meetings



4 Public Meetings to date

GVSU at Health Hill

- GVSU provides a skilled workforce and health services in the City.
- GVSU is a major employer in downtown Grand Rapids.
- GVSU has provided community outreach programs.
- GVSU overall enrollment gained almost 2,000 students in the last ten years, for all campuses combined.
- Health Education and Health Professions are two of the fastest growing programs at GVSU, located at Health Hill.
- The combined **average enrollment growth** for the College of Health Professions and Kirkhof College of Nursing is **projected to add approximately 1,000 students** in the next ten years.



Master Plan Goals

Fulfill GVSU's academic and research mission (GVSU)
High quality, durable, and aesthetic development compatible with the neighborhood context (NOBL, CGR, & GVSU)
Maintain existing housing until the land is needed (NOBL, CGR, & GVSU)
Improve traffic circulation within the Neighborhood (NOBL, CGR, & GVSU)
Explore parking options (CGR, NOBL)
Coordination of GVSU plan with CGR road/utility plans (CGR)

Belknap Lookout Area Specific Plan

From 2009 Area Specific Plan

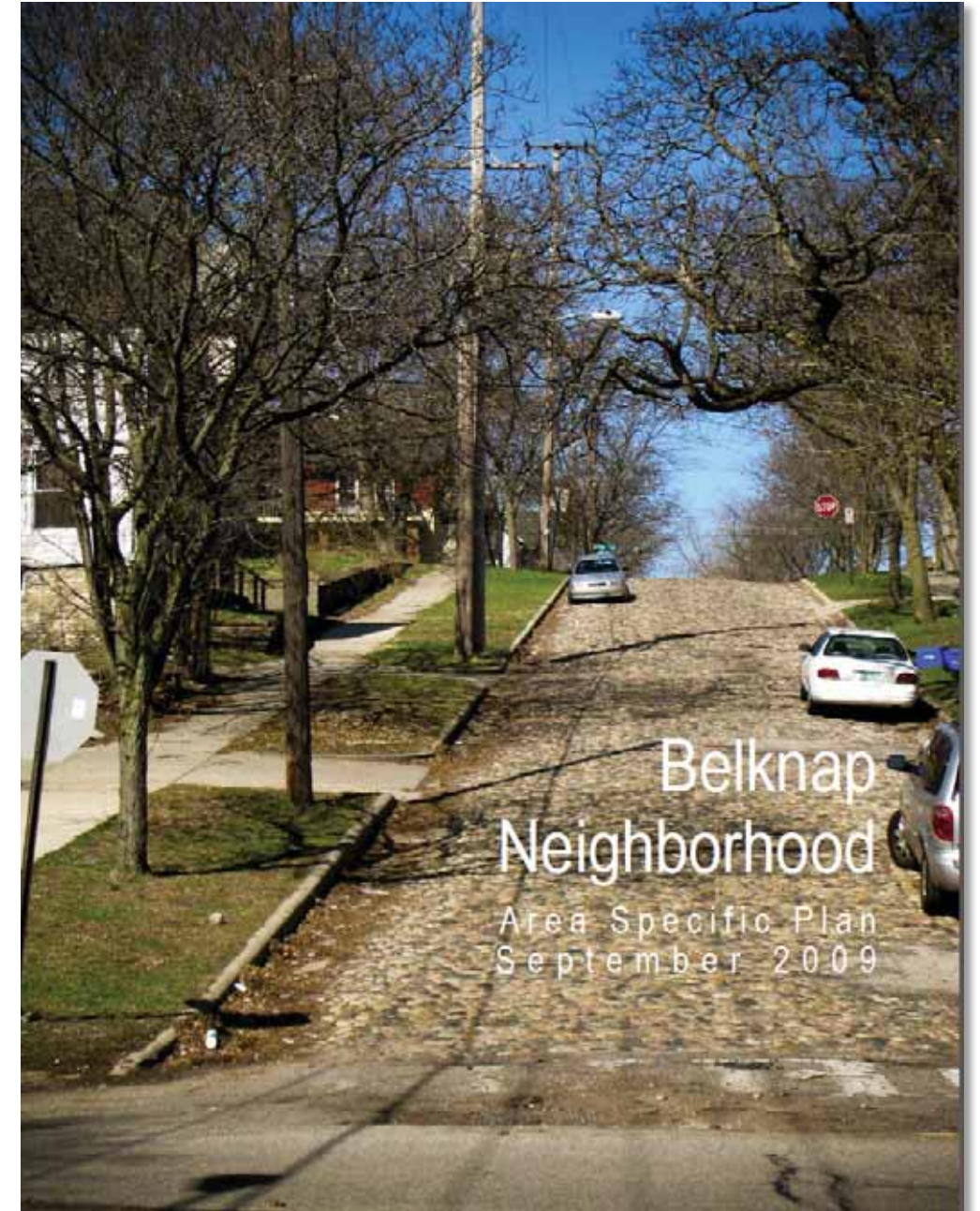
Guiding Principles:

- **Committed Community** — a strong sense of community and partnership.
- **Family Friendly** — a safe, healthy, attractive and walkable community.
- **Green** — usable parks, connected, alternative energy, energy efficient.
- **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.

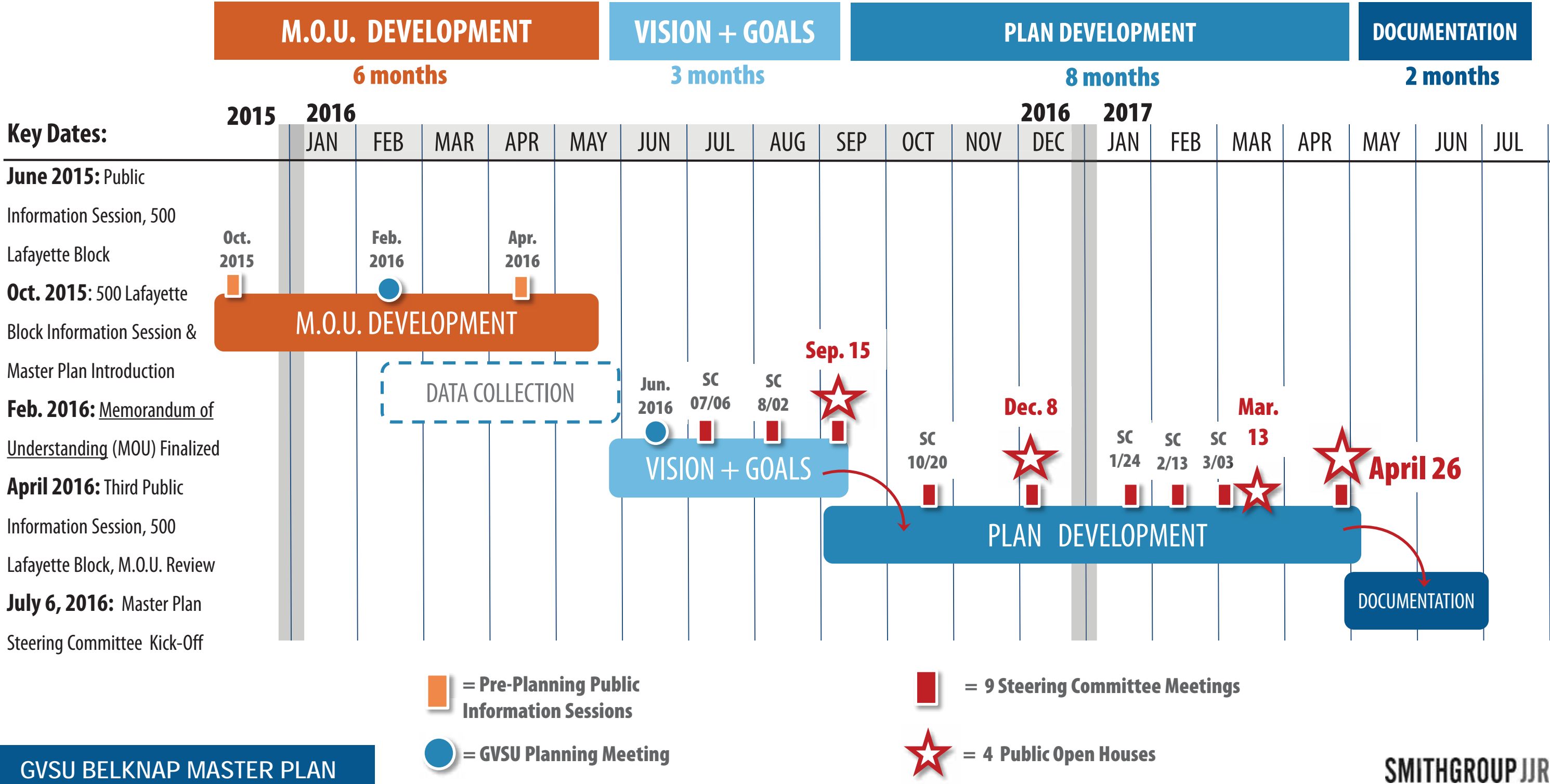
Neighborhood Transitional Area:

Serves as a **visible entrance** for the neighborhood and provides **strong connections to the large medical community** and adjacent highway.

The Intent of the district is to **act as a transition between adjacent uses** and fabric in terms of scale, noise, intensity and density.



Master Plan Timeline



Summary Feedback from March 13th Meeting

Public Open House Comments

- Proposed Hastings Street Connection to College Avenue Preferred
- Option B Preferred
 - Preserves Block 1 existing housing between Clancy and Lafayette Streets
 - Preferred location of proposed parking garage closer to College Avenue for easy access
 - Reduces number of parking garage spaces from Option A
 - Allows for additional opportunities for Future housing units
- Look for opportunities for additional parking on 333 Michigan property



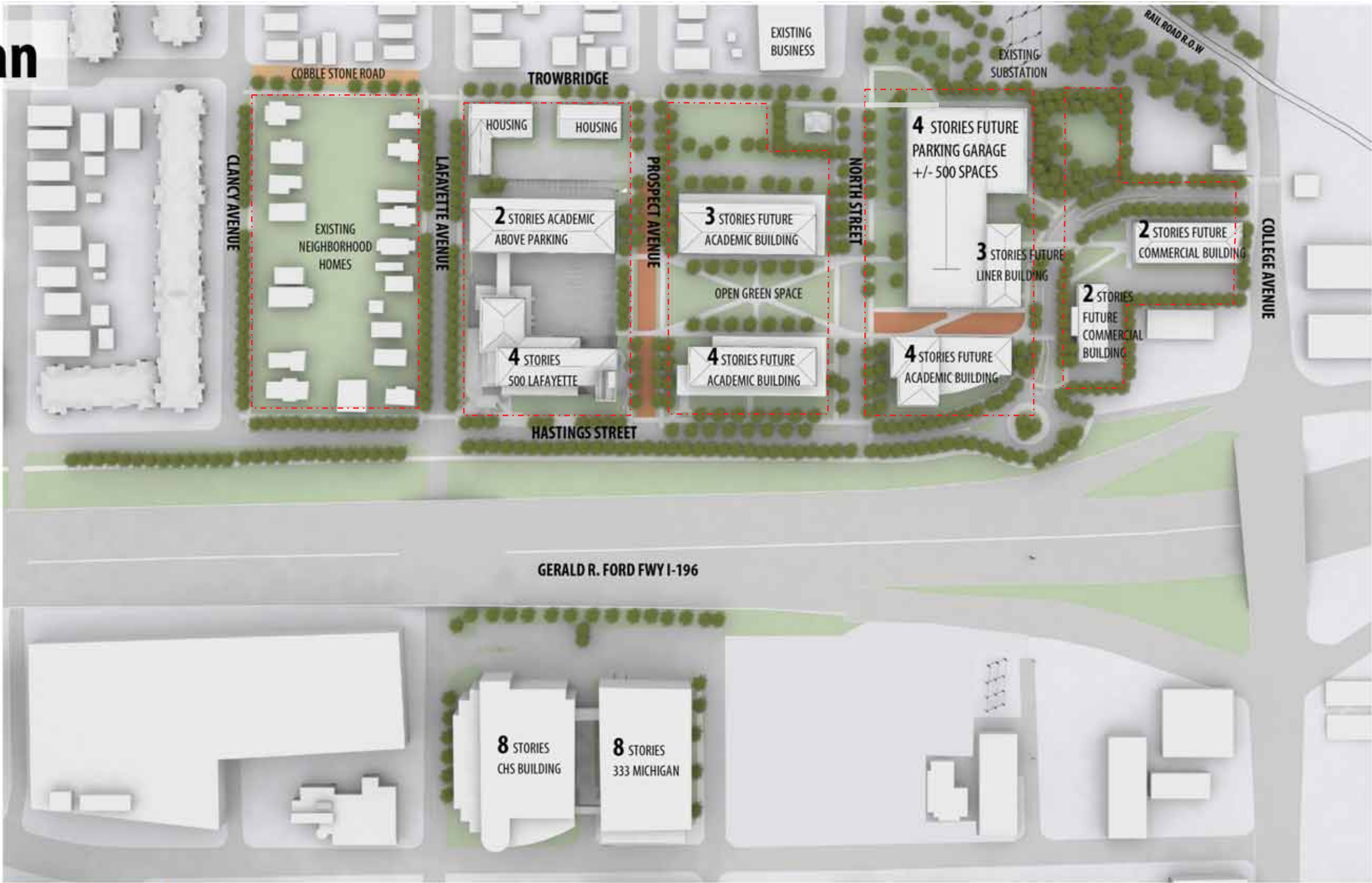
An aerial photograph of a city, likely Boston, showing a mix of urban development. In the foreground, there are several multi-story residential or commercial buildings with light-colored facades and dark roofs. To the left, a large, modern building with a glass facade and a prominent blue-tinted section is visible. The background shows a dense urban landscape with various buildings and green spaces. The entire image is overlaid with a semi-transparent blue filter. The text "Draft Master Plan" is centered in the middle of the image in a large, white, sans-serif font.

Draft Master Plan

Neighborhood Impact on the Master Plan

1. Preservation of existing housing and cobblestone street on Block 1 (between Clancy and Lafayette, Hastings to Trowbridge).
2. The use of housing (existing and proposed) and green space as transition to existing neighborhood along Trowbridge.
3. Inclusion of the City's proposed Hastings Street connection to College Avenue and Hastings Street Greenway/Linear Park.
4. Preservation of neighborhood character - proposed buildings scale down in height toward Trowbridge and neighborhood.
5. Inclusion of potential future commercial uses at College Avenue entry.
6. Future building addition to 500 Lafayette on Block 2.
7. Reduction of total proposed GVSU and student parking spaces in the neighborhood.
8. Additional clarification provided by GVSU on finding alternative parking solutions for their students, outside of Belknap.
9. Parking garage located on Block 4 based on neighborhood input and concerns over traffic.
10. Reduction in the size and height of the proposed parking garage, additional screening and setbacks for the parking garage.
11. Pedestrian connectivity – new walkways to College Avenue (on Hastings and on Trowbridge).
12. Neighborhood and City guidance on proposed Landscape Guidelines.

Master Plan



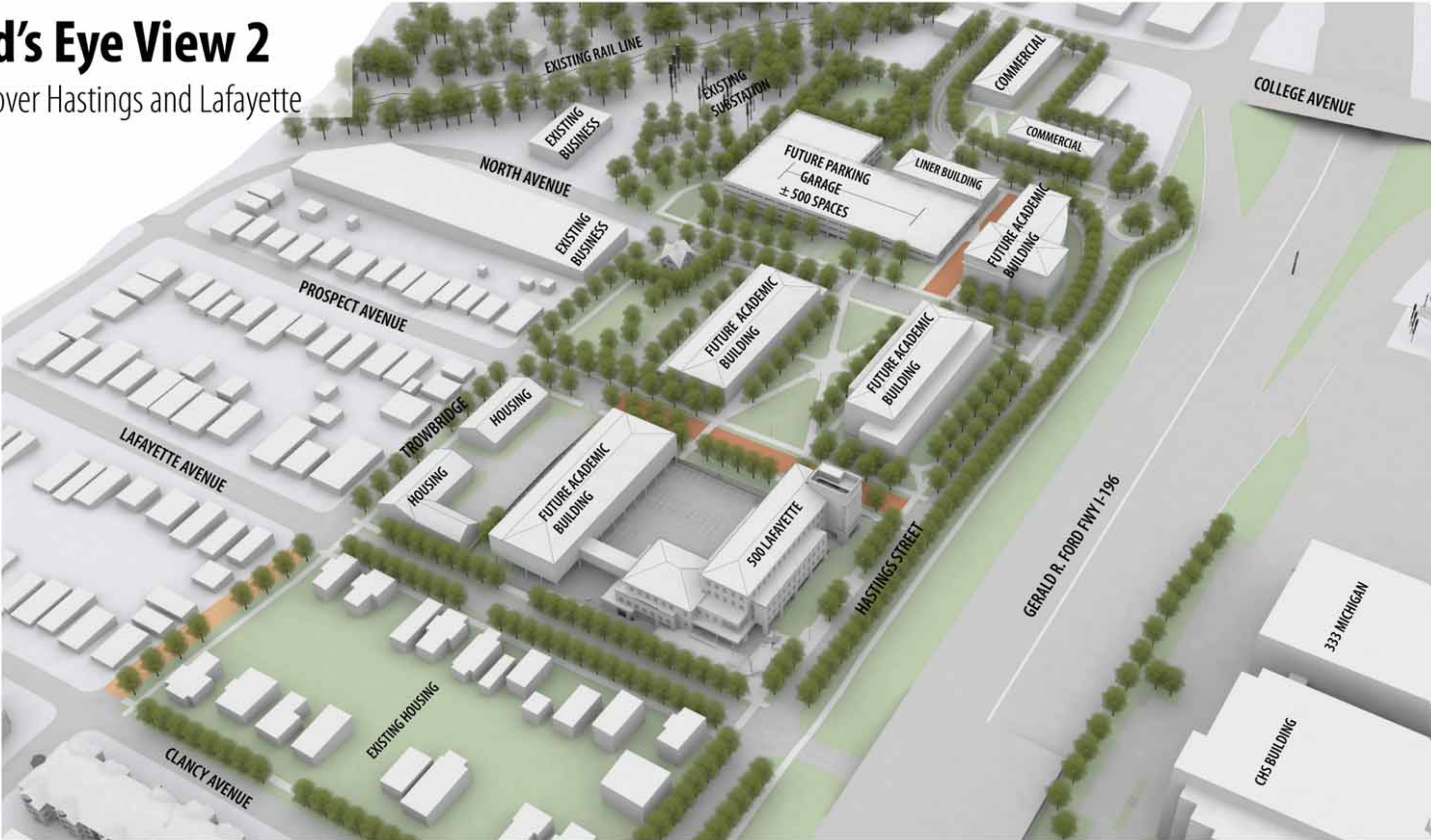
Bird's Eye View 1

View from Southwest



Bird's Eye View 2

View over Hastings and Lafayette



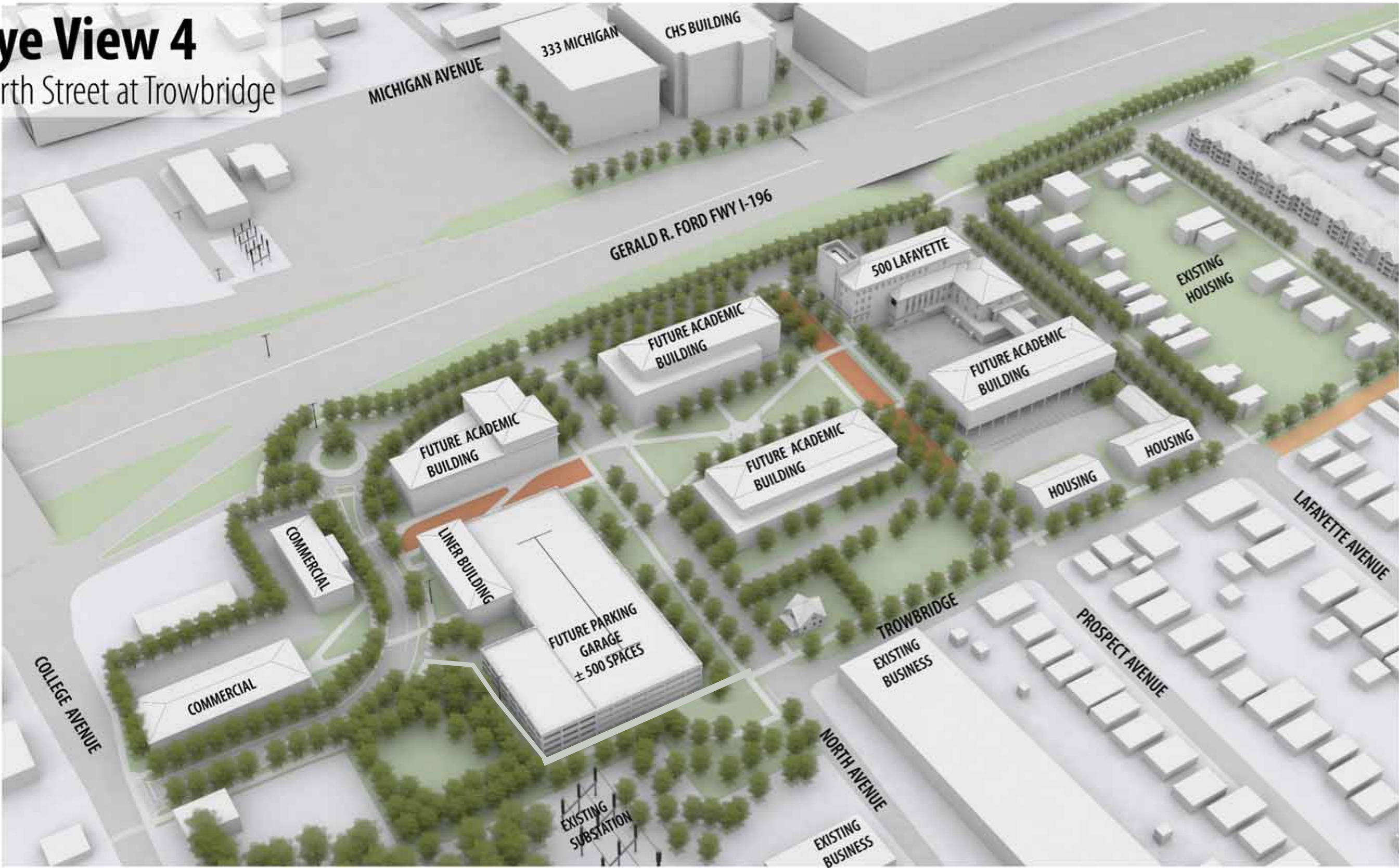
Bird's Eye View 3

View at Lafayette and Trowbridge



Bird's Eye View 4

View from North Street at Trowbridge



Bird's Eye View 5

View at Hastings Street and College Avenue



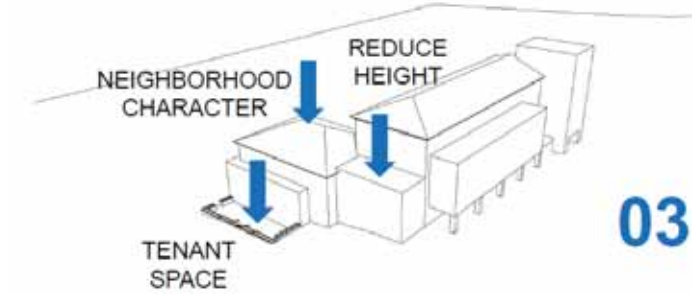
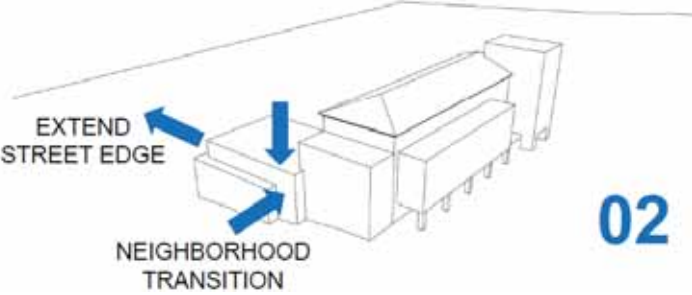
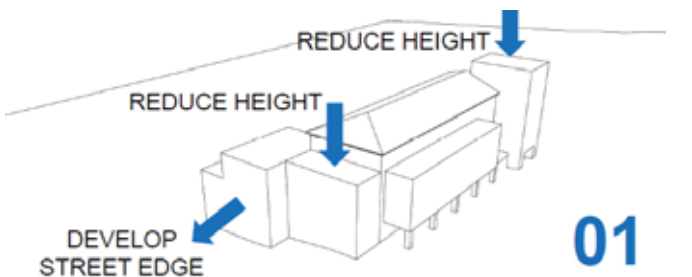
Bird's Eye View 6

View at Proposed Hastings Street Connection



Architectural Design Guidelines

500 Lafayette Block Establishes the Design Guidelines for Future Development



Architectural Design Guidelines

500 Lafayette Block Establishes the Design Guidelines for Future Development

Building Scale, Massing, and Height Guidelines:

- Work with topography to reduce scale of building
 - 4 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



Architectural Design Guidelines

500 Lafayette Block Establishes the Design Guidelines for Future Development

Entries, Setbacks, and Quality Materials:

- 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
- Use durable materials - brick, stone, glass, and metal



Parking Garage Design Guidelines

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

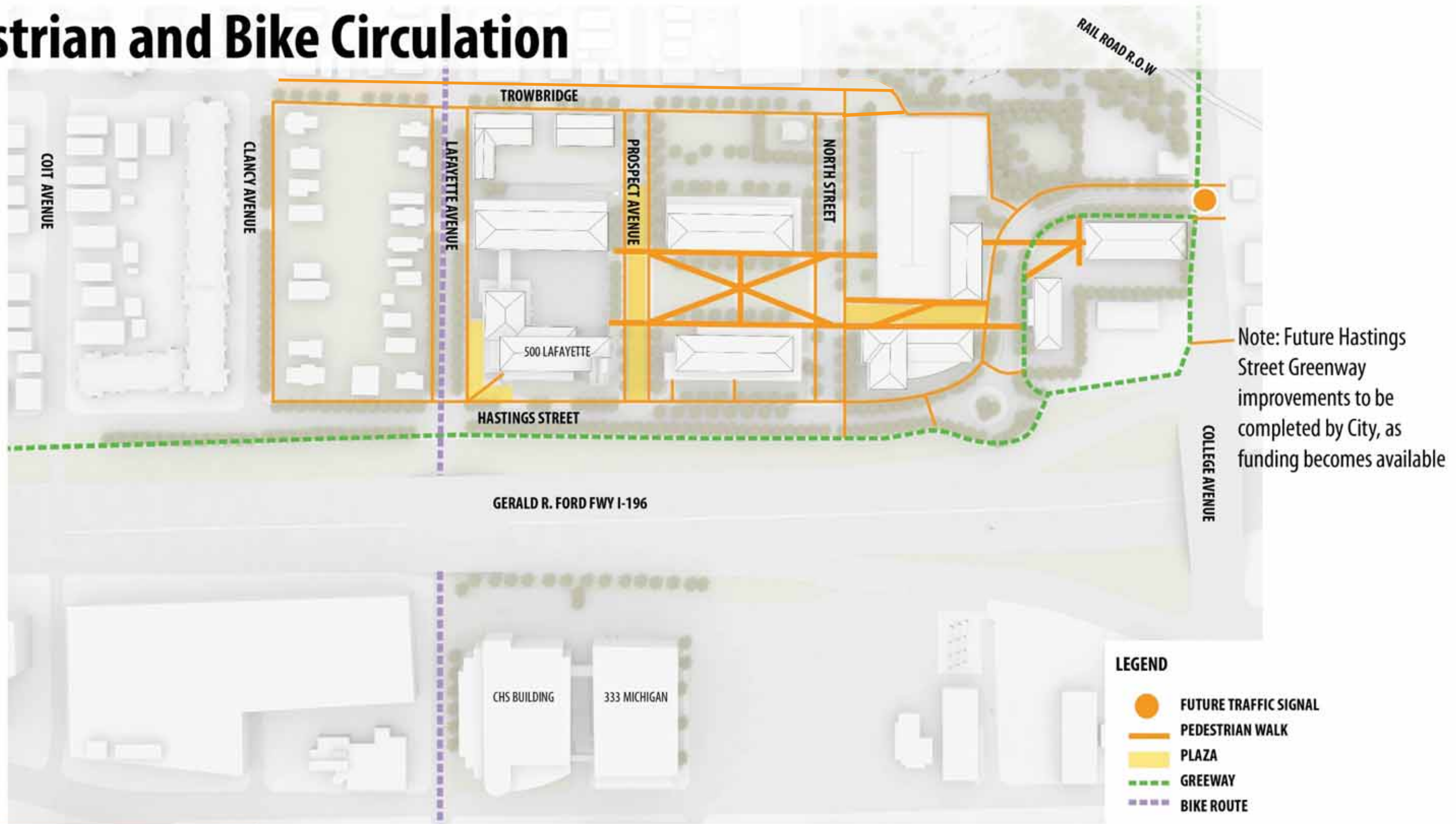


Example - Parking with Residential “Liner Building”

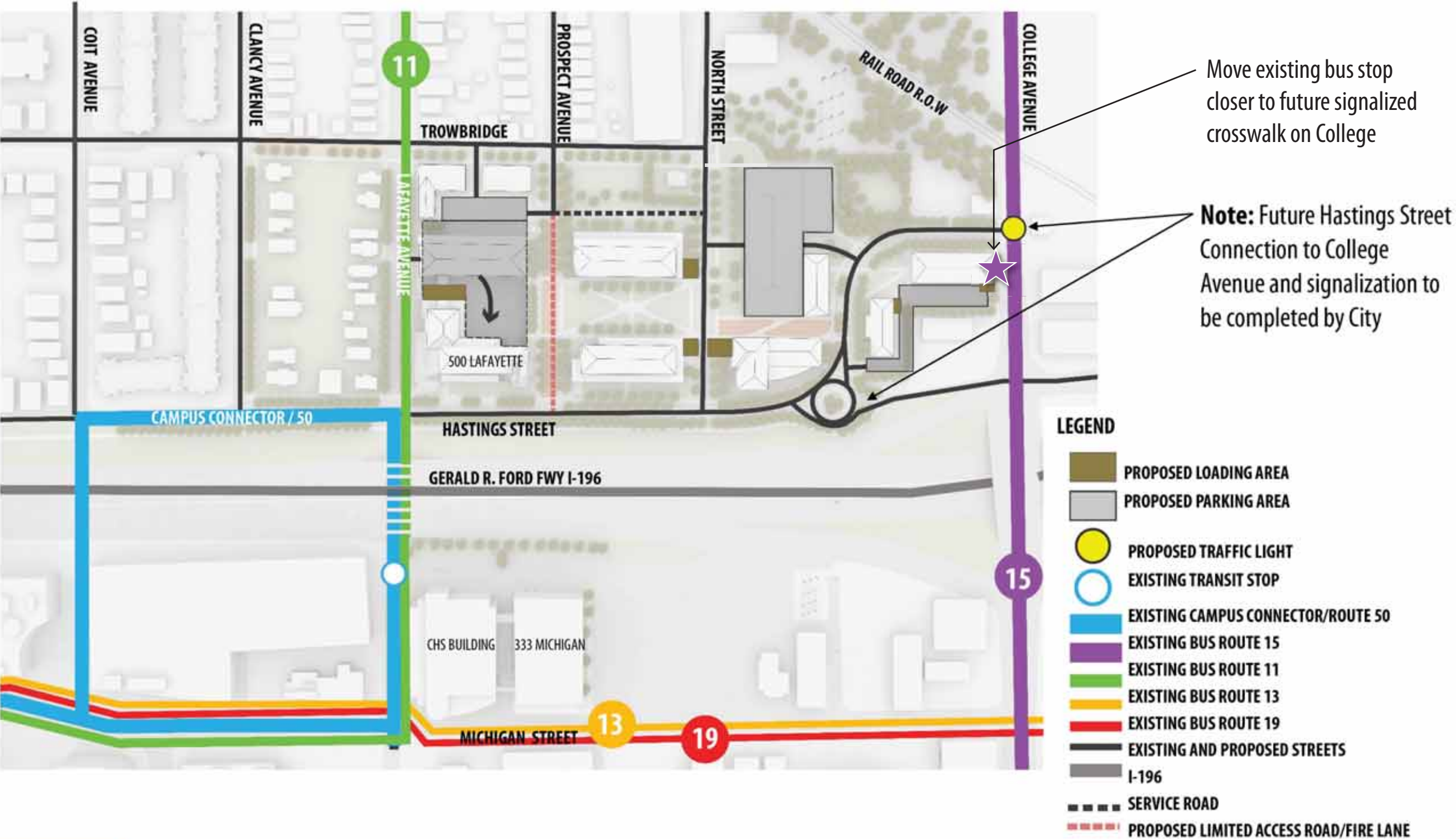
Liner Buildings to Help Screen Garage Facade



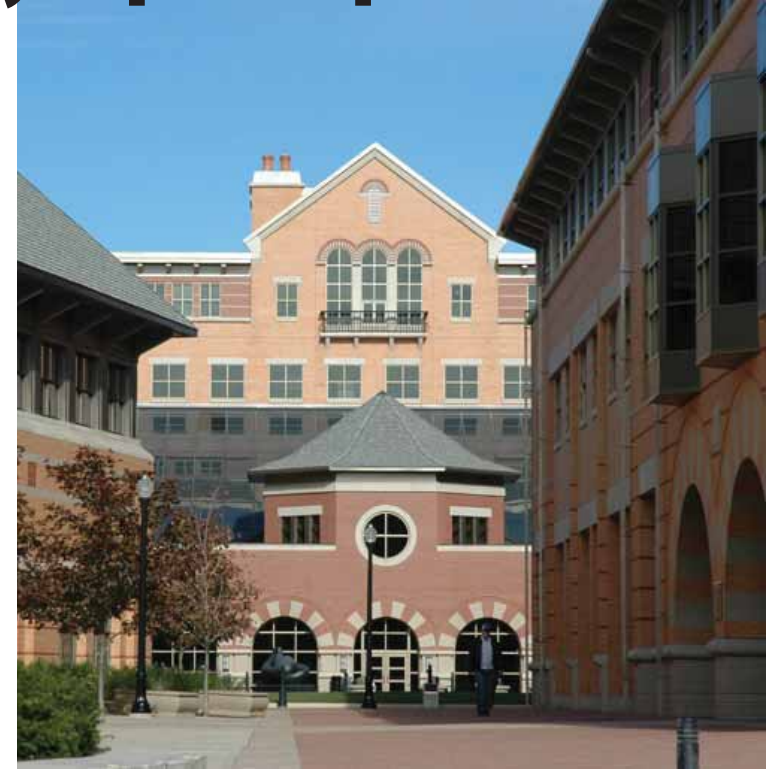
Pedestrian and Bike Circulation



Vehicle and Transit Circulation



Beautiful and Functional Streetscapes and Community Open Space



Campus Landscape and Community Open Space



Landscape Design Guidelines

Useable and Active Campus and Neighborhood Social Space



Streetscape Guidelines

City of Grand Rapids Vital Streets Plan



1. 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

2. 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

3. 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

Landscape Design Guidelines – Trees and Ornamental Plants

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



Landscape Design Guidelines - Perennials

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

- Black-Eyed Susan
- Daylily
- Lavender
- Hosta
- Russian Sage
- Grasses
- Astilbe
- Coral Bells
- Sedum



Green Infrastructure

Potential Examples of “Green Streets” and Stormwater Management



Landscape Design Guidelines

Site Seating and Furniture

- Furniture: Landscape Forms
 - Bench
 - Tables and Chairs
 - Umbrella
 - Trash and Litter Receptacles
- Planter: Dura Art Stone
 - Square Glascrete Planter



An aerial photograph of a city, likely Grosse Pointe, Michigan, featuring a mix of residential houses and large commercial or institutional buildings. The image is covered with a semi-transparent blue filter. The number '4' is centered in the upper half of the image.

4

Questions and Answers

www.gvsunoblplanning.org

Master Plan



An aerial photograph of a city, likely Gvsunob, with a blue overlay. The image shows a mix of urban development, including residential buildings, commercial structures, and green spaces. The text is overlaid on the center of the image.

5

Table Discussion of Memorandum of Understanding (MOU) Evaluation

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Discussion of the Master Plan

MOU Evaluation Criteria:

- a. Do the proposed exterior finishes and characteristics of the planned improvements reflect and are they compatible with those within the Neighborhood?
- b. Does the GVSU Belknap Master Plan reasonably reflect sensitivity to parking, mass transit, pedestrian, bicycle, vehicular, lighting, emergency access, loading and delivery, City infrastructure related accessibility, general landscaping, grading and sloping, and drainage concerns?
- c. Will the proposed development of the northerly edge of Blocks 1, 3, 4 and 5 of GVSU's Belknap Property provide appropriate buffering for the residences located north of GVSU's Belknap Property?
- d. Are the infrastructure needs for the development of GVSU's Belknap Property addressed in a manner that is financially feasible and practicable and that is consistent with other development in the City and the Neighborhood?
- e. Were the comments and concerns expressed by NOBL and other interested people from the Neighborhood appropriately considered in the GVSU Belknap Master Plan?

Master Plan



An aerial photograph of a city, likely Grosse Pointe, Michigan, featuring a mix of residential houses and large commercial or institutional buildings. The image is covered with a semi-transparent blue filter. The text 'THANK YOU' is centered in the upper half of the image.

THANK YOU

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