

GVSU Belknap Master Plan

Community Meeting

December 8, 2016

*Updated by GVSU December 21st, 2016

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

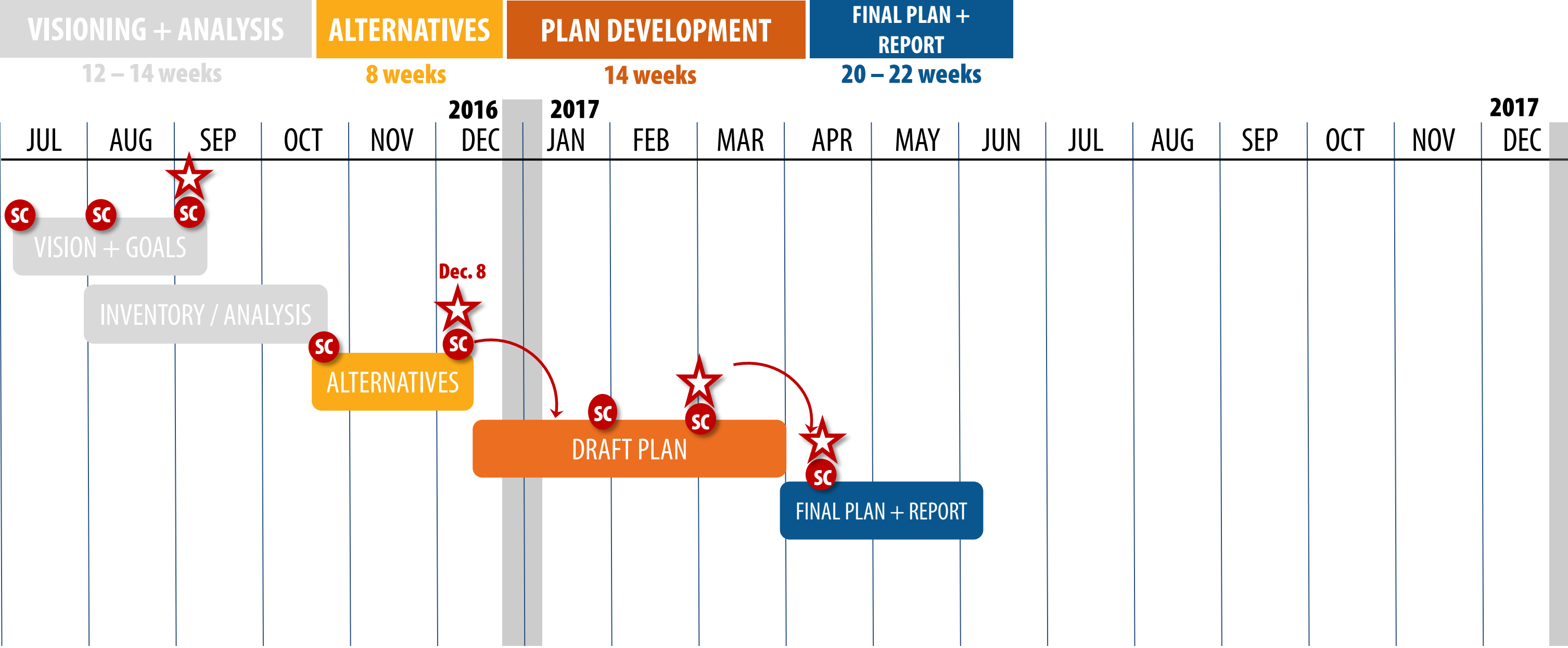
SMITHGROUP JJR

Agenda

GVSU Belknap Master Plan

1. Introduction and Purpose of Meeting
2. The Need and Long Term Vision for the GVSU Belknap Campus
3. Anticipated Growth
4. Goals and Objectives for the GVSU Belknap Campus
5. Planning Context
6. Circulation and Parking
7. Campus Character
8. Alternative Planning Concepts
9. Discussion and Next Steps

Master Plan Schedule. This is the Second of Four Public Meetings.



SC = Steering Committee Meeting

★ = Steering Committee Meeting and Public Open House

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1 Introduction and Purpose of Meeting

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Memorandum of Understanding with the City and NOBL

Overview

The GVSU Belknap Master Plan will provide a framework for development for the GVSU owned property in the Belknap Lookout Neighborhood

Design Principles:

- This will be a **collaborative effort** among GVSU, City representatives, the Neighborhood Association and interested residents
- The Master Plan will consider and address the 2002 City Master Plan; the 2010 Belknap Area Specific Plan; and input by City staff, NOBL and interested residents
- Exterior finishes and characteristics of planned improvements will reflect and be compatible with the urban setting of the GVSU Belknap property
- The plan will create some livable spaces compatible with the neighborhood
- Improvements and uses proposed by the Master Plan will reflect the continuing collaboration among the parties of the MOU
- GVSU must be able to design and use its facilities in fulfillment of its educational mission

An aerial photograph of a city, likely Boston, with a blue overlay. The image shows a mix of urban architecture, including a large hospital building (Guthrie Center for Children's Hospital) in the upper left, a highway interchange in the middle, and residential areas with houses and trees in the foreground and right. The text is centered over the image.

2

The Need and Long Term Vision for the GVSU Belknap Campus

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

GVSU at Health Hill

Health Education Programs

- 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

Our simulation programs supports the criminal justice program, social work, and health administration. Classes and activities run from 7 am to 10 pm.



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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.
- The U.S. Department of Labor's Bureau of Statistics projects that the ultrasound field will grow 24 percent in the next decade.
- GVSU has a growing demand for Grand Valley graduates from employers.
- **GVSU is turning away hundreds of qualified students because they do not have enough capacity at CHS.**

GVSU sees growth in new / recently added programs, particularly at the graduate level:

- Sonography and Medical Imaging
- Therapeutic Recreation
- Speech Language Pathology
- Clinical Dietetics
- Health Information Management
- Doctorate in Occupational Therapy
- Doctorate in Audiology



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Outreach and Service to the Community

- Literacy Training — Speech and Language Pathology students and faculty provide training to parents of preschool children who are at-risk for reading disabilities.
- Calvin College Rehabilitation Center — Partnership providing GVSU Physical Therapy services to the community
- Health Sciences Early College Academy Programs – High school level programs at CHS to introduce students to the field of health care at an earlier age.
- Veterans Traumatic Brain Injury Education Project
- Autism Center
- Health Forum of West Michigan
- Conferences on Aging

Neighborhood Benefits: Support of Coit School, potential employment opportunities, increased activity and security, improvement to public utilities



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 middle, and a multi-story apartment building under construction in the foreground. The image is overlaid with a semi-transparent blue filter.

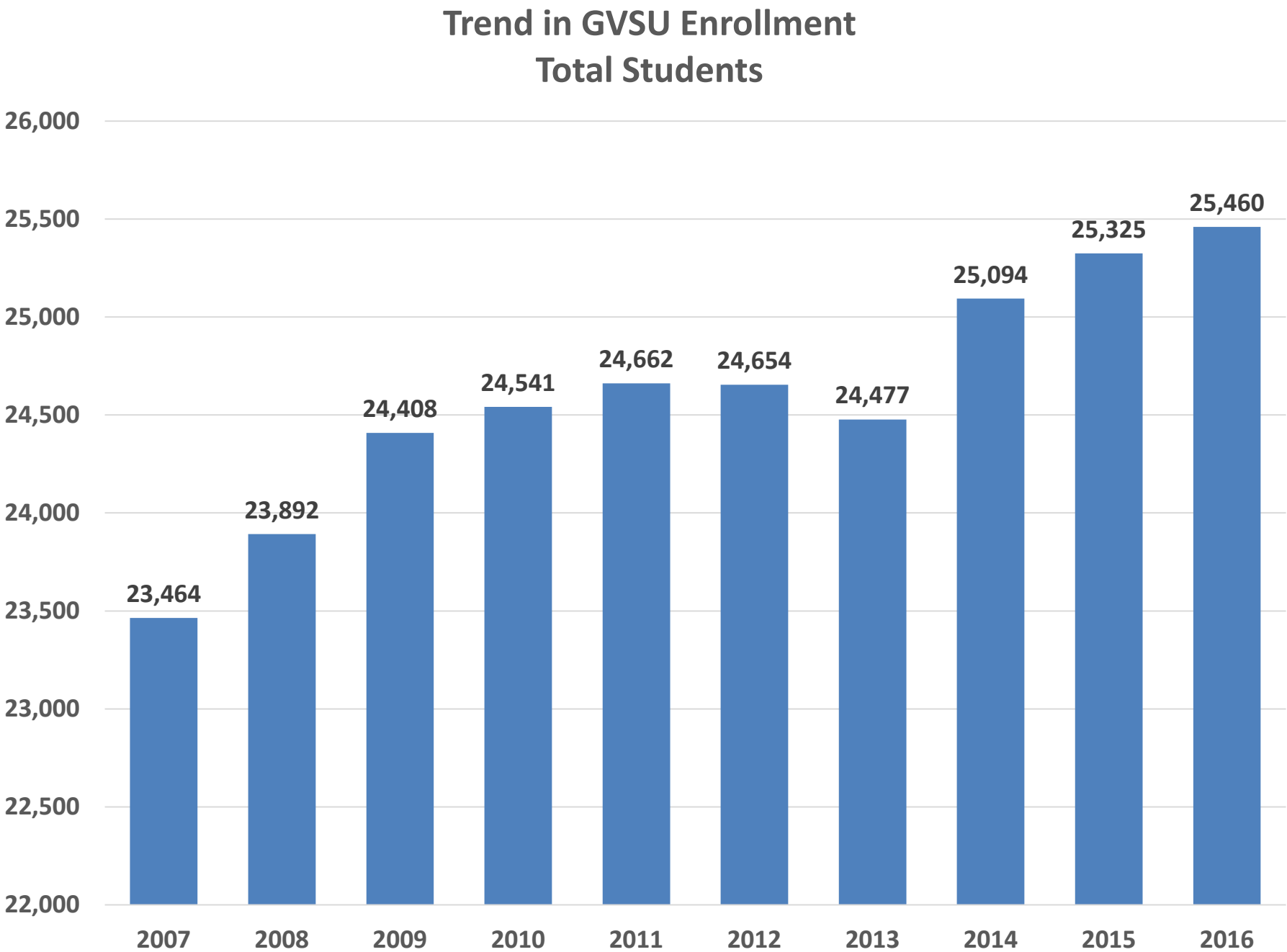
3 Anticipated Growth

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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.

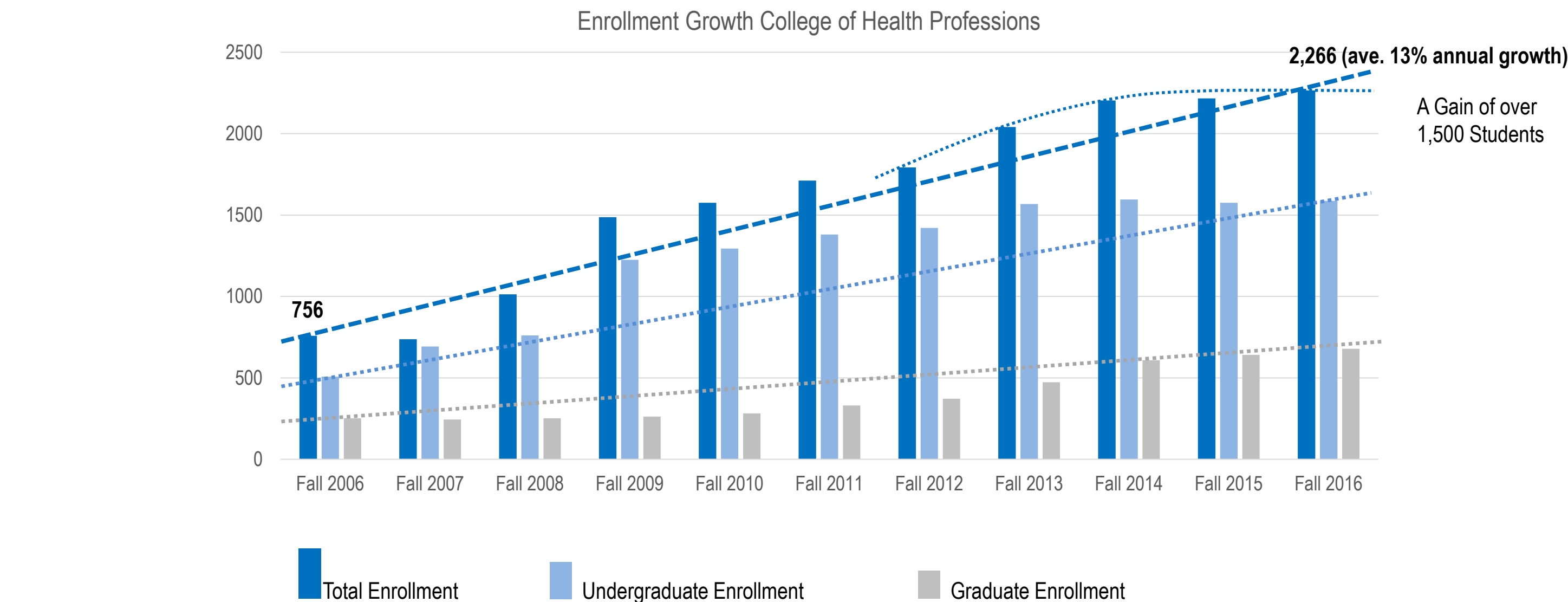


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College of Health Professions

Last 10 Years of Enrollment — Leveling Off of Last 3 Years Due to Lack of Space

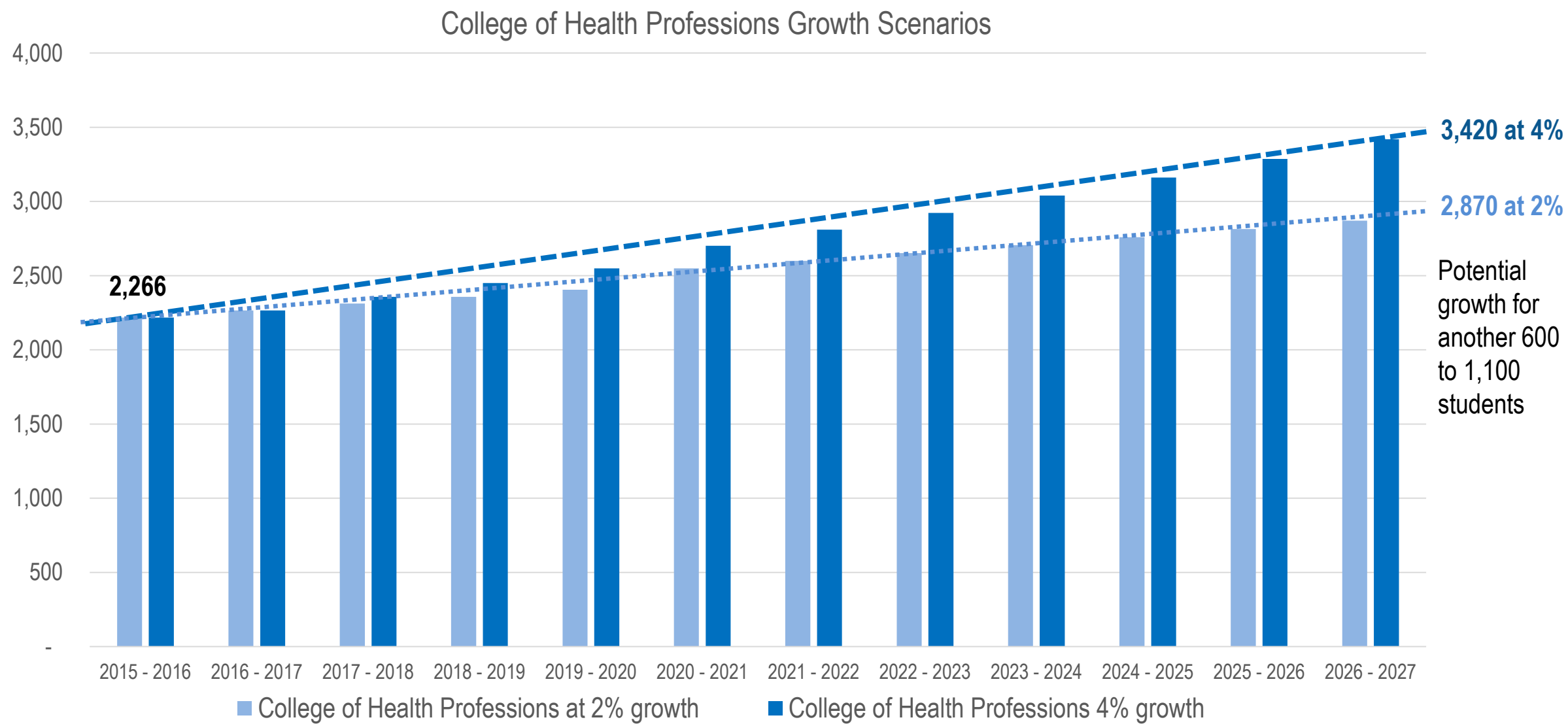


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College of Health Professions

Future Enrollment Scenarios

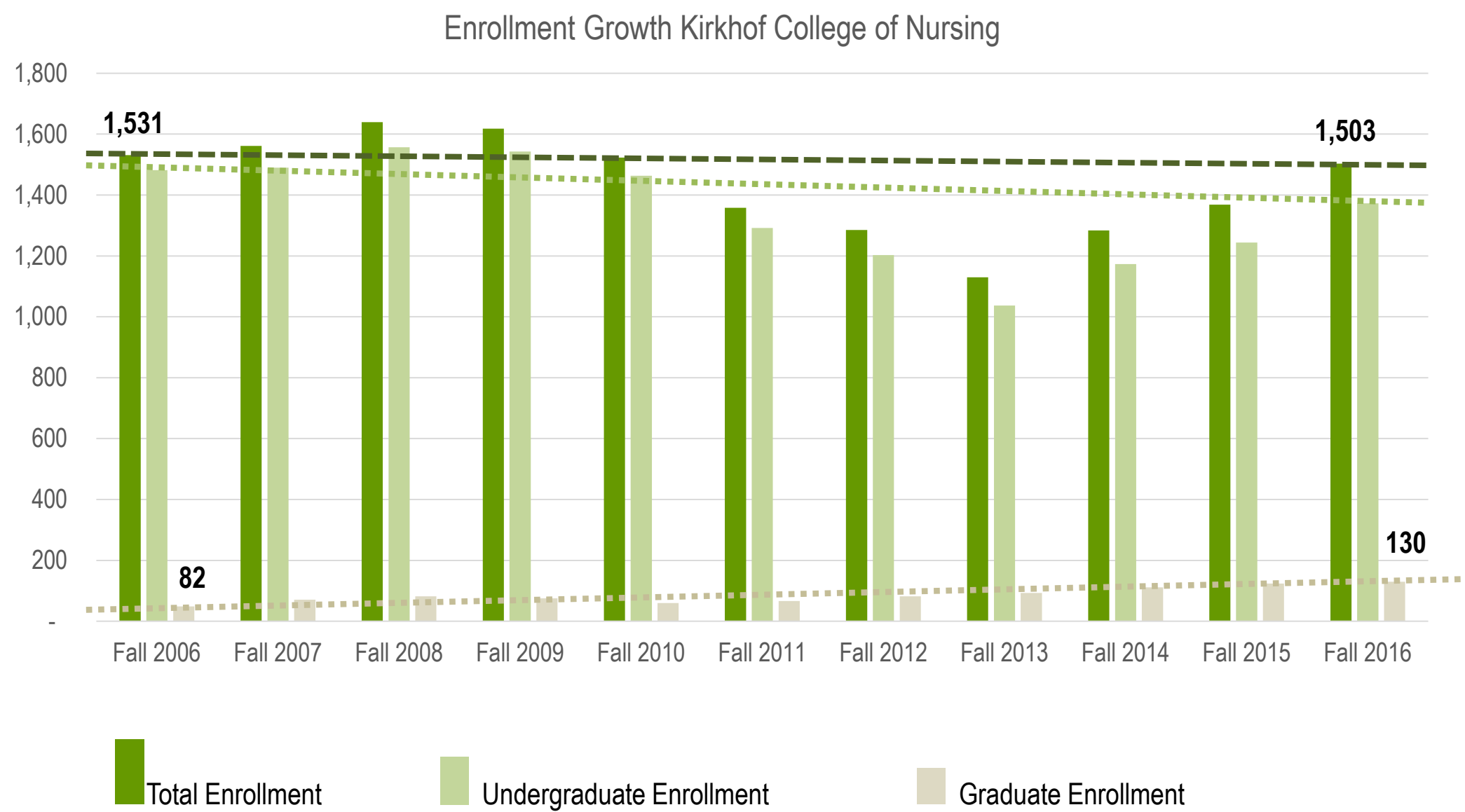


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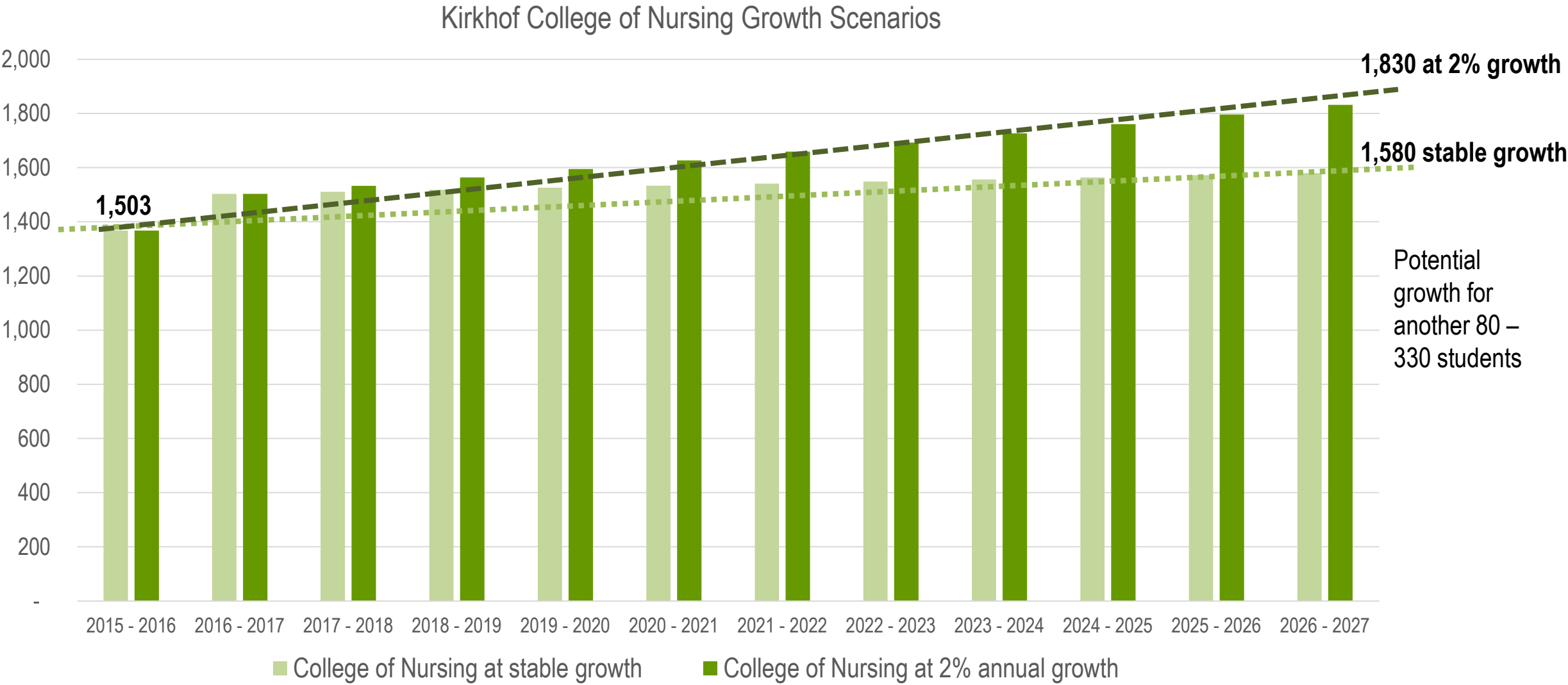
Kirkhof College of Nursing

Last 10 Years of Enrollment — Dip in Enrollment from 2010 to 2013 due to College Re-organization



Kirkhof College of Nursing

Future Enrollment Scenarios



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An aerial photograph of a city campus, likely GVSU, with a large blue overlay. The image shows a mix of modern and older buildings, green spaces, and a road. The text is centered over the image.

4 Goals and Objectives for the GVSU Belknap Campus

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

Master Plan Steering Committee Kick-Off

“The Master Plan will be a Success If . . .”

1. **Adds value to the GVSU mission and to the neighborhood**
2. GVSU is seen as a positive contributor to the neighborhood
3. Everyone in the neighborhood understands the plan
4. Residents can say they have been heard
5. Reduces neighborhood anxiety and uncertainty
6. Meets needs of current and future GVSU students*
7. Process is replicable in city
8. Honors the historic nature
9. Keeps neighborhood diversity
10. Maintains vibrant community, respects history, invites newcomers
11. Supports school-age children in neighborhood
12. Citizens figure out how to do this right

* Updated by GVSU December 21st, 2016



Preliminary Planning Goals

GVSU

1. Plan for and design the property to support the education of students in the medical and health sciences.
2. Renovate and maintain existing housing stock (accomplished)*
3. Maintain rental housing until land is needed for future development
4. Enhance safety
5. Improve traffic flow
6. Implement Michigan Street Corridor study for traffic
7. Provide adequate parking for GVSU students, staff, visitors
8. Look at parking sharing

* Updated by GVSU December 21st, 2016

NOBL

1. Plan intent compliant with Area Specific Plan
2. Understand and plan for future infrastructure needs
3. Durable, long-lasting construction
4. Preserve neighborhood character
5. Add neighborhood commercial/retail
6. Safety for school children
7. Improve walkability
8. Improve bike safety (and make Lafayette more bike friendly)
9. Limit through traffic on streets
10. Adequate and convenient parking for neighborhood residents

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BELKNAP LOOKOUT NEIGHBORHOOD NIGHT OUT



An aerial photograph of a city, likely Greenville, South Carolina, showing a large hospital complex (Grady-Clower Hospital) in the upper left, a multi-lane highway with an overpass in the middle, and a residential neighborhood with houses and trees in the foreground and right. The image is overlaid with a semi-transparent blue filter.

5 Planning Context

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Belknap Neighborhood Area Specific Plan

Neighborhood Goals

Restore and enhance our community's character, prosperity and neighborliness.


Guiding Principles:

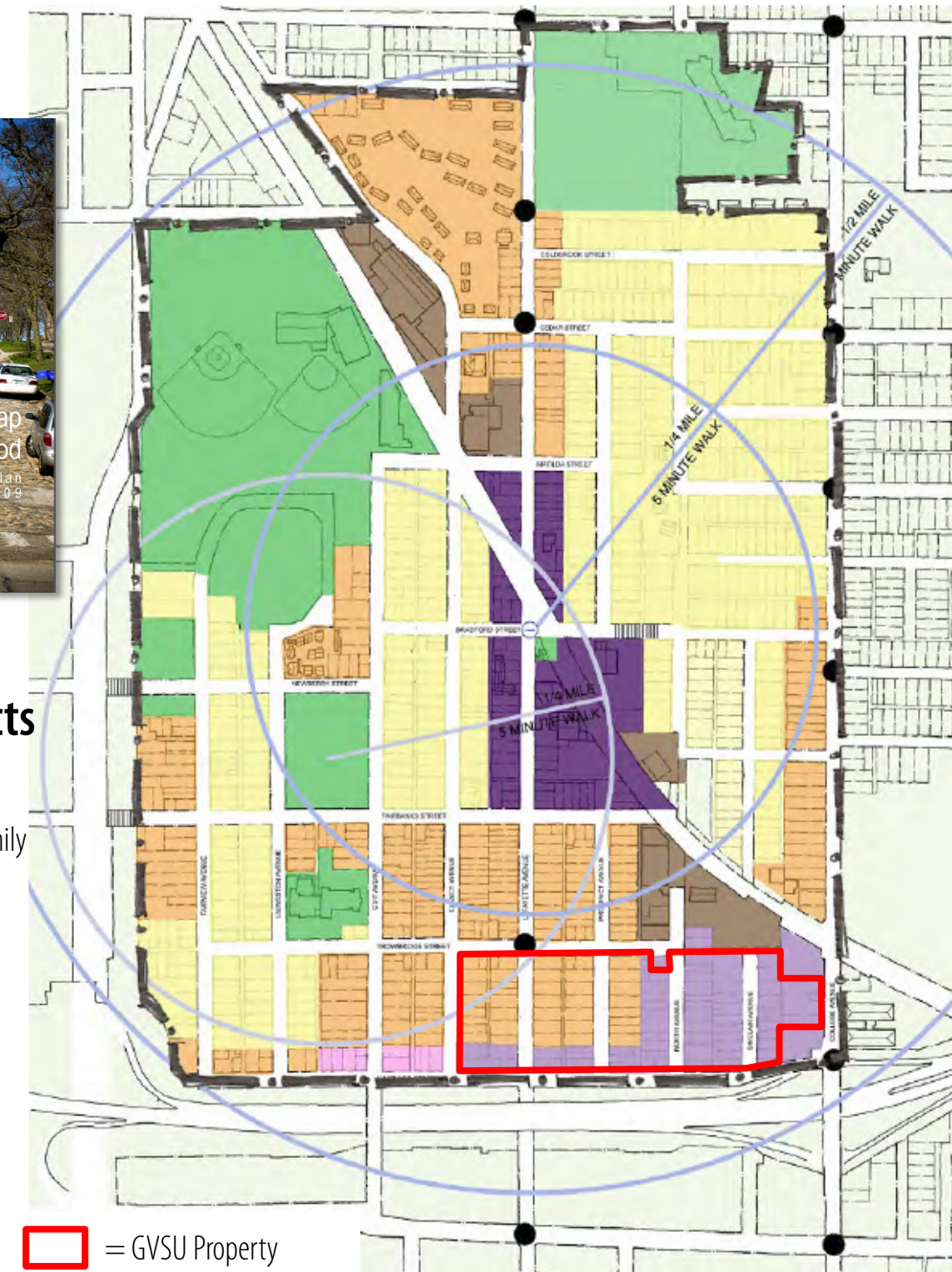
- Committed Community — a strong sense of community, working in partnership.
- Family Friendly — a safe, healthy, attractive and walkable community. Support of Coit School.
- Green — usable parks, alternative energy sources, energy efficient, connected.
- Housing Stock — Commitment as a residential neighborhood. 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



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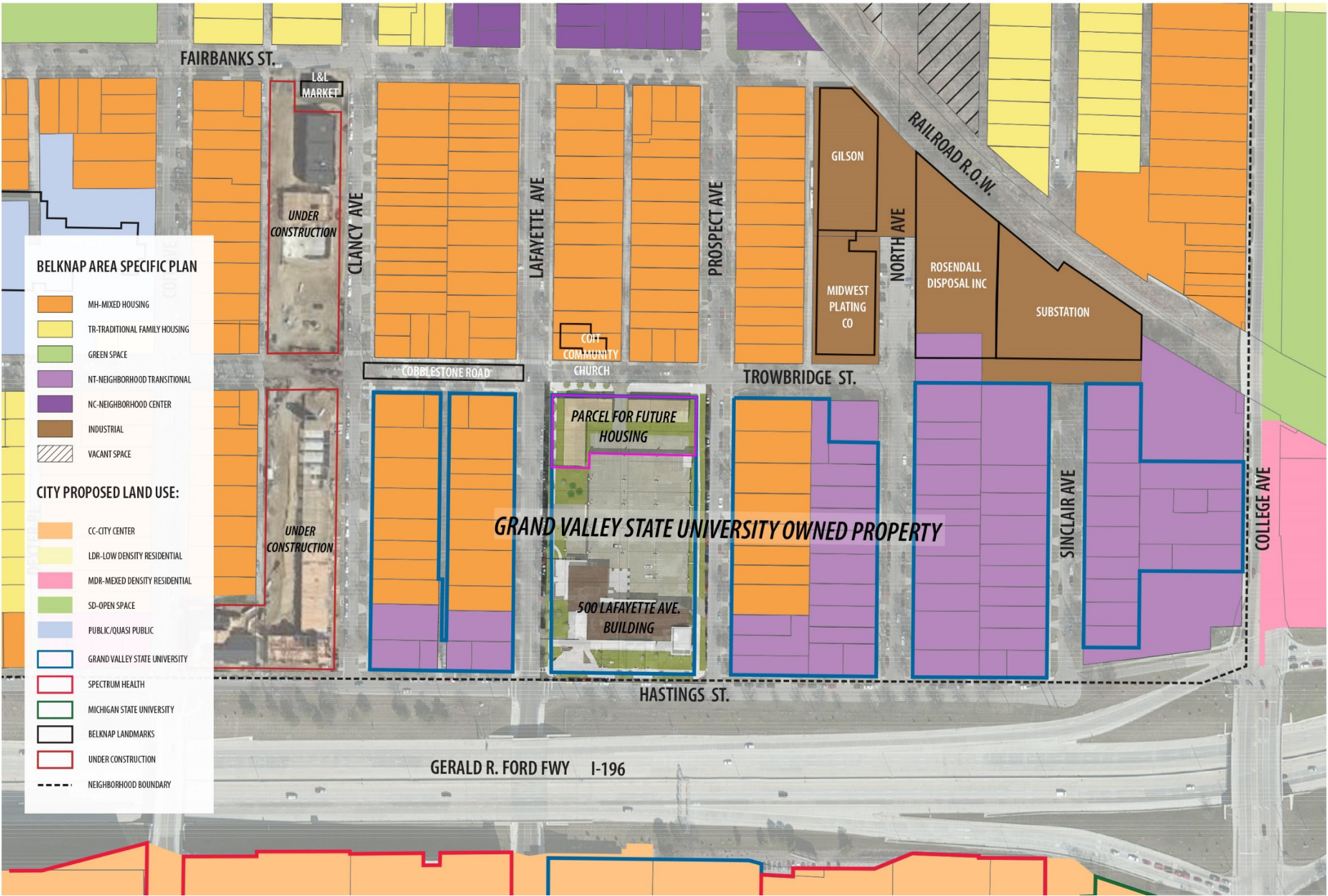
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Belknap Lookout Proposed Land Use and Area Specific Plan

Area Specific Plan, 2009 Enlarged

Neighborhood Transitional — NT

Serves as a **visible entrance for the neighborhood** and provide 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.



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GVSU Five-Block Area Existing Land Use

LEGEND

- Single Family
- Multi-Family 2 Units
- Multi-Family 3 or More Units
- Commercial
- Industrial
- Institutional
- Park / Open Space

EXISTING LAND USE:

- SINGLE FAMILY
- MULTI-FAMILY - 2 UNITS
- MULTI-FAMILY - 3 OR MORE UNITS
- COMMERCIAL
- MEDICAL FACILITIES
- INDUSTRIAL
- PUBLIC/QUASI PUBLIC
- PARKS
- VACANT LOT
- PARKING LOT

GRAND VALLEY STATE UNIVERSITY

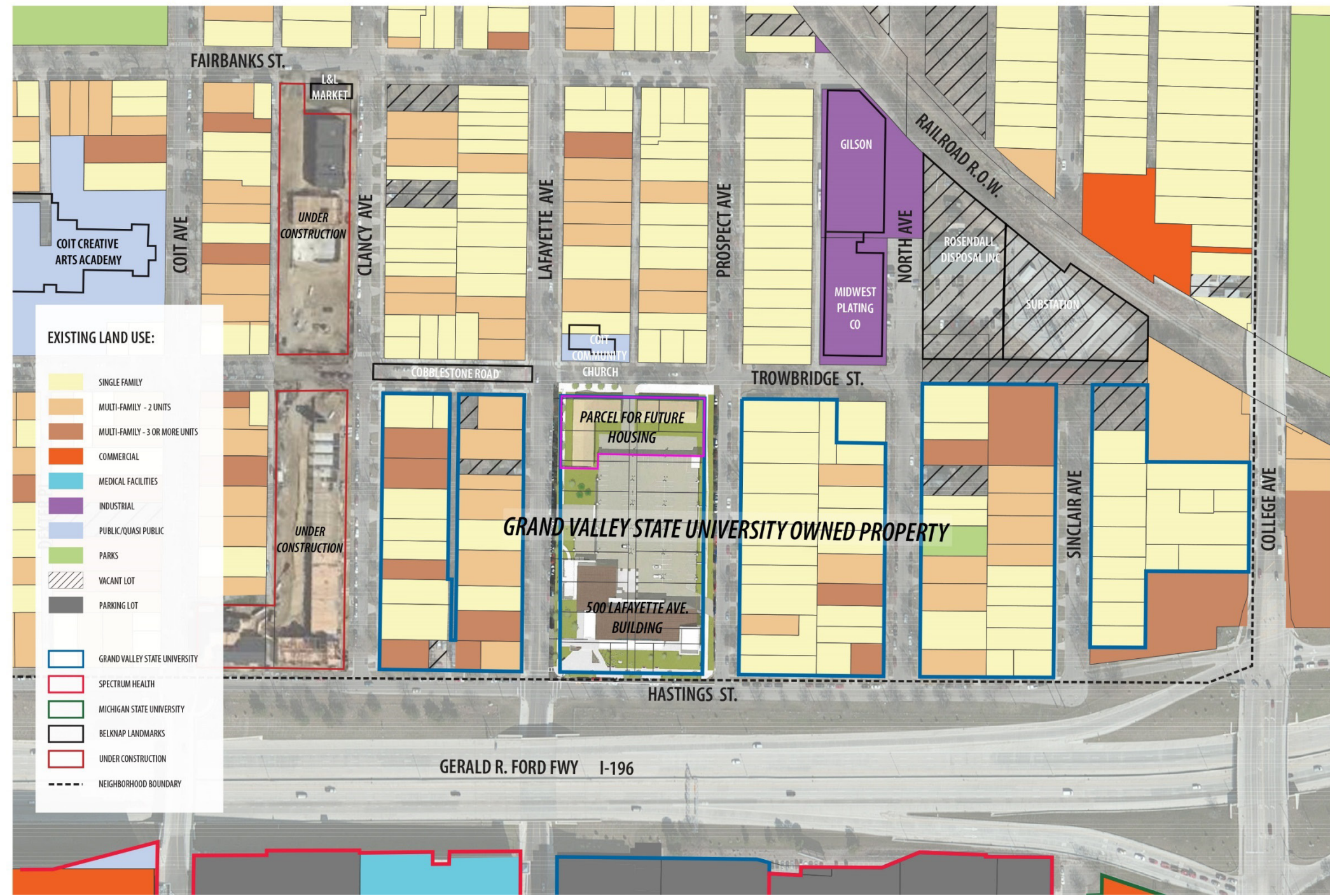
SPECTRUM HEALTH

MICHIGAN STATE UNIVERSITY

BELKNAP LANDMARKS

UNDER CONSTRUCTION

NEIGHBORHOOD BOUNDARY



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Existing Rental Housing and Recent Investment

- GVSU has invested over \$990,000 in housing repairs and rehab for existing homes.
- Additional payments made in lieu of property taxes amount to more than \$450,000.
- GVSU is seeking developer proposals to build approximately 20-30 units of housing on north end of Block 2, facing Trowbridge.
- GVSU is targeting 70% of units as affordable housing.



Future Housing Site at Trowbridge and Lafayette

Preserve. Enhance. Transform.

- Preserve gateways, views, character
- Preserve Coit Academy and Coit Park - both assets
- Preserve bus route for Coit School
- Preserve Trowbridge cobblestone street

- Improve neighborhood parks
- Improve neighborhood entries
- Improve walkability and safety (children, bikes, peds)
- Improve underpasses and stairways

- Topography, railroad & freeway limit neighborhood access
- Traffic challenge (Michigan at Coit, Clancy Street, buses on Lafayette)
- Hastings is not friendly (to peds, bikes, or cars)
- Outdated industrial
- No coherent commercial district



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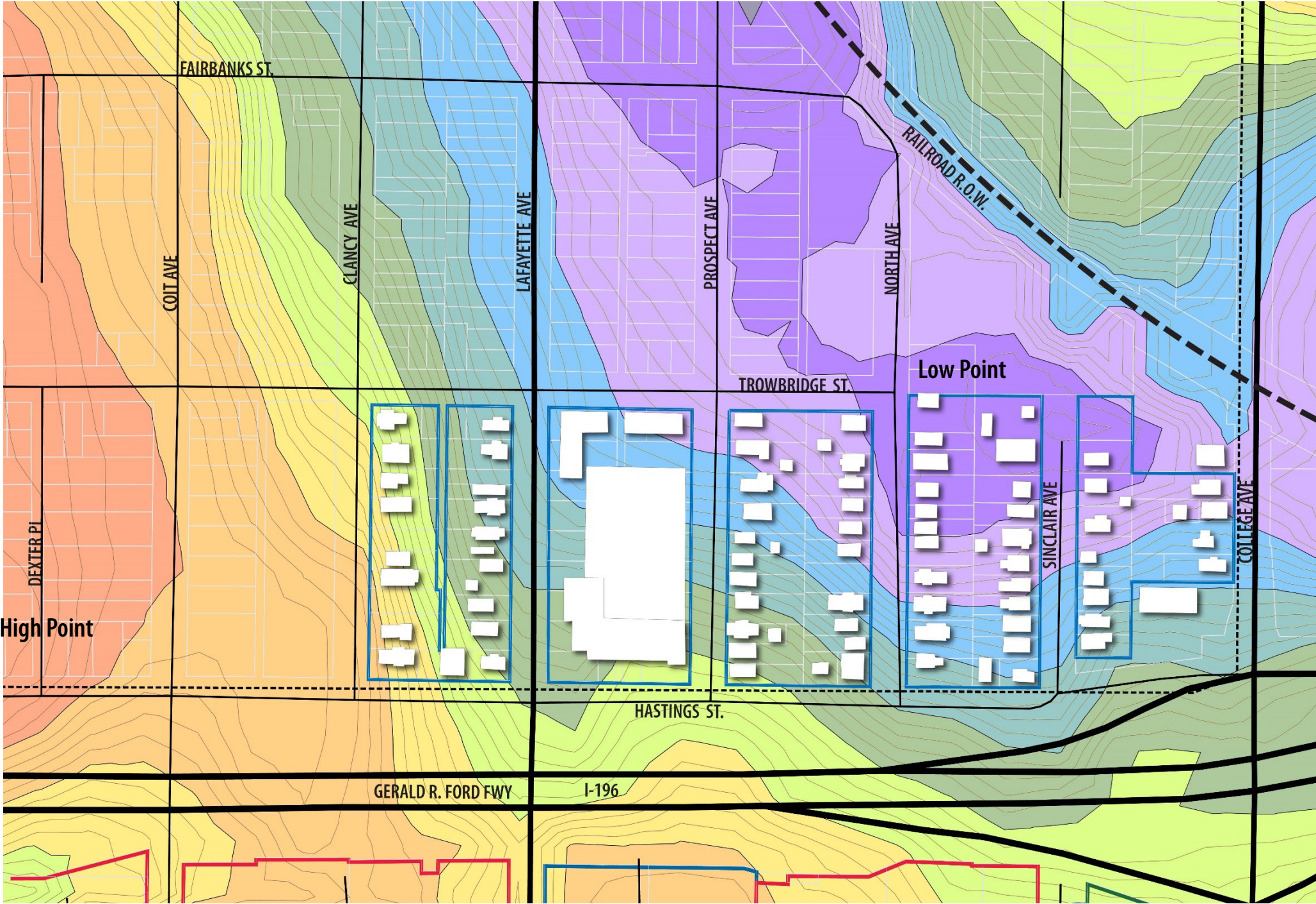
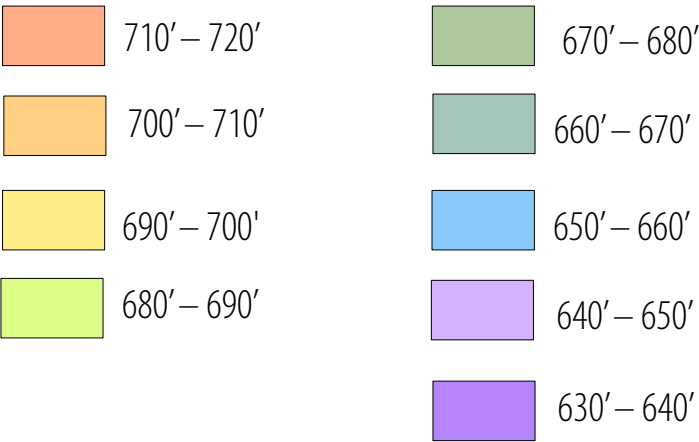
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Belknap Neighborhood Assets



Topography – Elevation Change

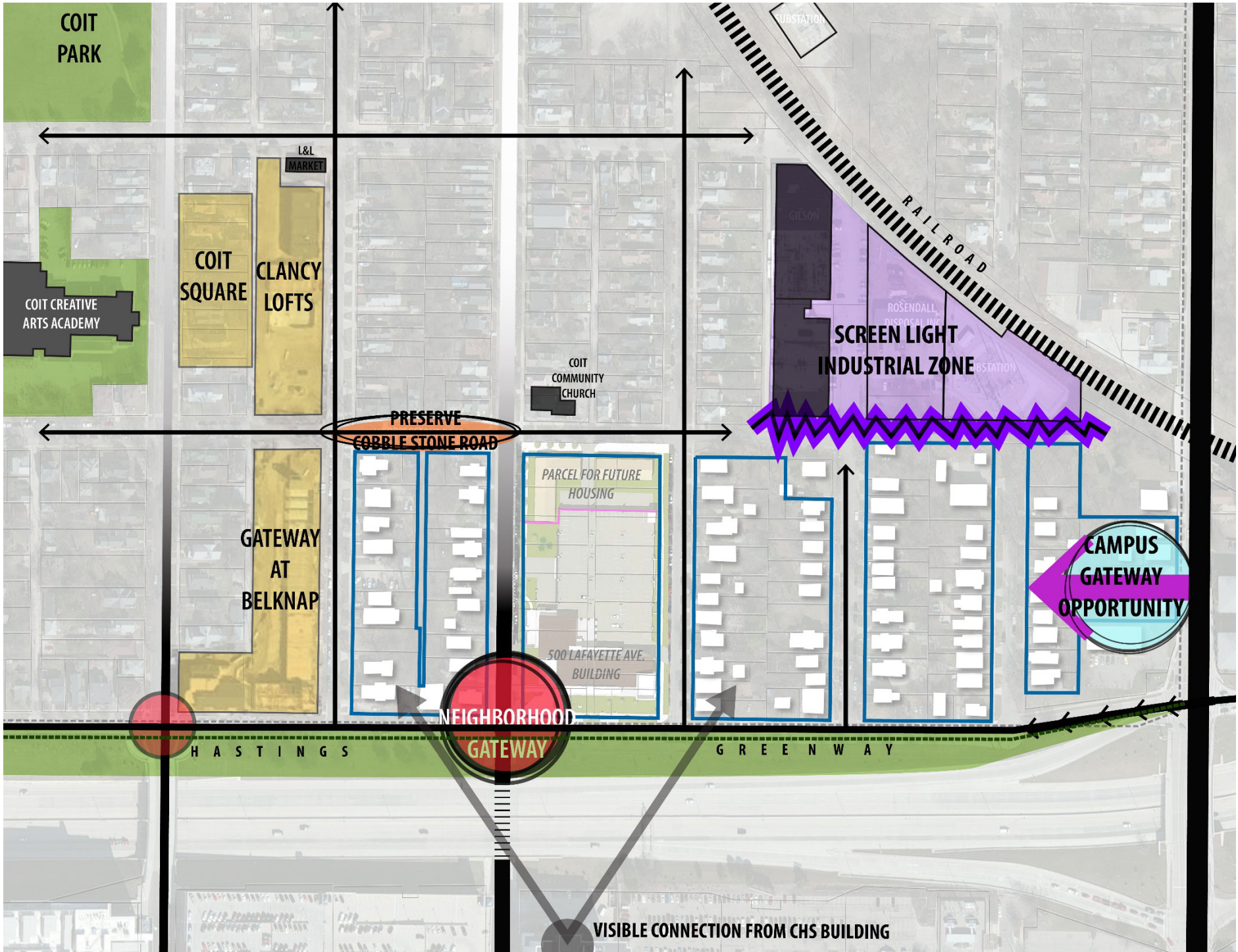
- 70-80' change in elevation from high point to low point on map
- Typical block change in elevation of 30-40' from south to north



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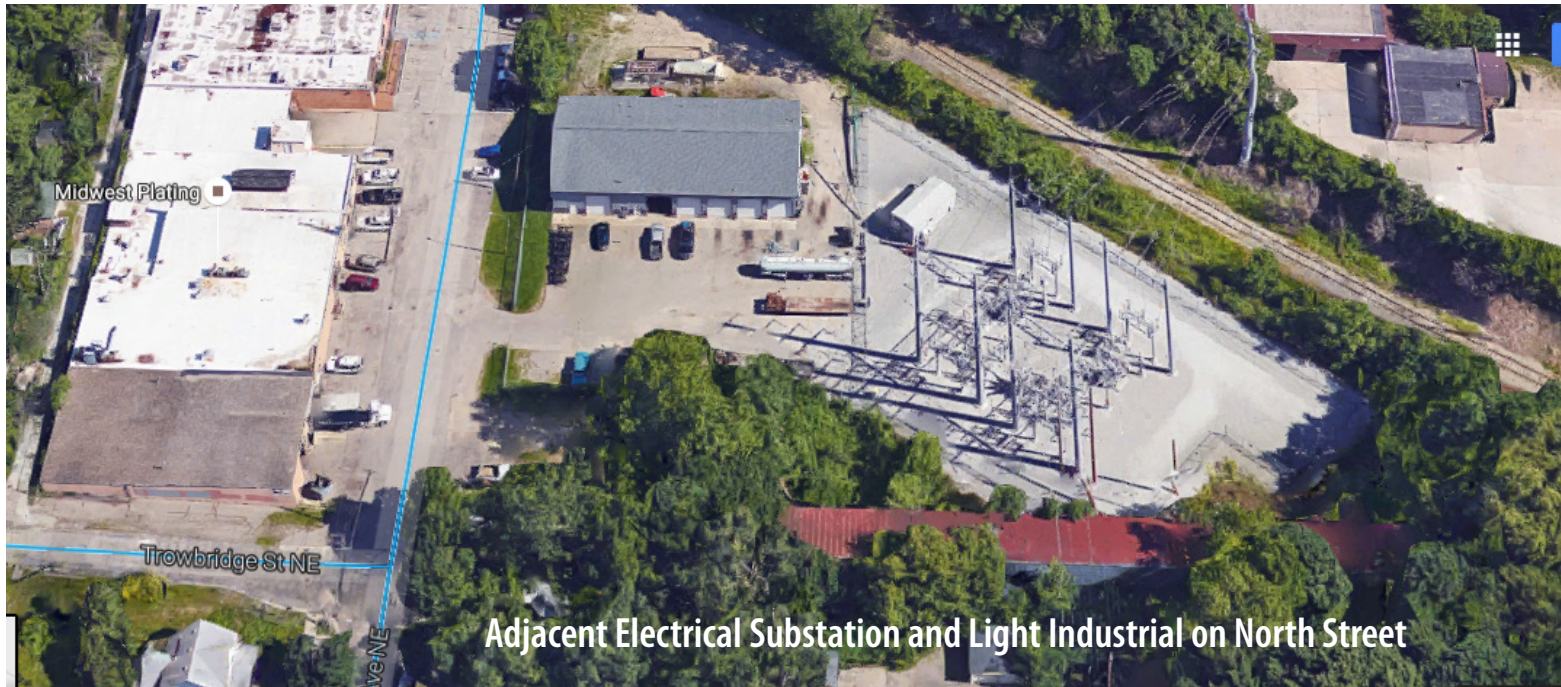
Summary Analysis



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Adjacent Context and Infrastructure



Adjacent Electrical Substation and Light Industrial on North Street



View of Substation from Sinclair St



Sinclair St. Power Lines at Hastings St.



Existing Hastings Street Gateway at College Ave.



One-way entry drive on Hastings St.

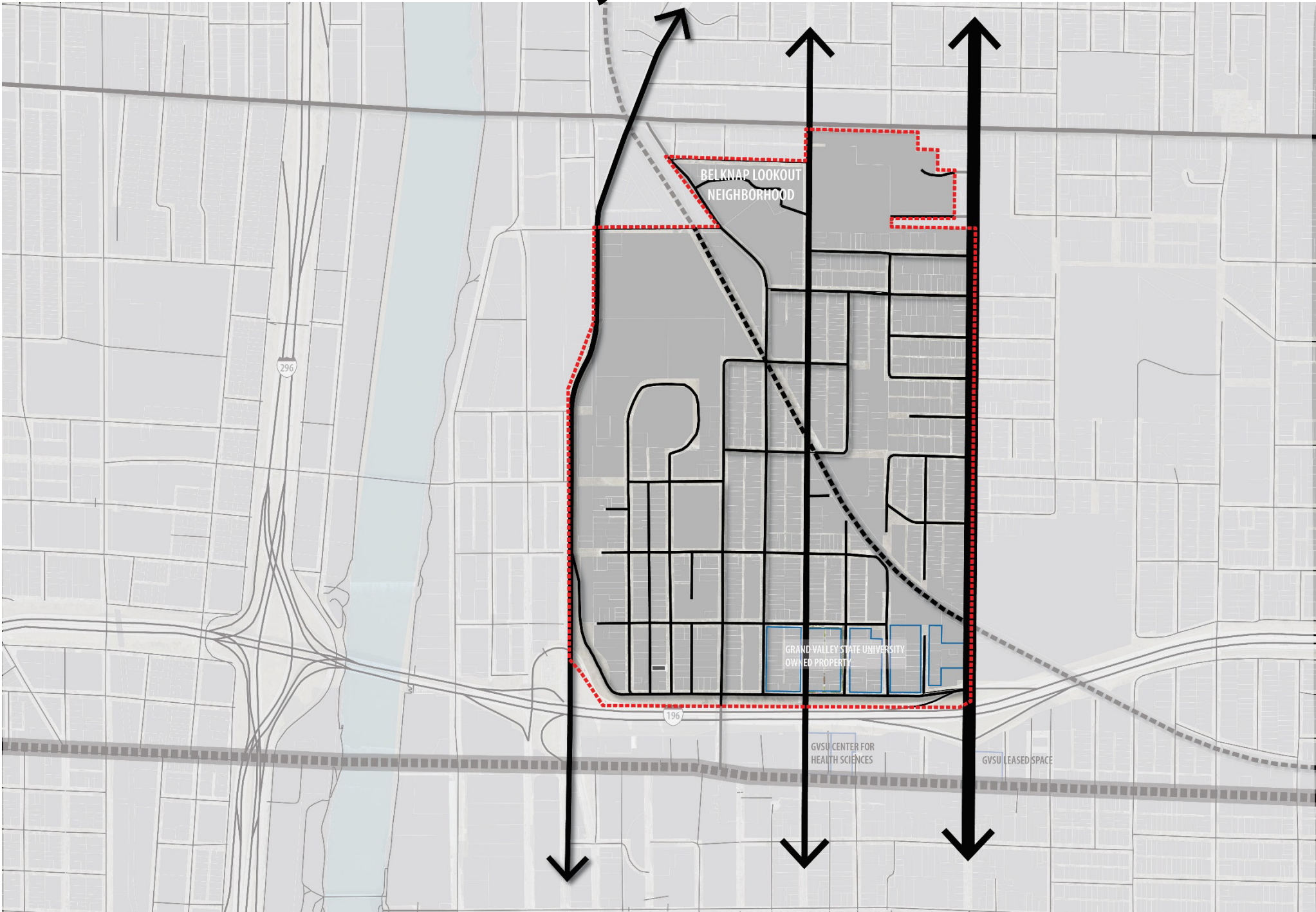
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6 Circulation and Parking

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Circulation and Access – Lack of Connectivity



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City Proposal for Hastings and College Avenue Connection

(Map from the Michigan Street Corridor Study, 2015)



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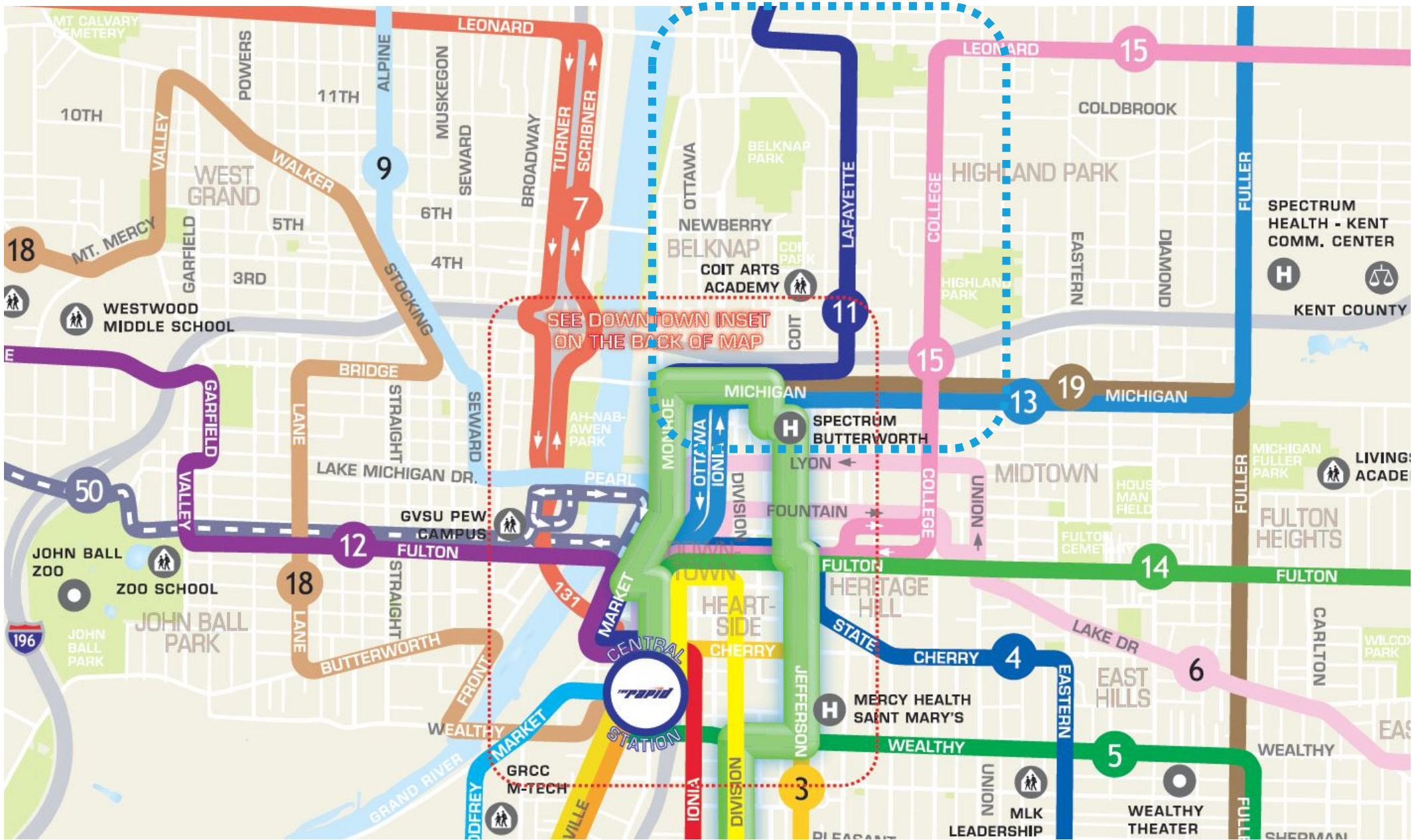
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The Rapid – Relevant Bus Routes

Six Rapid Bus Routes Serve the Neighborhood:

- #11 – Plainfield
- #13 – Michigan/Fuller North
- #15 – East Leonard
- #19 – Michigan Crosstown
- #50 – GVSU Connector/The Laker Line
- The Silver Line

The Downtown Dash Shuttle **does not connect** the Pew Campus to the CHS and Health Hill



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The Laker Line

Bus Route #50, The Laker Line Connects Allendale, Pew Campus and Health Hill



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The Laker Line

Future BRT Serving GVSU and Allendale

- 13.3 Mile Route
- **Replaces current Route 50 bus service** (but travels same route)
- Shortens travel time by 5 minutes
- Buses every 6 minutes
- 14 stations total, 5 stops downtown
- Connects to Medical Mile, including MSU
- Connects to Silver Line
- Bus Rapid Transit – 60' articulated buses, raised platforms, advanced ticketing
- Implementation Status: Pending Federal funding*

* Updated by GVSU December 21st, 2016



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The Rapid – #11 Plainfield

Connects NE Neighborhoods with Belknap, Downtown on Lafayette

Schedules:

- weekdays from 5:21 am to 12:21 am
- Saturdays from 5:27 am to 9:21 pm
- Sundays from 7:21 am to 6:21 pm

Headways:

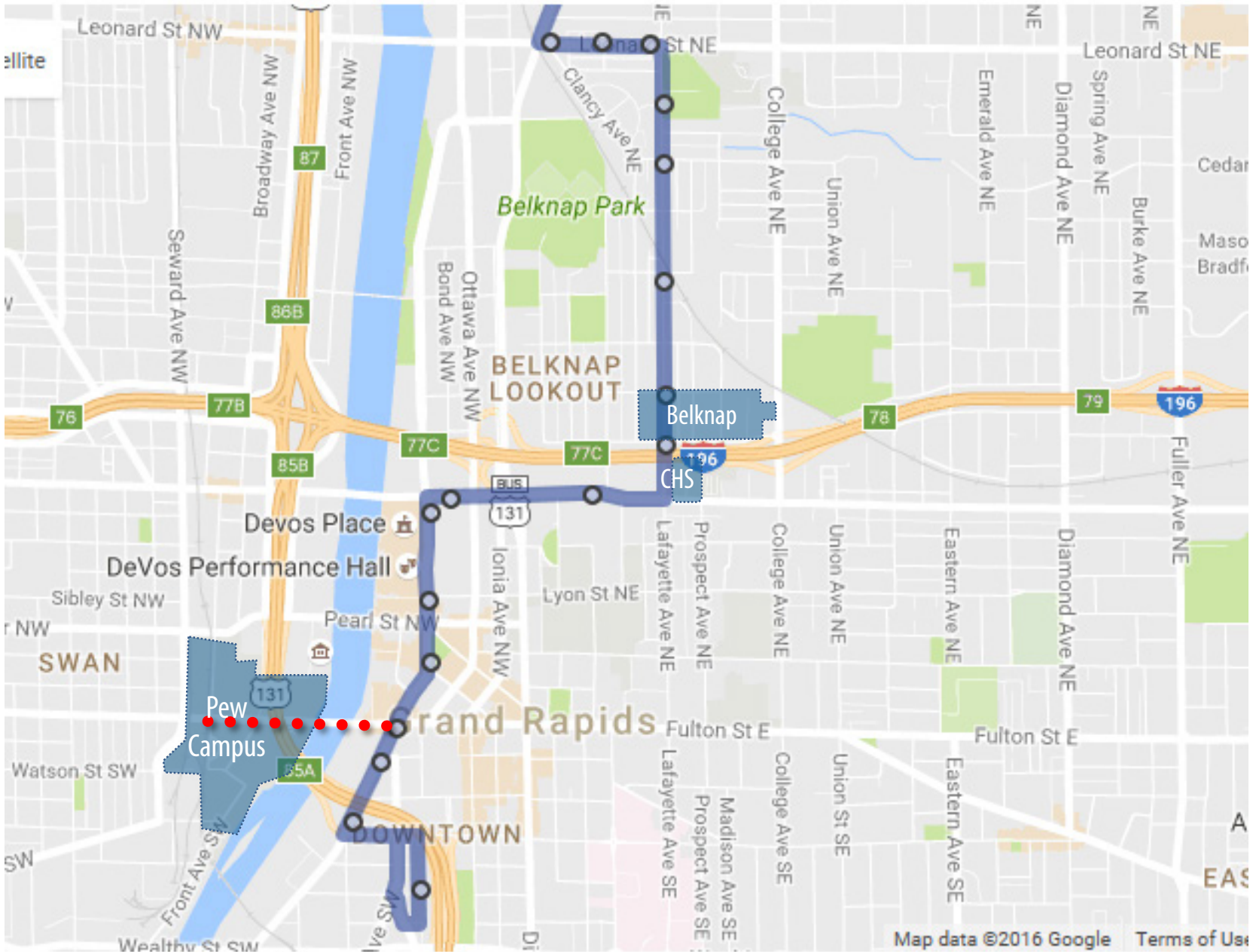
- Weekdays Peak (am and pm rush) – Every 15 min.
- Weekdays Off-Peak – Every 30 min.
- Weekends – Every 60 min.

Time:

From Lafayette at Hastings to Fulton at Market = 5 minutes **(peak hour delays stretching it to 9 min. or more)**

Comments:

- Not as convenient as Laker Line, but could walk to Fulton/Market stop



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Student Parking

Impact of Expanded Residential Permit Parking Program on Student Parking

- GVSU students ride the bus, carpool, walk, bike and drive to classes at Cook DeVos Center for Health Sciences (CHS).
- Some students park at the Pew Campus and ride the Rapid to CHS, or come from Allendale and ride the bus.
- The exact number of students parking in the Belknap Neighborhood cannot be determined. However...



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.
- They conducted a total of 774 surveys over a five-day period (over 80% of students participated in the survey).
- 49% of respondents said they park on neighborhood streets.




Student Parking

Impact of Expanded Residential Permit Parking Program on Student Parking

- Based on the Fall 2016 total enrollment for classes at CHS, 49% of students parking on residential streets range from 150 – 390, with a daily average of 285 students.
- 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.**



An aerial photograph of a city campus, likely GVSU, with a blue overlay. The image shows a mix of modern academic buildings, residential houses, and green spaces. A large white number '7' is centered over the image, and the text 'Campus Character' is written in a large, white, sans-serif font below it.

7 Campus Character

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Setting the Stage - Urban Campuses and Social Spaces

Emphasis on Quality, Durability, and Academic Mission



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Urban Neighborhood Gateways

Seward Park, Chicago IL



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Neighborhood Amenities

Potential Additions



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Contextual Parking

Garage Architecture, Active First Floor, Green Edges



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Pedestrian Environments

Greenways, Walkways, Safer Crossings



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8

Alternative Planning Concepts

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GVSU Preliminary Program Needs

For Next Ten + Years

Potential growth for another 600 to 1,100 students in College of Health Professions

Potential growth for another 80 – 330 students in Kirkhof College of Nursing

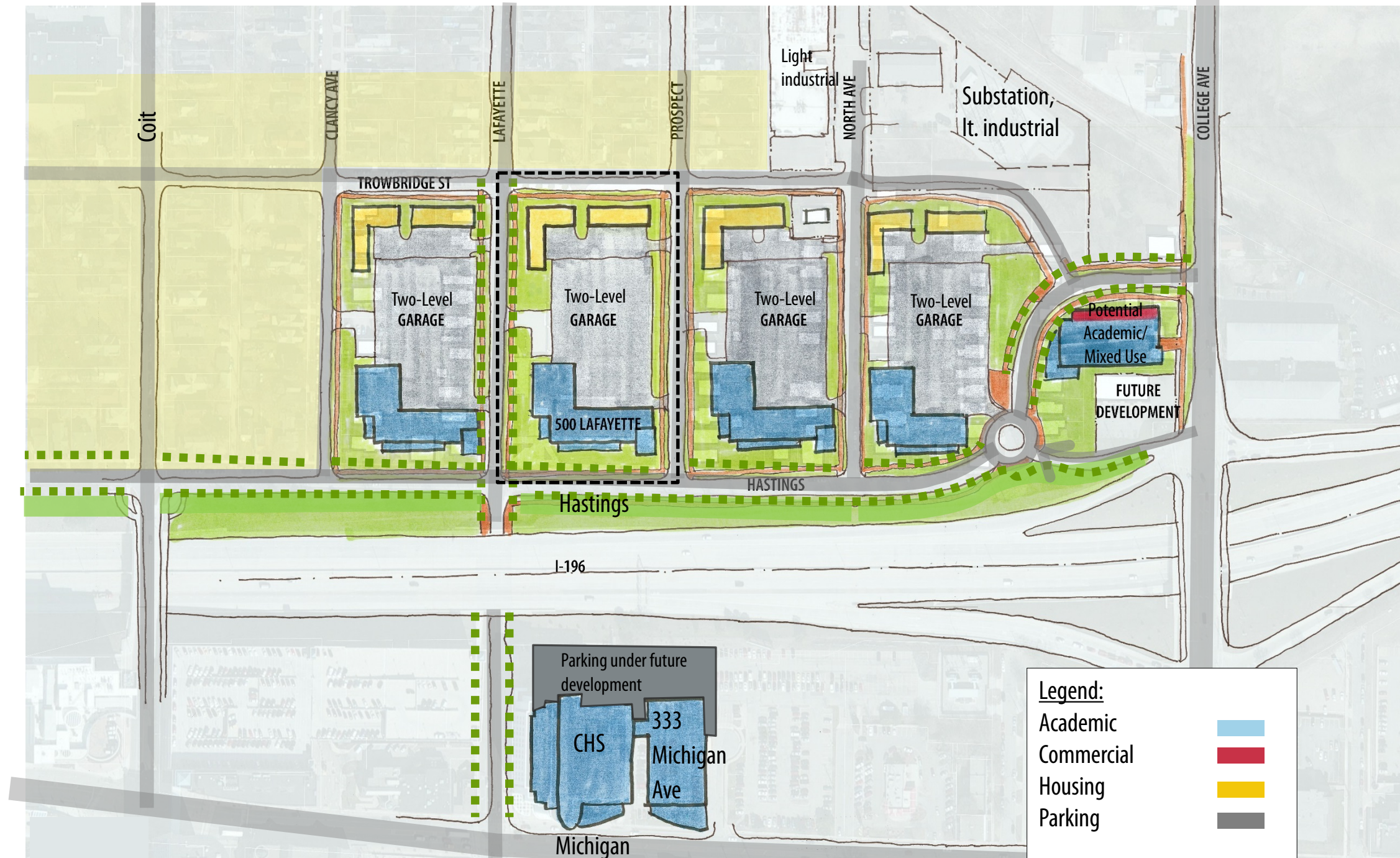
GVSU POTENTIAL DEMAND NEXT 2 - 10 YEARS				
	EXISTING: COOK-DEVOS CHS	UNDER CONSTRUCTION: 500 LAFAYETTE	FUTURE PHASE: 333 MICHIGAN ST.	APPROXIMATE TEN-YEAR TOTAL
GROSS SQUARE FEET	217,458	83,851	160,000	461,309
NET ASSIGNABLE SQUARE FEET	130,475	50,311	96,000	276,785
APPROX. NO. OF STUDENTS	790	230	540 - 700 Students	1,560 - 1,720
NO. OF FACULTY / STAFF	200	110	200 - 215	510-525
EXISTING & PROPOSED PARKING FOR FACULTY, STAFF & VISITORS *	325	125	250	700

* Parking shown and proposed does not include parking for students.

Early Alternatives

Alternative 1

- Assumes 3-story academic buildings
- +/- 300,000 GSF, in addition to 500 Lafayette and 333 Michigan Street
- Potential additional parking for +/- 750 spaces (2 levels each block)



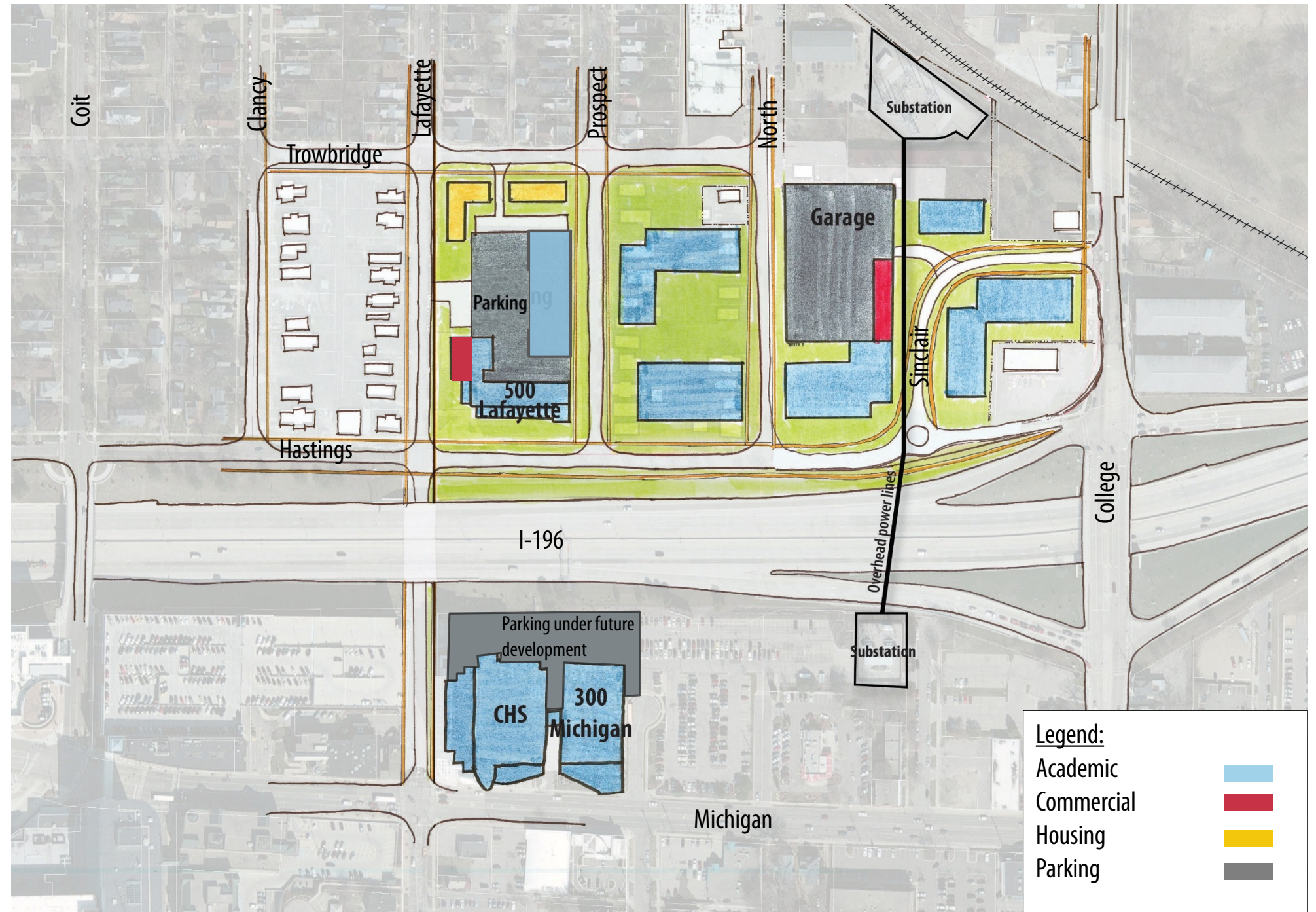
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Master Plan Implications with Proposed Garage

Baseline Concept – Concept A

- Potential for up to 310,000 to 415,000 new square feet of academic buildings (3 - 4 stories).
- Could add over 1,100 future students, plus 350 faculty and staff.
- Garage capacity up to 980 spaces at 5 levels.
- Grade change limits the visual impact of proposed garage (located in a low area).
- Garage proposed near substation, light industrial, away from most existing residences.
- This Alternative has the lowest square feet of potential future academic use of any alternative.
- Garage dominates entry view off College Ave.
- This Alternative has highest amount of parking of any alternative.



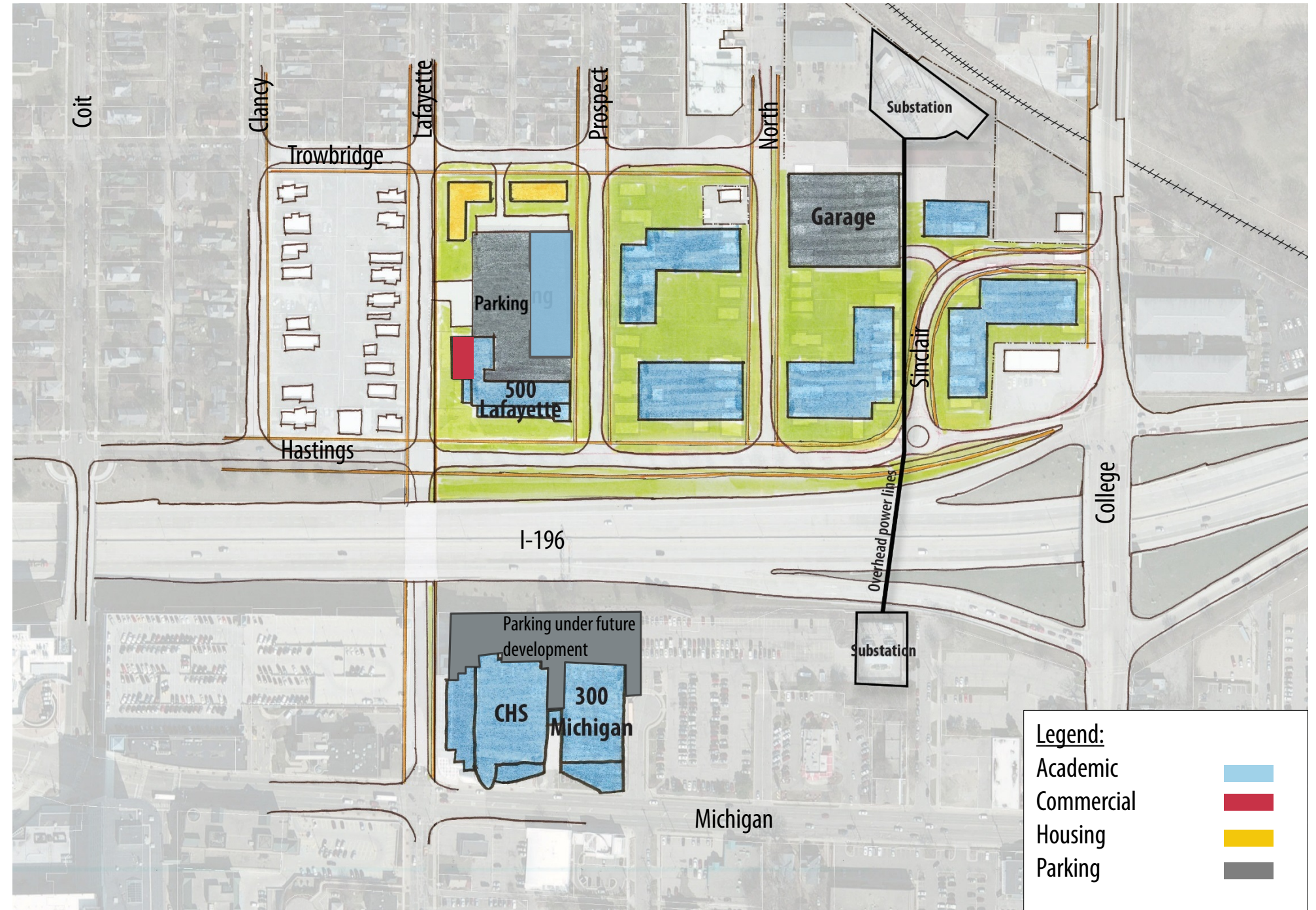
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Master Plan Alternatives Concept B

Alternative B

- Potential for up to 330,000 to 430,000 new square feet of academic buildings (3 - 4 stories).
- Could add over 1,235 future students, plus 375 faculty and staff.
- Garage capacity up to 570 to 680 spaces (at 5 or 6 levels).
- Grade change limits the visual impact of proposed garage (located in a low area).
- Garage proposed near substation, light industrial, away from most existing residences.
- Stronger visual presence of GVSU at entry off of College Ave. – views to green space and academic buildings.
- Lowest amount of parking for any alternative.



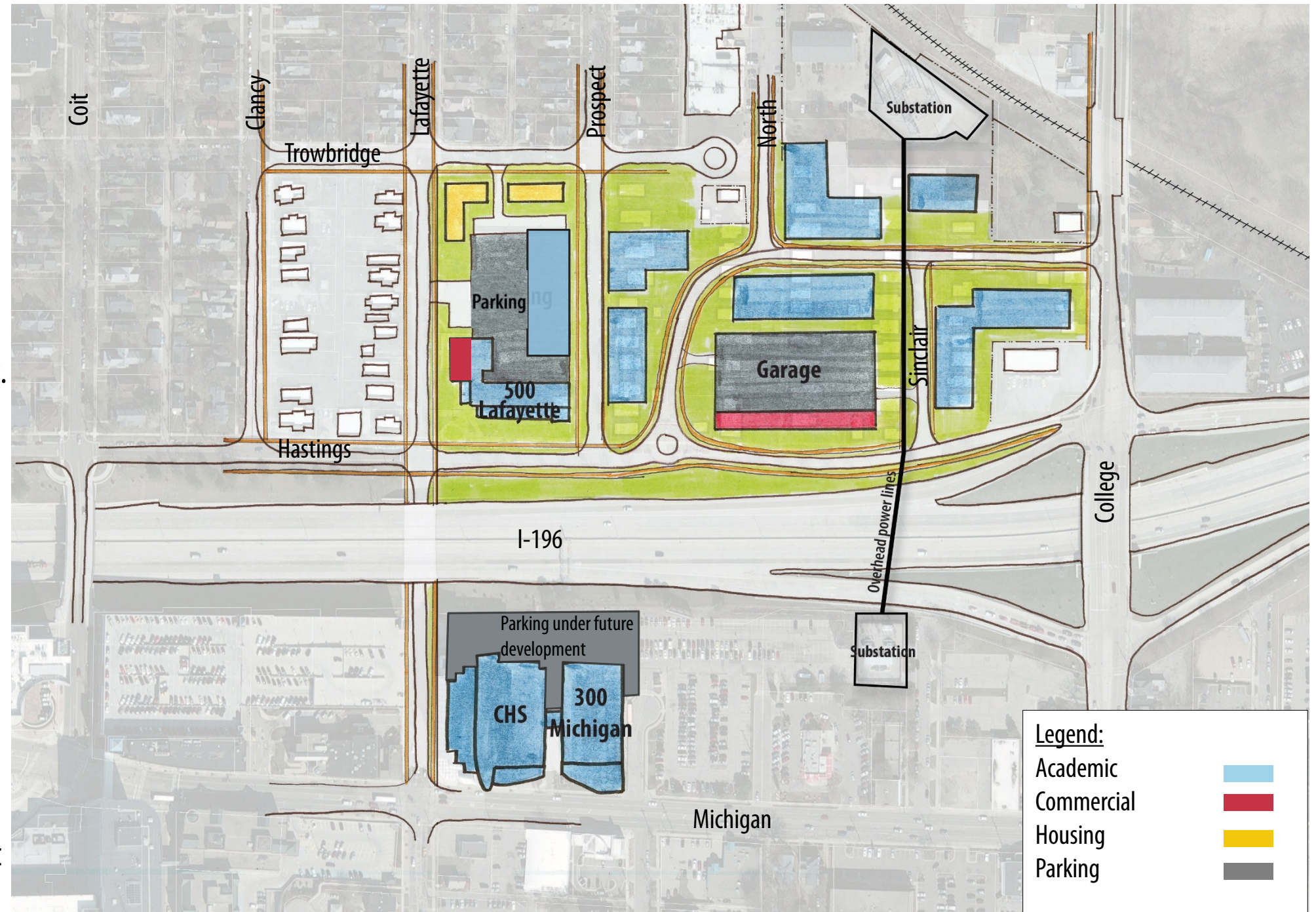
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Master Plan Alternatives Concept C

Alternative C

- Potential for up to 326,000 to 435,000 new square feet of academic buildings (3 - 4 stories).
- Could add over 1,225 future students, plus 370 faculty and staff.
- Garage capacity up to 815 spaces (at 5 levels).
- Garage location shifted south toward Hastings St.
- Garage location at higher elevation, more visually prominent.
- New entrance off of College Avenue and connection to Hastings St. shifts to North Street.
- Trowbridge connection to North Street cut off to discourage non-local traffic.
- Strong visual presence of GVSU at entry off of College Ave.
- Better balance of future square feet for academic use with amount of future parking.



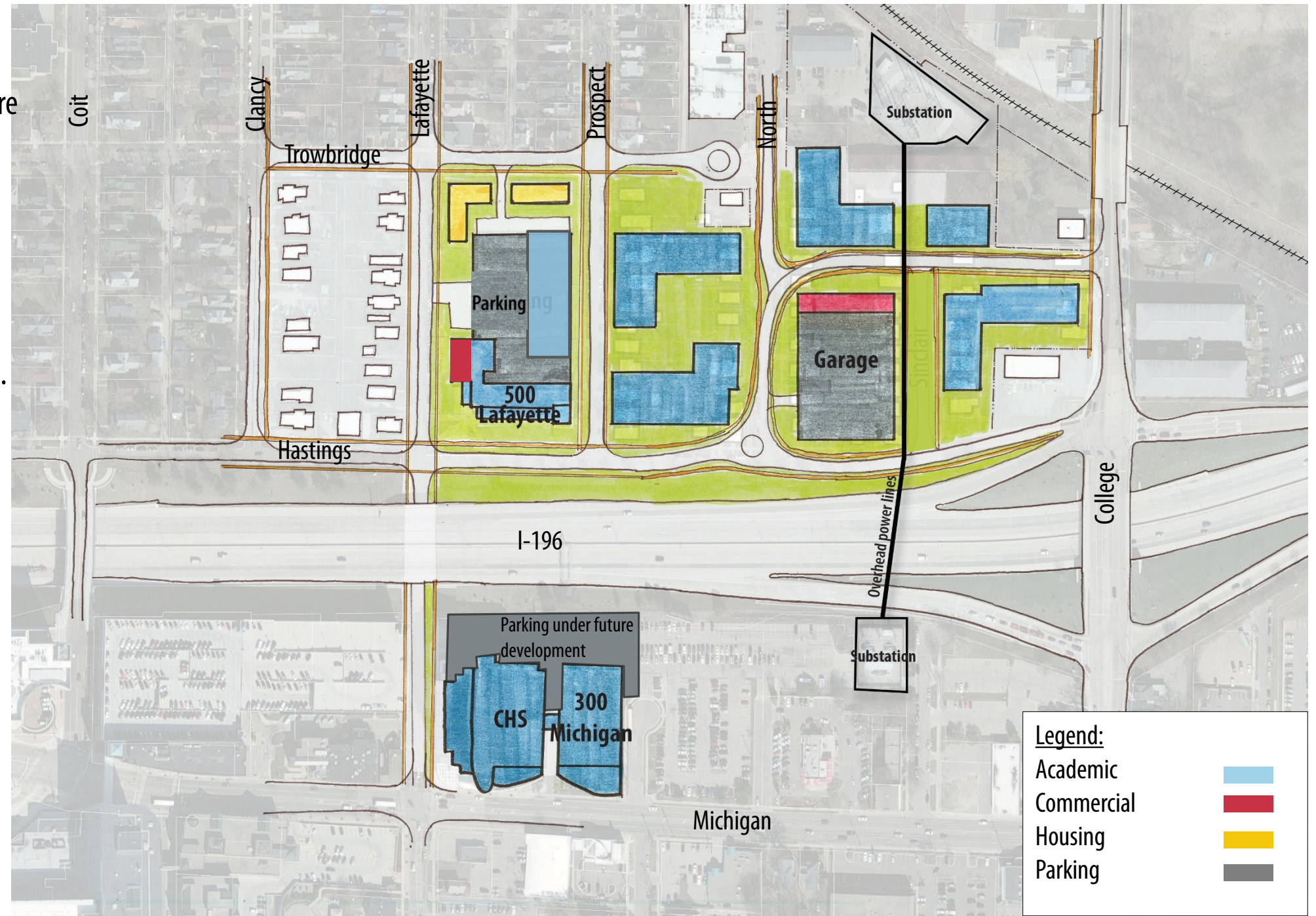
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Master Plan Alternatives Concept D

Alternative D

- Potential for up to 345,000 to 450,000 new square feet of academic buildings (3 - 4 stories).
- Could add over 1,290 future students, plus 390 faculty and staff.
- Garage capacity up to 750 spaces (at 5 levels).
- Garage location shifted south toward Hastings St.
- Garage location at higher elevation, more visually prominent.
- New entrance off of College Avenue and connection to Hastings St. shifts to North Street.
- Trowbridge connection to North Street cut off to discourage non-local traffic.
- Stronger visual presence of GVSU at entry off of College Ave.
- Highest amount of academic square footage of any alternative.



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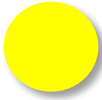


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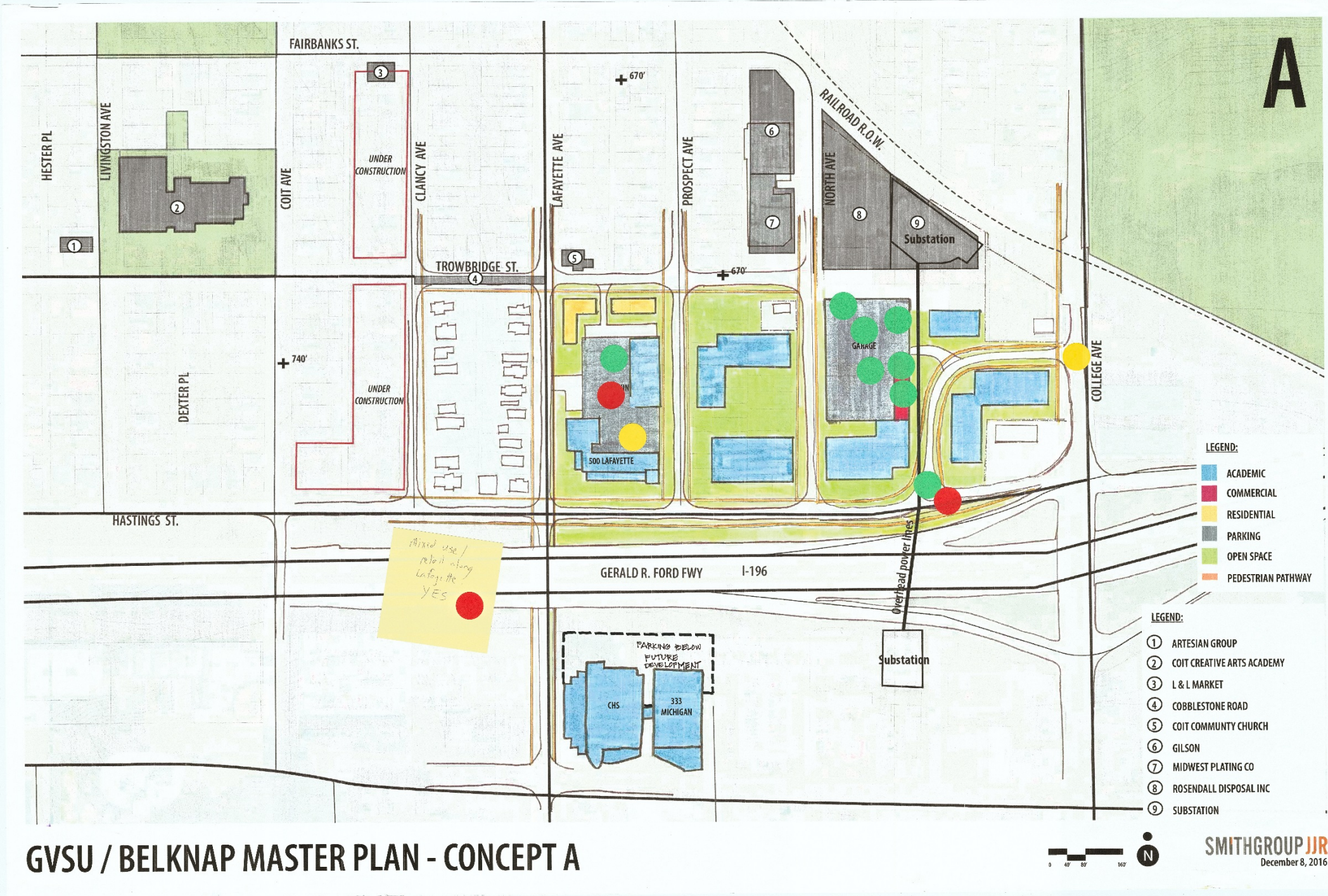
9 Discussion and Next Steps

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Discussion and Evaluation of Alternatives

-  **Ideas with Merit – Continue to Develop**
-  **Ideas with Potential – Needs Further Study**
-  **Misfires – Ideas not Worth Pursuing**
-  **Write on Post It Notes – Other Comments?**

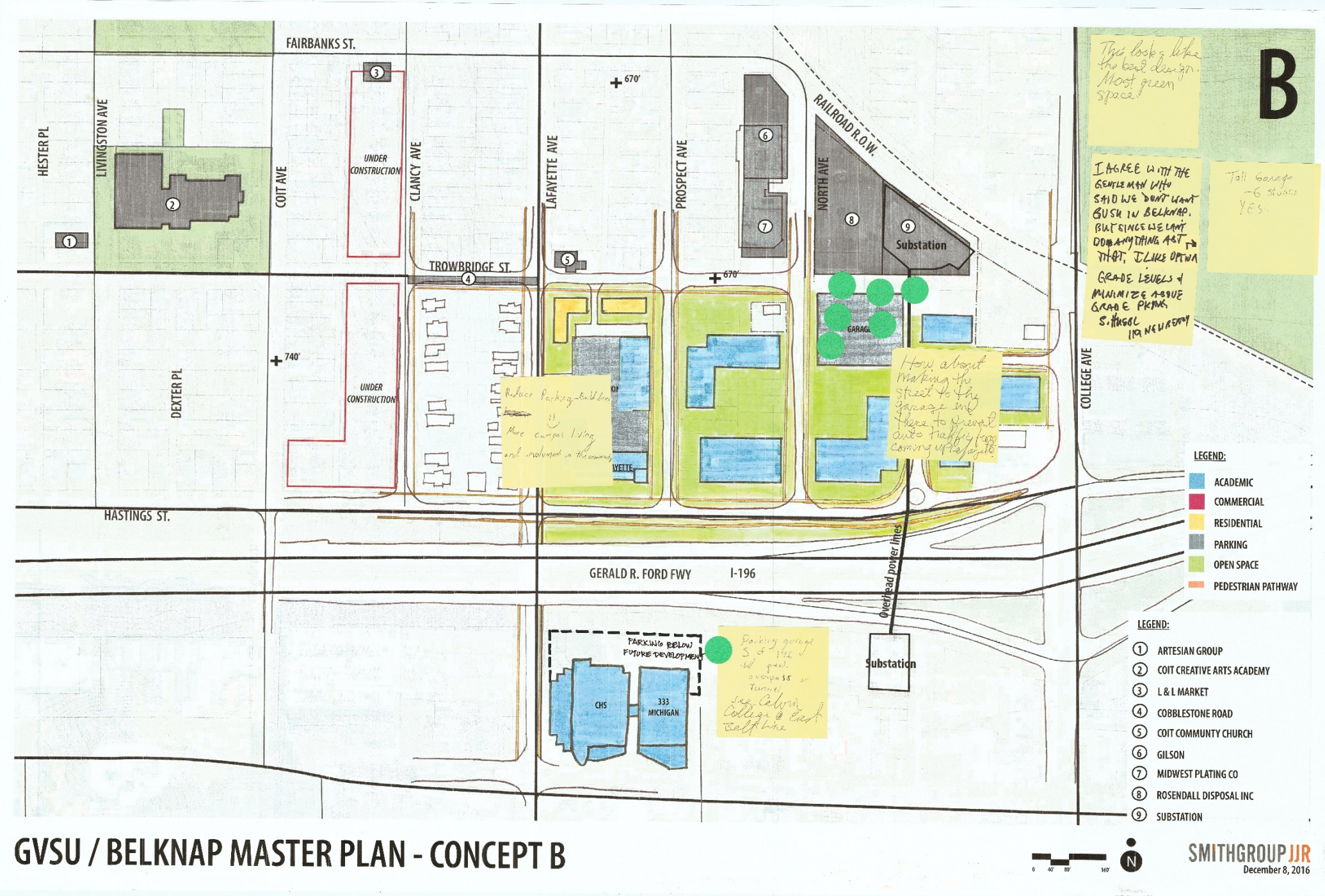
Preliminary Feedback from Public Open House



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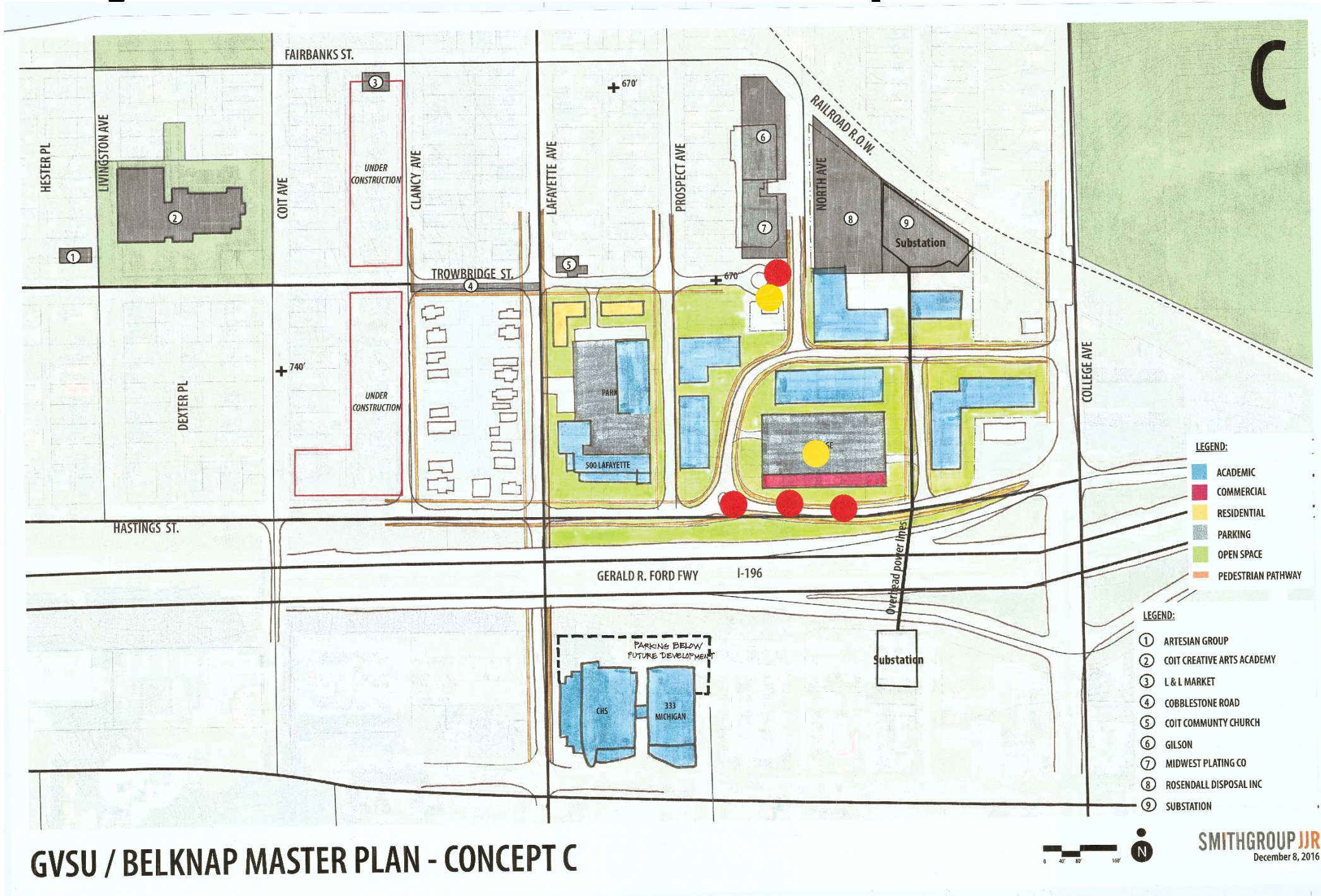
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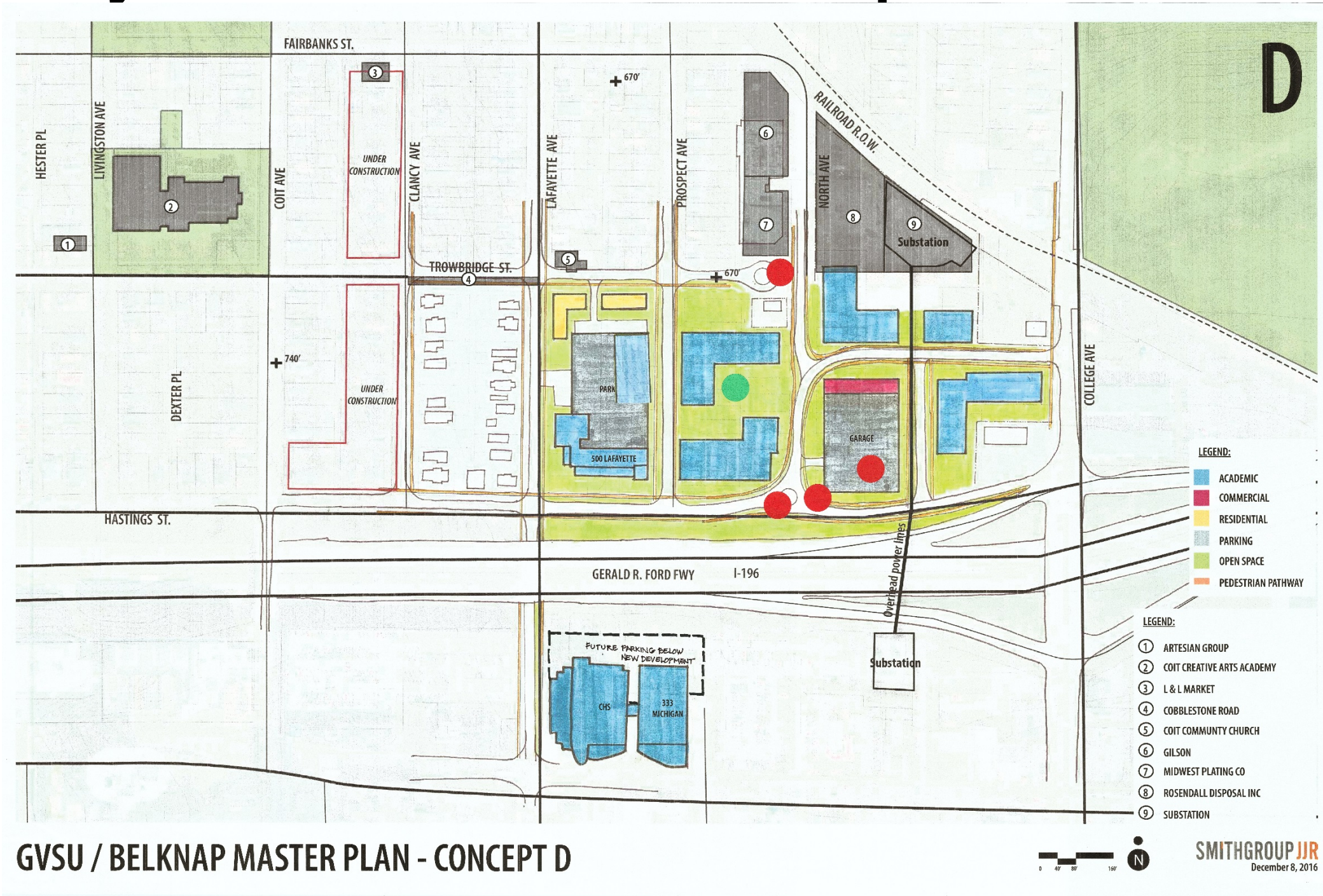
Preliminary Feedback from Public Open House



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

DRAFT

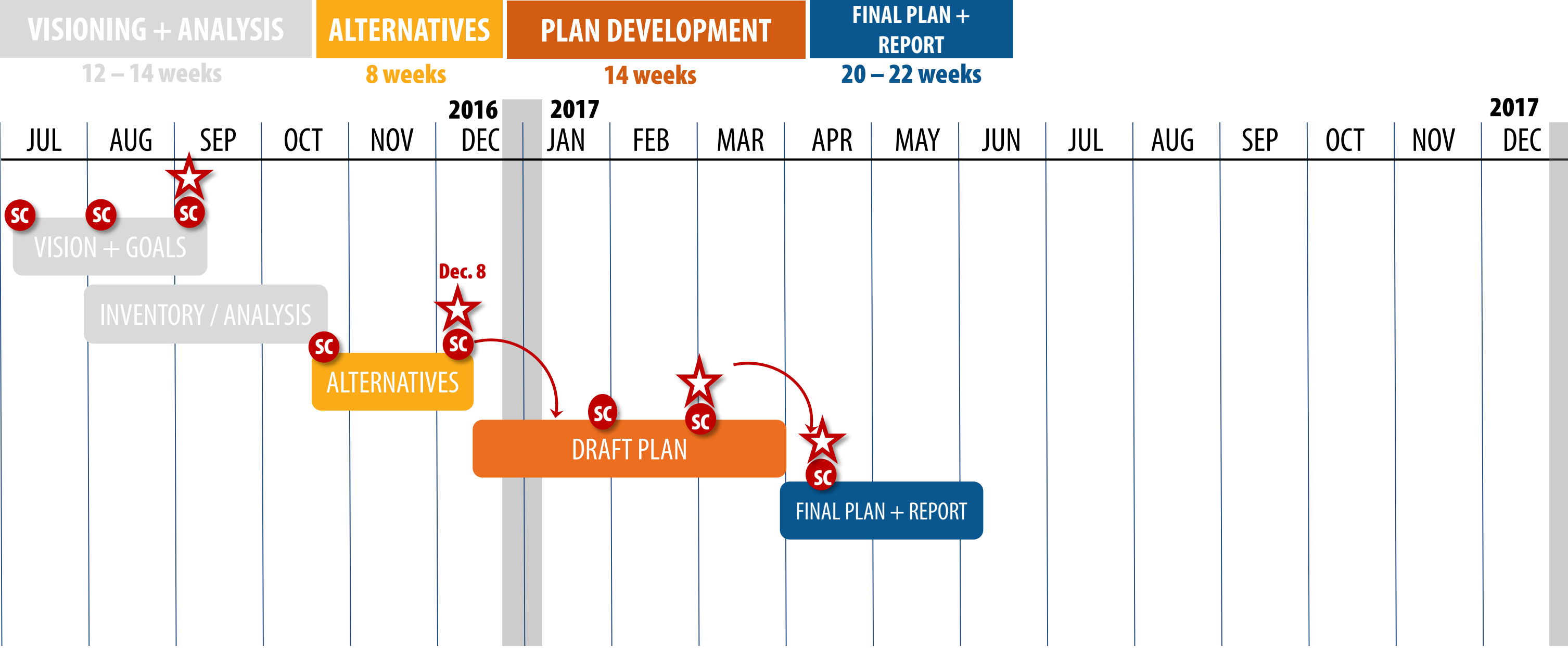
Preliminary Feedback from Public Open House



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DRAFT

Master Plan Schedule. This is the Second of Four Public Meetings.



SC = Steering Committee Meeting

★ = Steering Committee Meeting and Public Open House

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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 middle right, and a multi-story apartment building under construction in the foreground. The image is overlaid with a semi-transparent blue filter.

Thank you!

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