



community design charrette

# MOBIL NOBL

NEIGHBORS OF BELKNAP LOOKOUT

August 2006

**OCBA**

Landscape Architects

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# Charrette Mission Statement

The mission of the MOBL NOBL community design charrette is to develop a plan for neighborhood mobility that improves pedestrian access and circulation, enhances neighborhood connections and encourages thoughtful investment, sustainable design, and neighborliness.



# community design charrette

## Steering Committee

Erin Babson - Operations, Grand Valley University

Kristi DeKraker - Executive Director, NOBL

Steve Faber - NOBL Resident and Activist

Andy Guy - NOBL Resident and Activist

Helen Lehman - Executive Director, NEW Development Corporation

Anita Prins - NOBL Resident and Activist

Landon Bartley - City of GR Planning Department

## Design Team

Wes Steer - Principle in Charge, OCBA, Inc.

Trevor Bosworth - Project Designer, OCBA, Inc.

SuLin Ellerbrook - Project Support, OCBA, Inc.






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# INVENTORY & ANALYSIS

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<b>Legend</b>	
	Project Boundary



**PROJECT BOUNDARY**





OVERALL NEIGHBORHOOD PLAN



Landscape Architects





1. Baseball Field at Belknap Park - Looking North



2. Coit Street Bridge over I-196 - Looking South



3. Coit Park - Looking Southwest



4. Intersection of Plainfield and Leonard - Looking North



5. Statue at Belknap Park - Looking Southwest



6. Newberry Stairs - Looking East



7. Division Avenue - Looking South



8. Spectrum Construction Site on Michigan - Looking North





9. Intersection of Coit and Hastings - Looking West



10. Footpath at Intersection of Coit and Hastings - Looking North



11. Typical Neighborhood Street - Coit Avenue - Looking North



12. Sidewalk at Hastings and Fairview - Looking North



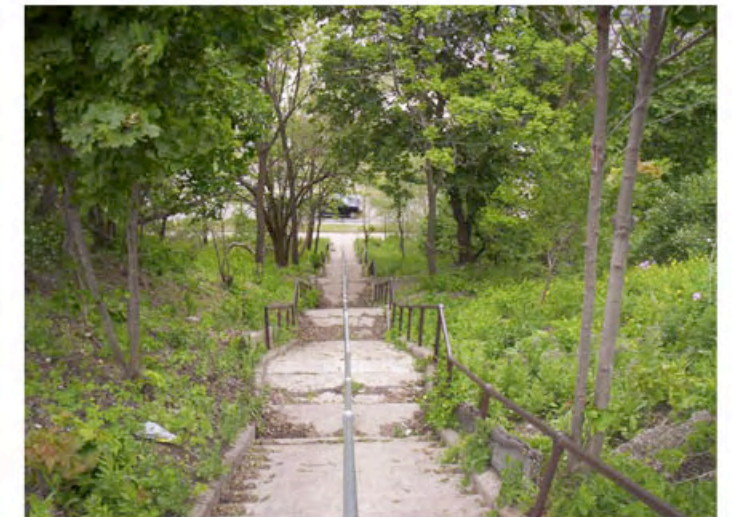
13. Multiple Family Housing on Fairview - Looking Northwest



14. Spectrum Construction Site and I-196 - Looking South from Hastings Street



15. Single-Family Residence on Fairview - Looking West



16. Stairs at Fairbanks - Looking West





17. Newberry Stairs from Lookout Park - Looking West



18. Top of Newberry Stairs at Lookout Park - Looking West



19. Lookout Park - Looking North



20. Stair in Lookout Park - Looking West



21. Northeast Belknap Park Pedestrian Entrance - Looking North



22. Warehouse on Clancy and Coldbrook - Looking West



23. Old Cobblestone Street - Looking South



24. Lafayette at I-196 Overpass - Looking South





25. Landmark Lofts (801 N. Monroe) - Looking North



26. Old North Boundary (1140 Monroe) - Looking North



27. Monroe Avenue near Leonard - Looking South



28. Riverside Deli on Monroe - Looking East



29. North Monroe Boulevard - Looking North



30. South Entrance to Canal Park - Looking North



31. 6th Street Bridge Park - Looking South toward Downtown Grand Rapids



32. Footprints along 6th Street Park Riverwalk





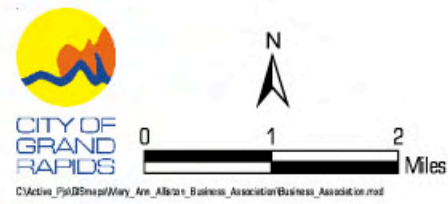
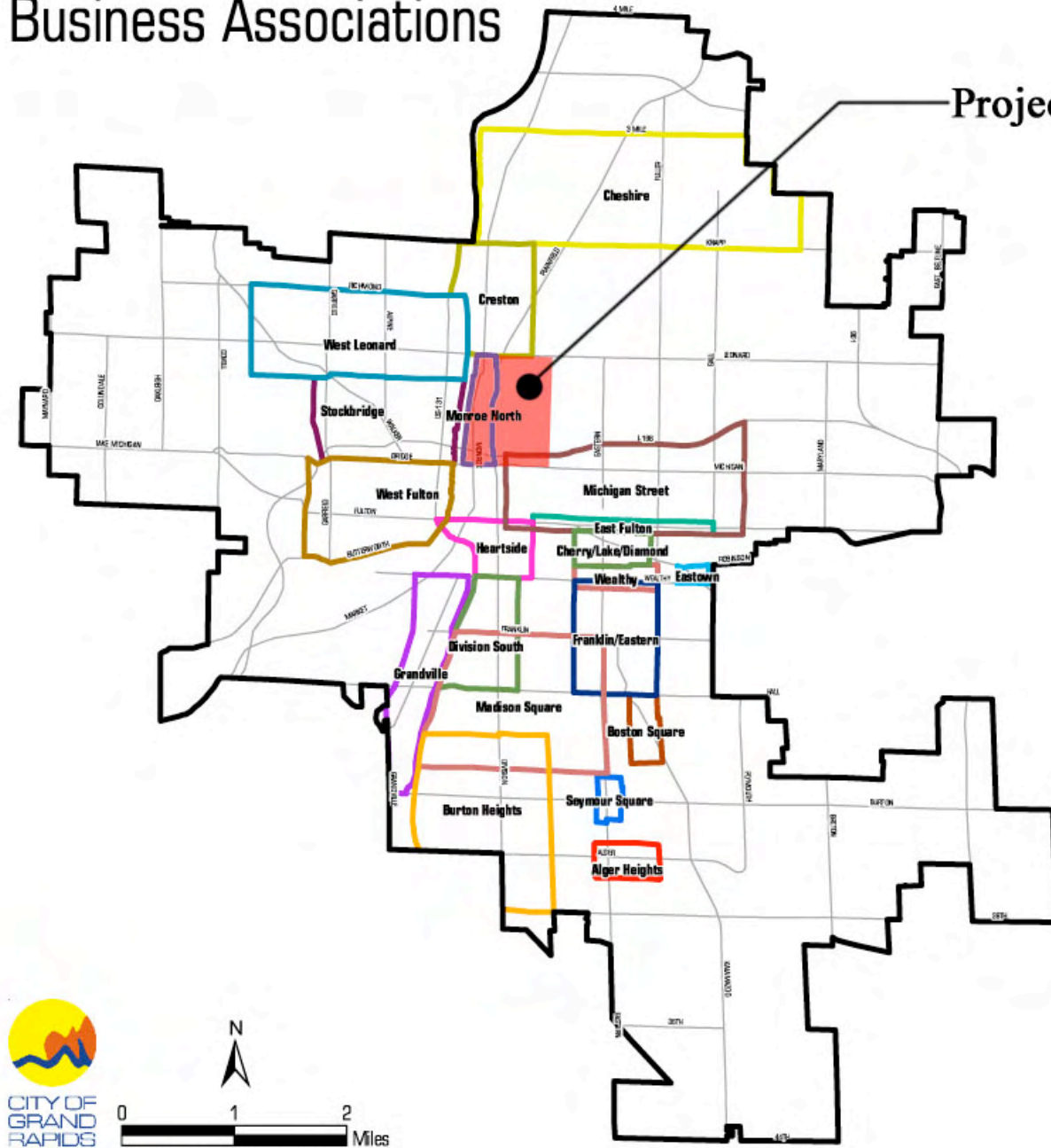
33. Panoramic View from Hastings Street over I-196 toward Michigan Street - Looking South



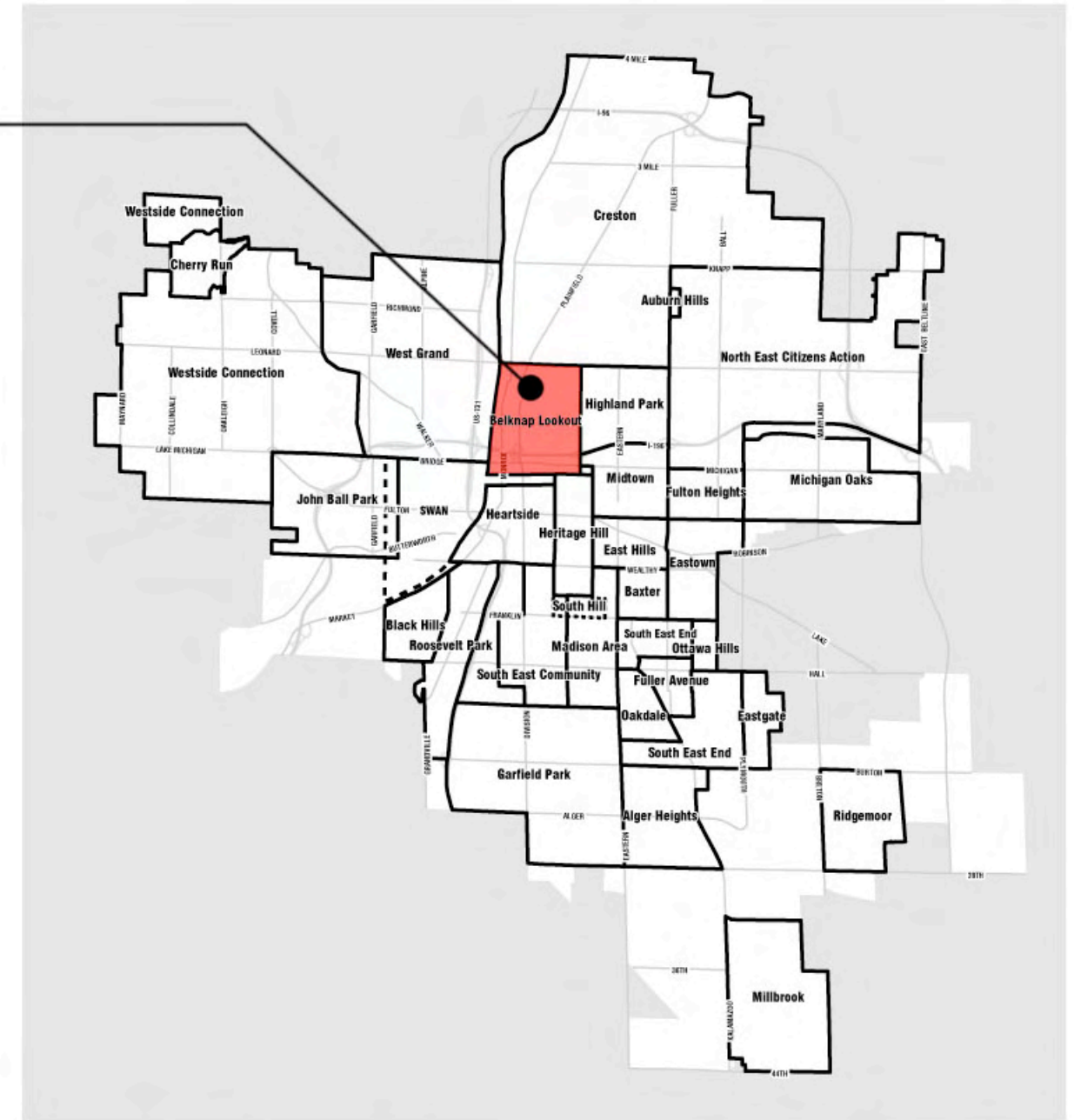
34. Panoramic View from Lookout Park toward the Monroe North Neighborhood - Looking West



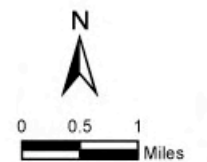
# Business Associations



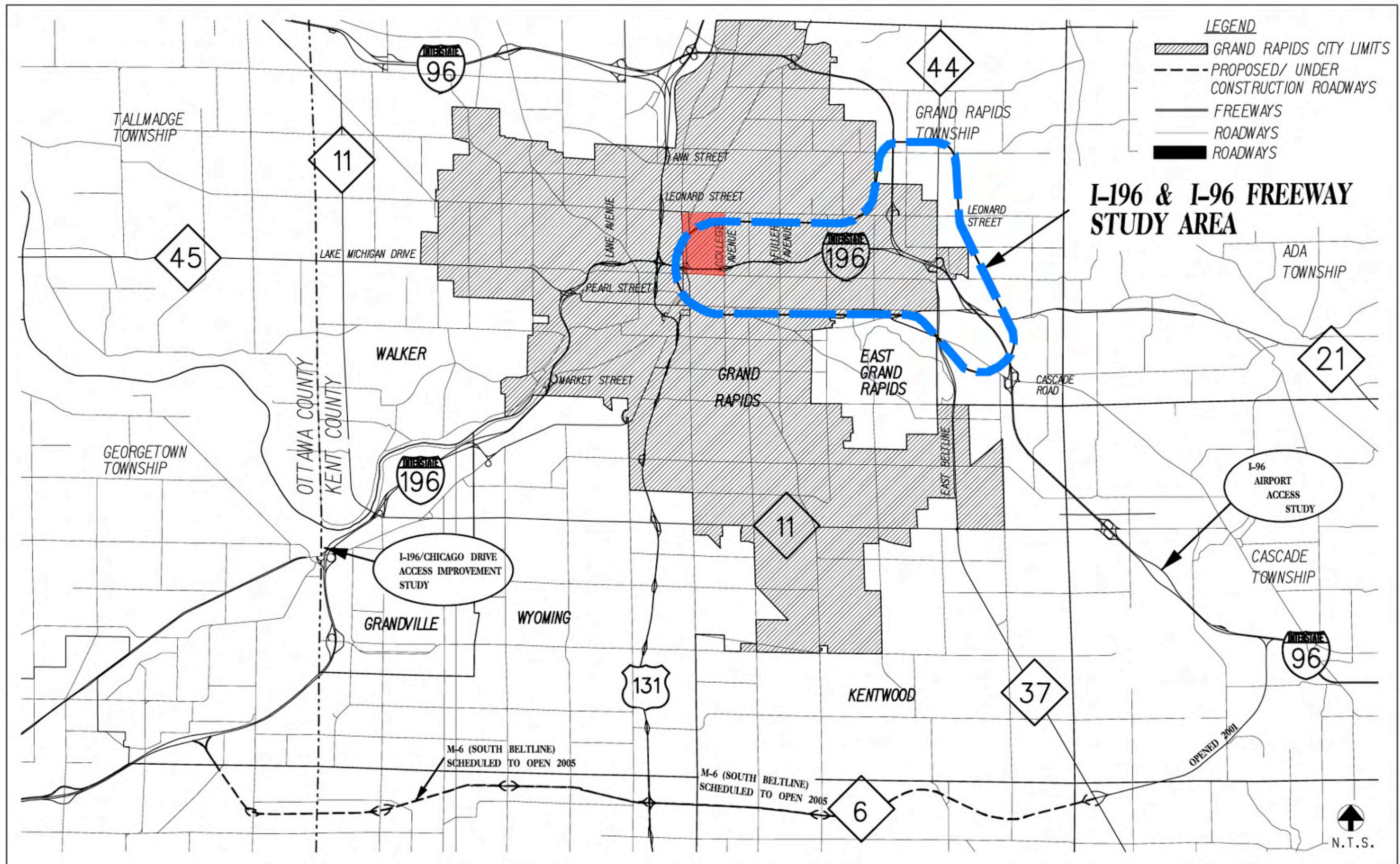
Project Area



# Neighborhood Associations





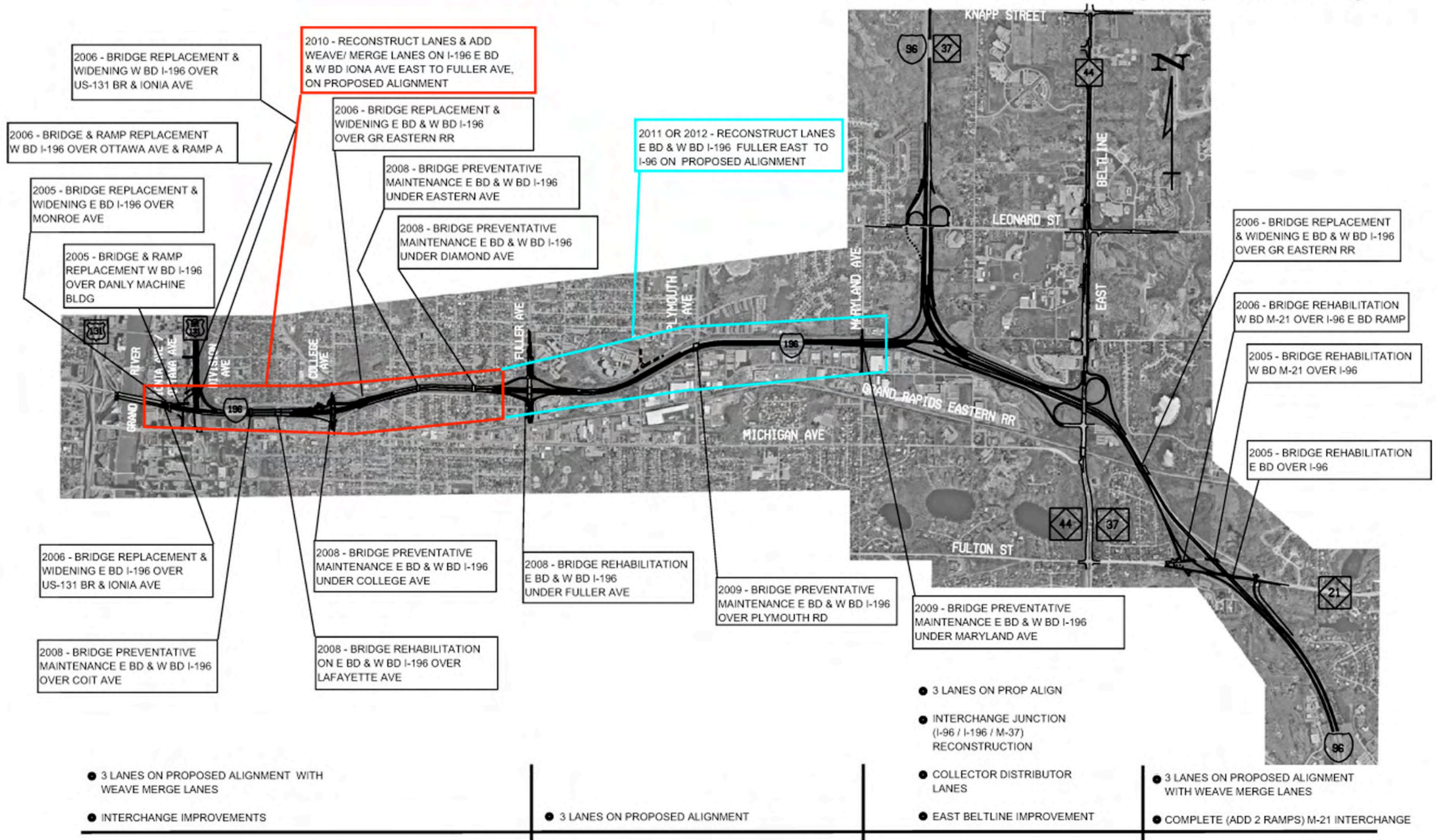


**Major Studies/Projects in the Grand Rapids Area**



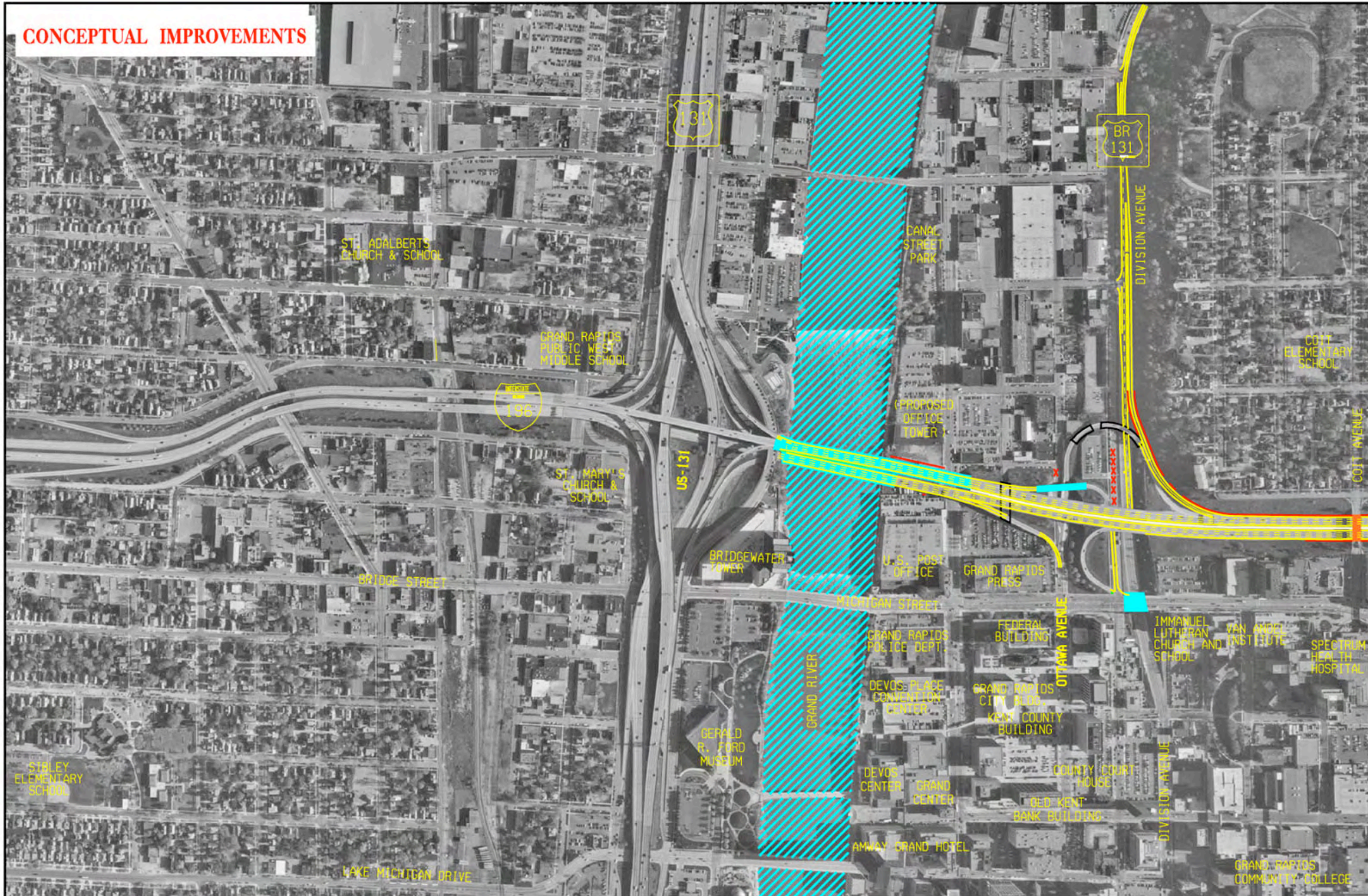
# I-196/I-96 EA CORRIDOR STUDY

FIGURE I.4  
Proposed Improvements and Phasing Plan





**CONCEPTUAL IMPROVEMENTS**



**LEGEND**

PROPERTY PARCEL LINE	BRIDGE REPLACEMENT OR NEW BRIDGE	EXISTING LIMITED ACCESS R-O-W	EXISTING LIMITED ACCESS R-O-W
WETLAND	BRIDGE WIDENING	EXISTING GENERAL PUBLIC R-O-W	EXISTING GENERAL PUBLIC R-O-W
CORPORATE BOUNDARY	PROPOSED MDOT ROADWAY	GENERAL PUBLIC R-O-W	GENERAL PUBLIC R-O-W
SCHOOL/CHURCH/PARK BOUNDARY	PROPOSED LOCAL ROADWAY	LIMITED ACCESS R-O-W	LIMITED ACCESS R-O-W
BOUNDARY	RETAINING WALL		



**I-196 / US-131 / Ionia Avenue**



**CONCEPTUAL IMPROVEMENTS**

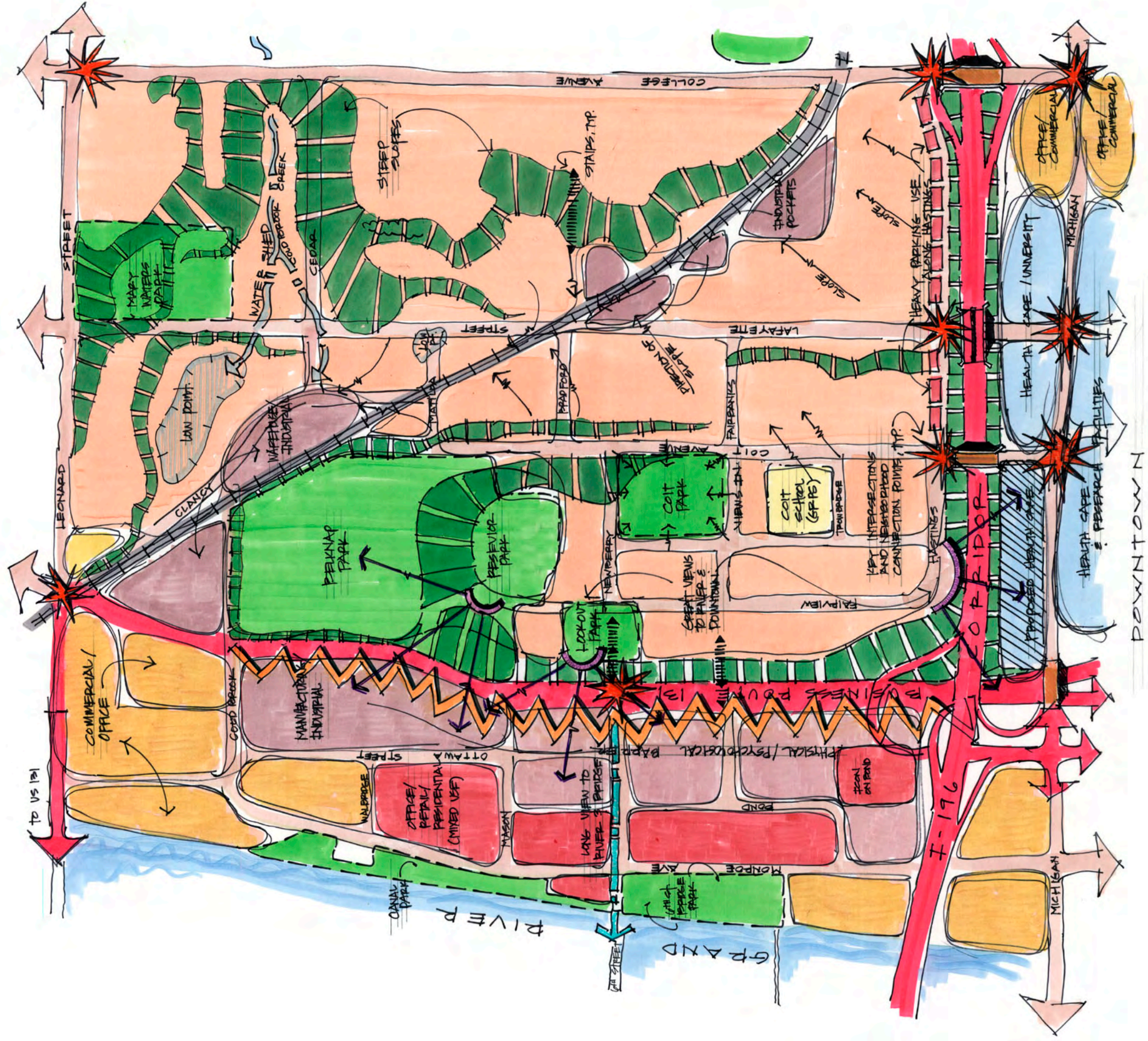


LEGEND			
PROPERTY PARCEL LINE	BRIDGE REPLACEMENT OR NEW BRIDGE	EXISTING LIMITED ACCESS R-O-W	EXISTING LIMITED ACCESS R-O-W
WETLAND	BRIDGE WIDENING	EXISTING GENERAL PUBLIC R-O-W	EXISTING GENERAL PUBLIC R-O-W
CORPORATE BOUNDARY	PROPOSED MDOT ROADWAY	GENERAL PUBLIC R-O-W	GENERAL PUBLIC R-O-W
SCHOOL/CHURCH/PARK BOUNDARY	PROPOSED LOCAL ROADWAY	LIMITED ACCESS R-O-W	LIMITED ACCESS R-O-W
BOUNDARY	RETAINING WALL		



**I-196 / College / Fuller Avenues**





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# MOBL NOBL

neighbors of belknap lookout

**OCBA**  
O'BOYLE  
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BLALOCK  
& Associates, Inc.



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Grand Rapids, Michigan 49503  
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Kalamazoo - Grand Rapids

## Inventory & Analysis Plan



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# CHARRETTE PRODUCTION

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c o m m u n i t y   d e s i g n   c h a r r e t t e

# Attendees / Contributors

Erin Babson, NOBL Steering Committee

Kristi DeKraker, NOBL Steering Committee

Steve Faber, NOBL Steering Committee

Andy Guy, NOBL Steering Committee

Helen Lehman, NOBL Steering Committee

Anita Prins, NOBL Steering Committee

Haris Alibasic, City of Grand Rapids

Landon Bartley, City of Grand Rapids Planning

Shaun Biel, DeVris Companies

Trevor Bosworth, OCBA, Inc.

Brian Bremer, 749 Livingston NE

Daniel Deryerink-Van, 216 Wellington SE (06)

Eric Doyle, 2128 Monroe NW

Nora Faber, 719 Livingston NE

Troy Giambernardi, Van Andel Institute

Amy Goethal, City of GR Neighborhood Improvement

Neil Gomez, GRPD

Art Green, MDOT

Paul Haan, 420 Sweet NE

Erick Kind, MDOT

Sondra Loucks Wilson, 422 Shirley NE

Kat McKinley, Newberry Place

Nick Monoyios, ITP

Marty Morgan, 800 Livingston NE

Nicole Notario-Risk, 1524 Houseman NE

James Plantega, Newberry Place

Linda Poll, City of Grand Rapids Traffic Safety

Jose Reyna, City of Grand Rapids

Andrea Reynolds, Spectrum Health

Steve Redmond, MDOT

Amy Schenkel, Monroe Community Church

Henry Schenkel, Monroe Community Church

Wes Steer, OCBA, Inc.

Russ Strong, Grand Rapids Office Furniture

Kim VanDyk, Neighborhood Ventures

Kevin Wisselink, ITP

Lou Witt, Immanuel Lutheran Church

Tom Zelinski, City of Grand Rapids Parks

Chris Zull, City of Grand Rapids Traffic Safety

**\* Special thanks to Pastors Henry and Amy Schenkel for hosting the charrette at their church \***



# c o m m u n i t y   d e s i g n   c h a r r e t t e

## GOALS, THOUGHTS, IDEAS, CONCERNS

- Restore rich tradition as a “Live Work Neighborhood”
- Encourage healthy lifestyles
- Neighborhood connections: entertainment and commercial centers
- Promote mixed use development
- Promote relying less on automobiles
- Promote providing services within walking distance
- Promote opportunities for neighbors to engage and connect
- Promote neighborliness
- Promote better connections to public transit
- Cultivate support among community leaders and City officials
- Clean up, restore and promote the historic neighborhood stairs network to encourage safe and convenient pedestrian pathways, recreational opportunities and unique, inviting public places on the Hill
- Engage and collaborate with the North Monroe Business Association
- Light the stairs to enhance safety and attractiveness
- Elements for stairway exposure: visual enhancements and uniqueness, e.g. signage
- Adopt a stair set for the Arts
- Minimize speeding and parking challenges in the neighborhood by promoting innovative streetscape designs (not speed bumps) that calm traffic, provide convenient car storage and add value to community character
- Greenspace shall be preserved
- Proposed improvements should serve as a strategy to support ongoing work in the project area, improve transportation (pedestrian and other) and encourage community health
- Enhance neighborhood connections to adjacent jobs
- Plans should incorporate values of economic prosperity, social equity and environmental stewardship
- Construct a trail network
- Expand sidewalks and add sidewalk furniture to promote walkability
- Develop a focused transportation plan for the neighborhood that promotes healthy lifestyles, reduces independence on automobiles and enhances community walkability and safety
- Educate local leaders about the social, economic and environmental importance of expanding mobility options



# GOALS, THOUGHTS, IDEAS, CONCERNS

## I-196 Corridor

- Provide 8' minimum walkable space and a separation wall between the pedestrian and vehicle traffic for sidewalks along Coit Avenue and Lafayette Avenue
- Create Neighborhood Gateways (special landscape and hardscape treatments) at the Coit/Hastings and Lafayette/Hastings intersections
- Maintain safe pedestrian connection across the proposed College Avenue overpass lane reconfiguration
- Use additional landscaping at the ends of the Coit overpass and Lafayette underpass to soften the highway character
- Incorporate streetscape amenities (planters, lighting, brick paving, ornamental fencing) along the Coit overpass and the Lafayette underpass to improve the pedestrian and vehicular character, provide a better "Sense Of Place" and a logical connection between the Medical Hill community and the Belknap Neighborhood
- Continue pedestrian walkability and streetscape character along Coit Avenue and Lafayette Avenue South of I-196 to Michigan Street

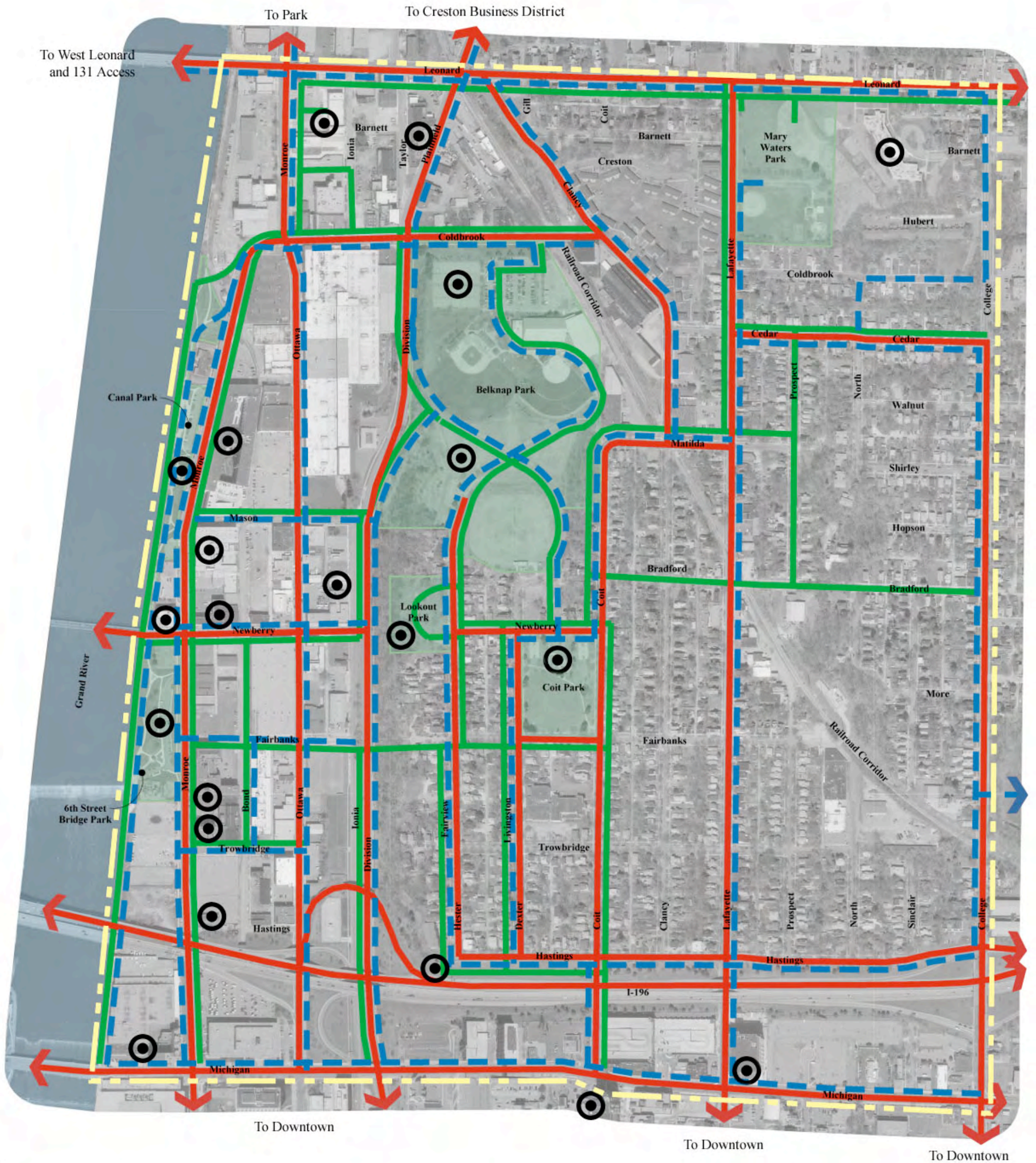
## Parks

- Interpretive signage at Lookout Park to identify Grand Rapids points of interest on the horizon. More specifically defined activities here?
- The City of Grand Rapids has potential funding for park-related improvements
- Mary Waters Park softball field needs a buffer/net to keep balls from going onto Lafayette Avenue. The spray park/playground is under-utilized
- Park extension will connect Canal Street Park to Leonard Street and eventually to Riverside Park
- Suggestion to have neighborhood-sponsored dog bags in parks (not funded by city)
- The City of Grand Rapids Water Department may have funds for landscaping improvements at the Reservoir
- Create a parkway along the South side of Hastings Street providing pedestrian access from College Avenue to a proposed overlook at Dexter
- Coit Park is owned by Coit Elementary Board of Education and is a highly utilized park. The neighborhood may have concerns about having people playing in Coit Park to late hours
- Belknap Park is a destination for people from beyond the neighborhood. Should have opportunities visible for people to check out other neighborhood amenities

## General

- Hastings may be closed to vehicular traffic when I-196 improvements reach the College Avenue off-ramp. Maintain a strong pedestrian connection
- Existing stairs to be included in circulation design
  - Newberry Stairs (Historic)
  - Trowbridge Stairs (Rehabilitate)
  - Bradford Stairs (Rehabilitate)
- Landings should be incorporated into stair rehabilitation to take advantage of views from the Hill. New stairs should allow for bicycle transport
- Focus on at-grade crossings at Division
- Gateways should have continuous features
  - Landscaping
  - Railings
  - Color
- A pedestrian/bicycle connection from the neighborhood to the north to Plainfield is very important





Legend	
	Vehicle Route
	Bicycle Route
	Walking Route
	Project Boundary
	Key Destinations (Church, Grocery)



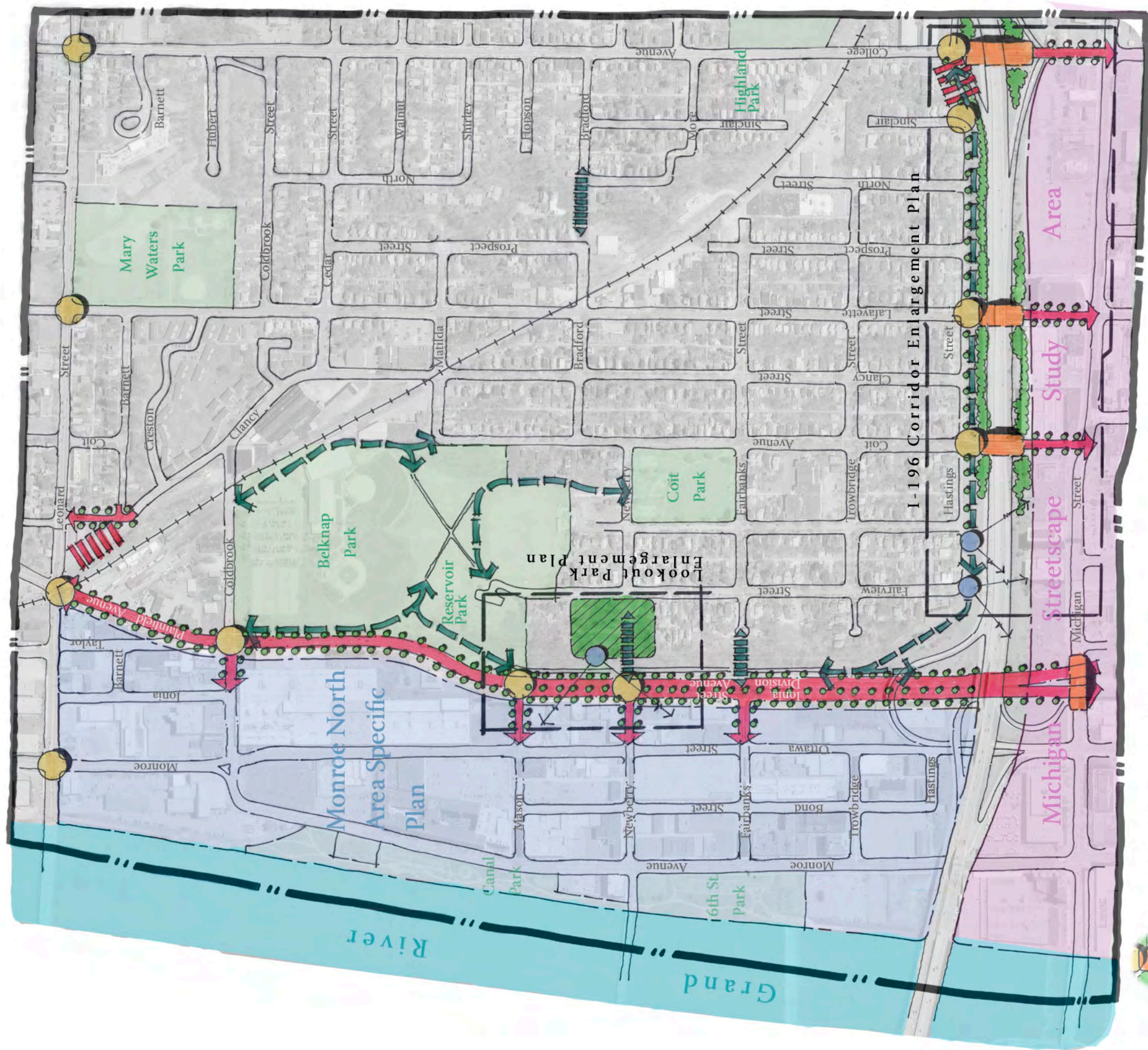
**WHERE DO YOU GO?**  
**Consolidated Frequent Travel Routes Plan**

*\*This Plan Was Developed From Information/Data Collected From Survey Sheets Where Individuals Were Asked To Record Their Frequent Travel routes By Vehicle, Walking and Biking, As Well As Any Key Destinations Within the Area.*

*Each route shown represents the most frequently used by all respondents.*







- Overpass / Underpass Improvements
- Intersection / Community Gateway Improvements
- Proposed Overlook Areas / Plazas
- Streetscape Improvements
- Proposed Sidewalk or Trail
- Proposed Linear Parkway
- Highway Landscape Beautification
- Park Renovation
- Stair Renovation / Reconstruction
- Street Abandonment / Realignment

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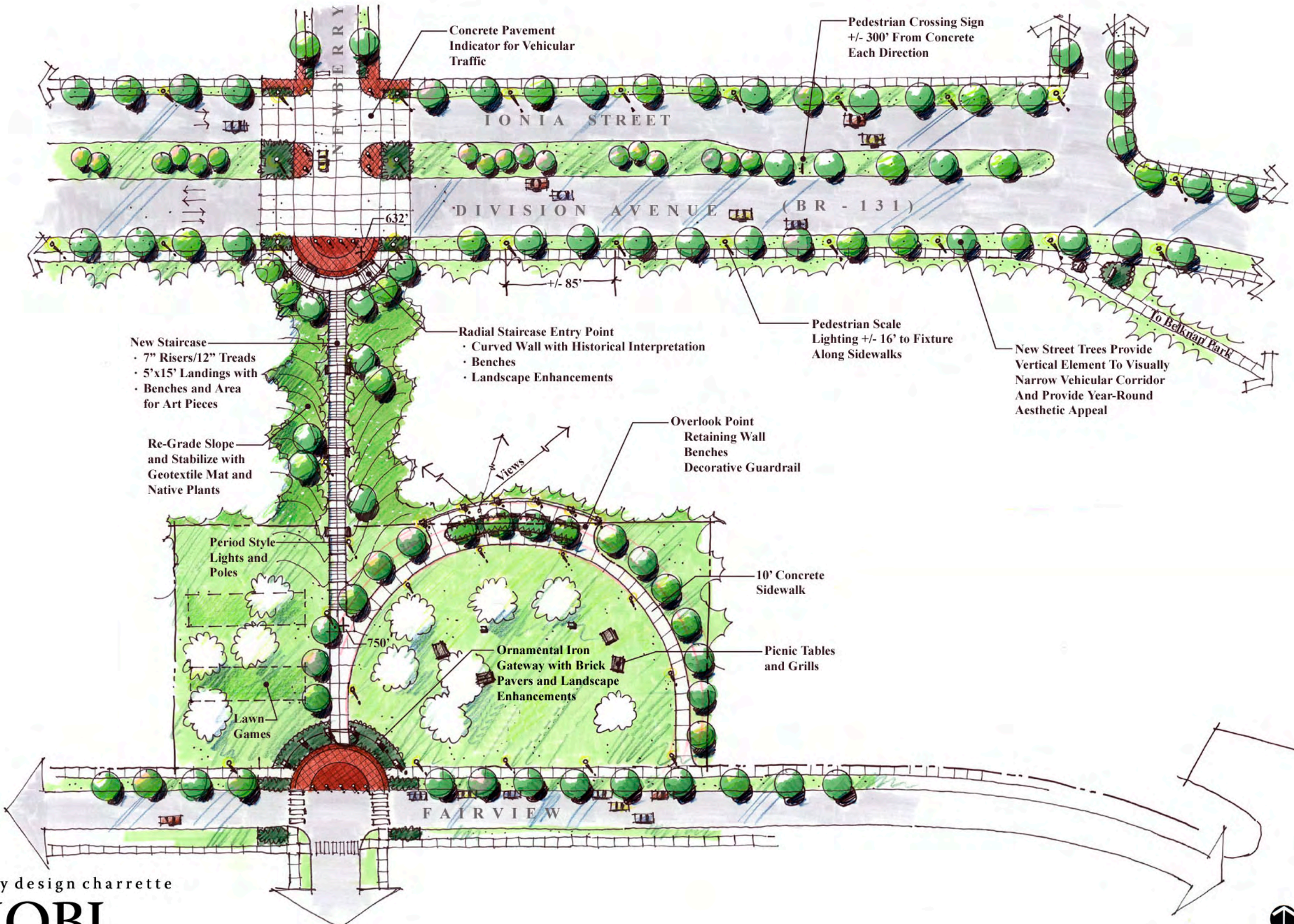
neighbors of belknap lookout

**OCBA**  
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## Overall Development Plan





New Staircase  
 • 7" Risers/12" Treads  
 • 5'x15' Landings with Benches and Area for Art Pieces

Re-Grade Slope and Stabilize with Geotextile Mat and Native Plants

Period Style Lights and Poles

Lawn Games

Radial Staircase Entry Point  
 • Curved Wall with Historical Interpretation  
 • Benches  
 • Landscape Enhancements

Overlook Point  
 Retaining Wall  
 Benches  
 Decorative Guardrail

10' Concrete Sidewalk

Ornamental Iron Gateway with Brick Pavers and Landscape Enhancements

Picnic Tables and Grills

Concrete Pavement Indicator for Vehicular Traffic

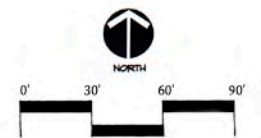
Pedestrian Crossing Sign +/- 300' From Concrete Each Direction

Pedestrian Scale Lighting +/- 16' to Fixture Along Sidewalks

New Street Trees Provide Vertical Element To Visually Narrow Vehicular Corridor And Provide Year-Round Aesthetic Appeal

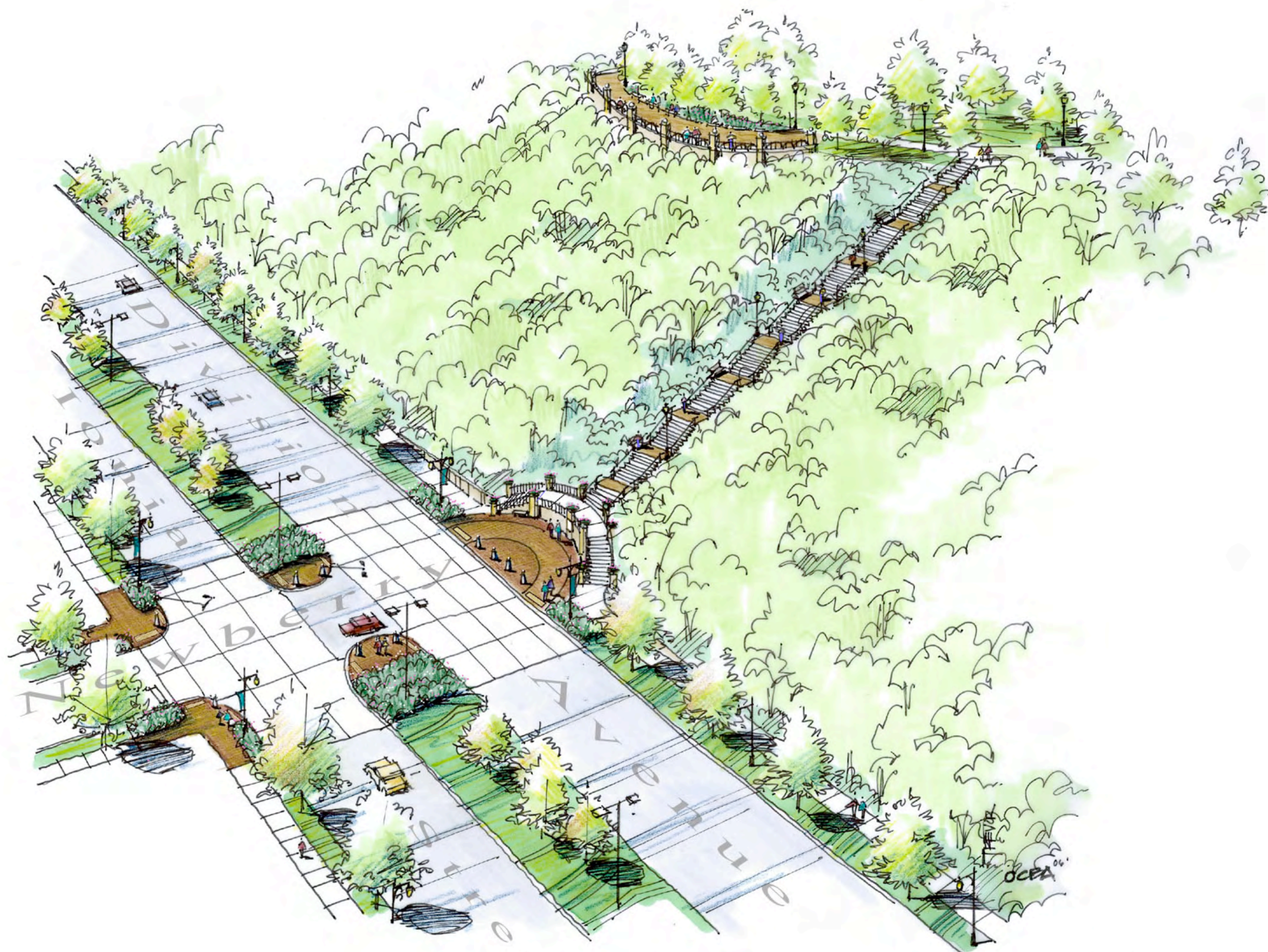
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Lookout Park / Division Avenue Streetscape Plan

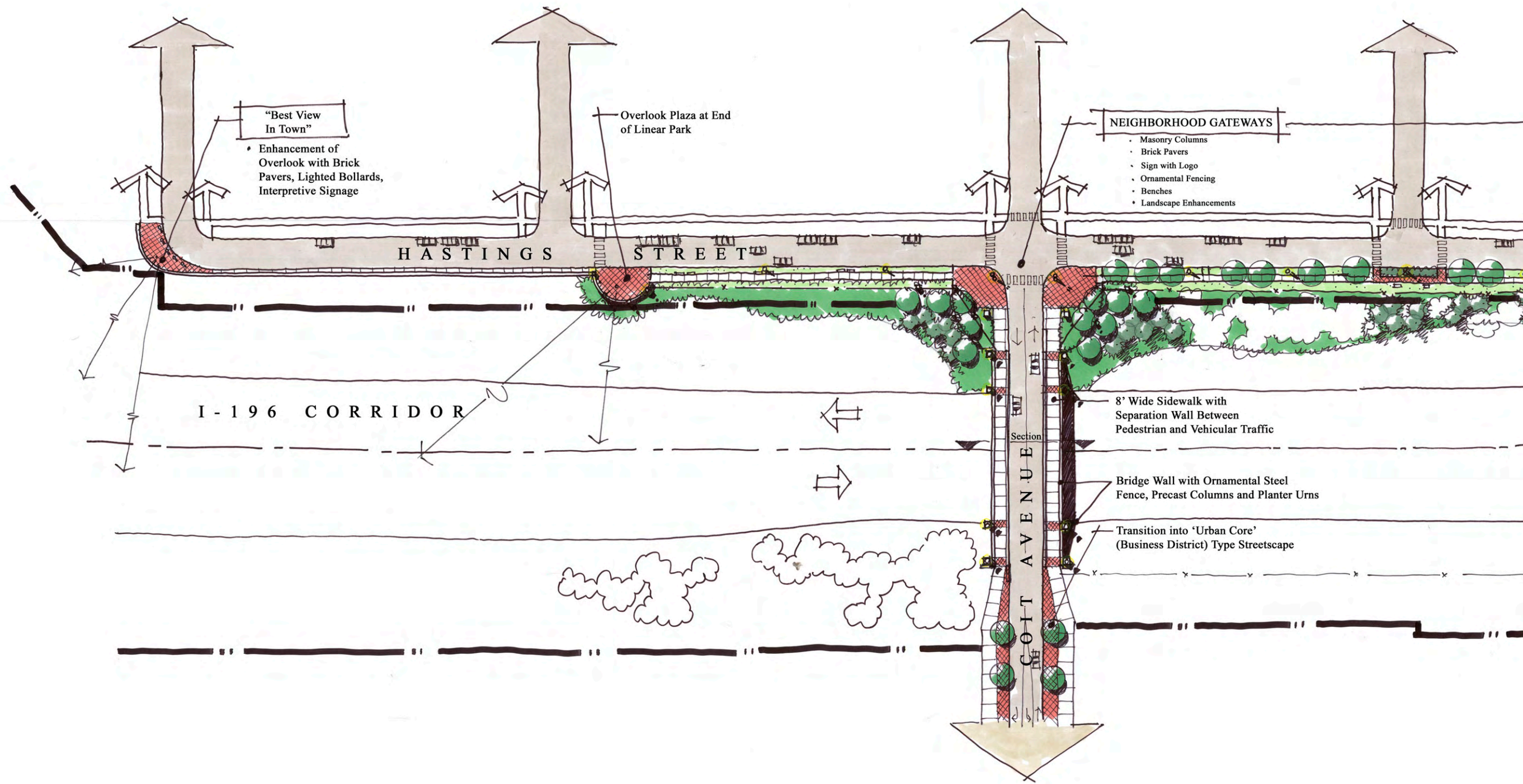


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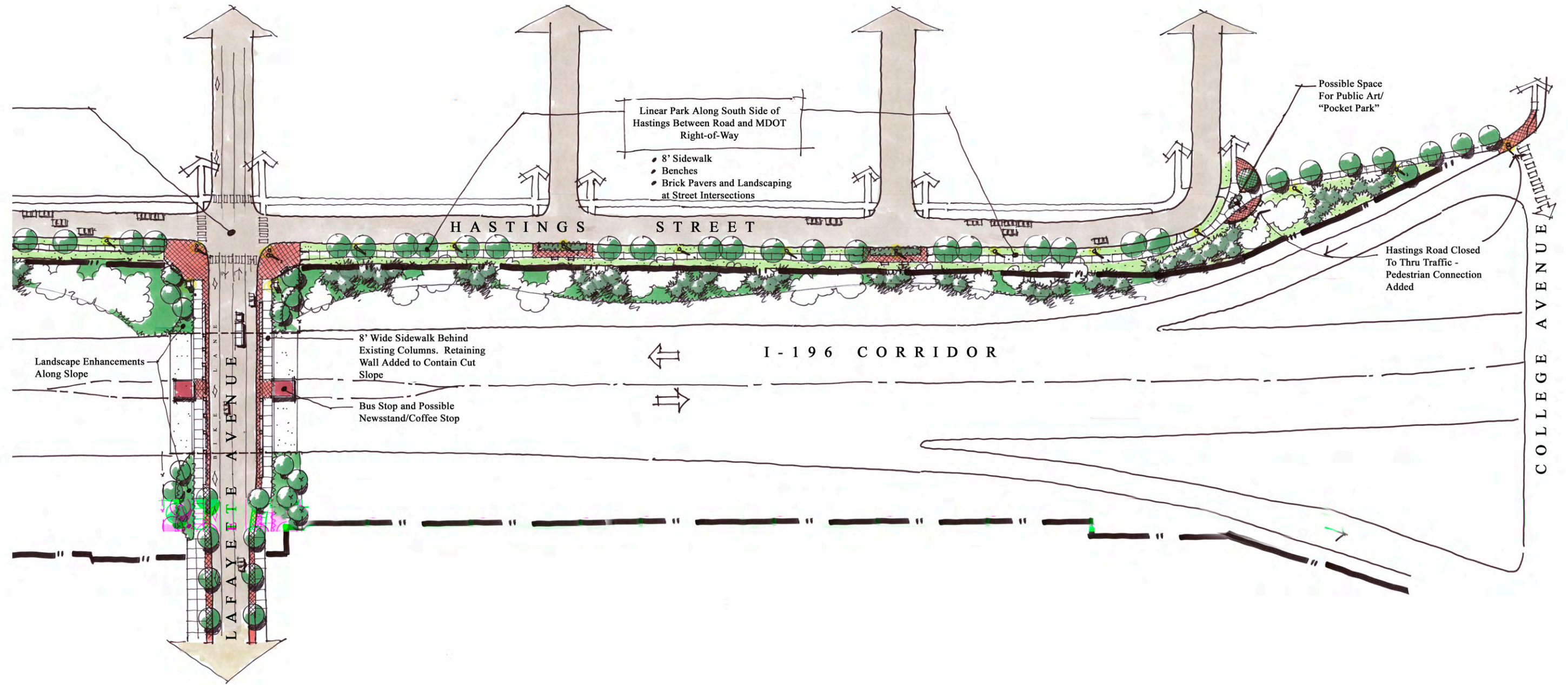
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NORTH  
 0' 30' 60' 90'

**I - 196 Corridor Plan I**





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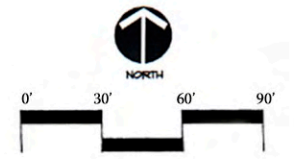
neighbors of belknap lookout



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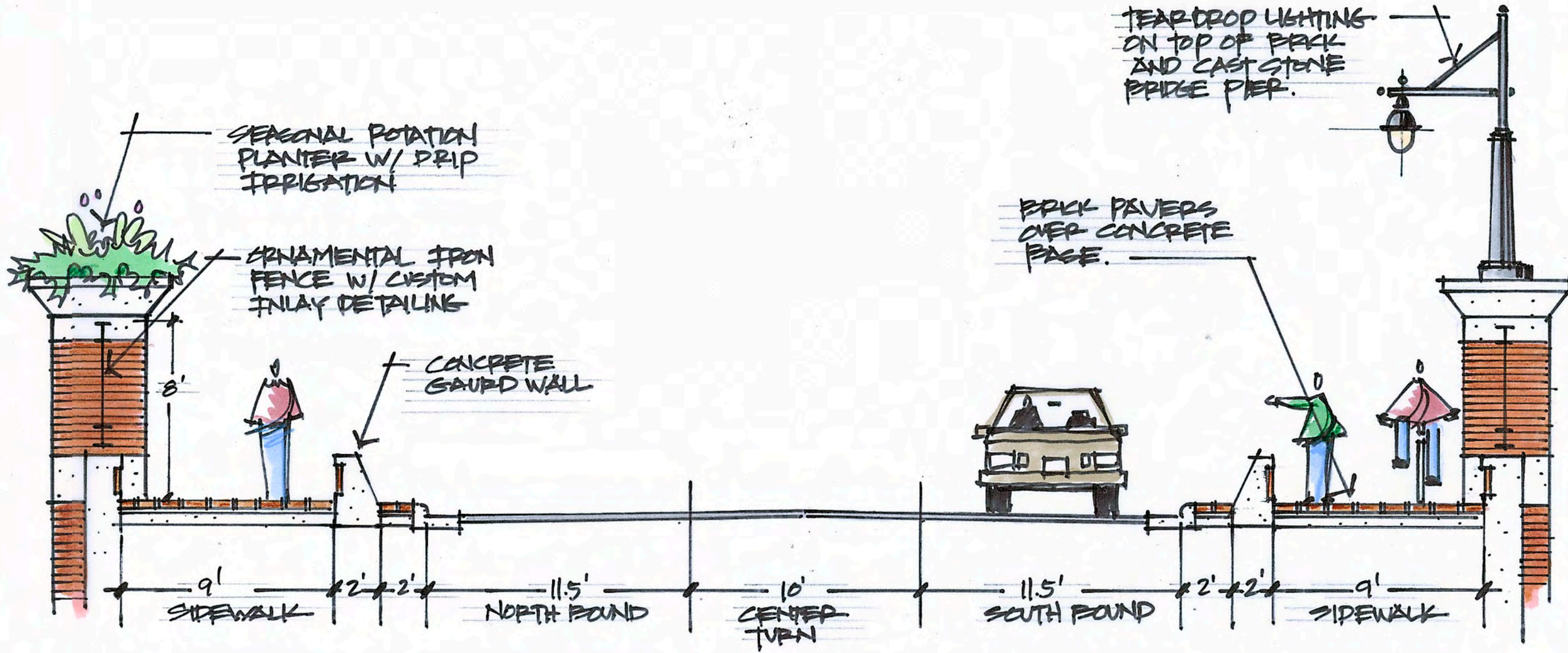
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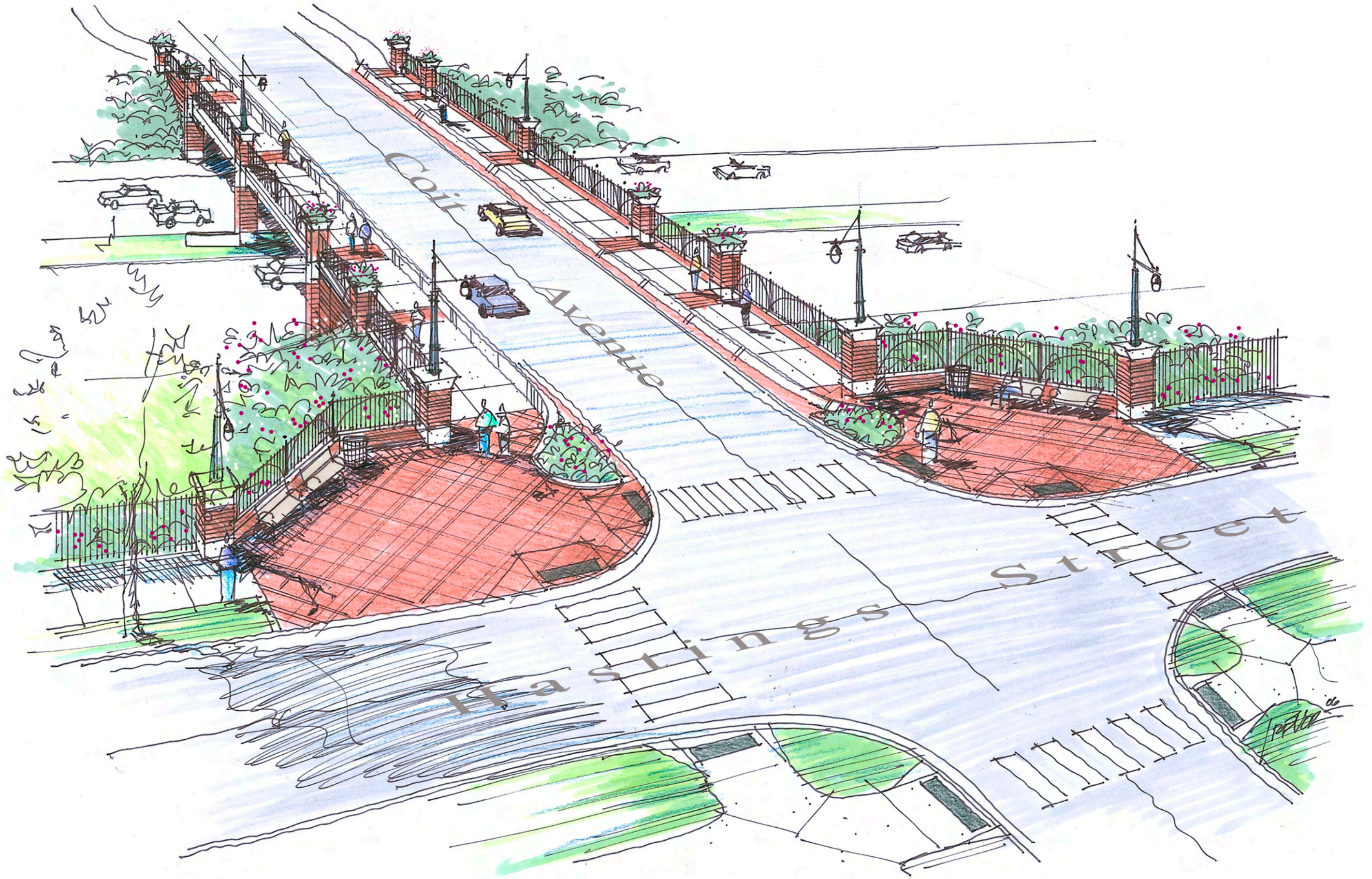
## I - 196 Corridor Plan II



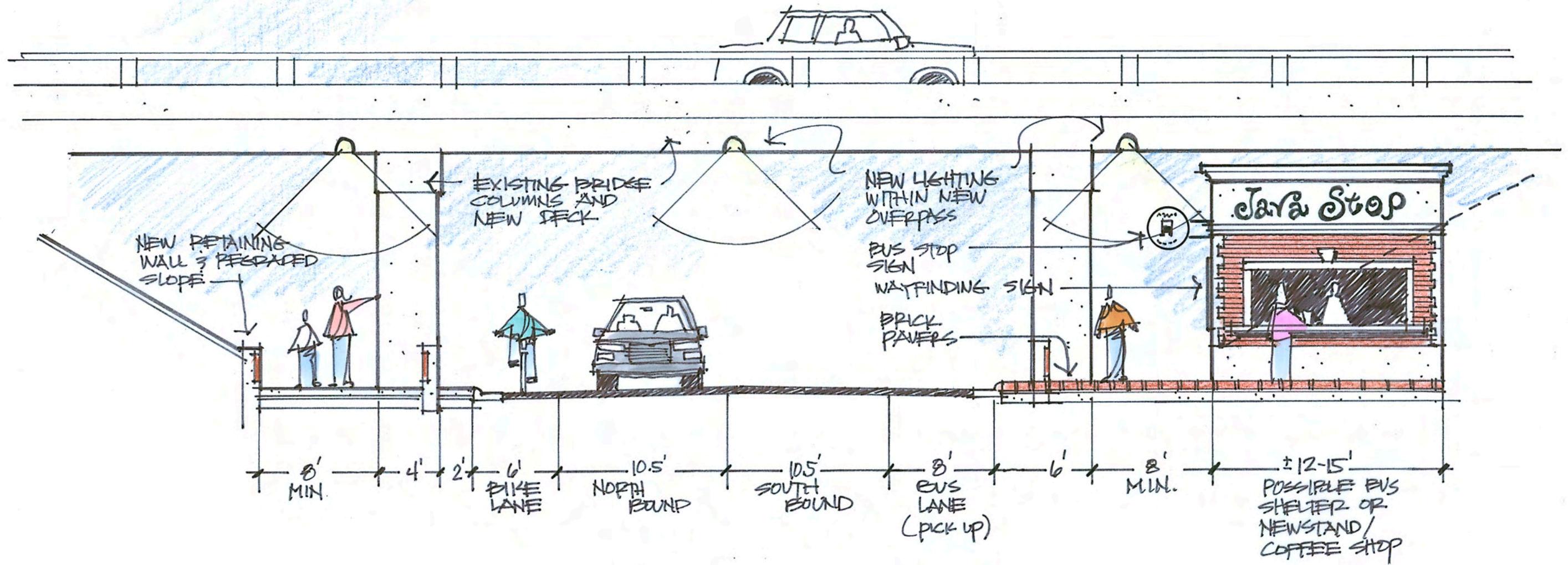


Coit Avenue Overpass - Section









## Lafayette Street Underpass - Section



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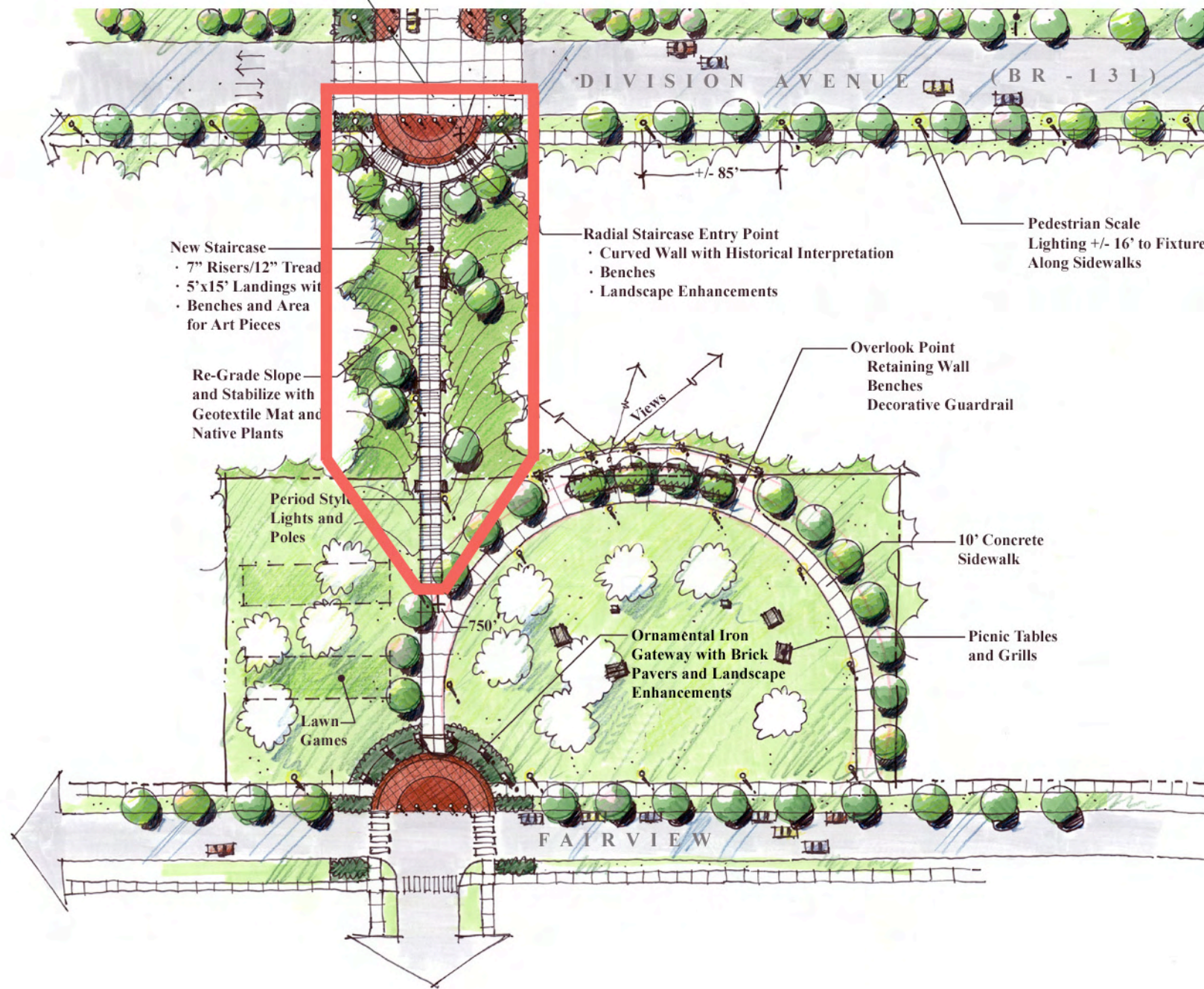
# Projects

- Newberry Stairs 32
- Lookout Park 33
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- Overpass & Underpass Treatments 35





**Project Limits**



7 December 2006

**MOBL NOBL**  
Grand Rapids, Michigan

**Opinion of Probable Costs**

**Newberry Stairs Reconstruction**

Demolition & Site Preparation	Qty.	Unit	Unit Price	Total
Soil Borings / Testing / Survey	1	ALLOW	\$10,000.00	\$10,000.00
Earthwork	1	LS	\$50,000.00	\$50,000.00
Engineered Fill	1	LS	\$5,000.00	\$5,000.00
Clear and Grub Vegetation	24,000	SF	\$0.50	\$12,000.00
Remove Ex. Stairs	1,500	SF	\$4.00	\$6,000.00
<b>Subtotal:</b>				<b>\$83,000.00</b>

Lighting / Electrical Improvements	Qty.	Unit	Unit Price	Total
Accent Lighting	1	LS	\$3,000.00	\$3,000.00
GFI Duplex Receptacles	4	EA	\$200.00	\$800.00
Pedestrian Scale Lighting	6	EA	\$4,000.00	\$24,000.00
<b>Subtotal:</b>				<b>\$27,800.00</b>

Site Amenities	Qty.	Unit	Unit Price	Total
Concrete Steps	216	EA	\$107.00	\$23,112.00
Concrete Landings	1,200	SF	\$4.50	\$5,400.00
Concrete Cheekwall	552	LF	\$100.00	\$55,200.00
Concrete Sidewalk	2,400	SF	\$4.00	\$9,600.00
Conc. Retaining Wall W/ Stone Veneer	65	LF	\$380.00	\$24,700.00
Guardrail	65	LF	\$120.00	\$7,800.00
Handrail	600	LF	\$30.00	\$18,000.00
Brick Pavers	1,600	SF	\$12.00	\$19,200.00
Bollards	4	EA	\$1,500.00	\$6,000.00
Interpretive Sign	1	LS	\$2,000.00	\$2,000.00
Benches	8	EA	\$1,200.00	\$9,600.00
Litter Receptacle	4	EA	\$800.00	\$3,200.00
<b>Subtotal:</b>				<b>\$183,812.00</b>

Landscape / Site Furnishings	Qty.	Unit	Unit Price	Total
Trees	17	EA	\$400.00	\$6,800.00
Landscape Beds	500	SF	\$5.00	\$2,500.00
Topsoil	250	CY	\$30.00	\$7,500.00
Geotextile Blanket	24,000	SF	\$0.50	\$12,000.00
Slope Restoration Seeding	24,000	SF	\$0.30	\$7,200.00
Lawn Restoration Seeding	3,000	SF	\$0.10	\$300.00
<b>Subtotal:</b>				<b>\$36,300.00</b>

<b>Subtotal:</b>	<b>\$330,912.00</b>
<b>+10% Contingency</b>	<b>\$33,091.00</b>
<b>Total</b>	<b>\$364,003.00</b>



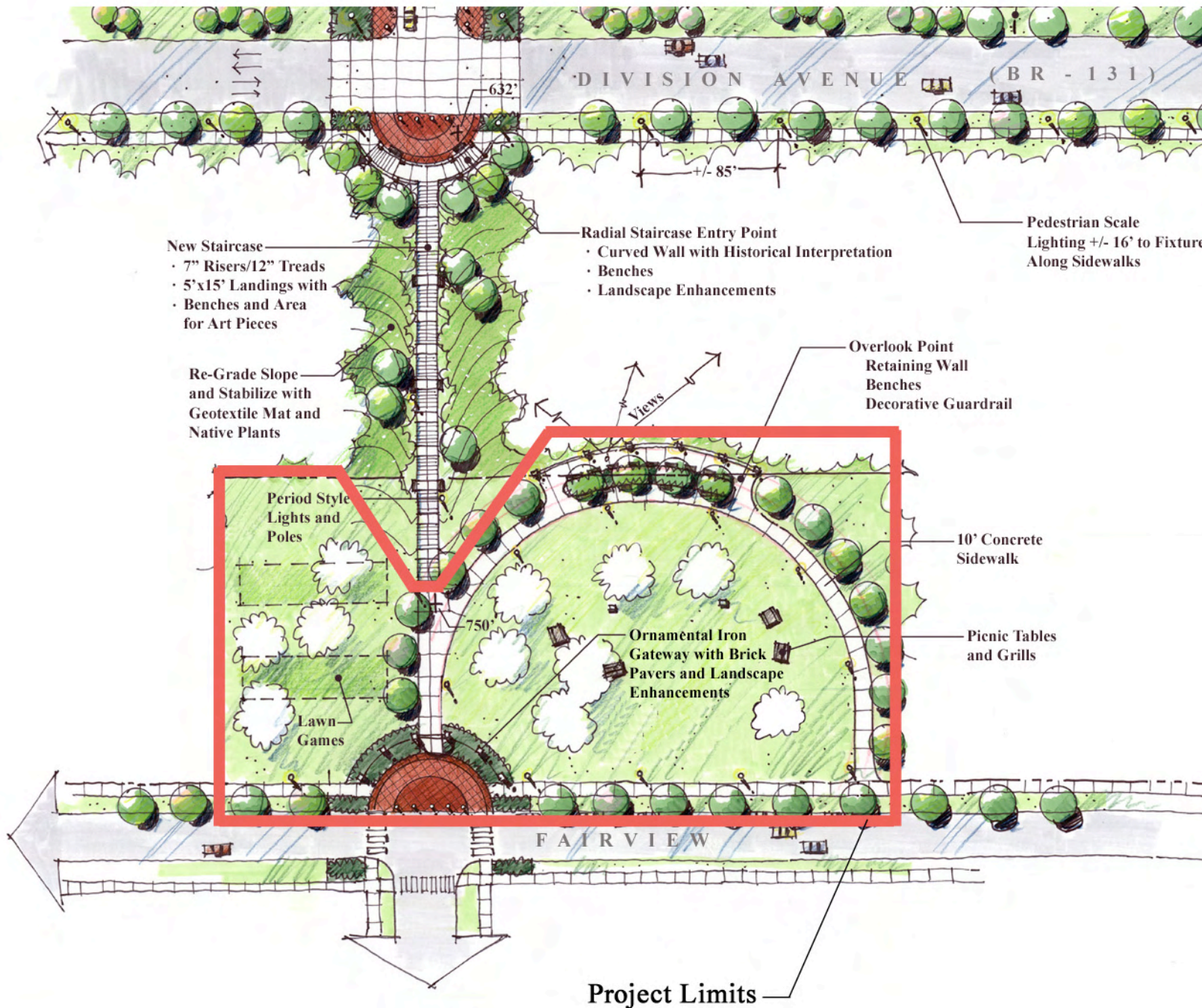
7 December 2006

MOBL NOBL

Grand Rapids, Michigan

Opinion of Probable Costs

Lookout Park Reconstruction



Demolition & Site Preparation	Qty.	Unit	Unit Price	Total
Soil Borings / Testing / Survey	1	ALLOW	\$8,000.00	\$8,000.00
Earthwork	1	LS	\$10,000.00	\$10,000.00
Engineered Fill	1	LS	\$2,000.00	\$2,000.00
Clear and Grub Vegetation	2,000	SF	\$0.50	\$1,000.00
Remove Ex. Walks, Benches, Etc.	1	LS	\$5,000.00	\$5,000.00
<b>Subtotal:</b>				<b>\$26,000.00</b>

Lighting / Electrical Improvements	Qty.	Unit	Unit Price	Total
Accent Lighting	1	LS	\$3,000.00	\$3,000.00
GFI Duplex Receptacles	4	EA	\$200.00	\$800.00
Pedestrian Scale Lighting	11	EA	\$4,000.00	\$44,000.00
<b>Subtotal:</b>				<b>\$47,800.00</b>

Site Amenities	Qty.	Unit	Unit Price	Total
Concrete Sidewalk	7,200	SF	\$4.00	\$28,800.00
Conc. Retaining Wall W/ Stone Veneer	200	LF	\$380.00	\$76,000.00
Guardrail	190	LF	\$120.00	\$22,800.00
Planter Curb	225	LF	\$12.00	\$2,700.00
Brick Pavers	2,000	SF	\$12.00	\$24,000.00
Concrete Paver Edge	110	LF	\$12.00	\$1,320.00
Bollards	5	EA	\$1,500.00	\$7,500.00
Ornamental Park Gateway	1	LS	\$20,000.00	\$20,000.00
Ornamental Iron Fence	64	LF	\$150.00	\$9,600.00
Masonry Fence Columns	4	EA	\$2,500.00	\$10,000.00
Grills	2	EA	\$1,000.00	\$2,000.00
Picnic Tables	4	EA	\$800.00	\$3,200.00
Benches	12	EA	\$1,200.00	\$14,400.00
Litter Receptacle	5	EA	\$800.00	\$4,000.00
<b>Subtotal:</b>				<b>\$226,320.00</b>

Landscape / Site Furnishings	Qty.	Unit	Unit Price	Total
Trees	22	EA	\$400.00	\$8,800.00
Landscape Beds	3,400	SF	\$5.00	\$17,000.00
Topsoil	100	CY	\$30.00	\$3,000.00
Planting Soil	80	CY	\$40.00	\$3,200.00
Irrigation	1	LS	\$11,000.00	\$11,000.00
Geotextile Blanket	2,000	SF	\$0.50	\$1,000.00
Slope Restoration Seeding	2,000	SF	\$0.30	\$600.00
Lawn Restoration Seeding	60,000	SF	\$0.10	\$6,000.00
<b>Subtotal:</b>				<b>\$50,600.00</b>

Subtotal:	\$350,720.00
+10% Contingency	\$35,072.00
<b>Total</b>	<b>\$385,792.00</b>



**Opinion of Probable Costs**

**Hastings Street Linear Parkway**

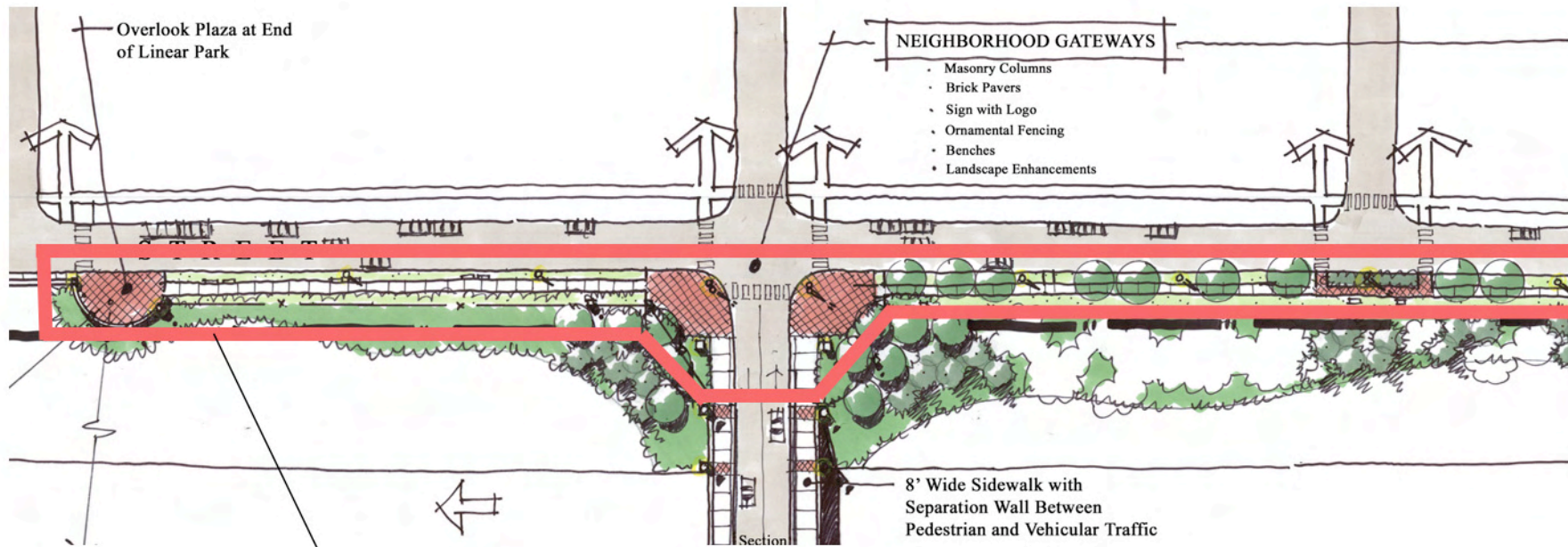
Demolition & Site Preparation	Qty.	Unit	Unit Price	Total
Soil Borings / Testing / Survey	1	ALLOW	\$12,000.00	\$12,000.00
Earthwork	1	LS	\$80,000.00	\$80,000.00
Engineered Fill	1	LS	\$2,000.00	\$2,000.00
Misc. Utility Adjustments	1	LS	\$20,000.00	\$20,000.00
Clear and Grub Vegetation	50,000	SF	\$0.50	\$25,000.00
Remove Ex. Fence	1	LS	\$3,000.00	\$3,000.00
<b>Subtotal:</b>				<b>\$142,000.00</b>

Lighting / Electrical Improvements	Qty.	Unit	Unit Price	Total
Accent Lighting	1	LS	\$20,000.00	\$20,000.00
Pedestrian Scale Lighting	25	EA	\$4,000.00	\$100,000.00
<b>Subtotal:</b>				<b>\$120,000.00</b>

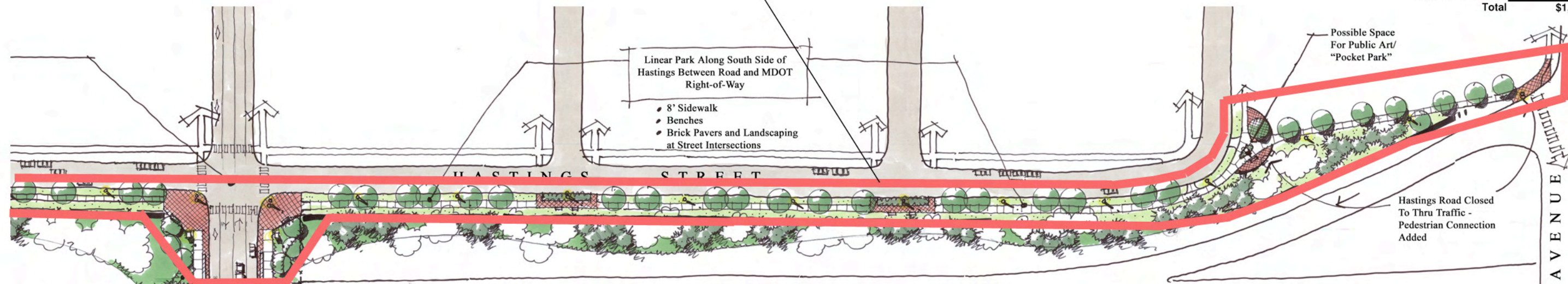
Site Amenities	Qty.	Unit	Unit Price	Total
Concrete Sidewalk	16,000	SF	\$4.00	\$64,000.00
Conc. Retaining Wall W/ Brick Face	90	LF	\$380.00	\$34,200.00
Guardrail	90	LF	\$120.00	\$10,800.00
Segmental Retaining Wall	1,000	LF	\$60.00	\$60,000.00
Planter Curb	500	LF	\$12.00	\$6,000.00
Brick Pavers	9,500	SF	\$12.00	\$114,000.00
Concrete Paver Edge	400	LF	\$12.00	\$4,800.00
Bollards	12	EA	\$1,500.00	\$18,000.00
Custom Metal Fence 6' Ht.	130	LF	\$200.00	\$26,000.00
Metal Picket Fence 8' Ht.	2,000	LF	\$80.00	\$160,000.00
Masonry Columns	12	EA	\$5,000.00	\$60,000.00
Masonry Walls	214	LF	\$200.00	\$42,800.00
Sculpture / Feature	1	LS	\$40,000.00	\$40,000.00
Benches	20	EA	\$1,200.00	\$24,000.00
Litter Receptacle	10	EA	\$800.00	\$8,000.00
<b>Subtotal:</b>				<b>\$672,600.00</b>

Landscape / Site Furnishings	Qty.	Unit	Unit Price	Total
Trees	54	EA	\$400.00	\$21,600.00
Landscape Beds	10,000	SF	\$5.00	\$50,000.00
Topsoil	450	CY	\$30.00	\$13,500.00
Planting Soil	250	CY	\$40.00	\$10,000.00
Irrigation	1	LS	\$20,000.00	\$20,000.00
Geotextile Blanket	2,000	SF	\$0.50	\$1,000.00
<b>Subtotal:</b>				<b>\$116,100.00</b>

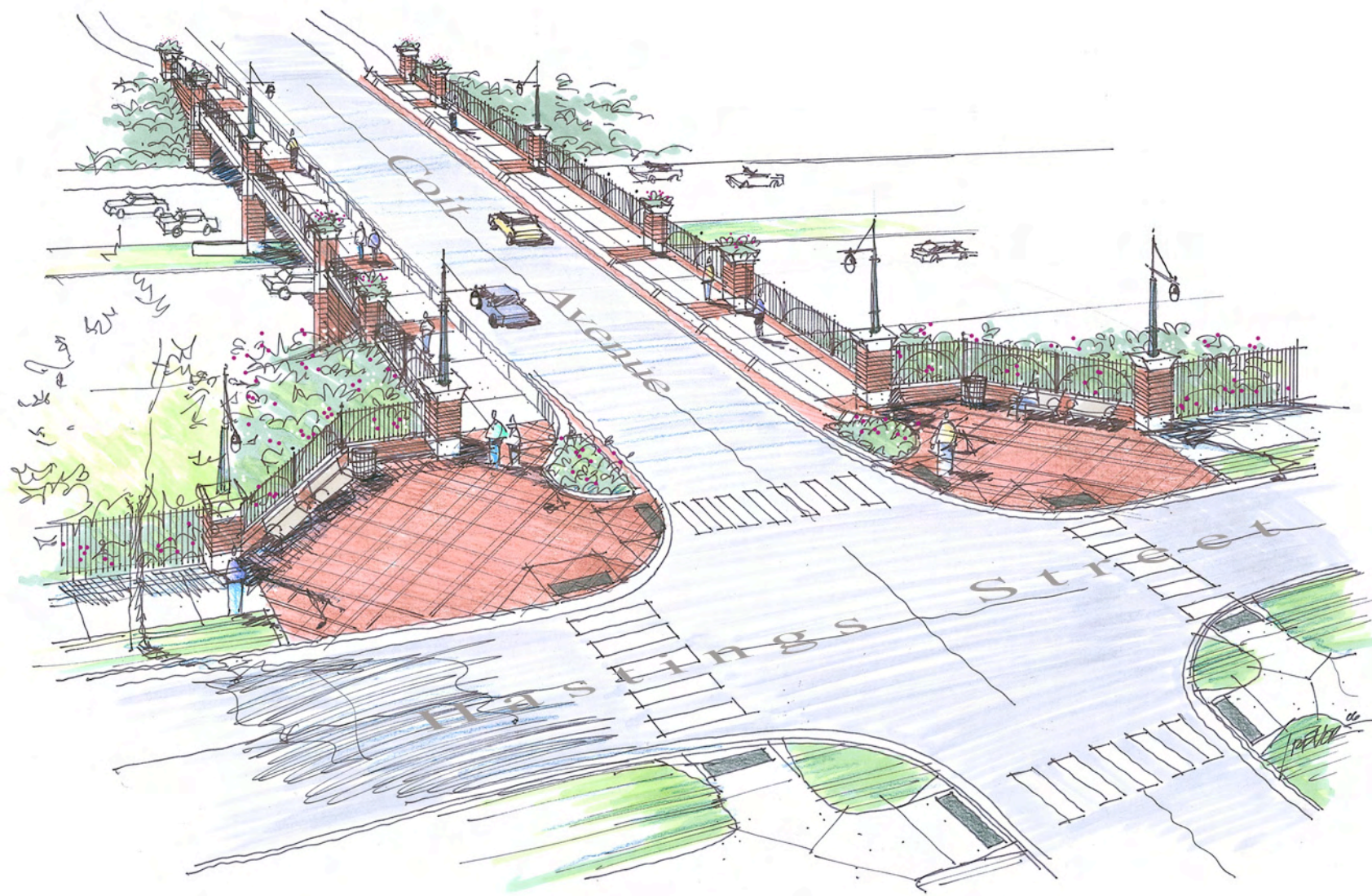
**Subtotal:** \$1,050,700.00  
**+10% Contingency** \$105,070.00  
**Total** \$1,155,770.00



**Project Limits**







## Overpass / Underpass Treatments

### Pavements:

Brick Pavers Over Concrete Base	\$12 SF
4" Thick Retooled Concrete Sidewalk	\$4 SF

### Guardrail/Fencing:

8' Ht. Pre-manufactured Steel W/ 4" Open Pickets	\$80-\$100 LF
8' Ht. Custom Steel	\$150-\$250 LF

### Masonry Work:

Brick Face Over Concrete Walls And Columns (price does not include concrete back-up)	\$25-\$35 FF
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### Lighting:

Pedestrian Scale Lighting 14'-18' Ht. (price includes electrical distribution)	\$3,500-\$5,000 EA
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### Other:

Custom Precast Concrete Planters	\$1,500-\$3,000 EA
Seasonal Planter Landscape Rotation Including maintenance	\$1,000-\$1,500 EA / Year
Drip Irrigation In Planters (assuming adjacent system in place)	\$1,000 EA

SF	Square Feet
FF	Face Feet
LF	Linear Feet
EA	Each