

Mid town- the old west side of GR gateway project

DADDS MAGIC BUS location 10 story
overview w Hotel and 6 bonus floor
option by Frank Roberts Jr



Site location 407 & 425 Turner NW

Next to NHB area on Bridge and Turner Gateway seeking approval for hotel currently or also City Center for Lounge, banquet hall, bar restaurant, mixed use and then join plan to anchor and renew lease if rezoned 10 + 6 (bonus) story building sites -project

Preliminary approval requested has received the ok for hotel by email from city with parking requirement .75 spaces per room or 60-75 spots based on 80-100 rooms you can do this with elevated building lot to park, if approved.

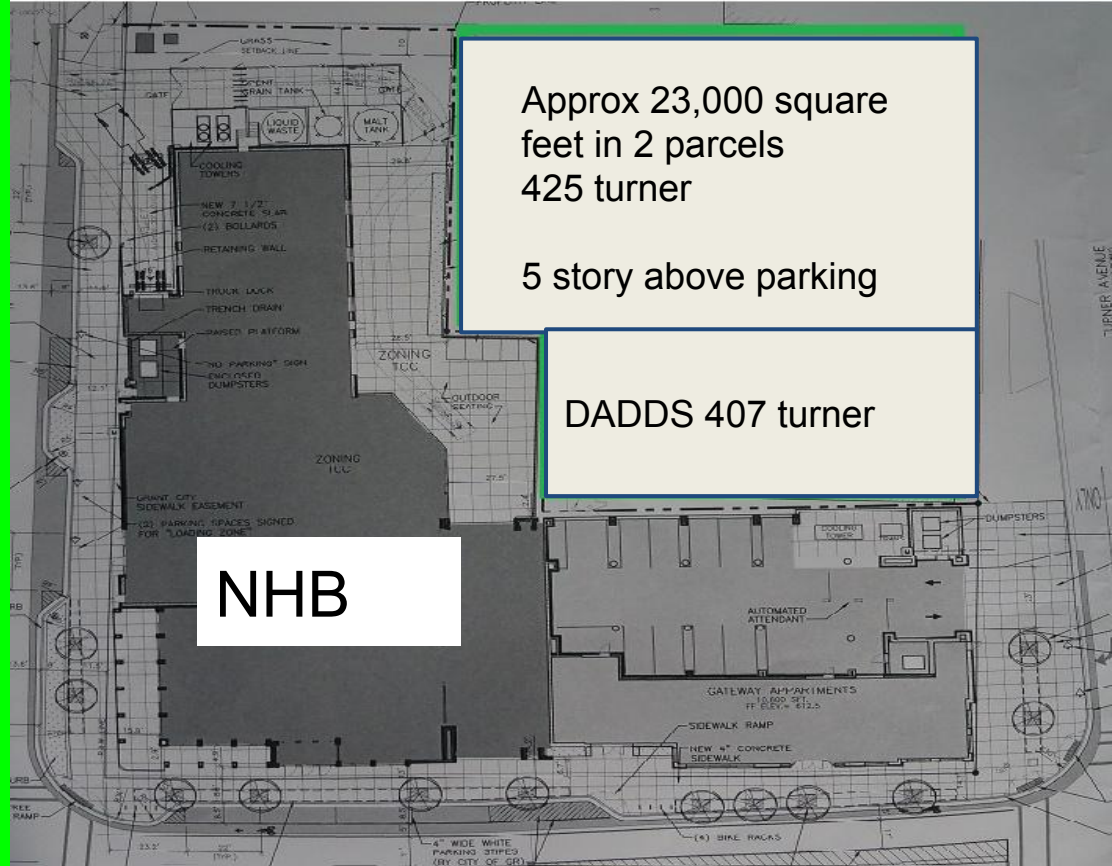
Must meet the ground level active use requirements in **Sec. 5.9.23. - Parking Structures. of the [Zoning Ordinance](#)** that states overall 30 foot deep and 75% frontage of parcel chosen by planning director if 2 parcels abut.



Mid town -10 storys +6 would allow 320k sq ft approx

Parking current requirements are .75 per room based on 80-100 room
Hotel request use 500-700 sq ft locations per room
New zoning if approved to 10 plus 6 bonus story will have no parking required.

New Holland Brewery-site plan next to DADDS



Current site plan has highway frontage

Current layout with completed Brewery next door



Proposed
5 story hotel with
20,000 Square foot
per floor approx 33
rooms per floor at
600-650 sq foot per
room.
Total 80-100 rooms.
Leaving 5 stories and
6 bonus stories
320,000 square feet



Proposed 5 story hotel with options for 10 story hotel use

With options for bonus floors if rezoned to 10 story plus 6 bonus floors.



Bonus floors require

1 Green space options

Choose 2

A alternative energy

B development design to meet energy code

C Bicycle parking facilities

D TMD a plan for transportation, rideshare, carpool, vanpool, shuttle service

2 Art installment

Choose 2

A Allocates 1 percent of construction costs to permanent on site art structure to public.

B Public Art installations maintained on property

Regardless 10K minimum.

Parking ramp 2 level with options

Parking stories can be sold/ exchanged to Parking Managment services negotiated with \$ buildout and % of income.



Parking spots approx 140 total with space for building we will loose some average spot is \$20k per spot. Perhaps a additional spot for phase 2 building at south end.

New zoning
will not
require
parking
However
this may be
smart to
offer low
cost options
to key
players.

How many levels of parking can be created to give the Gateway to the westside a solution to new beginning. Grants, city incentives and creative financing may be necessary to make projects thrive.

This 5 story will need only 60 spots however the remaining lot can provide for much of the west side.



Multilevel Parking can convert the Westside to a drive, park and walk synergistic beginning for the future.

Funding is needed to make the right decision for the future and any grants or additional financing incentives are important at this step in the design.

Lets see how creative we can be moving forward.



Active Use requirement (retail on ground level)

6 bonus stories left
to sell 120,000
square feet
\$?? sf



ACTIVE USE REQUIRED

30 Foot of the width
and 75% of parcel
length with 2 parcels
abutting chosen by
the planning director
for (retail or use)

Possible funds to apply available

State level funding

Michigan job creation fund

Urban project money

Brownfield grants

Core community fund

Michigan community revitalized program

Michigan community development fund

Block Grant Grant fund

Lytec fund

City to allow Hotel with parking

Request to put in a hotel with 80-100 spots and reached out to the city, this is the ruling with the pre development meeting on February 14th to propose to move to a 10 story building options.

ec. 5.9.23. - Parking Structures.

All parking structures shall comply with the following requirements:

A.

Parking Commission. When located within the TN-CC City Center or TN-TCC Transitional City Center Zone Districts, an advisory opinion from the Parking Commission shall be received concerning the placement, capacity and design of the parking facility.

B.

Design Requirements. All design requirements of Table 5.6.08.A. Building Elements shall apply.

C.

Ground Level Active Use. An active use is required at the ground level of the parking facility where the lot abuts a public street. Where more than one (1) lot line abuts a public street, the Planning Director shall determine the primary lot line to which this provision shall apply.

D.

Active Use. Space for the active use shall have a minimum depth of thirty (30) feet and minimum width not less than seventy-five (75) percent of the building frontage on the primary street lot line.

(Ord. No. 2014-70, § 33, 9-23-14)

City to allow 10 story possible

Currently, the property is zoned TN-TCC (Traditional Neighborhood, Transitional City Center). A 5 story hotel with parking would be a permitted use, however, there is a ground floor active use requirement that would be required (see Section 5.9.23 of the [Zoning Ordinance](#)). The parking requirement for the hotel is .75 spaces per room.

That said, in light of the GR Forward plan, the City is in the process of considering a rezoning of this area to the City Center Zone district. As proposed, the maximum permitted height would go up to ten stories with six additional stories if bonuses are achieved. There would be no parking requirement for the development. The proposed zoning ordinance will go before the City Commission for a public hearing on February 14th. [HERE](#) is a link to the proposed draft – scroll down to Part E (Committee of the Whole), section 5. Relevant articles are 6 and 8.

Very clearly the proposed amendment would have significant implications to the future development of your property. I would strongly encourage you to follow this process with the City Commission.

Stipulations for 10 story use

Bonus achieved will allow for 6 extra stories on top of the the 10 stories.

As proposed, the maximum permitted height would go up to ten stories with six additional stories if bonuses are achieved. There would be no parking requirement for the development.

Green Space storm water retainment plan See attachment to include options

Public art installation

Take a look at page 4 and 5 of the attached PDF. This might be a little easier to read than what's online.

Table 5.8.02.G.2 outlines the available bonuses. You're located in DH-2 (Downtown Height Overlay -2) and so to qualify for bonus floors you need to add green elements (see section 5.8.02.G.2) or Public Art (See section 5.8.02.G.3). There is a mixed-income residential bonus as well, but since you are talking about building a hotel that isn't a relevant bonus for your development.

Assuming the proposed amendments pass, a ten story building is an administrative review. You'll need to meet all other applicable zoning requirements for the City Center zone district (i.e. greenspace, building materials etc.). At some point, you'll want to engage a design professional to help you lay out the site.

Options for bonus stories Green or art space

Projective plans and options

We provide a 2 story ramp for hotel with grants and other funding

We look at air rights and tax differences with other options for bonus floors and other allowable floors within new zoning.

Green energy discounts and transit funding.

Project with or w/out parking ramps

Looking for approval for project
5 story hotel w/o parking ramps just main
level street parking 60-70 spots.

Pending proposal with current neighboring developers.

Current project in concept stages.

Open to ideas and suggestions.

Frank Roberts 616 437-1687 cell

Parking issues Gr Meeting Feb 9th

We have the following plan to get a list of those interested in parking options at the meeting.

We also will include parking below us if possible from a parking professional in the community.