

Report for Re-use of 50 College SE
Adopted _____
Heritage Hill Association
Board of Directors
Draft 4/7/2015



Figure 1 -Photo of the building at 50 College SE

Contents:

A. Introduction	p. 2
B. Background Information	p. 2-8
The Site	
Historical Background	
Neighborhood Context	
Current Conditions – Site	
Current Conditions – Use	
Current Conditions – Structures	
Neighborhood Context	
Master Plan Guidance	
C. Process	p. 9
D. Findings & Recommendations	p. 10-13
Site	
Use	
Structures	
E. Summary	p. 14
Appendices	p. 15-18
1. Acknowledgements of the Facilitator Group and HHA Staff	
2. Key Characteristic and Elements from Nominal Groups	
3. Process and Results from Nominal Groups	

Prepared by an *ad hoc* committee of the Heritage Hill Association.

Photography by Jay Fowler

Mapping by Jay Fowler & Jim Winter-Troutwine

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Draft v. 4c 3/24/15

A. Introduction

Over the last couple of years, the Heritage Hill Association (HHA) has fielded inquiries regarding development of the site known as 50 College SE. Rather than reacting to development proposals, it was decided in late 2014 that the neighborhood should be proactive in identifying development possibilities and finding out what ideas and preferences neighbors had. A small group of facilitators was formed to coordinate the initiative, identify relevant development facts and characteristics about this block and the property, and seek ideas from neighborhood residents. (See Appendix A)

B. Background Information

The Site

The site is composed of two parcels of land with a total of 2.35 acres in area. The main parcel at 50 College Avenue SE is rectangular and has approximately 250 feet of frontage along College Avenue and is about 300 feet deep and is 1.68 acres in area. The second parcel is known as 38 College (referred to as the “east parcel” in this report) is irregularly shaped and 0.67 acres in area. The east parcel has no street frontage, but the two parcels have been in common ownership for many years.

The site is centrally located on a large city block bounded by Fulton on the north, Union Avenue on the east, Cherry Street on the south and College Avenue on the west.

Historical Background

In the late nineteenth and early twentieth centuries, this block was divided into a limited number of lots for residences. There was no formal plat of the block; it was divided bit by bit. One, the Sweet residence, was oriented to Fulton Street but set far back from it. (Several homes on the north side of Fulton were also set far back in the early period.) Several later buildings were built between the Sweet house and Fulton Street.



Figure 2 - Site Location

Key:
Blue 50 = College; Grey, = 38 College

On the south-east corner of the block, the Ledyard family owned a very large parcel, which in the late 1910s and early 1920s became the site of the Oakwood Apartments and the Avalon Terrace single-family house development. The west half of the block was divided into five parcels. At the north end, the Waters family held the largest parcel, parts of which extended through to Union Avenue. The first family home was on College Avenue, and a second was built closer to the middle of the block in the 1910s. The parcel now includes rental apartments in a large building along Fulton Street and in the 1910s mansion. The seven-story Waters Tower condominium stands about where the original family home stood.

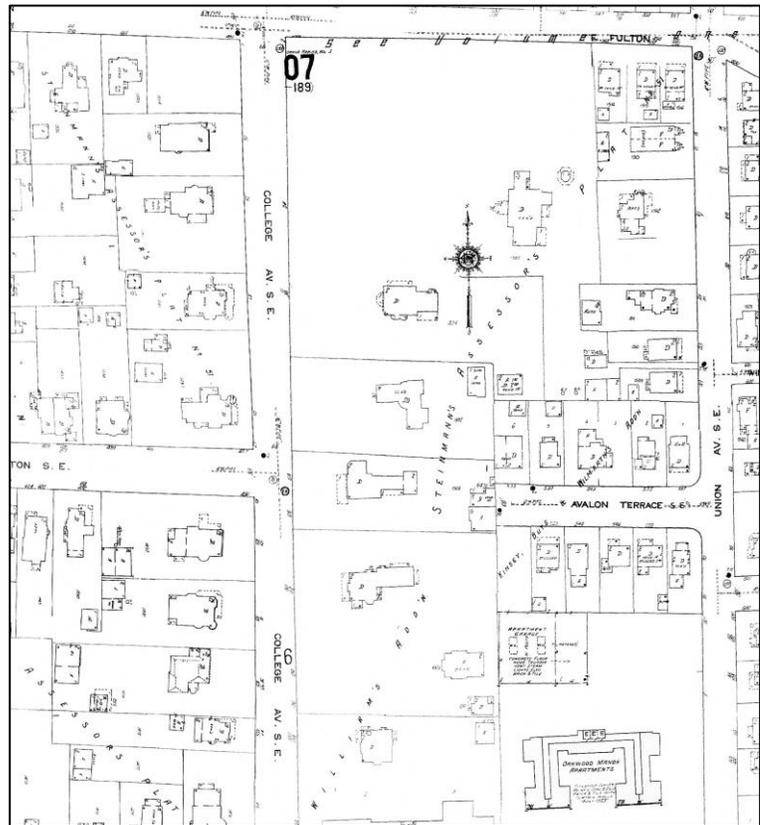


Figure 3 - 1953 map showing residences along College Avenue SE

The other four properties along College were owned by the Withey, Bissell, Pantlind and Aldrich families. They are now occupied by (respectively) the 50 College building; WOOD-TV; and the Hillmount condominiums. These were all post-World War II projects, which replaced the houses, but retained several service buildings toward the rears of the properties. Among these are two carriage houses on the 50 College property, and one on the WOOD-TV property, which is the home of the Heritage Hill Association office.

Current Conditions – Site

There is a considerable change of elevation (approximately 20') from the street front to the rear of the property. On the street front, there is also a significant slope up from north to south along the street, although the parking lot in front of the existing building has been leveled significantly and is screened from the street by a thin hedge. As a result, a driveway entrance is only possible at the present point near the south edge of the property.

A very large proportion of the site is impervious, being covered with building or asphalt paving.

Current Conditions - Use

While reuse of the building for another office use is possible and permissible, the market demand for large offices at this location appears to be diminished. In particular, it is noted that the current trend for modern medical office uses is to consolidate them near hospitals or in easy-to-access locations that offer multiple types of diagnostic and therapeutic medical services. Thus, a number of developers apparently have considered or are considering the redevelopment of the site for other uses.

According to a report published by the US Department of Housing and Urban Development, rental vacancy rates in the metropolitan area were reduced from 10.3% in 2010 to 5.3% as of July 1, 2014. The rental apartment market was especially tight, with a 2.3 % vacancy rate. A more recent report published by Zillo Real Estate Research on March 11, 2015 pegs the Grand Rapids rental vacancy rate at 1.6 percent, the lowest in the country.

As part of its Michigan Street Corridor Plan(which includes this area), the City of Grand Rapids conducted a housing study that concludes the market potential for new households is 5,870 housing units over five years, with almost half being rental lofts and apartments. Based on these projections, the Michigan Street Corridor could support between 479 and 567 new affordable- and market-rate housing units annually for five years.

Likewise, housing sales increased by 22% in the twelve-month period ending July 1, 2014 over the prior year.

With these trends apparently continuing, the redevelopment of the site for residential reuse seems both feasible and likely at this time.

Current Conditions - Structures

The main building at 50 College Avenue SE was constructed as an office building. It is a two-story reinforced masonry and steel structure; a very plain, stepped-back rectangular box of one color of brick which has a very large footprint with over 46,000 SF of floor area (first floor – 19,000 SF and second floor 27,000 SF). The original southern rectangular portion was built in 1956-1957 as medical offices, and therefore may have a historic status of its own. However, the original entrance in the middle of the building and much of the north face was damaged or destroyed as a result of additions. Parking for the original building was on the north and had two levels. One level toward the west was for patients who entered on the first floor in the middle of the building. The second level was toward the east behind a retaining wall extending north from the main entrance. This was likely for employees who entered the building on the second floor.



Figure 4 - 50 College - New west entrance



Figure 5 - 50 College Ave SE

The structure had two smaller additions in the 1960's: a small one on the second floor on the north toward the rear in 1962 and an underground "cobalt room" (off to the east on the first floor) with a mechanical room (separate building) above in 1965. The building remained in use as a medical office building until the late 1990's, when another addition was constructed, and the original building was remodeled for use by the Social Security Administration.

The large addition was built in 1996 to accommodate the offices of the Social Security Administration, and makes two steps back from the original structure on the north toward the back of the property. The addition was primarily on the second floor over what once was the upper parking area, but also added new a new main entrance facing west, built in the first step-back addition of the original building, and a new employee entrance on the north. The addition appears to increase the size of the original building by about 80%. The building has remained vacant since the Social Security Administration moved to a new location in 2011

Internally, there seem to be several different construction methods used in the additions and remodeling that don't create a coherent whole suited for updating the building for either commercial purposes or repurposing the structure for residential use. As examples, there were: an abandoned stairwell between the original building and the additions; strange and somewhat hidden sections; the underground basement-like area on the east of the first floor (cobalt room?); and a large open space in the addition suitable for desks or cubicles. In addition, there is great distance from much of the floor plan to the outside walls. The eastern first floor is below grade, while the southern portion faces a steep slope.



Figure 6- Interior office area



Figure 7- New north entrance

In addition, there are two small historic accessory buildings which were originally garages/carriage houses for homes that earlier stood on the property.



Figure 8- Withey Estate Carriage House



Figure 9- Waters Estate Accessory Building

For more than 45 years, the neighbors of Heritage Hill have worked together to stabilize and strengthen the neighborhood. It remains a strong, vibrant neighborhood of diverse people living and working together. This vision is reflected in the Heritage Hill (neighborhood) Association's purpose "to provide neighbors a way of collectively building a healthy, historically preserved community in which people can live and work in a secure and stable environment."

The large city block containing the subject property is among the most diverse and densely settled areas of the city. There are four large multi-unit residential buildings developed at densities ranging from 26 to 54 units per acre (average 41.2) and heights ranging from three to eight stories. Two buildings are divided for condominium ownership, and two are available as rentals. Two of these buildings also contain small suites designed and/or used for commercial purposes.

A group of eight buildings along Fulton and Union contain a mixture of single family and multiple unit structures developed at an average density of 14 units per acre. The ten houses in the Kinsey, Buys & Wilmarth's Addition (Avalon Terrace)

are all two-story single-family residences developed at a density of 6.4 units per acre. Finally, the offices and studios of WOOD-TV occupy a two-acre site immediately south of the subject site. This property also includes two accessory buildings (a garage and the offices of the Heritage Hill Association) and an array of large satellite dishes.

Nearby properties on the east side of College are similarly diverse, although less dense in their development pattern.

Master Plan Guidance

Heritage Hill Plan

In 1988 and again in 2005, the Heritage Hill Association coordinated an extensive neighborhood planning process resulting in the adoption of an official plan to guide the activities of the association and the city in regards to the development and redevelopment of the neighborhood. Overall, the plan promotes stability in land use and improvement to existing buildings and did not specifically anticipate the redevelopment of a major site within the neighborhood. However, the following goals and policies provide some helpful guidance when considering the re-use of this site:

- **Goal:** maintain or decrease current population density
 - **Policy:** careful scrutiny of requests for increased density
- **Goal:** a diversity of people, housing styles & types, housing costs, and land uses
 - **Policy:** encourage in-fill on vacant parcels
 - **Policy:** commercial & institutional development to be sensitive to adjacent historic & residential development

City of Grand Rapids Master Plan

The City of Grand Rapids adopted a new master plan in 2002 (and subsequently updated). The Master Plan establishes the type, character and density of development that is appropriate in different areas of the community, including where new development might occur and where resources should be directed to revitalize or reuse already developed areas. It also provides a framework for identifying important natural and cultural resources to be protected and for determining what public investments in streets and other infrastructure will be needed. The Grand Rapids Master Plan provides specific guidance for anticipating new Medium and High-Density Residential development within the community. The following brief excerpt (edited for brevity) is provided for context:

The Future Land Use Map envisions many opportunities for new medium- and high-density residential development in Grand Rapids: as part of mixed-use districts in and near the Downtown; ... as redevelopment of underutilized or obsolete commercial parcels; as infill within existing neighborhoods; and as new development on vacant land. The goal is to locate higher residential densities on transit lines and to serve as a transition between non-residential

uses and lower density housing areas, as illustrated in the Future Land Use Map.

The underlying objective for improving the quality of higher density residential design is to provide a variety of future housing choices within the city in a more physically integrated way. Design that is sensitive to its surrounding context and that responds to the physical and architectural character of its setting provides that integration.... Any new higher density residential development or infill project should be designed in response to the specific conditions (both natural and architectural) of its site.

Section 10.9 of the Master Plan provides specific guidelines to be utilized in site design in order to achieve the master plan goals. See <http://tinyurl.com/GRmasterplan10>; click *Development Character (large PDF)*; scroll to pages 21 to 28.

C. Process

Prior to the first neighborhood meeting, the facilitators group met twice to discuss the process and identify the history of the block, the site characteristics, elements of the current structure and possibilities for redevelopment. The initial public meeting was held on the evening of January 13, 2015, primarily for nearby neighbors who would be most affected by any development. After introductory presentations, ideas and preferences were gathered using a nominal group process in three groups. (See Appendixes 2&3 for results of each group and a categorized summary of the results.)

Placeholder

The facilitators used these results and other information gathered to prepare a draft report. A second public meeting was held on April 14 ____, 2015 to present and seek comments on the draft report. With this input and consultation with the Planning Department for the City of Grand Rapids, the *Report for Re-use of 50 College SE* was completed by the facilitators group. It was reviewed by the HHA Zoning Committee and recommended to the HHA Board of Directors adoption as a basis for talking with developers and as a basis for taking a position on proposals. The final document approved by the HHA Board of Directors was forwarded to the City of Grand Rapids Planning Department.



Figure 10- Neighborhood Meeting, Group 1



Figure 11- Neighborhood Meeting, Group 2

D. Findings and Recommendations

Three Major Aspects of Potential Redevelopment

This discussion will focus on three major aspects of potential re-development of the property at 50 College SE:

1. **Site** characteristics and handling;
2. Land **use(s)** at this location;
3. The nature of existing and/or planned **structures** on the site.

1. Site



Figure 12- East parcel, looking northwest



Figure 13- 50 College, looking northeast

The site at 50 College SE presents both challenges and opportunities. The potential reuse or redevelopment of the site presents an opportunity to improve current conditions. The provision of landscaping and open space was ranked as the highest priority by neighbors participating in the public meetings. A reduction in paved area on the site and the provision of new landscape areas would be in context with all of the other properties in the area.

On the street front, there is also a significant slope up from north to south along the street, although the parking lot in front of the existing building has been leveled significantly and is screened from the street by a hedge. As a result, a driveway entrance is only possible at the present point near the south edge of the property. A major re-grading of the site could change that. It is possible that restoring some of the original north-south slope could create a more pleasing site for new residential development.

New or alterations to the existing buildings on the site could be varied in height to take advantage of the dramatic change in grade from front to back. In the event new structures are placed on the site, account will need to be taken of the varied heights and bulk of adjacent structures: the single-family homes on Avalon Terrace, the historic Waters mansion, and the Waters Tower suggest very different relationships. The property to the immediate south has a higher elevation than 50 College SE and was built as and still used as a commercial television broadcasting station and now has multiple satellite dishes.

Guidelines for site work

- a. Landscape of the site around the building(s) and property edges should emphasize plantings (lawn, shrubs, trees, etc.) instead of visible parking areas.
- b. Provide a front set-back of any buildings from College Avenue to closely match the set-backs of the Waters Tower, WOOD-TV building and the Hillmount Condominiums.
- c. Also provide set-back from adjacent residential properties; particularly where a transition in building height or density occurs.
- d. Make use of the natural topography of the site to give visual variety to the structures and landscaping.
- e. Incorporate sustainable design practices, particularly by reducing the amount of impervious areas.
- f. The relevant guidelines established in Section 10.9 of the City Master Plan shall apply where applicable.

2. Use

A variety of commercial uses are allowed with the current zoning: Special District - Neighborhood Office Use (SD-NOS). Any redevelopment for non-residential uses should be office uses generating modest amounts of traffic, such as was the case when medical offices were located in part of the structure currently on the site.

The neighbors have expressed a preference for residential redevelopment of the site over maintaining the site solely for commercial purposes. A small amount of office or light commercial use could be acceptable along with residences, IF they are of a type which will NOT generate large amounts of traffic nor noise, especially later in the evening.

Guidelines for Acceptable Use

- a. If a residential development is proposed, the HHA will support any necessary re-zoning to allow for such uses, if the proposal is deemed to comply with the guidelines discussed in this report.
- b. A zoning classification change for the western portion of this parcel from a Special District - Neighborhood Office Use (SD-NOS) to a Traditional Neighborhood - Mixed Density Residential (TN-MDR) would be consistent with adjacent parcels.
- c. The zoning classification for the east parcel should remain TN-LDR.
- d. As an alternative to b. & c., rezoning to Planned Redevelopment District (SD-PRD) may allow greater building height and treatment of the entire site comprehensively.
- e. Note that Section 5.5.02.B. of the Zoning Ordinance states that in TN-MDR zone district states: "Redevelopment shall remain consistent with this pattern of development. The redevelopment of former commercial sites is a significant objective through context sensitive architectural designs and features common to the area."

- f. If redeveloped for residential use, a density up to the current average for multi-family structures on the block (approximately 40 units per acre) would be acceptable, with the condition that the guidelines and recommendations for site work and structures can be complied with.

3. Structures

The Reuse of the existing building for office or residential use presents several challenges. The eastern first floor is below grade, while the southern portion faces a steep slope. While the structure seems structurally sound, it has small shoulder-high windows and would require cutting of the existing foundation and masonry/brick walls to allow in daylight and exiting for any occupancy and possibly extensive re-grading. As it stands, it is not easily adaptable for residential use.

Due to the additions which substantially changed the northern face of the original building and the other changes that would be necessary for residential use, it is questionable whether the building could remain a contributing structure in the neighborhood, especially a neighborhood that was once only a residential neighborhood. If a proposal would include the razing of the whole structure, the HHA would support the demolition, but the Historic Preservation Commission of the City of Grand Rapids would need to make a determination of whether the original building without the addition and the other changes would remain a contributing structure in the neighborhood.

There are two small historic accessory buildings which were originally garages/carriage houses for homes that earlier stood on the property. They are reasonably attractive buildings that should be saved and used, if possible. It may be possible/desirable to move them to other locations on the property or to other nearby sites in the neighborhood, pending a viable development proposal.

Neighbors prefer the idea of replacing the commercial structure with new residential buildings. Some favored the construction of new buildings with a “house-like” character, perhaps typified by a grouping of town-houses or smaller apartment-building design. Others recognized that a taller mid-rise building would be in context with the existing mid-rise buildings on the block. Given the topography, different buildings might have different heights. It is recognized that the size and density of buildings will affect the financial feasibility of any significant re-structuring of the property.



Figure 14- Sample development - Townhouse style



Figure 15- Sample development - Mid-rise type

Guidelines for structures

- a. Structures up to 7 stories in height, commonly known as mid-rise height, would be consistent with the context of the neighborhood. A building of this height would be acceptable on the western portion of the property as a trade-off for increasing the landscaped open space on the site.
- b. It may be possible and quite interesting to design buildings with several different heights reflecting the challenges and opportunities presented by the topography and also the need to provide transitions to adjacent low-density uses.
- c. It is noted that if the western portion of the parcel is rezoned Traditional Neighborhood - Mixed Density Residential (TN-MDR) like the areas immediately north of the site and the area along Cherry Street SE between College Avenue SE and Union Avenue SE, the maximum height of the structure(s) would be limited to 4 stories with special land use approval. As an alternative, rezoning to Planned Redevelopment District (SD-PRD) may allow greater height.
- d. Any proposed development on the eastern portion of the property should relate to the topography and be similar in height to surrounding structures.
- e. If the existing commercial structure were to be used for residential purposes, consider carving out a courtyard to allow more outside windows.
- f. The existing historic accessory buildings should be renovated and reused, if possible.
- g. The relevant guidelines established in Section 10.9 of the City Master Plan shall apply where applicable.

E. Summary

The redevelopment and reuse of the site at 50 College Avenue, SE, if implemented properly, represents a unique opportunity to accept new investment in the Heritage Hill Neighborhood in a way that reinforces the area as a vibrant residential neighborhood. The existing main building is not significant from an historical perspective. While the original building might be representative of the mid-century era, it is not a particularly attractive example from this period and it has been altered significantly by subsequent additions.

This report examines the context for redeveloping the site, and contains key guidelines intended to insure that new development would be an asset to the neighborhood. Several of those key concepts are illustrated on Figure 16.

Therefore, the Heritage Hill Association supports the redevelopment of the site for residential purposes, in concept. Support for any particular development proposal will be based upon an evaluation to ensure that high quality site design and building design address issues raised in this report.

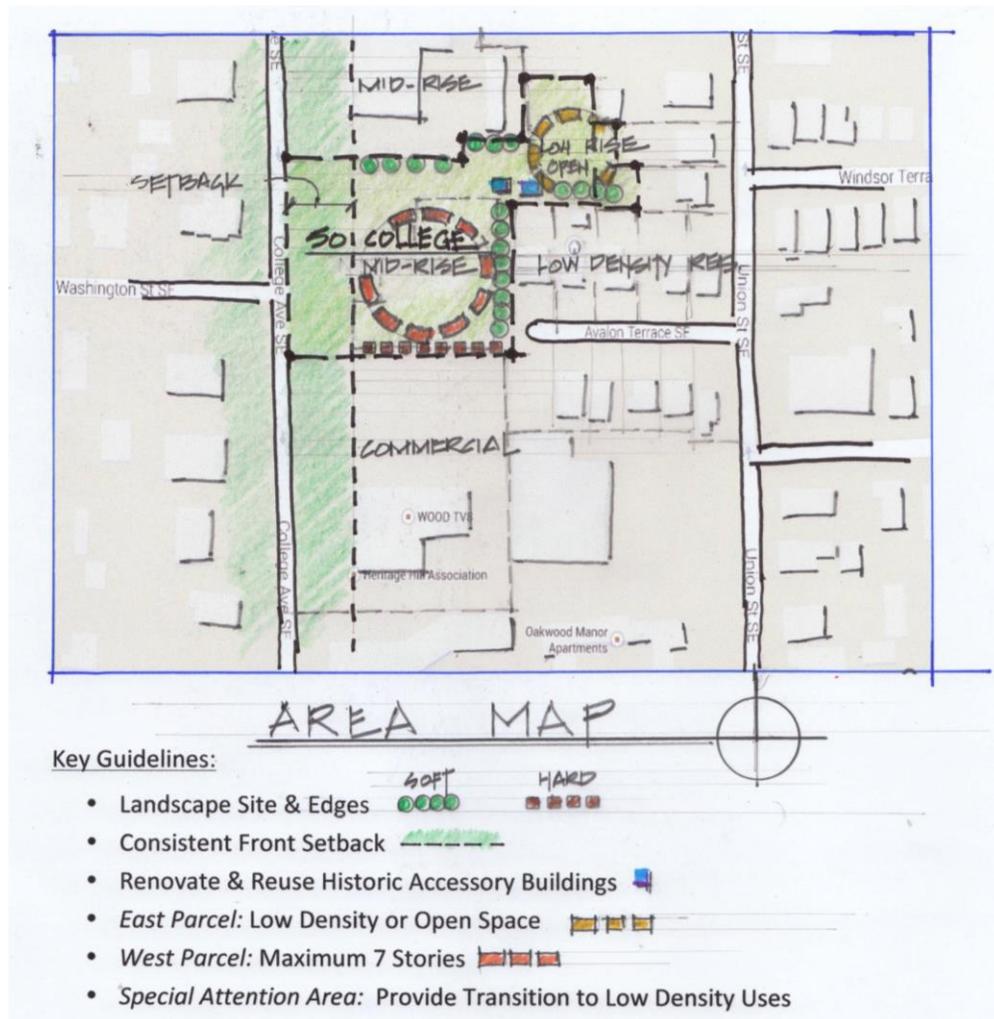


Figure 16- Key Development Guidelines

Appendices

- 1 - Acknowledgements of the Facilitator Group and HHA Staff
 - 2 - Key Characteristic and Elements from Nominal Groups
 - 3 - Process and Results from Nominal Groups
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Appendix 1

Acknowledgements of the Facilitator Group and HHA Staff

- **Jay Fowler, AICP:** former Executive Director, Grand Rapids Downtown Development Authority; former Planner & Assistant Planning Director, City of Grand Rapids; Resident of Heritage Hill - 13 years
 - **Tom Logan, PhD:** Professional Planner, Health System & Human Services, Historic Preservation & Urban Design; Past Member, City of Grand Rapids Historic Preservation Commission; Author – *Almost Lost: Building and Preserving Heritage Hill, Grand Rapids, Michigan*; Heritage Hill Association Tour Historian; Heritage Hill Association 1988 & 2005 Master Plan Committee; Heritage Hill Rental Property Owner and Renovator; Resident of Heritage Hill – 32 years
 - **Craig Nobbelin:** Professional Health Care Manger and Regional Planner; Chair, Heritage Hill Association Zoning Committee; Past-President, Heritage Hill Association; Heritage Hill Association 1988 & 2005 Master Plan Committee; Heritage Hill Rental Property Owner and Renovator; Past-President, South East Economic Development Corporation and Wealthy Theatre Boards; Resident of Heritage Hill – 30 years
 - **Wayne Norlin:** Senior Project Manager, TowerPinkster Architects / Engineers; Resident of Heritage Hill – 39 years
 - **Jim Winter-Troutwine:** Architect/Builder--Owner, Winter-Troutwine Associates, Inc. – Main Street Consulting & Preservation Architecture & Planning since 1989; Past Member, City of Grand Rapids Historic Preservation Commission; Fairmount Square Historic District Rental Property Owner and Renovator; Resident of Fairmount Square Historic District – 25 years
 - **Jan Earl:** Executive Director, Heritage Hill Association; Resident of Heritage Hill – 32 years
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Appendix 2
Key Characteristic and Elements from Nominal Groups
Heritage Hill Association:
Public Meeting on January 13, 1015 for Development of 50 College SE

Green space/landscaping – 34

- Green space (11 votes)
- Landscaping, green space (5 votes)
- Less paving, more landscaping (2)
- Green buffer (6 votes)
- Historic looking residential with green space (3)
- Appropriate materials, style; low-density, landscaping (3)
- If re-built, landscaping
- Park, with dog-park
- Neighborhood park (2)
- (Replace deteriorated fencing along east side)

Residential (a variety) – 16 (plus 8 with height restrictions)

- “House-like” buildings (5)
- New residential development
- Use primarily residential
- Change to residential use
- Proper use & maintenance of carriage houses
- Historic looking residential with green space (3)
- Townhouses, as on Hollister (2)
- No institutionalized residential (1)
- No rental units (1)
- Height:
 - (No to) New mid-rise residential adjacent to existing residential
 - No greater building height (6 votes)
 - Not more than 7 stories

Contextual design – 29

- Contextual architecture (4)
- Consistent with neighborhood (4)
- Limit density (3)
- If razed, varied massing & architecture (5)
- Appropriate materials, style; low-density, landscaping (3)
- No generic, cookie-cutter design (4 votes)
- No “faux” look (3)
- Encourage “LEED” development
- Not monolithic (1)
- Keep present size of building footprint (2)

Commercial

- **Tear down / No Commercial – 16**

- 24/7 commercial activity (6)
 - Tear down existing main building (4)
 - No institutional use (2)
 - No commercial; no parking lot nor what looks like a parking lot (2)
 - No mixed use
 - No more offices
- **Commercial/limitations OK - 15**
 - Re-use the commercial building (6)
 - If commercial, limit business hours (3)
 - Commercial use, restaurant—modern, edgy (2)
 - Day use only (2)
 - No more entertainment venues
 - Varied commercial OK

Low noise - 10

- Noise (8 votes)
- Never a construction “staging area” again (noise & dust)
- Development process not too disruptive (1)

Parking / Low Traffic (minimize, off-street) - 9

- Low traffic (3)
- Off-street parking (2)
- Enough parking for the new uses (2)
- Limit cars per unit
- Driveway, access on south

Soft lighting - 3

- Well-lit (down-lighting only) 2
- Soft exterior lighting for either residential or commercial

Other Comments

- Ownership accountability (3)
- Public policy reflect attitude of the neighborhood (2)
- Snow removal plan
- Existing building for storage \
- (No to) Garbage stored outside (1)
- Don't offer much tax incentive
- Combine with site of WOOD-TV

Appendix 3
Process and Results from Nominal Groups
Heritage Hill Association:
Public Meeting on January 13, 1015 for Development of 50 College SE

Process for Initial Idea Generation

1. Randomly assign attendees to groups of 7 to 9 people
2. Ask everyone to jot down their own answers (silently) to these questions:
 - a. What characteristics and elements should a new or redesigned development at 50 College SE **include**.
 - b. What ones should it **not include**.
3. A facilitator for each table will abbreviate answers on two large sheets (one for **include** and one for **not include**)
4. Going around the table, each person will give ONE point for one of the lists. The facilitator will go around the table as often as needed to get all the points from all participants. Allow only enough discussion to get the person's point down accurately.
5. Then allow discussion and advocacy around the table on the points on the lists.
6. Have people vote on their top 5 points, using stickers provided.
7. Facilitators create two lists of the most popular **include** and **not include** items.
8. Move to general discussion of the characteristics and elements, perhaps in relation to several basic models laid out by the architects.

Group 1 --- Winter-Troutwine & Fowler, facilitators

To include

Green space (11 votes)
"House-like" buildings (5)
Contextual architecture (4)
Low traffic (3)
Ownership accountability (3)
Off-street parking (2)
Well-lit (down-lighting only) 2
Neighborhood park (2)
New residential development
Snow removal plan
Encourage "LEED" development
Existing building for storage

NOT to include

Noise (8 votes)
24/7 commercial activity (6)
Garbage stored outside (1)
Not monolithic (1)
New mid-rise residential adjacent to existing residential

Group 2 --- Logan & Norlin, facilitators

To include

Landscaping, green space (5 votes)
Tear down existing main building (4)
Consistent with neighborhood (4)
Keep present size of building footprint (2)
Public policy reflect attitude of the neighborhood (2)
Varied commercial OK
Soft exterior lighting for either residential or commercial
Proper use & maintenance of carriage houses
Use primarily residential
Change to residential use
Replace deteriorated fencing along east side

NOT to include

No greater building height (6 votes)
Limit density (3)
If commercial, limit business hours (3)
Less paving, more landscaping (2)
No institutionalized residential (1)
Development process not too disruptive (1)
Limit cars per unit
No more entertainment venues
Don't offer much tax incentive

Group 3 --- Nobbelin & Earl, facilitators

To include

Green buffer (6 votes)
Re-use the commercial building (6)
If razed, varied massing & architecture (5)
Combine with site of WOOD-TV (3)
Historic looking residential with green space (3)
Appropriate materials, style; low-density, landscaping (3)
Day use only (2)
Townhouses, as on Hollister (2)
Commercial use, restaurant—modern, edgy (2)
If re-built, landscaping
Park, with dog-park
Driveway, access on south

NOT to include

No generic, cookie-cutter design (4 votes)
No "faux" look (3)
No institutional use (2)
No commercial; no parking lot nor what looks like a parking lot (2)
No rental units (1)
No mixed use
No more offices
Never a construction "staging area" again
Not more than 7 stories