



CITY OF
EAST GRAND RAPIDS

5

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506
(616) 940-4817 www.eastgr.org

JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

MEMORANDUM

TO: East Grand Rapids Planning Commission
FROM: Jay Gianotti, Zoning Administrator
DATE: June 6, 2024

RE: **Introduction – Gaslight Investors Planned Unit Development Amendment
2255 Wealthy St. SE and 515 Lakeside Dr. SE (PPNs 41-14-33-276-032 and 41-
14-33-276-029)
Concept Plan Review**

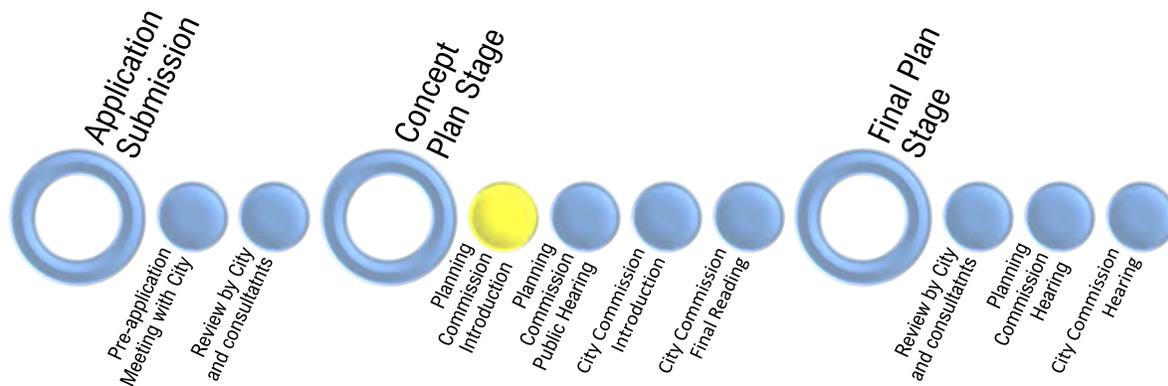
Action Requested:

That the Planning Commission review and provide feedback on a revised Gaslight Investors PUD concept plan at 2255 Wealthy St. SE and 515 Lakeside Dr. SE.

Background:

On May 3, 2024, Gaslight Investors submitted an application regarding a revised and amended site plan for the Planned Unit Development (PUD) at 2255 Wealthy St. and 515 Lakeside. The original PUD plan, then referred to as the Jade Pig PUD, was approved in 2004. The first phase of this development was approved and constructed in 2005. No further development on this site has occurred since then. An amendment to this original PUD was approved in 2008, but no construction ever took place. Thus, that approval was voided. A revised concept plan for the site was introduced to the Planning Commission in 2020, but because of factors related to the COVID-19 pandemic, that plan never advanced beyond that stage. Tonight, the developers and consultants are presenting a revised concept plan for the remainder of the site.

As a major change to the previously approved PUD plan and agreement, the applicants are required to proceed through the entire PUD approval process for this new plan. This involves two sets of hearings at the Planning and City Commission levels. This first stage is solely for review of the overall concept plan. Section 5.47 of the zoning ordinance lists the materials that are required at this stage. Note that final building designs and floorplans are not provided or required at this stage. The concept plan is intended to simply show the basic layout of proposed buildings, streets, and other important elements that illustrate the intended vision for the site. More detailed designs and requirements, including a legal PUD agreement, are considered at the second and final review stage. A basic timeline of this process, including the current step in this process, is shown below.



These conceptual plans are being brought before the Planning Commission for their initial input. As this is the first stage in the review process, the Planning Commission’s focus at this stage should be on the overall concept plan. It is anticipated that the applicant will need to make revisions and provide additional information with respect to the review standards in Section 5.49 of the Zoning Ordinance. If the Planning Commission feels generally comfortable with the concept plan, the Planning Commission may schedule a public hearing for their July meeting to make a formal recommendation to the City Commission. Otherwise, the applicant can update and provide a revised plan for additional comment at the next meeting.

In order to be approved, the proposed PUD needs to meet the review criteria in Section 5.49 of the zoning ordinance. As this is only an introduction tonight, and in anticipation of the need for further revisions, these criteria will not be fully reviewed at this stage. Instead, the following is a list of salient differences between the originally approved plan and the plan being presented tonight. In addition, some topics that the Planning Commission are encouraged to consider are provided here.

General Site Plan Changes

Approved 2004 PUD	Proposed 2024 PUD Amendment
7 total buildings with retention of existing parking garage <ul style="list-style-type: none"> • 2 Commercial buildings • 1 Parking garage (existing) • 1 Mixed-use building (commercial & residential) • 3 Residential buildings 	9 total buildings (2 already constructed) including new parking garage <ul style="list-style-type: none"> • 3 Commercial buildings • 1 Parking garage (new) • 3 Mixed-use buildings (commercial, parking, and residential) • 1 Residential building • 1 row of Townhouses
Tallest building: 7-stories, 79’ height, solely for residential use	Tallest building: 7-stories, 94’ height, mixed-use (commercial, parking, and residential)
107 residential units (condominiums)	180 residential units, including condos, apartments, and townhomes. Project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI).
687 total parking spaces (only 414 present)	583 total parking spaces

Some Topics to Consider

- The tallest building in this revised plan is proposed to be seven stories and 94’ height. The number of stories is the same as was approved in 2004, but the overall height is 15’ taller. It

should be noted that some of the buildings in the original plan had a sloped roof, meaning their height would have been measured at the roof midpoint. When considering the height at the roof peak, the tallest height may be closer to what is now being proposed. For comparison purposes, estimated building heights for other prominent buildings in the City are provided in the table to the right.

Building	Appx. Height
Blodgett Hospital (2008 addition)	72'
Blodgett Hospital (other wings)	42'-90'
EGR High School (Fine Arts wing)	88'
EGR Middle School (adjacent to Reeds Lake)	47'
Wealthy Elementary School	53'

- The main access road for the PUD would be rerouted to the north to connect with Shopping Center Drive at the Greenwood/Lakeside intersection. The existing vehicular access point to the east of Reeds Lake Blvd. would be converted solely to pedestrian access (though the existing access road to Lakewood Hills Apartments would remain.) This may be preferable from a traffic management standpoint as the current north vehicular access is offset less than 100' from Reeds Lake Blvd. The proposed plan does include a roundabout at the Shopping Center/Lakeside/Greenwood intersection to help with traffic flow. Still, additional information on traffic mitigation strategies with this proposed concept should be provided with the final plan. A traffic study is recommended by City staff.
- Truck/service traffic would be directed away from the main interior road into a one-way service road accessed at the SE corner of the property (next to Chase Bank) and travelling northward. While this arrangement would help separate truck traffic from visitor traffic, it does have the potential to increase truck traffic on Lakeside Drive and Wealthy Street. This should be addressed with the traffic impact study.
- The proposed plan calls for appx. 56,970 s.f. of new commercial space. By comparison, only appx. 13,610 s.f. of additional commercial spaces was proposed in the original PUD agreement.
- The number of residential units in this proposed plan would be 180 units. The overall residential density would be 21.2 units per acre, which is comparable to the maximum allowed density in the MFR District for new construction (20.7 units per acre). By comparison, if zoned MFR, the maximum number of dwelling units that could be provided is approximately 178. This difference appears negligible and is in alignment with the current MFR District standards.
- The proposed plan would feature 583 parking spaces, which is a reduction from the 687 originally approved. However, the following should be noted.
 - Only 414 of the originally approved 687 parking spaces are reportedly present. The remaining parking spaces were in building phases that were never constructed. Thus, if fully built as proposed, there would still be a net increase of 169 parking spaces over what is currently existing.
 - The City's parking regulations have changed significantly since the original PUD was approved. In most cases, fewer parking spaces are now required compared to 2004 and plans with fewer than the required number of parking spaces can be approved at the City's discretion.
 - Parking studies done in conjunction with the 2018 Master Plan showed that only 59% of all parking spaces in Gaslight Village were utilized on a typical weekday.
 - Taking all of this into consideration, having fewer total parking spaces on site compared to the original plan may not be a significant concern, even with the increased amount of commercial and residential space. With that said, the applicants are using a different parking standard compared to the City's, which may result in fewer parking spaces than the zoning ordinance would normally require. Again, this is not necessarily a detriment, but additional calculations showing that the proposed amount of parking is sufficient to handle demand should be provided.

- Related to the above, it is anticipated that the 515 Lakeside parcel would be used for temporary surface parking while the new buildings and parking garage are under construction. The revised PUD agreement should include specific language stating when the temporary lot is to be removed, that the City has the right to remove the lot if the development does not move forward, and that the lot be built to City standards when in use.
- The existing fountain and art installation would be removed and replaced with landscaped islands. However, additional potential artwork opportunities are listed in the landscape plan. In addition, a complete pedestrian network connecting Lakeside Drive to Wealthy Street would be provided. Other outdoor open spaces are included in the plan, although their exact function and accessibility has not been specified.

PUD Review Criteria (for reference from Section 5.49)

- A. The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of this article, respectively.
 - It appears this standard would be met. The overall mix of uses is quite similar to the originally approved PUD and provides many of the same benefits as the original plan.
- B. The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the city's master plan.
 - The 2018 Master Plan provides guidance on what the preferred intent of this area should be. The general mix of uses proposed appear to be consistent with the Master Plan.
- C. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development.
 - The concept plan shows the basic building forms and layout that are being proposed. This level of detail is sufficient to meet this standard at the concept plan stage. More detailed building and amenity designs will be required with the final plan. Review of capacity for public services, public safety, facilities, etc. will also be prepared with the final plan and reviewed by the City.
- D. The PUD shall not change the essential character of the surrounding area.
 - This land was originally part of the historic Ramona Park, a popular amusement park. Upon closing, Jacobson's Department Store and Ramona Medical Center were developed on this land. (Historical materials related to these uses are provided for reference.) Surrounding areas are generally zoned either C-1 Commercial or MFR Multi-Family Residential. Thus, this part of the City has also been home to higher-density uses.
- E. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
 - These are not required at the concept plan stage. City recommends that a traffic impact study be submitted with the final plan review. Planning and City Commissions may request additional materials and studies as deemed relevant for the final plan stage.
- F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.
 - These are not required at the concept plan stage, but will be required with the final plan submission.

For reference, a copy of the original PUD agreement from 2004 is included with these materials. Relevant excerpts from the zoning ordinance and 2018 Master Plan are also provided for reference.

ARTICLE VI. PLANNED UNIT DEVELOPMENT (PUD)

§ 5.41 INTENT.

(A) The intent of this article is to offer an alternative to conventional development by permitting flexibility in the regulations for development. The standards in this article are intended to promote and encourage development on parcels of land that are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses.

(B) The PUD rezoning process is provided as a design option to allow for one or more of the following:

- (1) Encourage innovation in land development in terms of variety, design, layout and type of structures constructed;
- (2) Promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use and utilities;
- (3) Encourage the adaptive re-use of significant or historic buildings;
- (4) Provide the opportunity to mix compatible uses or residential types;
- (5) Preserve and protect significant natural features, open space and cultural/historic resources;
- (6) Ensure that new development is consistent with the character of the community;
- (7) Promote efficient provision of public services and utilities;
- (8) Minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation;
- (9) Encourage development of convenient recreational facilities;
- (10) Encourage the use and improvement of land where site conditions make development under conventional zoning difficult or less desirable; or
- (11) Allow a density for any residential portion of a planned unit development that is greater than would otherwise be allowed by the zoning ordinance, yet is still appropriate and compatible with other uses both within the planned unit development and adjacent to it and with the density of adjacent properties.

(C) The PUD process and standards provide for flexibility in design and permit variation of the specific bulk, area, and in some situations, the density requirements of this chapter on the basis of the total PUD plan, subject to the approval of the PUD by the Planning Commission in accordance with the requirements set forth herein. A PUD shall not be sought primarily to avoid the standards and requirements of other zoning districts.

(Ord. effective 11-29-2013)

§ 5.42 QUALIFYING CONDITIONS.

The following criteria shall apply to all planned unit developments (PUDs).

(A) *Unified control.* The planned unit development shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

(B) *Recognizable benefit.* The applicant shall demonstrate that the PUD provides at least four of the following site design elements, which could not be attained through a project designed under conventional zoning:

- (1) Mixed-use development with residential and nonresidential uses or a variety of housing types;
- (2) Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
- (3) High quality architectural design beyond the site plan requirements of this chapter;
- (4) Extensive landscaping beyond the site plan requirements of this chapter;
- (5) Preservation, enhancement or restoration of natural resources (trees, slopes, wetland areas, views to Reeds Lake, and the like);
- (6) Preservation or restoration of significant or historic resources;
- (7) Provision of open space or public plazas or features;
- (8) Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape and the like);
- (9) Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
- (10) Shared vehicular and pedestrian access between properties or uses;
- (11) Mitigation to offset impacts on public facilities (such as street improvements); or
- (12) Significant use of sustainable building and site design features such as: water use reduction, water efficient

landscaping, innovative wastewater technologies, low impact storm water management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/ renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.

(C) *Compatibility with adjacent uses.* The proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands.

(D) *Public utilities.* All uses within the PUD shall be served by public water and sewer systems.

(E) *Master plan.* The proposed PUD shall be consistent with the city's master plan.

(Ord. effective 11-29-2013)

§ 5.43 PERMITTED USES.

(A) Any use permitted by right or by special land use allowed in any district may be permitted in a planned unit development, provided that all of the objectives and standards of this article are determined to be met and there is compliance with the procedures of this article.

(B) Residential and nonresidential uses may be permitted in combination to create an integrated, mixed-use development based upon the recommendations of the city's master plan.

(C) Approval of a PUD shall include the identification of the specific uses permitted within the PUD, and only those uses so approved shall be permitted.

(Ord. effective 11-29-2013)

§ 5.44 GENERAL DEVELOPMENT REQUIREMENTS.

(A) *Residential density.* The PUD concept plan shall state the residential zoning district, as provided in Article IV, upon which the proposed density is based. For projects that include single-family developments, the PUD concept plan narrative shall state a minimum lot size for single-family development based on the minimums for single-family dwellings listed in this chapter for the R-1, R-2, R-3 and MFR Districts. For projects that include multiple-family dwellings, the density of the multiple-family development shall be based upon the lot area per multiple-family unit as required for the MFR District. Any deviation from these minimums shall be included in the table of modifications as required in § 5.47(A).

(B) *Dimensional requirements.* The area, height and placement requirements for each portion of the PUD shall be based upon a stated zoning district, as provided in Articles IV and V. The PUD concept plan narrative shall state the area, height and placement requirements for each portion of the PUD, based upon the appropriate zoning district and the residential density determined in division (A) above.

(1) Residential developments shall meet the area, height and placement requirements of the R-1, R-2, R-3 or MFR Districts, depending upon the type and character of the development.

(2) Commercial developments shall meet the area, height and placement requirements of the C-1 District.

(3) Each use in mixed use developments (containing both residential and commercial development) shall meet the height, area and placement requirements of the zoning district that corresponds to each element of the proposed development, as listed in divisions (B)(1) and (B)(2) above.

(4) Deviations from the minimums set forth above shall be included in the table of modifications as required in § 5.47(A).

(C) *Modifications.* To encourage flexibility and creativity consistent with the intent of the PUD, the City Commission, after recommendation from the Planning Commission, may permit modifications from the density, area, height and placement requirements for the stated district(s).

(1) Any regulatory modification shall be approved through a finding by the City Commission, after recommendation by the Planning Commission, that the modification results in a higher quality of development than would be possible using conventional zoning standards.

(2) All deviations from dimensional requirements shall be listed in the table of modifications required in § 5.47(A). Unless modifications are specifically requested and approved by the city, the site plan shall comply with the appropriate requirements of the identified zoning districts, as specified in divisions (A) and (B) above.

(Ord. effective 11-29-2013)

§ 5.45 PUD REVIEW PROCEDURES.

The PUD review and approval process includes the following three steps.

(A) *Pre-application.* Pre-application conference with city staff and consultants to review the PUD concept and discuss the review process.

(B) *Concept plan.*

- (1) Planning Commission review of PUD concept plan and scheduling of public hearing;
- (2) Planning Commission public hearing; review and recommendation on PUD rezoning and PUD concept plan; and
- (3) City Commission public hearing; approval of PUD rezoning and PUD concept plan.

(C) *Final PUD Plan.*

- (1) Planning Commission review of final site plan and PUD agreement; and
- (2) City Commission approval of final site plan and PUD agreement.

(Ord. effective 11-29-2013)

§ 5.46 PRE-APPLICATION CONFERENCE.

A pre-application conference shall be held with city staff for the purpose of determining the eligibility of the request for consideration as a PUD.

(A) A request for a pre-application conference shall be made to the Director of Public Works. As part of the pre-application conference, the applicant shall submit at least five copies of a sketch plan that shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and land use for the entire site.

(B) The city shall advise the applicant of the conformance of the PUD concept with the intent and objectives of a PUD in the city, whether the concept qualifies under the requirements of this article, and whether the general concept is substantially consistent with the city's master plan.

(C) Formal action shall be not taken at a pre-application conference, and statements made at the pre-application conference shall not be considered binding commitments or an approval of the concept.

(Ord. effective 11-29-2013)

§ 5.47 PUD CONCEPT PLAN REVIEW.

(A) *PUD concept plan submittal.*

(1) *PUD concept site plan.* The PUD concept site plan shall be drawn to an engineer's scale of not less than one inch equals 50 feet for property less than three acres, or one inch equals 100 feet for property three acres or more in size, that includes all of the following:

(a) Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions;

(b) Scale and north-point;

(c) Location map drawn to a separate scale;

(d) Legal description of property;

(e) Zoning classification of site and all abutting parcels;

(f) Net acreage (minus rights-of-way) and total acreage;

(g) Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site;

(h) Proposed lot lines, lot dimensions, property lines, setback dimensions and other improvements;

(i) Location and height of all proposed buildings or structures;

(j) Location of existing and proposed streets, driveways, parking lots, sidewalks and pathways on or within 250 feet of site;

(k) Proposed off-street parking lots and number of spaces;

(l) Conceptual landscape plan;

(m) The general location of existing plant material;

(n) Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands;

(o) Location of existing and proposed sanitary sewers;

(p) Location of existing and proposed water mains;

(q) Storm water retention and detention pond locations and existing, or proposed storm sewers;

(r) Number, type and location of residential units;

- (s) Density calculations by type of residential unit; and
- (t) Location and size of recreation and open space areas.

(2) *Concept plan narrative.* The PUD concept plan shall be accompanied by a narrative that describes the proposed PUD, the proposed timeframe of development, the zoning district(s) upon which the proposed density and the area, height and placement requirements are based, and documentation indicating how the qualifying conditions in § 5.42 and the standards of § 5.49 are met.

(3) *Table of modification.*

(a) The application shall include a table detailing all modifications from the use, density, area, height and placement requirements of the zoning district identified in the concept plan narrative.

(b) The table shall also detail all modifications from off-street parking regulations, general provisions, or subdivision regulations that would otherwise be applicable to the uses and development proposed in the absence of the proposed PUD.

(c) This table shall clearly identify the allowed regulation in comparison to the requested modification.

(4) *Phasing plan.*

(a) For projects proposed to be developed in phases, the PUD concept for the entire site shall be submitted for PUD concept approval.

(b) A map showing boundaries of individual phases shall be submitted, along with a proposed timeline for development of each phase.

(5) *Additional information.* Any additional information requested by the Planning Commission to better assist in the determination of PUD qualification such as, but not limited to: market studies; fiscal impact analysis; traffic impact studies; and environmental impact assessments.

(B) *PUD concept plan Planning Commission review.*

(1) *Review and public hearing.*

(a) The Planning Commission shall review the draft PUD concept plan at a regular or special meeting.

(b) Upon determination by the Planning Commission that the application meets the requirements of this article, a public hearing shall be set for a date certain. Notice of the public hearing shall conform to the requirements of the Zoning Act.

(2) *Recommendation.* The Planning Commission shall review the PUD concept plan in consideration of public hearing comments, technical reviews from city staff and consultants, correspondence from applicable review agencies and compliance with the standards of this article and other applicable standards and requirements of this chapter. The Planning Commission shall recommend approval, approval with conditions or denial of the PUD to the City Commission. The recommendation shall be based on the following:

- (a) Whether all applicable provisions of this article and this chapter are met;
- (b) Whether the proposed PUD meets the intent of this article, as outlined in §5.41;
- (c) Whether the qualifying conditions in §5.42 are met; and
- (d) Whether the standards of approval in §5.49 are met.

(C) *City Commission review of PUD zoning and PUD concept plan*

(1) *City Commission action.* Following receipt of a recommendation from the Planning Commission on the PUD rezoning and PUD concept plan, the City Commission shall, after a public hearing, review the rezoning and concept plan and either approve, deny, or approve with conditions.

(2) *Rezoning.* Upon approval by the City Commission, the property subject to the PUD shall be rezoned to PUD, which shall become effective after notification and publication according to the state's Zoning Enabling Act, being M.C.L.A. §§ 125.3101 et seq. (Public Act 110 of 2006, as amended).

(D) *Conditions.* In accordance with the state's Zoning Enabling Act, reasonable conditions may be attached to the approval of a PUD for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; protecting the natural environment and conserving natural resources; ensuring compatibility with adjacent uses of land; promoting the use of land in a socially and economically desirable manner; and furthering implementation of the city's master plan. Conditions attached to the approval shall be incorporated into the PUD agreement required to be submitted with the final PUD site plan.

(E) *Time limits for concept plan approval.*

(1) Approval of the PUD concept plan by the City Commission shall confer upon the owner the right to proceed through the subsequent final planning phase for a period not to exceed two years from date of approval. If application for final site plan approval for the PUD or a phase of the PUD is not requested within this time period, the PUD concept plan approval shall automatically become null and void and all rights thereunder shall terminate.

(2) The City Commission may for good cause approve one extension of up to one year, if requested in writing by the applicant prior to the expiration date of the original concept plan approval or subsequent one year extension.

(3) Upon expiration of a PUD concept plan, the City Commission may direct the Planning Commission to conduct a public hearing and make a recommendation to revoke the PUD zoning and rezone the property to its original designation or other district as appropriate.

(Ord. effective 11-29-2013)

§ 5.48 FINAL PUD SITE PLAN REVIEW.

(A) Following PUD concept plan approval, a final PUD site plan for the entire PUD or individual phases of the PUD shall be submitted in accordance with § 5.86.

(B) All final PUD site plans subsequently submitted shall conform with the PUD concept plan, all conditions attached to preliminary approval, the PUD agreement and the requirements of this chapter.

(C) The final PUD site plan shall be accompanied by a PUD agreement for review and recommendation by the Planning Commission after review by the City Attorney. The agreement shall provide:

(1) A survey of the acreage comprising the proposed development;

(2) The manner of ownership of the developed land;

(3) The manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space;

(4) Provision assuring that open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose; the city may require deed restrictions, conveyances or other documents to be placed in escrow to accomplish this;

(5) Satisfactory provisions shall be made to provide for the future financing of any improvements shown on the plan for site improvements, open space areas and common areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the Planning Commission;

(6) The cost of installing, improving and maintaining streets and the necessary utilities has been assured by a means satisfactory to the city;

(7) Provisions to ensure adequate protection of natural features;

(8) Statements binding the agreement and approved final PUD site plan to any future owner; and

(9) Any other commitment determined necessary to ensure that the PUD is developed and operated in accordance with the requirements of this chapter. The final PUD site plan shall be incorporated by reference and attached as an exhibit.

(D) The Planning Commission shall review the final PUD site plan and PUD agreement and shall determine that the plan and agreement are in conformance with the approved PUD concept plan.

(1) Minor changes from the approved PUD concept plan may be approved according to §5.50(A).

(2) Any changes from the approved concept plan not determined to be minor shall require that a new PUD concept plan be submitted and approved according to § 5.47 before further consideration of the changed plan(s).

(E) (1) If the Planning Commission determines that the final PUD site plan and PUD agreement are in conformance with the approved PUD concept plan, it shall recommend approval to the City Commission.

(2) The Planning Commission may recommend, and the City Commission may approve, additional conditions if it determines that the conditions are necessary to ensure conformity with the approved PUD concept plan.

(F) The City Commission shall consider the recommendation of the Planning Commission and shall approve the final PUD site plan and PUD agreement if they conform to the requirements of this article. Upon approval, the final PUD agreement shall be executed by all parties (including the city) and shall be recorded with the County Register of Deeds.

(Ord. effective 11-29-2013)

§ 5.49 STANDARDS OF APPROVAL.

A PUD shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this chapter:

(A) The proposed PUD complies with the intent and all qualifying conditions of §§5.41 and 5.42 of this article, respectively;

(B) The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the city's master plan;

(C) The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and

facilities affected by the development;

(D) The PUD shall not change the essential character of the surrounding area;

(E) The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare; and

(F) The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.

(Ord. effective 11-29-2013)

§ 5.50 DEVIATIONS FROM APPROVED FINAL PUD SITE PLAN.

Changes to an approved PUD shall be permitted only under the following circumstances.

(A) *Minor changes.*

(1) The holder of an approved final PUD site plan shall notify the Director of Public Works of any desired changes to the approved PUD. A minor change may be approved administratively, according to the requirements of this section.

(2) A change that would alter any specified conditions imposed as part of the original approval or any condition of the approved PUD agreement may not be considered as a minor change.

(B) *Minor changes approved by the Director of Public Works* The following minor changes may be approved administratively by the Director of Public Works. The Director shall determine that the change will not alter the basic design or intent of the approved PUD.

(1) Reduction of the size of any building and/or sign.

(2) Movement of buildings or signs by no more than three feet, provided setbacks are not reduced.

(3) Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent.

(4) Changes in floor plans of up to 5% of the total floor area which do not alter the character of the use or increase the amount of required parking.

(5) Internal rearrangement of a parking lot which does not affect the number of parking spaces, access locations or design.

(6) Changes required or requested by the city, the county or other state or federal regulatory agency to conform with laws or regulations.

(C) *Other minor changes.*

(1) A minor change that is not listed in division (B) above may be submitted to the Planning Commission to determine if the change is minor in scope and/or effect and that the change would not alter the basic design or intent of the approved PUD.

(2) If Planning Commission determines that the proposed change is minor, the Director of Public Works shall be authorized to approve it administratively.

(D) *Major changes.* A change that the Director of Public Works or Planning Commission determines is not minor must be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application.

(Ord. effective 11-29-2013)

§ 5.51 EXPIRATION AND EXTENSION.

Each development shall be under meaningful construction within one year after the date of approval of the final PUD site plan, except as follows.

(A) *Expiration.* If meaningful construction does not commence during the one-year period or any approved extension, the final PUD site plan and PUD agreement shall be null and void.

(B) *Extension.* The City Commission may grant extensions of up to one year each, if the applicant applies for the extension, in writing, prior to the expiration of the original PUD final site plan approval or any subsequent extension. In order to qualify for an extension, the applicant shall present reasonable evidence that the development has encountered unforeseen difficulties beyond the control of the applicant and the PUD requirements and standards have not changed.

(C) *PUD zoning designation.* If a final PUD site plan expires, the property shall remain zoned PUD unless the city rezones the property to a different zoning designation. If any applicant thereafter intends to develop a PUD on the property, the applicant shall be required to submit a new PUD application and follow the same process as the original approval.

(Ord. effective 11-29-2013)

§ 5.52 APPEALS AND VARIANCES.

(A) The Zoning Board of Appeals shall have no jurisdiction to hear appeals of or make interpretation of any decisions regarding this article or a proposed PUD concept plan or site plan.

(B) This shall not prevent an individual lot owner from seeking a variance following the final approval of the PUD according to the procedures and standards of Article XII; provided that:

(1) The Zoning Board of Appeals may only grant variances from area, height and placement requirements imposed by the PUD; and

(2) A variance shall not be considered that would affect any condition of the approved PUD, any requirement of the approved and recorded PUD agreement or would increase the residential density of the project.

(Ord. effective 11-29-2013)

§ 5.53 RESERVED.

§ 5.54 RESERVED.

§ 5.55 RESERVED.

EXCERPT FROM 2018 MASTER PLAN

streets could be reallocated to have two 10-11-foot-wide travel lanes with on-street 4-5-foot bike lanes on either side, or a two-way travel bicycle boulevard as shown below.

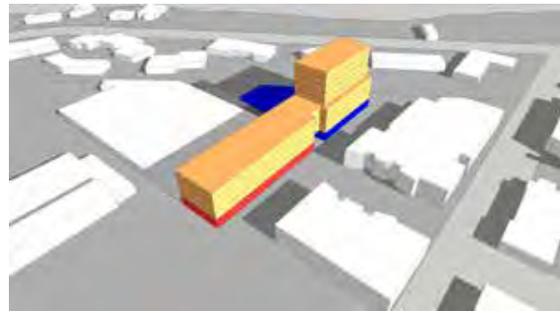
Gaslight Village Urban Design

To help inspire desired change, several urban design considerations have been visualized in Gaslight Village. These actions could be classified as milestone projects that help achieve the goals for Gaslight Village. Since much of what is illustrated would take place on private property, the intent is to indicate to the property owners the type and design that would best meet the Plan's objectives.

ACTION: ADDITIONAL MIXED-USE DEVELOPMENT IN GASLIGHT VILLAGE

The vacant, private development site on the north side of Gaslight Village has remained fallow since the obsolete buildings were removed. While it has zoning approval for mid-rise residential condominiums the development has not yet occurred. This Plan suggests several options to create new mixed-use development. It is possible to reutilize the parking deck while also adding retail and residential opportunities to the existing structure. Alternatively, the potential exists to reuse a bulk of the parking garage and line it with active mixed-uses to terminate Bagley.

Ground floor retail and office could support residential, hospitality, or both while improving accessibility by car and foot in and out of the garage. An alternate street alignment would extend Bagley through the site to Reeds Lake Boulevard. This would unlock more of the site for development while improving the connectivity. In this scenario, a new shared-use surface parking lot could be built to support the development and the retail district.



Village Address Perspective



Village Address Perspective Land Use

To provide public parking to support continued reinvestments in the Village, the City could consider a public/private partnership for parking. A surface lot is much less expensive to build and maintain. If a street is constructed through the development as shown, it could be lined with parking spaces similar to Wealthy Street. Three specific concepts for redevelopment and alternative alignments to connect Wealthy to Lakeside are described on the following pages.

Mixed use, including ground floor office spaces with second floor residential may be considered for future change for boundary parcels between commercial and MFR to create a transitional zoning use. Mixed use zoning should not exceed one to two parcels as a buffer.

ACTION: POP-UP ACTIVITIES AT SURFACE PARKING LOT

Currently an underutilized surface parking lot, this area can be transformed into a pop-up activity and events center. This can activate the village core, support the local economy, and provide welcomed public space and pedestrian activity to the area. An out-parcel development (also known as “liner buildings”) has been recommended in previous City Plans and continues to have merit. To test the viability of increased development and the utility of having it, a pop-up performance park would activate the sidewalk while providing a space for farmers markets, a skating rink, vendor fairs, food events, biergartens, and music festivals. The programming of this space should deliberately test the viability of increased public space and specific uses that could occupy a more permanent structure in the future. If it is determined that this location does not work for certain “pop-up” events, other locations in the Gaslight Village area could be considered. These events could also be relocated if the desired buildings along the Wealthy frontage are constructed.



Existing parking lot



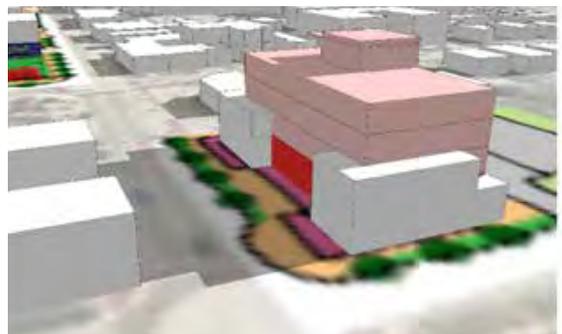
Proposed pop-up events on parking lot

ACTION: ENHANCE THE SENSE OF ARRIVAL IN GASLIGHT VILLAGE AT THE WESTERN ENTRY ON WEALTHY STREET.

Currently, there is no sense of arrival into Gaslight Village when you are entering from the west end. This is in part because of the lack of active uses as you enter Gaslight Village. To address the lack of welcoming gateway to Gaslight Village and provide the community with more recreational opportunities, the current Rite-Aid pharmacy location is one location that can be reimaged as an attractive new landmark multi-story building. This could be residential, mixed-use or a hotel combination. Whether at this location or elsewhere in Gaslight Village, a hotel will provide additional experiences in Gaslight Village, provide East Grand Rapids visitors with an overnight stay option with dining and other experiences after work and



Existing Condition



Proposed Condition

on weekends. A typical hotel with 100 or so rooms should have features like banquet and meetings rooms, which can add to the economic development of the Gaslight Village District.

ACTION: PEDESTRIAN LINK BETWEEN WEALTHY STREET AND REEDS LAKE

The Reeds Lake Trail currently exists as a combination of sidewalks, off-street paths and on-street segments. The East Grand Rapids community has expressed a desire to capitalize on this amenity by increasing the connectivity.

One potential option for a new connection is a link through Gaslight Village. This could be implemented through the construction of a new street or simply as a bicycle and pedestrian pathway. A new street could be constructed as part of a larger redevelopment of the Jade Pig site, connecting Bagley Avenue and Reeds Lake Boulevard through the Village.

Option 1 is the most direct and intuitive route. This option removes the parking garage and extends Bagley through to Reeds Lake Boulevard.

Option 2 retains the parking garage and either a) creates a new street connection at Wealthy Street and the D & W lot or b) at Wealthy Street and Bagley.

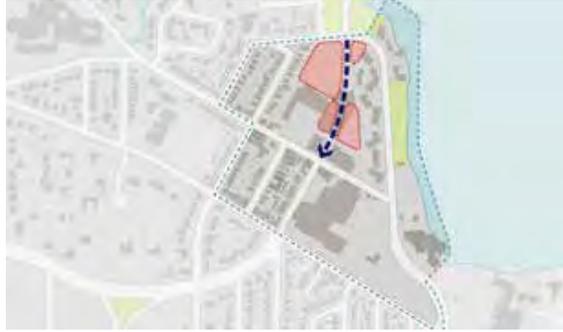
Option 3 also retains the deck and a) connects at Bagley or across from the school at Wealthy or b) keeps the connection east of the parking garage. Either option may only allow space for a non-motorized connection due to the width available, and it could require reworking the existing garage ramp.

Alternative alignments are shown on the following page.

Existing Condition



Option 1



Option 2A



Option 2B



Option 3A



Option 3B



Proposed Pathway Perspective





CITY OF EAST GRAND RAPIDS
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

Zoning Review Application

Project Name Gaslight Investors LLC - PUD Admendment
 Property Address 2255 Wealthy Street & 515 Lakeside
 Permanent Parcel No. 411433276032 & 411433276029
 Zoning District PUD
 Current Property Use Mixed-Use

Type of Request (Check)	Fee
<input type="checkbox"/> Site Plan Review (Sketch Plan)	\$200
<input type="checkbox"/> Site Plan Review (Complete)	\$500
<input type="checkbox"/> Amendment or Rezoning Application	\$800
<input type="checkbox"/> Special Use Permit	\$500
<input checked="" type="checkbox"/> Planned Unit Development	\$1,000

Escrow fees are also required.
(\$1,000 initial deposit.)

Project Description Amendment to current PUD

(Attach separate sheet if necessary.)

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	Gaslight Investors LLC	50 Louis St., NW, Ste 600 Grand Rapids, MI 49503	Scott Wierda	616.726.1700
Owner	2255 Wealthy, LLC 515 Lakeside, LLC Gaslight Investors- sole member	50 Louis St., NW, Ste 600 Grand Rapids, MI 49503	Scott Wierda	616.726.1700
Developer				
Designer	Integrated Architecture LLC	840 Ottawa Avenue, NW Grand Rapids, MI 49503	Scott Vyn	616.901.9845

See the back of this form for items that must be attached to this application at the time of submission.

*2255 WEALTHY, LLC
515 LAKESIDE, LLC*

Property Owner Signature

Gaslight Investors, LLC - Sole Member

04-30-24

Date

Same

Applicant Signature (if different)

Date



Brian Devries and Scott Wierda, on behalf of Gaslight Investors LLC, are excited to have the opportunity to re-focus their energy and creativity on their Gaslight Village property at 2255 Wealthy and 515 Lakeside. In 2004, these parcels were rezoned to a PUD district. The two commercial buildings and community square, that were executed as the first phase of the development, have been very successful in attracting diverse types of uses, reinforced the pride of many community members, and helped make Gaslight Village a charming place to live and shop.

Since then, market conditions led to postponing the remainder of the planned development, but now, with great optimism and confidence, Brian and Scott desire to continue their vision and strengthen the success of Gaslight. Following the successful redevelopment and leasing of nearby Breton Village they bring a fresh and informed perspective. Their experience in understanding the market demand, as well as an appreciation for the goals outlined in the City of East Grand Rapids Master Plan, guided them to adjust their plans for the site. The proposed design includes more retail to anchor and strengthen the development of Gaslight Village along with increased residential options.

While an amendment to the current PUD is required, it should be noted that the proposed commercial uses are allowed within, and consistent with, C-1 zoning requirements. Also, the overall proposed uses are in line with the approved 2004 PUD.

The following narrative and attached documents for the PUD Concept Plan Review for 2255 Wealthy and 515 Lakeside describe the current zoning and land use, the proposed amended design, its consistency with and departures from what has currently been approved, how it meets the qualifying conditions of the ordinance, and the schedule and phasing of the project.

The amended PUD has approximately 56,970 SF of new C-1 uses on street level to add to the +/- 77,500 SF from the first phase of the PUD. There are 14 townhomes along Lakeside Drive and Shopping Center Road and 166 new residential units. The project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI).

GASLIGHT INVESTORS LLC PUD AMENDMENT

EXISTING PUD

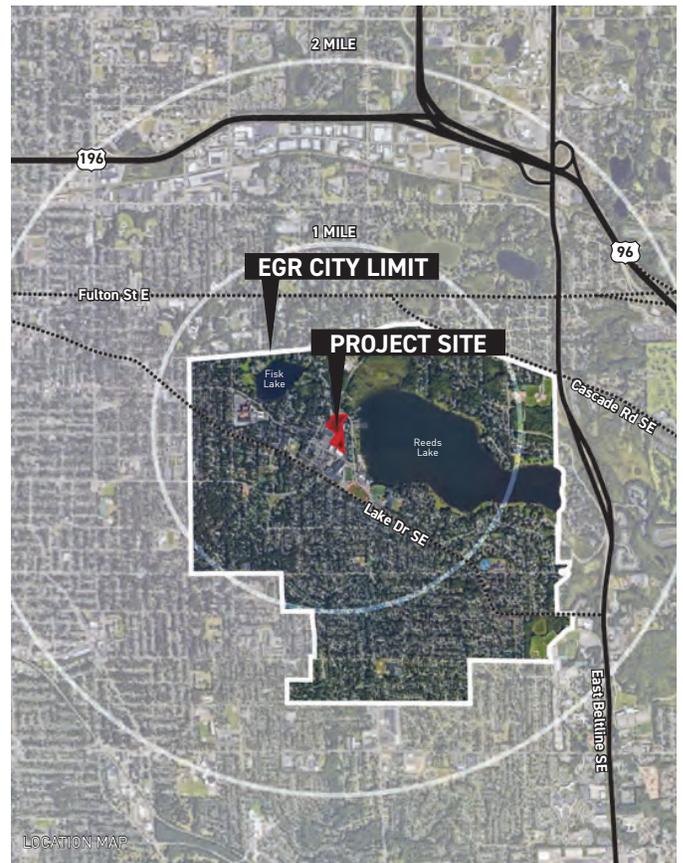
The current PUD planned for a combination of commercial and retail uses, professional/medical offices, and residential condominiums, with associated parking and open space. Two two-story commercial office/retail buildings of approximately 77,500 SF were realized along Wealthy. Four residential buildings, containing a total of 107 proposed residential units, went undeveloped. The residential buildings were approved to be of varied heights to achieve a “stepped up” appearance, with limits between 60’ and 79’ above grade. In addition to the existing parking structure on site, each residential building was planned to include subsurface parking, bringing the total on site to 687 spaces.

CURRENT STRUCTURES AND USES ON SITE

The commercial buildings along Wealthy include restaurants, boutique retailers, professional and medical services, and a bank. The existing parking structure includes 414 spaces on two levels along with 25 on street parking spaces. The remainder of the site is undeveloped.

ADJACENT LAND USE

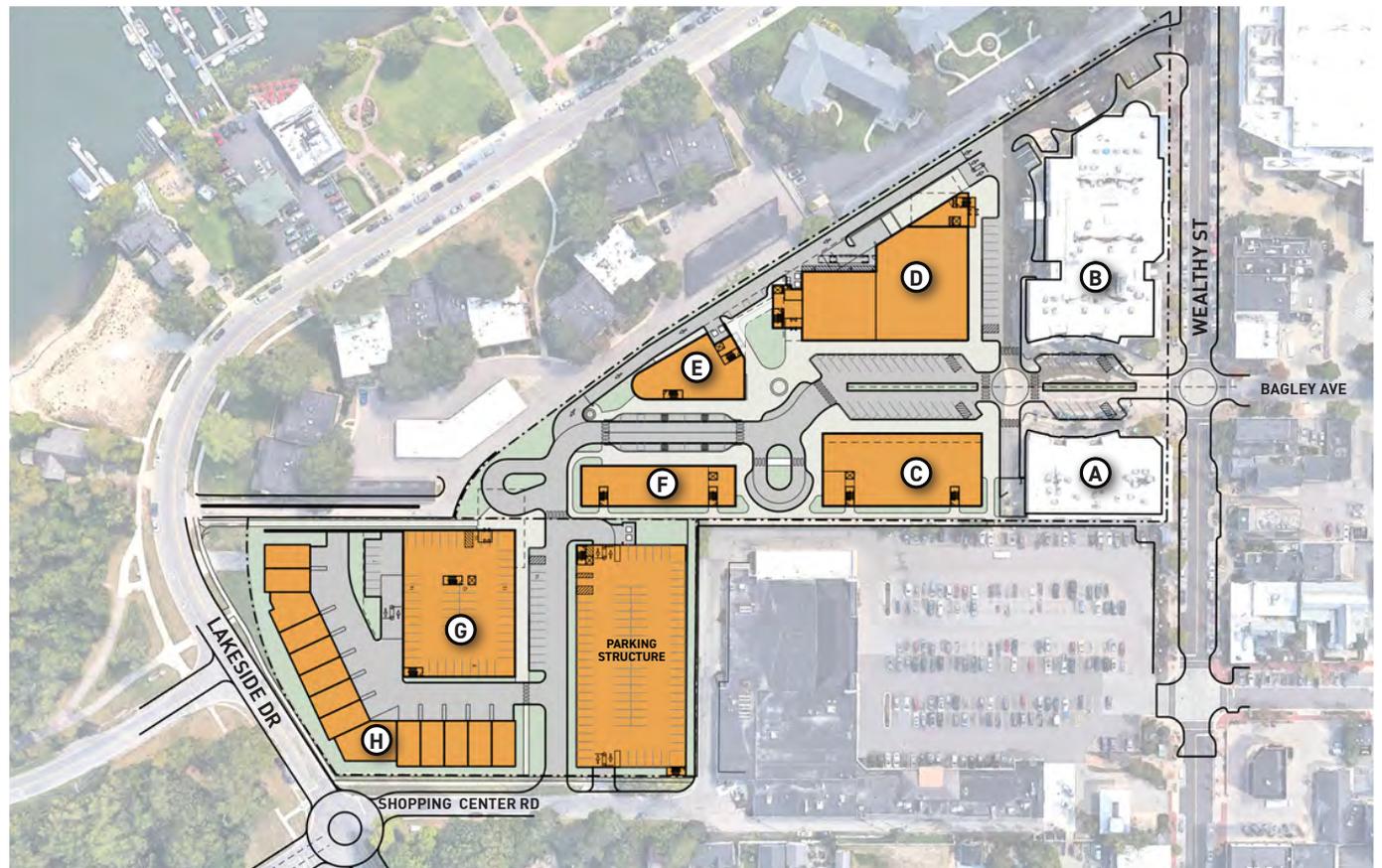
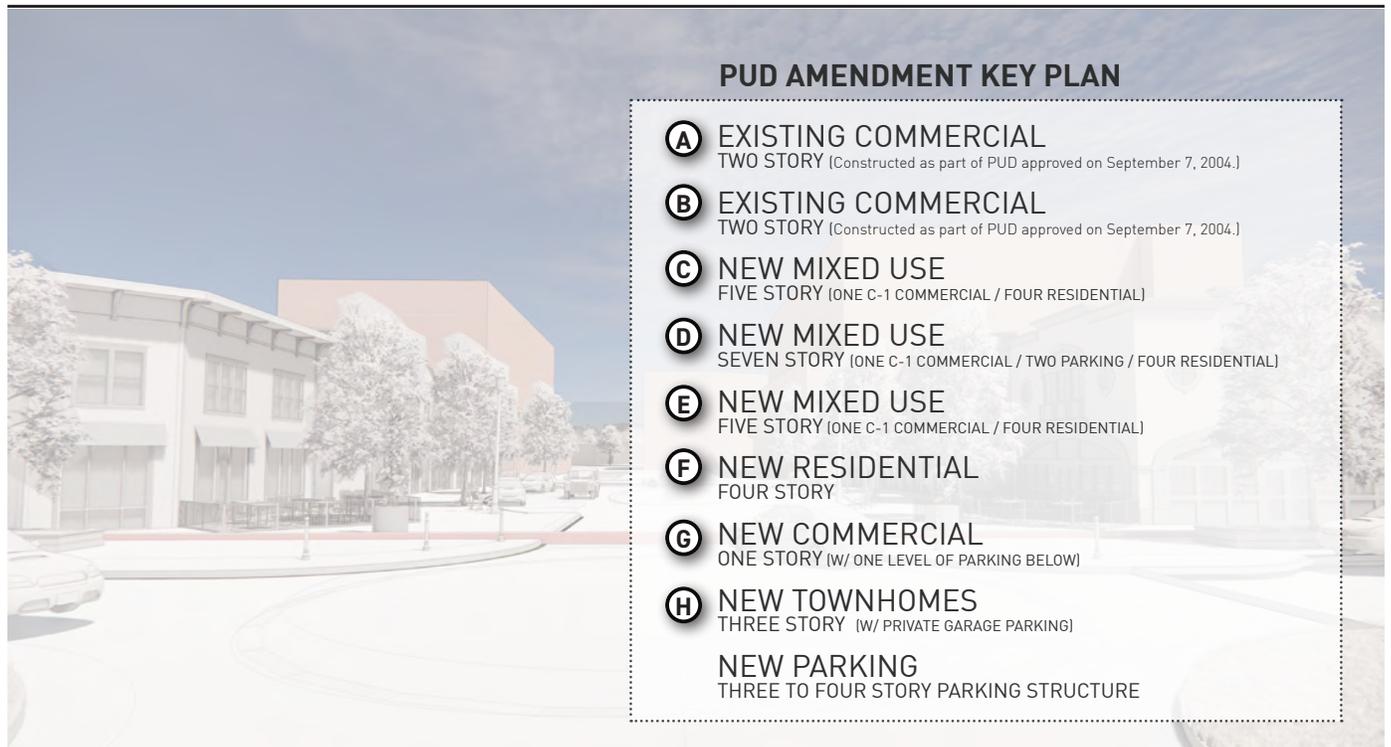
The surrounding land use is a mix of commercial and mercantile to the south and west, residential condominiums and apartments to the east, and single-family residential and undeveloped city-owned park land to the north.





DOWNTOWN EAST GRAND RAPIDS

PROXIMITY MAP | EXISTING



PROPOSED PUD PLAN



PARKING STRUCTURE

The existing parking structure is proposed to be completely removed and replaced with a new structure with a resulting capacity of +/- 320 spaces over multiple levels. These structured parking spaces combined with approximately 85 new and existing on street parking spaces within the PUD to the south as well as parking within buildings D, G and H, result in a total of +/- 583 parking spaces within the development. This parking capacity satisfies the parking demand of the proposed and existing Gaslight PUD tenants utilizing a ratio of three spaces per 1000 leaseable square feet for C-1 commercial uses and minimally one space per residential unit.

LANDSCAPING & OPEN SPACE

The intent of the landscape design strategy is to extend the quality of the previously executed portions of the PUD through the site to effectively link Wealthy Street to the Reeds Lake Trail. The sculpture and fountain at the terminus of Bagley Plaza would be removed, but the proposed architecture and landscape would be designed to reinforce that location’s sense of place, as it has become a significant destination and congregating point for the community. The new drives, pathways, and wayfinding-points proposed within the site would be accented with plantings. The parking structure would be screened in some areas with plants. Outdoor spaces will be created for communal connectivity, artwork, and outdoor activities.

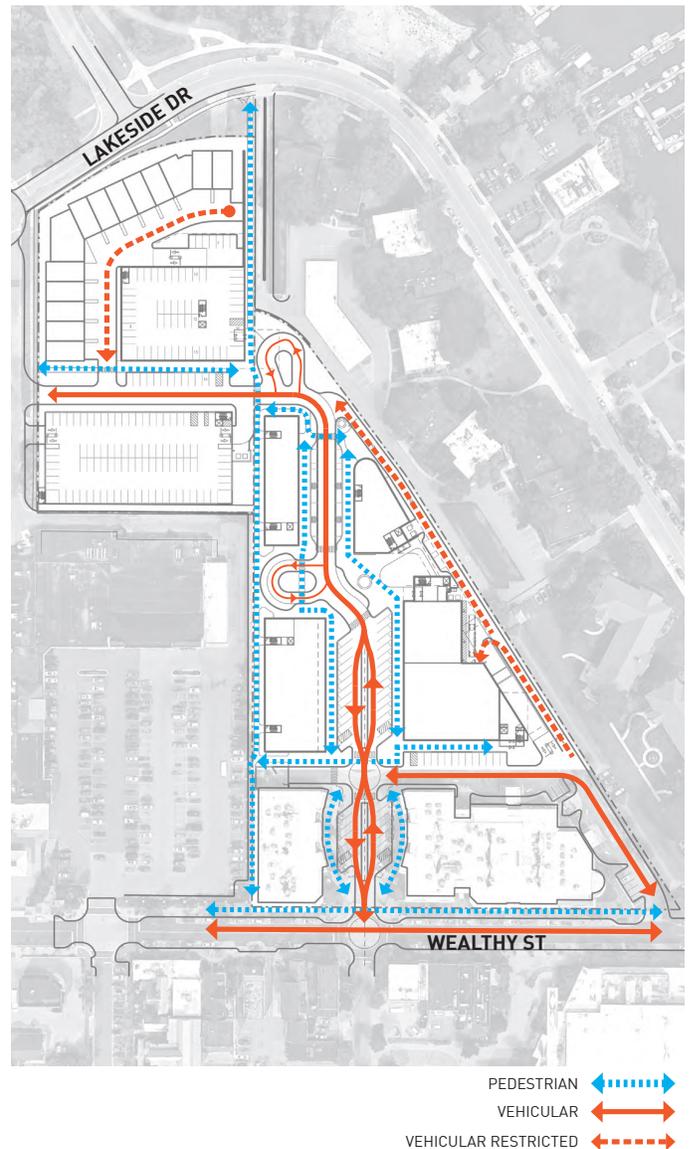
VEHICULAR CIRCULATION

Vehicular access to the site from the south is provided through the two existing drives off Wealthy. Vehicular access from the North is via Shopping Center Rd along the western portion of the 515 parcel from Lakeside Dr. Visitors to the site will travel north and south through the center of the development to access parking. Service vehicular movements will be largely isolated to the east side of the development via a gated one way service drive. Larger truck movements will start in the SE corner of the development off Wealthy, extend along the service drive and exit the development to the north on Shopping Center Rd. A traffic impact study will be included with the final submission and the outcomes of the study will be coordinated with the City.

PEDESTRIAN CIRCULATION

Pedestrian circulation has been thoughtfully considered to enhance the walkability of the development and connect to the established Reeds Lake Trail and Gaslight movements. Multiple pathways will provide accessibility to the expanded mixed use offerings. What was the terminus of Bagley will now be open to a strong north/south urban space framed by architectural edges, gracious walkways, landscape, intentional paving, and outdoor spaces. A direct north pedestrian movement on the west edge of the PUD will connect into a sidewalk that extends through the development to Lakeside Drive and ultimately links to the Reeds Lake Trail and existing community sidewalk infrastructure.

CIRCULATION DIAGRAM





EXISTING CONDITION



MASTERPLAN OPTION 1



MASTERPLAN OPTION 2A



MASTERPLAN OPTION 2B



MASTERPLAN OPTION 3A



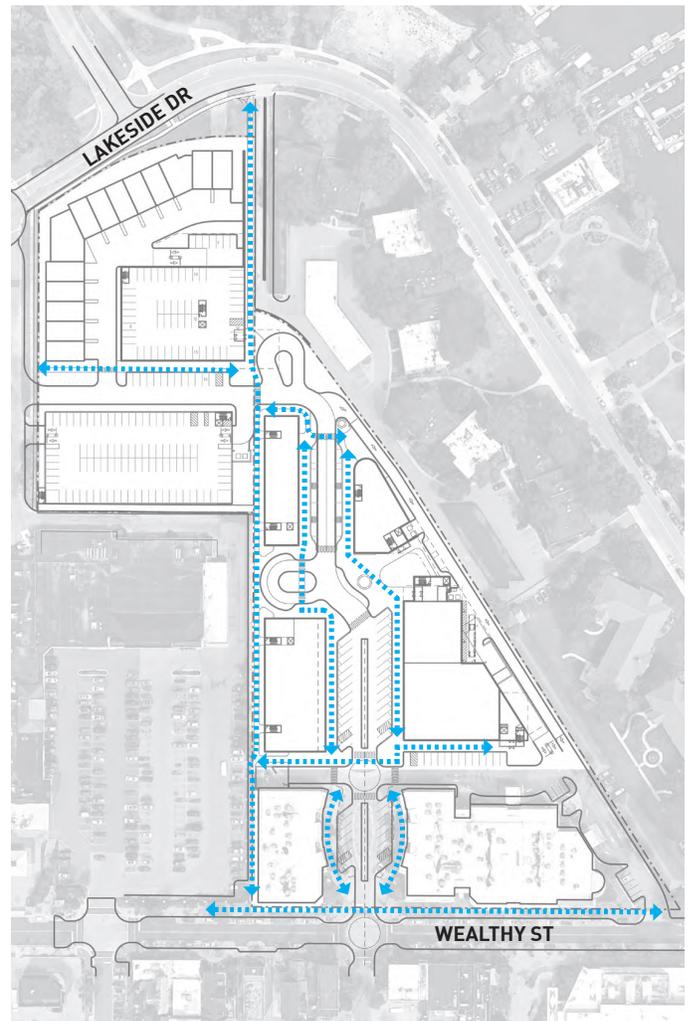
MASTERPLAN OPTION 3B

PEDESTRIAN LINK BETWEEN WEALTHY STREET AND REEDS LAKE TRAIL

From the 2018 EGR Master Plan:

“The Reeds Lake Trail currently exists as a combination of sidewalks, off-street paths and on-street segments. The East Grand Rapids community has expressed a desire to capitalize on this amenity by increasing the connectivity.”

The proposed PUD amendment builds from the Master Plan options to connect pedestrian and bicycle circulation between the Reeds Lake Trail and Gaslight Village. The proposed layout creates safe and intuitive movements for pedestrians and bicycles through its core and along the west side of the development while isolating the majority of service movements to the east side.



PROPOSED PUD AMENDMENT

PEDESTRIAN

CONGRUITY

A number of the items listed in Exhibit “A” Section 3, of the previously approved PUD, will require modification in response to the new design and proposed amendments. The Property Owner has already executed many of these conditions and intends to work with the City to amend the PUD/development agreement to relate to the proposed design.

Exhibit “A” of the previously approved PUD has been included within an appendix to this submission.

DEPARTURES

Based on current market conditions, demand, and the Property Owner’s experience in the community, the amended PUD seeks to provide updated C-1 commercial and residential uses in lieu of the previously approved plans.

The proposed departures from the approved conditions are relative to the design updates. Building use, area, and height previously established in Item “p” have been updated. The corresponding number of parking spaces on site, as established in Item “o”, has also been updated to respond to changes in the proposed uses. Additional amendments to language in each section of Exhibit “A” will be proposed, reviewed, and finalized as the Final Development Plan is approved via the City’s PUD Review Process.

UNIFIED CONTROL

The 2255 Wealthy and 515 Lakeside parcels are under unified control with Gaslight Investors LLC.

RECOGNIZABLE BENEFIT

The proposed PUD Amendment will continue to provide a recognizable benefit to the community by providing additional residential options and mixed-use development, pedestrian and transit oriented design, high-quality architectural design, and landscaping. The development will preserve and strengthen the character of Gaslight Village, providing open space, and offering shared vehicular and pedestrian access between properties and uses. All of these have been previously addressed herein.

COMPATIBILITY WITH ADJACENT USES

The Proposed PUD Amendment maintains compatibility with the adjacent uses. The proposed buildings are generally similar to what had been previously approved for building heights and address the perimeter in a similar manner. Points of vehicular entry have been simplified from the previously approved layout. As stated, the proposed retail use is allowed within, and consistent with, C-1 zoning requirements.

PUBLIC UTILITIES

All uses within the PUD shall be served by public water and sewer systems.

MASTER PLAN

The City’s current Master Plan was developed after the current PUD was established and recognizes its initial planning principles of mixed-use development, increased residential density, reduced dependence on parking, and pedestrian connectivity through the site as a desired attribute in future development. Furthermore, the suggestive massing diagrams published in the Master Plan are more like this proposed PUD Amendment’s massing than what had previously been approved.

PUD APPROVAL PROCESS

The Property Owner is excited to complete this next phase of the development and intends to proceed directly into the Final PUD Plan Approval process following the City Commission’s approval of the Concept Plan.

PROJECT COMMENCEMENT

Following the approval and authorization of the Final Plan and Agreement documents, the Property Owner will finalize the design of the proposed structures, execute bidding and permitting documents, and proceed with construction. It is too early to establish a development schedule, but the intent would be to move forward in a timely fashion.

PROJECT SEQUENCING

It is anticipated that this phase of the development would be completed sequentially over +/- 2 years once construction has commenced. Conceptual diagrams showing the demolition and construction phase have been provided to demonstrate the impact of the construction sequence and how temporary parking will likely be addressed.





APPROVED PUD (2004)

PROPOSED USES	
Retail, Professional / Medical Office, Residential, Parking Structure, Open Space	

BUILDING COMPOSITION			
BLDG #	USE	UNITS	HEIGHT
BLDG 1	C-1 COMMERCIAL	0	2 STORY 27'-0"
BLDG 2	C-1 COMMERCIAL	0	2 STORY 28'-0"
BLDG 3	C-1 COMMERCIAL / CONDO	26	6 STORY 79'-0"
ALL PERMITTED C-1 USES FOR FIRST LEVEL. RESIDENTIAL USE FOR LEVELS 2-6			
BLDG 4	RESIDENTIAL	19	6 STORY 71'-1"
RESIDENTIAL USE ALL LEVELS. (HEIGHT WAS TO MID-POINT OF SLOPED ROOF FORM)			
BLDG 5	RESIDENTIAL	38	7 STORY 79'-0"
RESIDENTIAL USE ALL FLOORS. (HEIGHT WAS TO MID-POINT OF SLOPED ROOF FORM)			
BLDG 6	RESIDENTIAL	24	5 STORY 60'-9"
RESIDENTIAL USE ALL LEVELS.			
TOTAL UNITS		107	12.6 UNITS / ACRE (BASED ON 8.5 ACRES)

PARKING	
TOTAL PARKING PROVIDED	687 SPACES
ON STREET / SURFACE PARKING	52 SPACES
PARKING STRUCTURE	425 SPACES
SUB-SURFACE PARKING	210 SPACES
PARKING RATIO	
CONDO (2 SPACES/UNITS)	214 SPACES
REMAINING	473 SPACES



PROPOSED PUD AMENDMENT (5.3.2024)

PROPOSED USES	
Retail, Professional / Medical Office, Residential, Parking Structure, Open Space	

BUILDING COMPOSITION			
BLDG #	USE	UNITS	HEIGHT
BLDG A	C-1 COMMERCIAL	0	2 STORY 27'-0"
BLDG B	C-1 COMMERCIAL	0	2 STORY 28'-0"
BLDG C	MIXED USE	48	5 STORY 70'-0"
ALL PERMITTED C-1 USES FIRST LEVEL. RESIDENTIAL USE LEVELS 2-5			
BLDG D	MIXED USE	64	7 STORY 94'-0"
ALL PERMITTED C-1 USES FOR FIRST LEVEL. PARKING ON LEVELS 2 +3. RESIDENTIAL USE FOR LEVELS 4-7			
BLDG E	MIXED USE OR C-1 COMMERCIAL	20	5 STORY 70'-0"
ALL PERMITTED C-1 USES FOR FIRST LEVEL. RESIDENTIAL USE FOR LEVELS 2-5			
BLDG F	RESIDENTIAL	34	4 STORY 52'-0"
RESIDENTIAL USE FOR LEVELS 1-4			
BLDG G	C-1 COMMERCIAL	0	1 STORY 20'-0" PARKING BELOW
ALL PERMITTED C-1 USES FOR FIRST LEVEL. +/- 60 SUB SURFACE PARKING SPACES			
BLDG H	TOWNHOMES	14	3 STORY 40'-0" OCCUPIED ROOF
ALL PERMITTED C-1 USES FOR FIRST LEVEL. RESIDENTIAL USE FOR LEVELS 2-6			
TOTAL UNITS		180	21.2 UNITS / ACRE (BASED ON 8.5 ACRES)
The project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI).			

PARKING	
TOTAL PARKING PROVIDED	583 SPACES
ON STREET / SURFACE PARKING	85 SPACES
PARKING STRUCTURE	322 SPACES
PARKING STRUCTURE W/IN BLDG D	102 SPACES
SUB-SURFACE PARKING W/IN BLDG G	60 SPACES
PARKING W/IN BLDG H	14 SPACES
PARKING RATIO	
COMM/RETAIL (3 SPACES / 1000 LEASEABLE SF)	403 SPACES
RESIDENTIAL (1 SPACE / UNIT)	180 SPACES
PARKING DEMAND	583 SPACES

GASLIGHT PUD
PARKING SUMMARY

5.3.2024

PARKING DEMAND				
USE	AREA / UNITS	NOTES	PLANNING RATIO	SPACES
Existing Tenants (A+B)	77500	Buildings A and B are both 2 levels, all retail / commercial	3/1000	233
BLDG C : C-1 COMMERCIAL	12,430	Building C is 1 level of C-1 Commercial use with 4 levels of residential above	3/1000	37
BLDG C : RESIDENTIAL	48	4 levels of 12 units/fl	1 space / unit	48
BLDG D : C-1 COMMERCIAL	18,540	Building D is 1 level of C-1 commercial use with 2 parking levels + 4 residential levels above	3/1000	56
BLDG D : RESIDENTIAL	64	16 units X 4 levels	1 space / unit	64
BLDG E : C-1 COMMERCIAL	6,000	Building E is 1 level of C-1 commercial with 4 levels of residential above	3/1000	18
BLDG E : RESIDENTIAL	20	3 to 5 units per level X 4 levels	1 space / unit	20
BLDG F : RESIDENTIAL	34	Building F is 4 levels of residential	1 space / unit	34
BLDG G : C-1 COMMERCIAL	20,000	Building G is 1 level of commercial with parking below	3/1000	60
BLDG H : RESIDENTIAL TOWNHOMES	14	Building H is 3 level townhomes with internal parking	1 space / unit	14
			TOTAL PARKING DEMAND	583
			ON STREET PARKING	85
			BLDG D : STRUCTURED PARKING	102
			BLDG G : STRUCTURED PARKING	60
			BLDG H : GARAGE PARKING	14
			PARKING STRUCTURE	322
			TOTAL PLANNED PARKING	583

existing C-1 commercial uses	77,500
proposed new C-1 commercial uses	56,970
total C-1 commercial uses	134,470

proposed townhomes	14
proposed residential units	166

The project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI).





515 LAKESIDE
PROJECT SITE

2255 WEALTHY
PROJECT SITE

scale: 1" = 120'-0"



SITE PLAN | EXISTING

WEALTHY ST

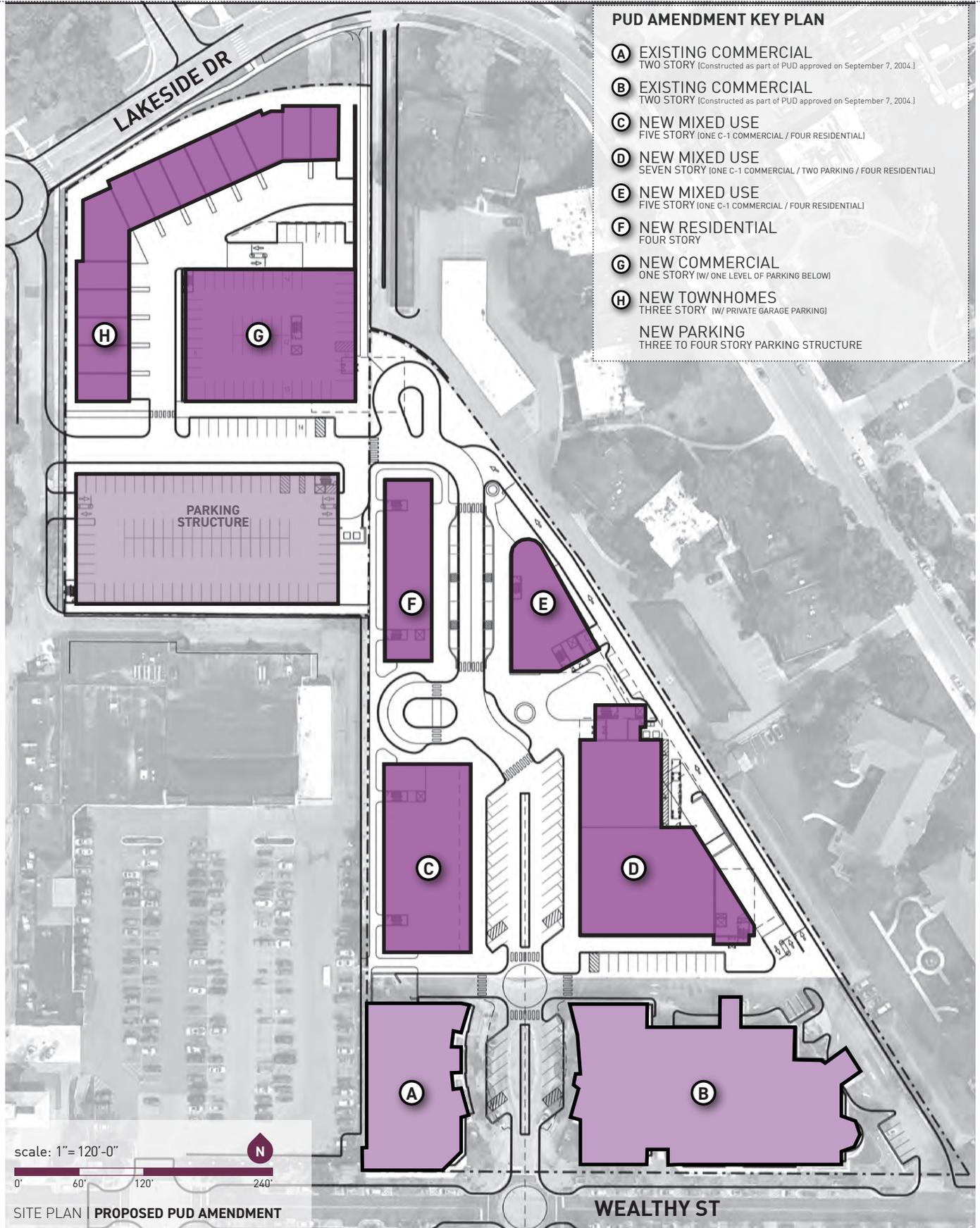
GASLIGHT INVESTORS LLC PUD AMENDMENT

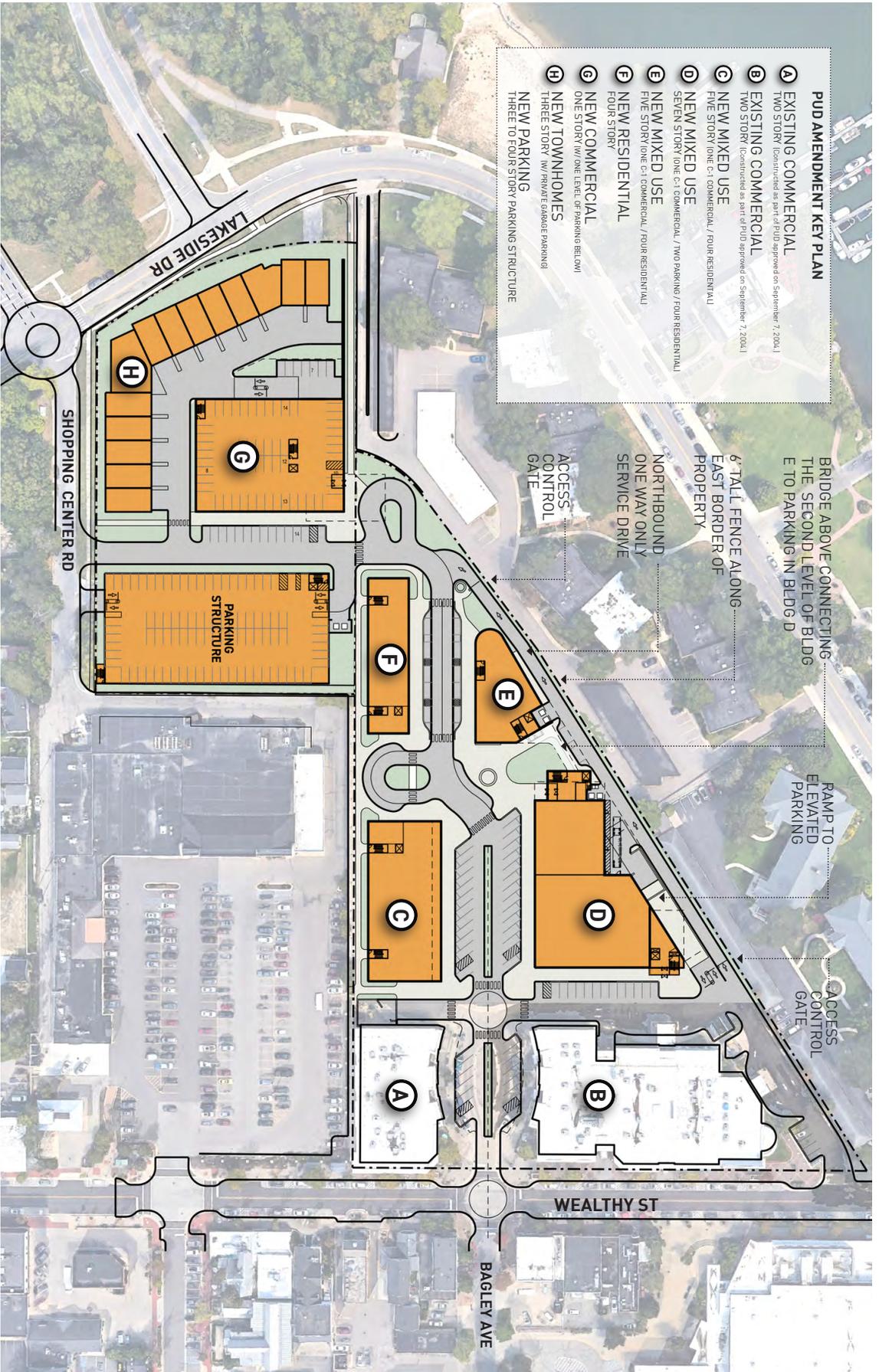
2004 PUD KEYPLAN

- (A) BUILDING 1**
2-story building
12,750 sf tenant space
- (B) BUILDING 2**
2-story building
29,290 sf tenant space
- (C) BUILDING 3**
6-story building
Parking / C-1 Commercial / Residential (26 units)
- (D) EXISTING PARKING RAMP**
2-level parking deck
425 spaces
- (E) BUILDING 4**
6-story building
Residential (19 units)
- (F) BUILDING 5**
7-story building
Residential (38 units)
- (G) BUILDING 6**
5-story building
Residential (24 units)



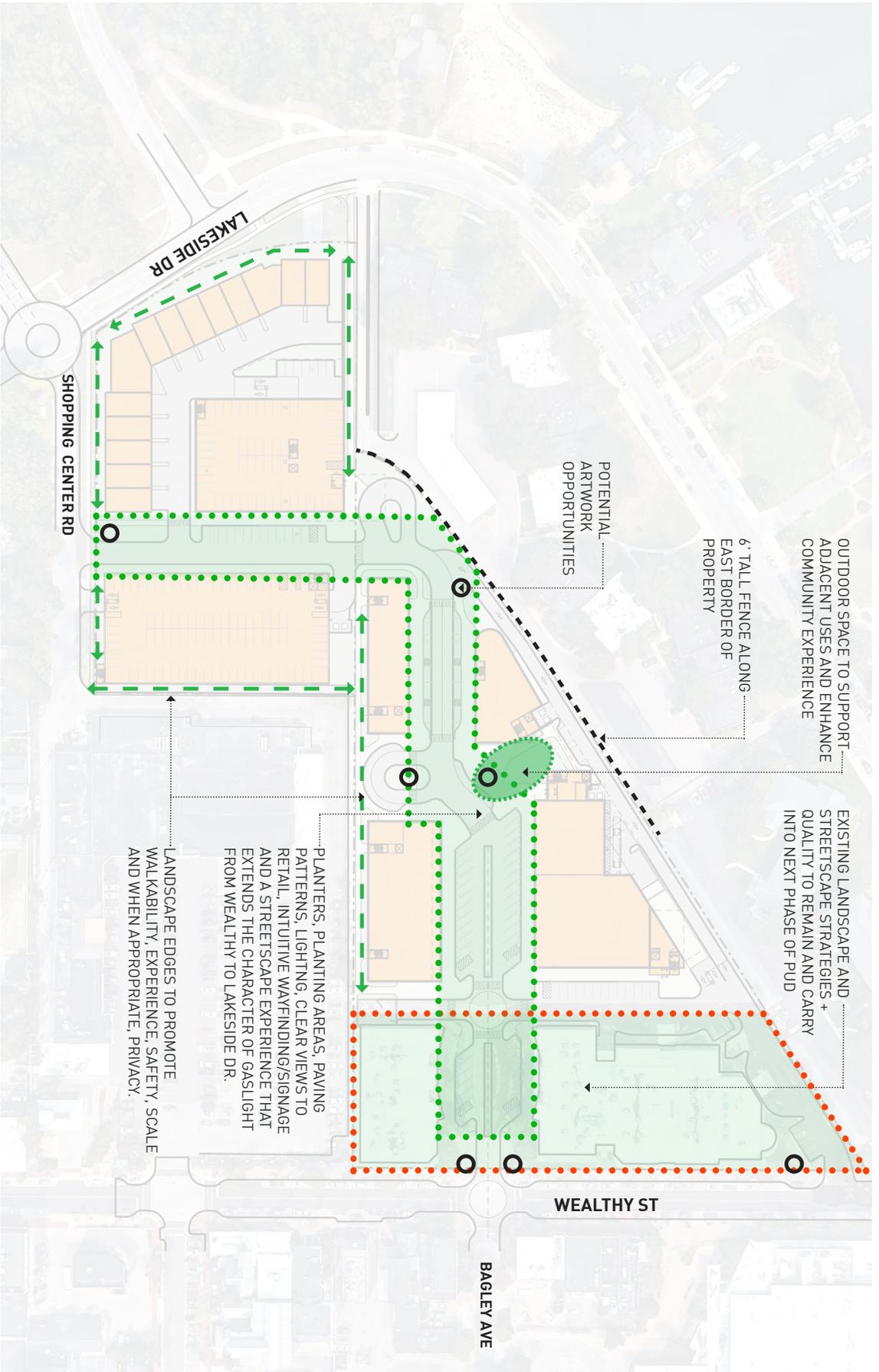
SITE PLAN | 2004 PUD











OUTDOOR SPACE TO SUPPORT ADJACENT USES AND ENHANCE COMMUNITY EXPERIENCE

6' TALL FENCE ALONG EAST BORDER OF PROPERTY

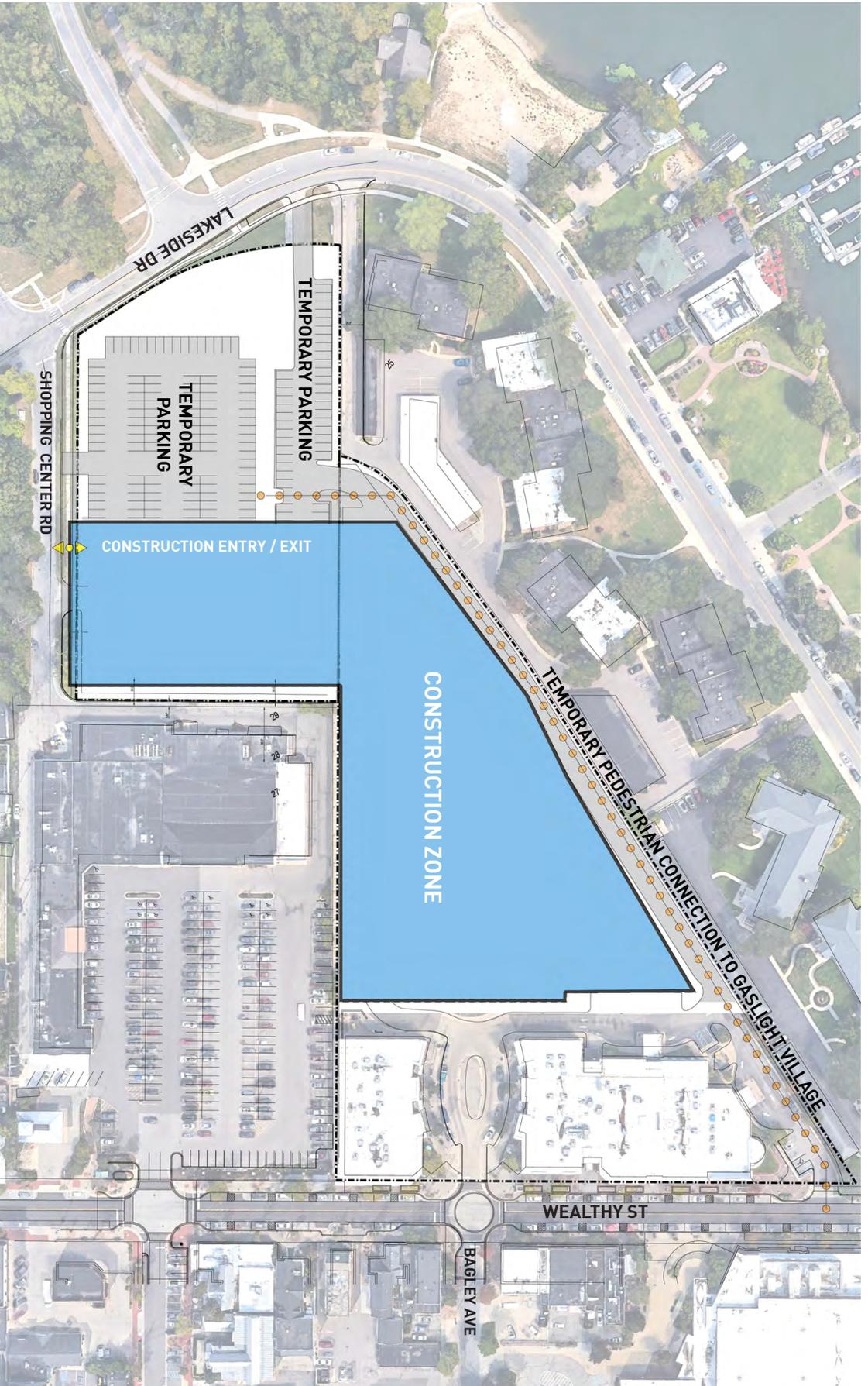
POTENTIAL ARTWORK OPPORTUNITIES

EXISTING LANDSCAPE AND STREETSCAPE STRATEGIES + QUALITY TO REMAIN AND CARRY INTO NEXT PHASE OF PUD

PLANTERS, PLANTING AREAS, PAYING PATTERNS, LIGHTING, CLEAR VIEWS TO RETAIL, INTUITIVE WAYFINDING/SIGNAGE AND A STREETSCAPE EXPERIENCE THAT EXTENDS THE CHARACTER OF GASLIGHT FROM WEALTHY TO LAKESIDE DR.

LANDSCAPE EDGES TO PROMOTE WALKABILITY, EXPERIENCE, SAFETY, SCALE AND WHEN APPROPRIATE, PRIVACY.

CONCEPT | LANDSCAPE DIRECTION



**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF
EAST GRAND RAPIDS TO ESTABLISH THE JADE PIG
VENTURES PLANNED UNIT DEVELOPMENT**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. Planned Unit Development. The Zoning Ordinance of the City of East Grand Rapids is hereby amended by the amendment of Section 5.190 thereof (the zoning map) so as to rezone the lands described on Exhibit A (the "Property") from C1 Commercial and B1 Apartment to the Planned Unit Development (PUD) district in accordance with the preliminary 8-page site plan of September 7, 2004, submitted by Jade Pig Ventures – EGR, L.L.C. and Jade Pig Ventures – Ramona, L.L.C. (jointly, the "Developer") (Exhibit B) subject to all of the terms and conditions of this Ordinance.

Section 2. Purpose. The proposed development includes a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The planned unit development zoning has been chosen to provide for more control over mixed uses, aesthetics, maintenance, and appearance. The regulations contained herein are established to define the procedures necessary to ensure high quality development, maintenance, and usage within the Property. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section 3. Conditions on the Planned Unit Development. The rezoning of the Property to the PUD district is expressly subject to all of the following terms and conditions (the project as approved herein shall hereafter be the "Development"):

(a) The Development is approved in accordance with the preliminary PUD site plan. The preliminary PUD site plan approved by the City Commission is dated September 7, 2004. In accordance with the City Code, approval of a final PUD site plan will be necessary prior to commencement of any construction on the Property. The final site plan needs to be generally consistent with the concepts illustrated in the approved preliminary site plan, including building design. Complete compliance with the approved final site plan shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the Development and to the occupancy of the units.

(b) The Developer shall submit to the City for review and approval all plans required by the City's Building Code or other ordinances, including, but not limited to, drainage, sanitary sewer, water service, foundation and other subsurface structure plans, prior to the commencement of any construction. The Developer shall, if requested by the City Commission, supply a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City pursuant to MCLA 125.584(e) covering the estimated costs of implementing the approved landscaping plan, to ensure completion of the roadways, lighting, utilities, sidewalks, screening, and drainage, and to finish all excavation work. The City Commission shall determine the amount of security required. In making

this determination, the City Commission shall recognize that this project may be developed in stages pursuant to Section 3(d).

(c) In order to facilitate traffic flow in and out of the Development and to minimize the impact of traffic from the Development on surrounding city streets, certain road and intersection improvements will likely be installed by the City. The Developer will contribute \$100,000.00 toward these various road and intersection improvements. These improvements will occur on streets that surround the Property or that are impacted by the development of the Property. The Developer acknowledges that these planned improvements, including the improvement of the intersection of Lakeside Drive and Greenwood, will benefit the Property by improving the flow of traffic on and about the Property.

(d) The Commission recognizes the Developer may want to construct the PUD in phases. The commercial/retail buildings adjacent to Wealthy Street shall be completed first. The Developer may construct the remaining residential buildings in whatever order it desires. A final site plan shall be approved for each phase. Each site plan shall be complete for that phase including off-site items such as access and utilities.

(e) All utilities shall be located underground and shall be installed and maintained according to the approved utilities plan.

(f) The Developer will implement the portion of the City's "streetscape" plan immediately adjacent to the Property from the front of the buildings to the curb line on Wealthy Street (including City-owned property located there), in accordance with the overall streetscape plan being implemented by the City. Improvements will include sidewalks, curbs, lighting, benches, planters, receptacles, and landscaping called for in the Wealthy Streetscape Plan. The streetscape design shall be consistent with the City's design plan that will be available prior to the commencement of construction. The Developer will contribute \$175,000 toward those improvements immediately adjacent to the Property. The Developer acknowledges that these streetscape improvements immediately adjacent to the Property will enhance its use and attractiveness.

(g) Any rooftop heating, ventilation, air conditioning or other mechanical structures shall be completely screened from view from the street and neighboring properties outside the PUD through placement and building design.

(h) Any satellite dish antennas or other antennas utilized for television or telecommunication purposes shall be placed upon the top of buildings only and not on balconies or sidewalls of any buildings. The condominium documents shall so restrict the placement of such antennas.

(i) The drive-through shown on the preliminary site plan is to be for bank use only, not restaurant, pharmacy, or other use. The drive through, including any canopy and accessory structures, shall be integrated with the building design.

(j) Any limitations or restrictions on parking spaces, other than barrier free spaces and reasonable controls to assure parking only by Property users, including reserved spaces, must be identified on the final site plan and approved by the City. The parking structure must be retained and maintained in order to meet parking requirements. The Developer will make the parking structure available for events such as high school sporting events or concerts, consistent with Property owners and tenants needs for parking.

(k) The final site plan shall be materially consistent in character with the preliminary PUD site plan, and shall provide detail to demonstrate how views from adjacent uses will be improved through landscaping and architectural details.

(l) The Developer shall provide pedestrian access for the public through the Property and attempt to obtain a pedestrian easement along the west side of the parking structure to facilitate this access. If this easement is not obtained, the Developer shall include in the PUD site plan an alternate method of providing pedestrian access for the public through the residential portion of the PUD to the parking deck (as shown on Exhibit C). The Developer shall construct such access when the appropriate phase of the Development is implemented and after such access is constructed the public shall be allowed to walk from such access through the parking deck to reach the commercial, retail, and office elements of the PUD. The Developer may terminate this public access to the parking deck should the Developer later obtain the pedestrian easement along the west side of the parking structure or otherwise provide public access approved by the City. The Developer shall also provide a pedestrian entrance for the public on the west side of the PUD from the Property to the current D&W site.

(m) An access easement (as illustrated on Exhibit D) shall be reserved in front of the parking structure to the Property to the west that would allow a vehicular connection in the future, if the adjacent Property is redeveloped and if, as part of the redevelopment, a public street is extended through the adjacent property between Wealthy Street and Lakeside Drive and the adjacent property owner provides an easement across its property from the Property to the public street. Development of the access easement for vehicular traffic need only be implemented if such connection is determined by the City to be beneficial for traffic circulation.

(n) The following facilities located on the Property shall be maintained to their as-built standards, reasonable wear and tear excepted: on-site landscaping, lighting, signs, pavement markings, paving, stormwater facilities, and other on-site structures.

(o) In consideration for the parking requirement of 687 spaces, the size of each of the respective uses shall not exceed the Square Foot Limitation shown on Exhibit E without approval by the City Commission based upon a finding that on-site parking for all uses is adequate and that on-site parking for the increase in size of any of the uses will also be adequate. Such approval shall follow a review and recommendation by the Planning Commission.

(p) The Developer shall construct up to six "Buildings" as shown on the preliminary site plan (Exhibit B). Of these, up to four would be residential structures. These residential Buildings shall be of varying heights so as to provide a "stepped up" appearance. The average elevation of the finished lot grade for purposes of measuring building height under the City Code for each of the Property's Buildings shall be as follows (the Building numbers refer to the numbers shown on Exhibit B):

- Building 1** - 754 feet above mean sea level
- Building 2** - 754 feet above mean sea level
- Building 3** - 754 feet above mean sea level
- Building 4** - 752 feet above mean sea level
- Building 5** - 752 feet above mean sea level
- Building 6** - 752 feet above mean sea level

The residential Buildings when constructed shall have the following height limitations, with the height being measured in accordance with the provisions of the City Code:

- | | Height |
|-------------------|--|
| Building 3 | - (located between parking structure and the adjacent property's existing condominium) may be up to 79 feet. |
| Building 4 | - (located directly to the north of the D&W building) may be up to 71 feet, 1 inch. |
| Building 5 | - (located in the northeast corner of the Property) may be up to 79 feet. |
| Building 6 | - (located in the northwest corner of the Property) may be up to 60 feet, 9 inches. |

Each residential unit shall have a minimum of 2 subsurface parking spaces.

Developer will install a roof top garden above the proposed fitness center/retail portion of Building 3.

(q) Within the commercial area of the PUD, all first floor space in Building 1 and Building 2A shall be used for permitted C-1 uses other than business or professional offices and ancillary group uses. Business and professional offices shall be located on the second floor of Buildings 1 and 2A. All other C-1 uses are also permitted on second floor of Building 1 and Building 2A other than ancillary group uses. While Building 2B uses are contemplated to be primarily medical offices or retail space related to medical offices and Building 2C is contemplated to be occupied by a bank or other financial organization, any use permitted in the C-1 zone is approved for those buildings other than ancillary group uses. In addition, business or professional offices are not permitted in the first floor of Building 2C. Developer will use its best efforts to utilize the bank façade it has acquired on the front of Building 2C if such use is commercially reasonable. Nonresidential portions of

the first floor of Building 3 shall be used for permitted C-1 uses other than ancillary group uses, including a fitness center. While this paragraph specifies allowed uses in specific buildings, this paragraph is subject to the conditions of Section 3(o) (and Exhibit E) that only specified uses are allowed without additional review and approval for parking space compliance.

Section 4. Enforcement.

(a) The City may enforce the provisions of this Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws, and regulations to the extent and in any manner provided by law.

(b) All conditions contained herein shall be binding upon the Developer as well as its successors, tenants, and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD (and site plan if necessary) ordinance.

(c) The PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition proposed herein is ever determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the City reserves the right to review the entire Development under the PUD provisions of the Zoning Ordinance, and further, as to any portion of the Development which is not substantially under construction or constructed, to withdraw its approval of such portion of the PUD if it finds that absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

Section 5. Findings. The Planning Commission and City Commission have determined that this proposed project meets those standards contained in Article XIII.B. for site plan review and Article XIII.A. for planned unit development approval. The City Commission finds that the following standards have been met:

(a) The proposed PUD complies with all qualifying conditions of Section 5.135.

(b) The proposed PUD meets the applicable objectives contained in Section 5.137 including the development of support facilities within a reasonable distance of living units, an efficient use of land, a coordination of architectural styles, integrated safe and abundant pedestrian access within the PUD, and consistency with objectives of the East Grand Rapids Master Plan and Gaslight Village Subarea Plan. While the proposed PUD is generally consistent with the objectives of the East Grand Rapids Master Plan and Gaslight Village subarea plan, the Master Plan should be reviewed and amended as necessary to recognize the changes brought about by the demolition of the Jacobson's building and the provisions of the proposed PUD. The City should begin the amendment process now.

(c) The uses within the proposed PUD and the overall design are generally consistent with the City's Master Plan and the subarea plan for Gaslight Village, though these plans fail to address the magnitude of the proposed Development. A review and

amendment of the City's Master Plan and the subarea plan for Gaslight Village is appropriate.

(d) The proposed PUD is to be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land and the capacity of public services and facilities affected by the Development.

(e) The proposed PUD will support objectives for a viable Gaslight Village business district but will not significantly change the essential character of the surrounding area.

(f) The proposed PUD will not be hazardous to the adjacent property or involve uses, activities, material, or equipment which would be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.

(g) The PUD, including improvements proposed, will not place demand on public services and facilities in excess of current or anticipated future capacity.

(h) The Developer proposes up to 107 residential condominium units creating a residential density of up to 18.4 units per acre. The City's planning consultant has suggested that density of 17-20 units per acre is appropriate for this area. The City Commission recognizes that the Master Plan contemplates increased residential density within the Gaslight Village business district, and the Commission is supportive of increased density.

(i) It is desirable for the City to have housing alternatives other than just single-family homes. The proposed PUD provides residential condominium units that are otherwise in very limited supply in the City.

(j) The proposed PUD represents a special redevelopment opportunity of a significant scope on a unique parcel at a unique time in the history of the Gaslight Village business district. It is in the best interests of the City that the redevelopment of the "Jacobson's parcel" on Wealthy Street and the "Ramona Medical site" on Lakeside Drive occur jointly pursuant to a single comprehensive plan that will help revitalize the Gaslight Village business district and set the standard for further redevelopment on Wealthy Street. The Developer's proposal presents a unique opportunity to propel the redevelopment of Gaslight Village at a time when it is needed while adding increased residential density within this area and providing housing alternatives as suggested by the Master Plan. Because of this one-time confluence of circumstances, the Commission does not consider the proposed PUD as a precedent for height or for any subsequent redevelopment in the Gaslight Village business district area.

(k) This PUD is reviewed in its entirety and the Commission finds that a mixed use development to include retail, general office, medical office, health/fitness facilities, bank, restaurants, and multi-family residential is important for the overall quality and success of the Development.

(l) The Commission determines that the height of residential buildings for the PUD should exceed the 35-foot limitation of the underlying zone district because such increased height of residential buildings allows desirable on-site green space and plazas, subsurface residential parking with a lawn above, and deck parking to improve aesthetics and reduce environmental impacts, extensive pedestrianways, high quality architectural design, views of Reeds Lake for most units and, of considerable public benefit, the innovative commercial and office development along the Wealthy Street frontage. The use of multiple residential buildings of various heights, with staggered setbacks and architectural design elements to reduce the visual impact of the height is preferable to fewer, larger buildings surrounded by unattractive surface parking lots. Such uses and design amenities would not be achievable under a more conventional development without the building height modification.

(m) The City's planning consultant has defined seven different uses within the PUD consisting of residential condominiums, medical/dental offices, general offices, retail, restaurants, bank, and health/fitness club (the "Uses"). Exhibit E defines the residential use of up to 107 units and defines all other Uses by square footage (the number of square feet for each Use shown on Exhibit E is referenced as the "Square Foot Limitation"). The number of parking spaces required under the City ordinance for all such Uses ranges from approximately 750 parking spaces to 812 parking spaces. The Developer requests a modification to reduce the total number of parking spaces to 687 and the Commission supports such reduction, subject to the conditions of approval contained herein, based upon the report of the City's traffic consultant and the historical review by the City Attorney of the parking requirements contained in the City ordinance.

(n) The requested modification for relief from the standard setbacks along Wealthy Street is appropriate in order to create a village atmosphere that should assist in the revitalization of the entire business district. Since the vast majority of buildings in the business district are located at or near the front property line, continuation of that development will lead to a certain consistency that is desirable and consistent with the City's Master Plan and design concepts for Wealthy Street.

(o) The requested modification to permit a low intensity drive through bank is appropriate in relationship to the overall PUD design, given its integration with buildings lining Wealthy Street, its location, the limitation on the use, and favorable experience with other similar drive through banks in the downtown.

The conditions of approval are necessary to ensure that public services and facilities affected by the Development will be capable of accommodating increased service and facilities loads caused by the Development, to protect the environment, to ensure

compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

Section 6. PUD Expiration. This PUD shall be subject to the expiration provisions of Section 5.140-A of the City Code. Since it is contemplated that this Development may be constructed in phases, the expiration deadlines contained in Section 5.140-A apply only to those phases which have been presented for and received final approval.

Section 7. Effective Date. This Ordinance shall become effective upon receipt by the City of the Developer's written acceptance of the conditions of approval and a revised preliminary PUD site plan incorporating all required conditions and changes; provided, however, that in no event shall this Ordinance become effective before October 29, 2004.

Section 8. Notice of Adoption. Notice of adoption of this Ordinance shall be published within ten (10) days after its enactment by publication of the following digest, summary, or statement of purpose of the Ordinance as provided in Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF ORDINANCE BY
THE CITY OF EAST GRAND RAPIDS**

**A Summary of Jade Pig Ventures
Planned Unit Development**

The purpose of this Ordinance is to establish a planned unit development for a property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This planned unit development will allow a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The Ordinance approves a specific site plan for location of structures on the Property and deals with the Development and use of these structures including access, drainage, and landscaping. Copies of the Ordinance in its entirety and copies of the approved site plan are available at the office of the City Clerk, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, during normal business hours.

CITY OF EAST GRAND RAPIDS

By _____
Karen K. Brower
City Clerk

*Effective
2/2/05 Referendum*

EXHIBIT ADescription of Property

Parcel 1:

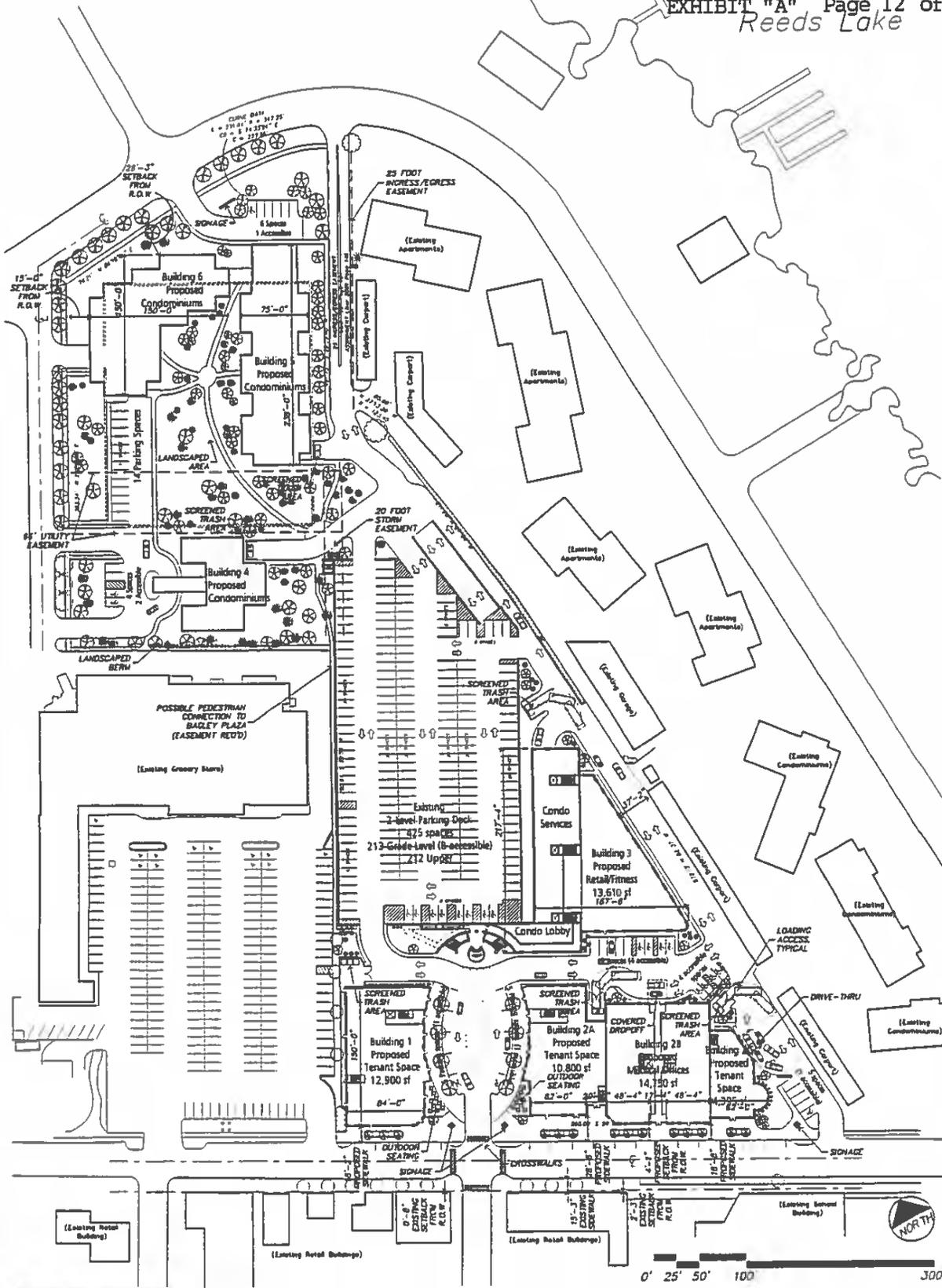
Parts of Lots 17, 18, 19, 20 and 25 and part of vacated Barnard Street (so called) of Boynton & Judd's Lake Addition to the City of Grand Rapids (now City of East Grand Rapids), Kent County, Michigan, as recorded in Liber 2 of Plats, Page 24 described as: Beginning at a point on the Southerly line of Lot 17, distant 17.13 feet measured South 59 degrees 59 minutes East along the Southerly line of Lot 17 from the Southwestern corner of Lot 17, said Southwesterly corner of Lot 17 being the Southeasterly corner of Kennedy's Subdivision; thence South 59 degree 59 minutes East along the Northerly line of Wealthy Street, 66.00 feet wide, as now established, a distance of 560.00 feet to a point, thence North 02 degrees 37 minutes West, a distance of 672.13 feet to a point, thence North 07 degrees 04 minutes West, a distance of 211.26 feet to a point curve; thence by a curve to the left, whose radius is 123.45 feet and whose chord bearing is North 27 degrees 13 minutes 30 seconds west, a distance of 87.46 feet recorded, 86.87 feet measured along the arc to a point; thence South 29 degrees 55 minutes West, a distance of 780.64 feet to the point of beginning.

Parcel 2:

Lots 3, 30, 31, 32 and part of Lots 2, 4 and 29 and part of vacated Crosswell Avenue, all in Kennedy's Subdivision of Lots 16 and 21 of Boynton and Judd's Lake Addition, according to the recorded plat thereof, also part of Lots 20, 24, 25 and vacated Barnard Street of Boynton and Judd's Lake Addition, according to the recorded plat thereof and more particularly described as:

Commencing at a point which is 510 feet Northeasterly from the Northeasterly line of Wealthy Street (measured on a line which is parallel with the Southeasterly line of Lovett Avenue) and 65 feet Southeasterly from the East line of Judd's Subdivision to the City of East Grand Rapids (measured on a line parallel with the Northeasterly line of Wealthy Street), thence Southeasterly parallel with the Northeasterly line of Wealthy Street 282.13 feet, thence Northeasterly parallel with said Southeasterly line of Lovett Avenue 497.75 feet to the South line of Lakeside Drive, thence Westerly and Southwesterly along the South line of Lakeside Drive 306.18 feet to the intersection of a line which is 65 feet distant Southeasterly (measured on a line parallel with the Northeasterly line of Wealthy Street) from the extension Northeasterly of the East line of said Judd's, thence

Southwesterly on a line parallel with said East line of Judd's Subdivision to the place of beginning, except the Southwesterly five feet eight inches.

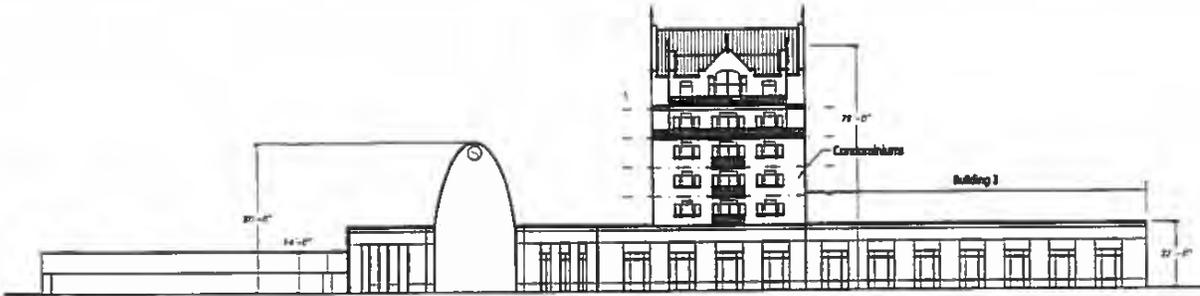


JADE PIG VENTURES
EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT

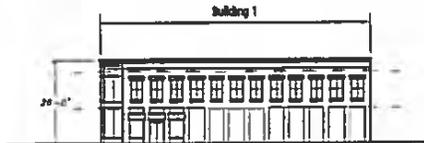
Planned Unit Development Proposal - Grade Level Plan
September 7, 2004 Scale: 1" - 100' Page 2



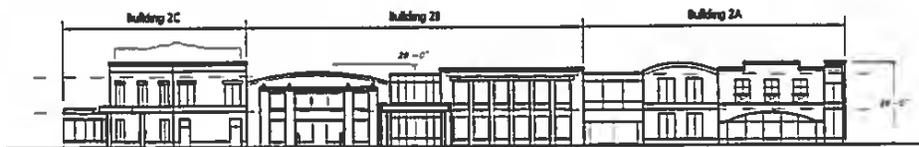
Proposed East-Facing Elevation
Building 3



Proposed South-Facing Elevation
Parking Deck Entry, Building 3



Proposed North-Facing Elevation
Building 1



Proposed North-Facing Elevation
Building 2



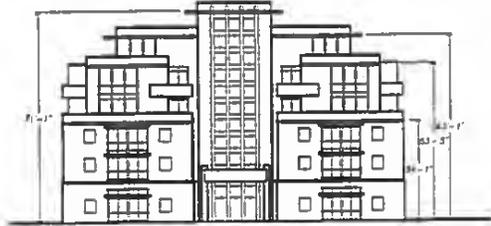
JADE PIG VENTURES

EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT

PUD Proposal - Buildings 1, 2 & 3 Elevations 2 of 2
September 7, 2004 Scale: 1" - 40' Page 5



Proposed Building 4
East Elevation



Proposed Building 4
West Elevation



Proposed Building 4
South Elevation



Proposed Building 4
North Elevation

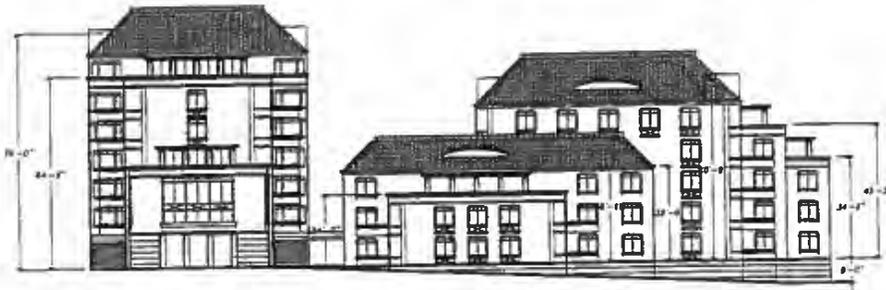


JADE PIG VENTURES

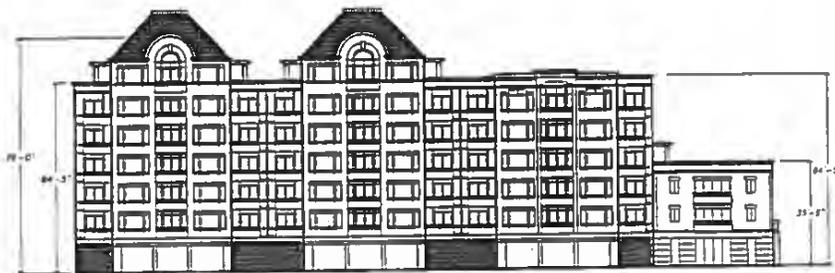
EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT

PUD Proposal - Building 4 Elevations

September 7, 2004 Scale: 1" = 40' Page 6



Proposed Buildings 5 and 6
Elevation Facing North



Proposed Building 5
Elevation Facing East



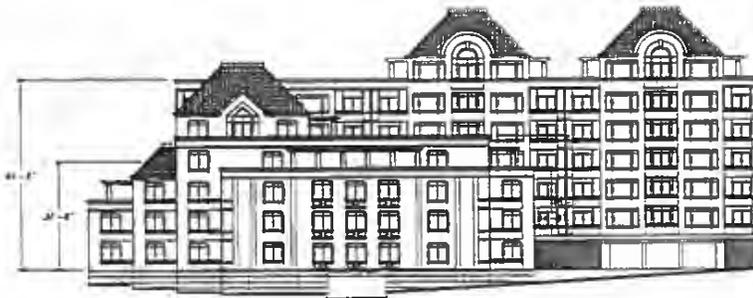
JADE PIG VENTURES

EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT

PUD Proposal - Buildings 5 & 6 Elevations 1 of 2
September 7, 2004 Scale: 1" - 40' Page 7



Proposed Buildings 5 & 6
Elevation Facing South



Proposed Buildings 5 & 6
Elevation Facing West

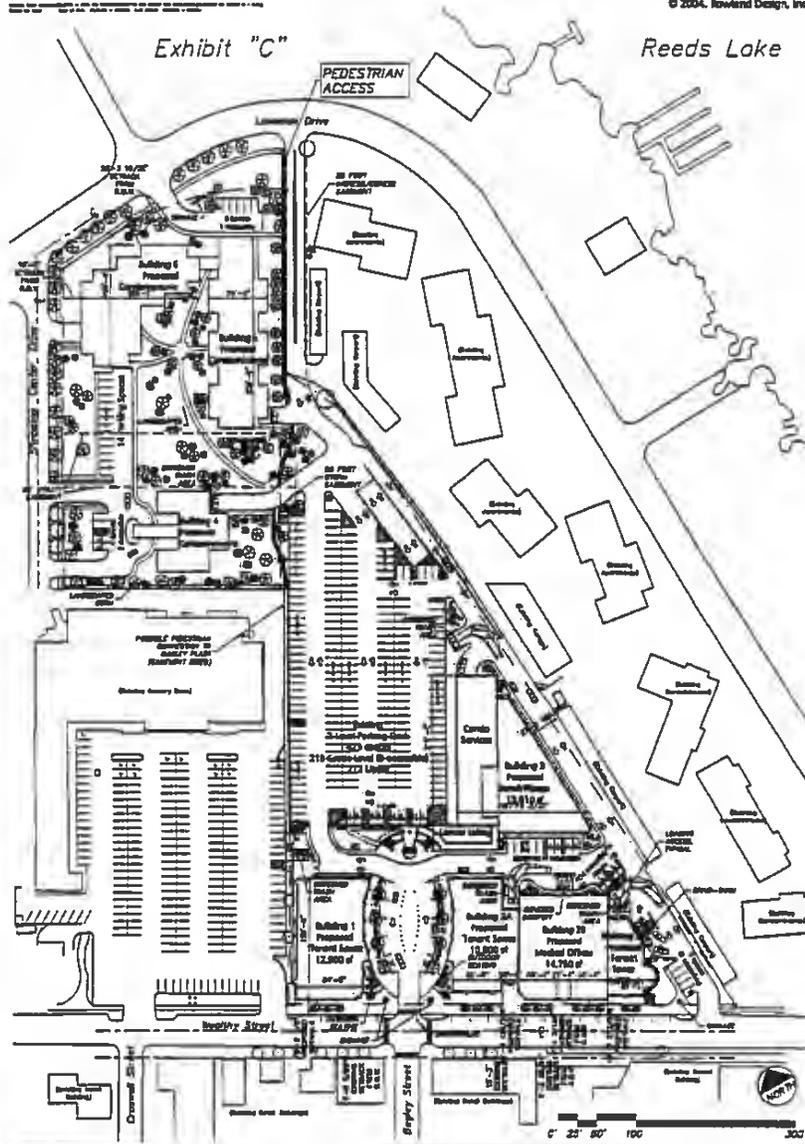


JADE PIG VENTURES
EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT
PUD Proposal - Buildings 5 & 6 Elevations 2 of 2
September 7, 2004 Scale: 1" - 40' Page 8

EXHIBIT C

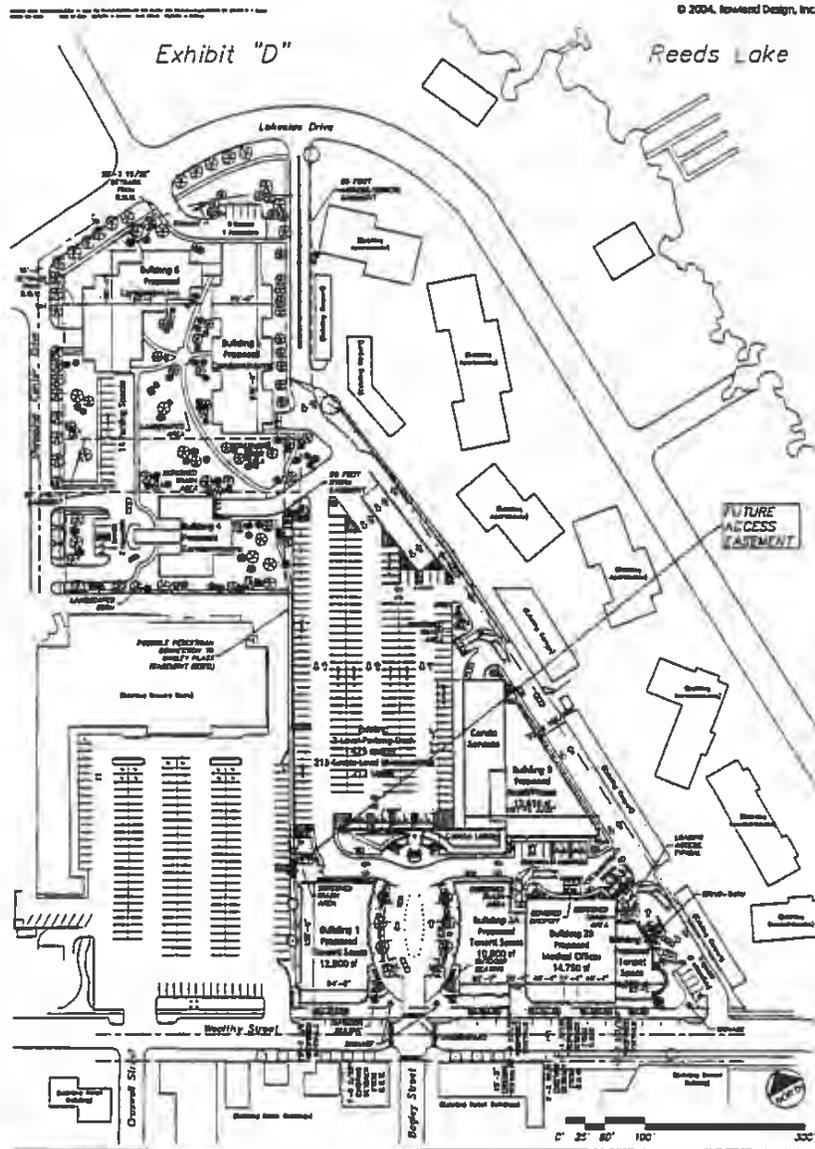
Pedestrian Easement

© 2004, Rowland Design, Inc.



JADE PIG VENTURES
 EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT
 Planned Unit Development Proposal - Exhibit "C"
 October 4, 2004 Scale: 1" = 100'

EXHIBIT D
Access Easement



JADE PIG VENTURES
 EAST GRAND RAPIDS - GASLIGHT REDEVELOPMENT
 Planned Unit Development Proposal - Exhibit "D"
 October 4, 2004 Scale: 1" = 100'

EXHIBIT E

Medical office (Building 2B and 2nd floor Building 2C)	34,350 square feet
Bank or financial institution (1st floor Building 2C)	4,500 square feet
All C-1 permitted uses other than business or professional offices and ancillary group uses (1st floor Building 1 and Building 2A)	23,700 square feet
All C-1 permitted uses other than ancillary group uses including business or professional office (2nd floor Building 1 and Building 2A)	23,260 square feet
All C-1 permitted uses other than ancillary group uses including Fitness Center (1st floor Building 3)	13,610 square feet
Residential use (Buildings 3, 4, 5 and 6)	Up to 107 units

00200 (001) 242915.05

new

C

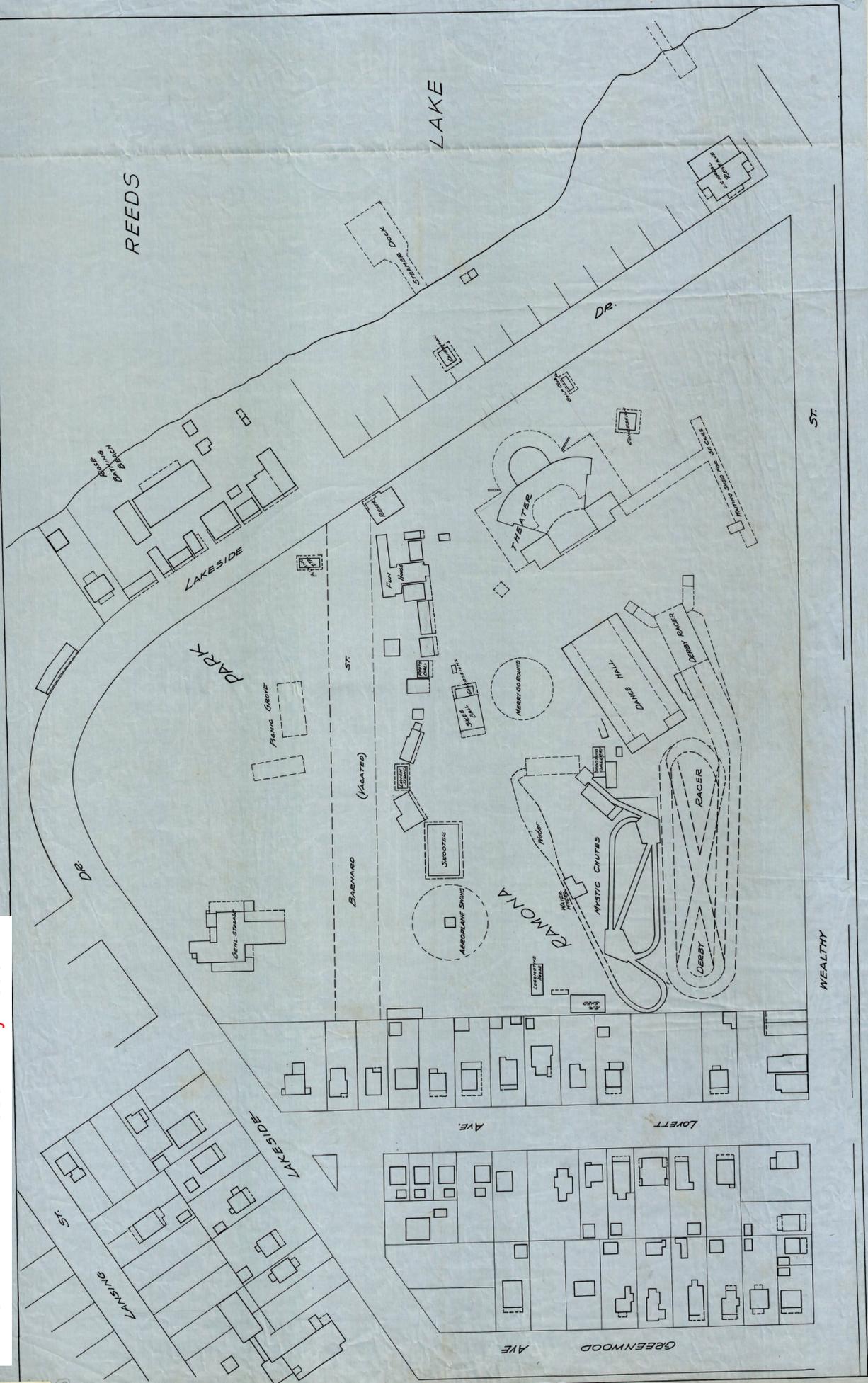
C

C

RAMONA PARK - late 1800s-early 1900s

11-6

X-1-10



REDEVELOPED RAMONA PARK - Ramona Medical Center,
D&W Shopping Plaza, Jacobson's Department Store,
Lakewood Hills Apartments, and Lakeshore Condos (1960s)

