

Farmers Markets & Food Halls as Catalysts

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Agenda:

9:00-9:30 Projects Overview

9:30-10:00 Travel to FSFM

10:00-10:45 FSFM Tour

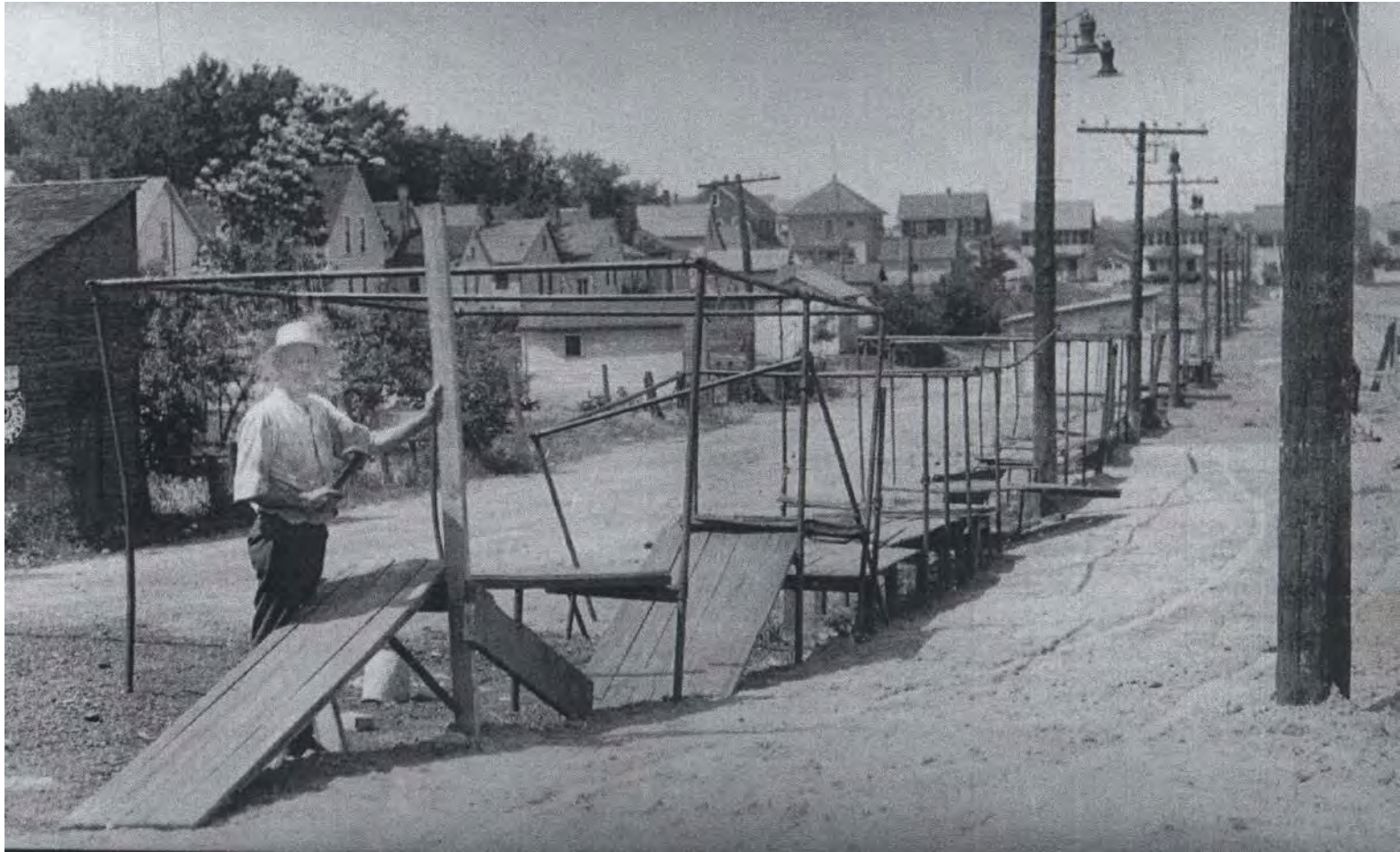
10:45-11:00 Fulton Street Business District Tour

11:00-11:15 Travel to Downtown Market

11:15-11:45 Downtown Market Neighborhood Tour

11:45-12:00 Downtown Market Tour

12:00 Travel to Hotel











MIDTOWN NEIGHBORHOOD ASSOCIATION

BRIKYAAT NEIGHBORHOOD AREA SPECIFIC PLAN

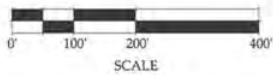
GRAND RAPIDS, MICHIGAN

LAND-USE LEGEND

- NEW MIXED-USE
- EXISTING MIXED-USE AND RETAIL
- NEW CIVIC / INSTITUTIONAL
- EXISTING CIVIC / INSTITUTIONAL
- NEW FARMERS' MARKET
- NEW ATTACHED SINGLE-FAMILY RESIDENTIAL
- NEW SINGLE- AND TWO-FAMILY DETACHED RESIDENTIAL
- EXISTING RESIDENTIAL
- CIVIC GREEN SPACE
- PRIVATE GREEN SPACE
- SURFACE PARKING
- EXISTING NEIGHBORHOOD CONTEXT NOT INCLUDED IN STUDY AREA

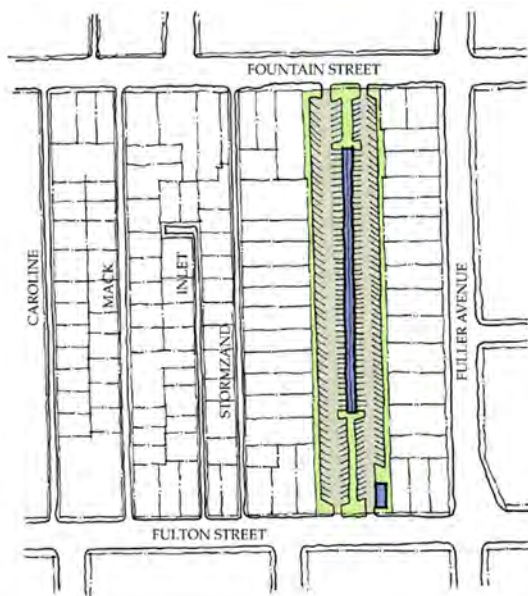


October 2005



ENLARGED BRIKYAAT NEIGHBORHOOD PLAN

MIDTOWN NEIGHBORHOOD ASSOCIATION
 BRIKYAAT NEIGHBORHOOD
 FARMERS' MARKET PHASING STUDY
 GRAND RAPIDS, MICHIGAN



EXISTING FARMERS' MARKET



POSSIBLE PHASE 1

- (26) 10 x 10 OUTDOOR STALLS WITH (26) VENDOR PARKING SPACES
- (26) 10 x 10 INDOOR STALLS WITH (26) VENDOR PARKING SPACES
- (36) 8 x 8 INDOOR STALLS

113 TOTAL ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)

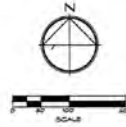


POSSIBLE PHASE 2

- (52) 10 x 10 OUTDOOR STALLS WITH (52) VENDOR PARKING SPACES
- (26) 10 x 10 INDOOR STALLS WITH (26) VENDOR PARKING SPACES
- (36) 8 x 8 INDOOR STALLS

113 TOTAL ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)

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POSSIBLE PHASE 3

(52) 10 x 10 OUTDOOR STALLS WITH 52 VENDOR PARKING SPACES
 (72) 10 x 10 INDOOR STALLS WITH 72 VENDOR PARKING SPACES
 (72) 8 x 8 INDOOR STALLS
 181 ON-SITE PARKING SPACES (NOT INCLUDING VENDOR SPACES)

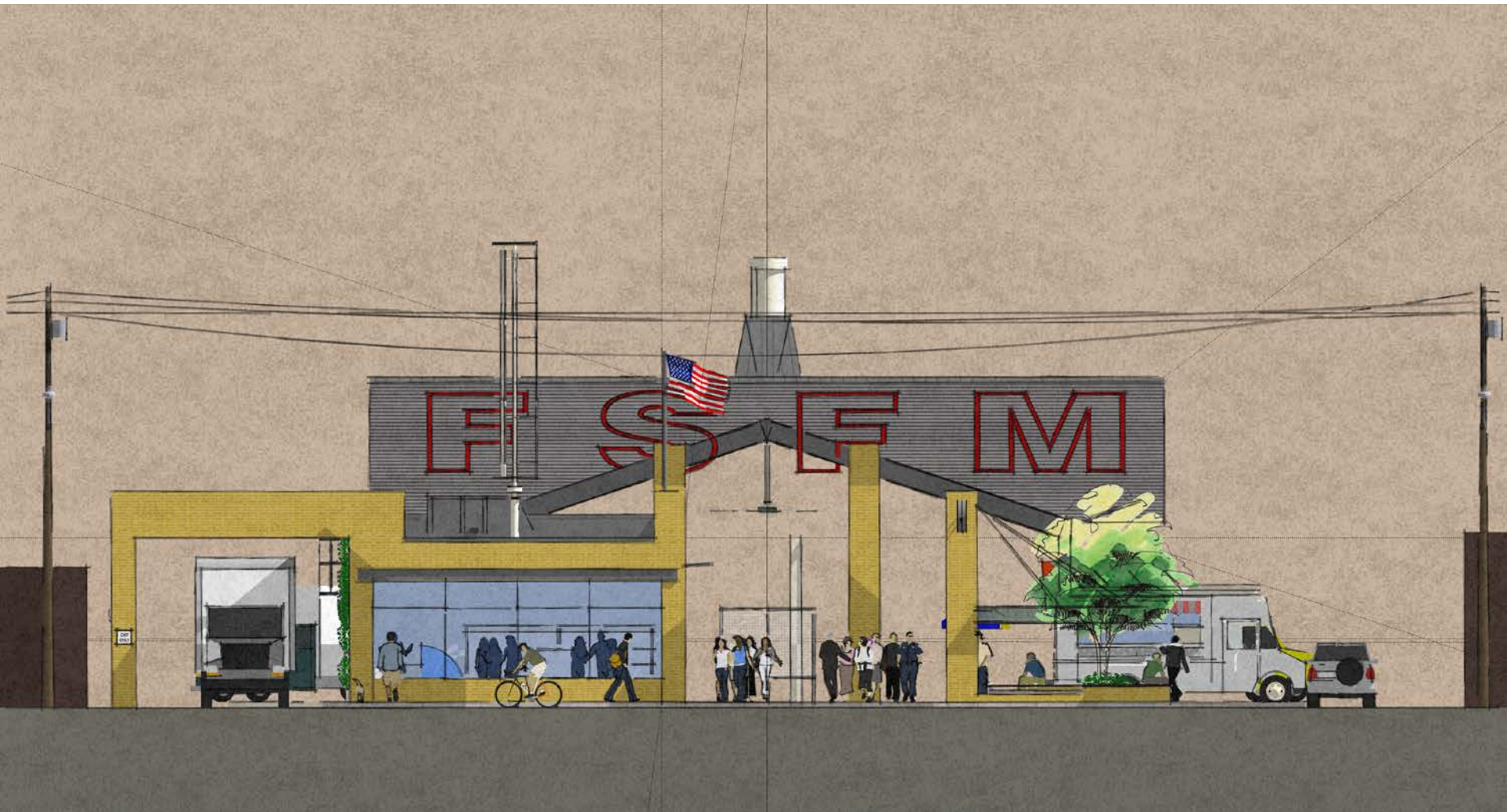


POSSIBLE PHASE 4

TOWNHOUSE PHASE



OVERALL POSSIBILITY PLAN




- Neighborhood as Operator
- Neighborhood as Developer
- Neighborhood as Fundraiser
- Neighborhood as Client







site plan 



DOWNTOWN MARKET



Constructed: 2013

\$30,000,000 investment

(\$12 million in private funds + \$18 million in public funds)

(\$4.7 million in tax credits from state brownfield program)

138,000 square feet

Mixed-use = local food production + education + business opportunities

Indoor market hall features a 20+ vendors and two full-service restaurants

Rentable incubator kitchen, rooftop greenhouses, and the nation's first kid-friendly demonstration kitchen.

The first LEED Gold certified market in the US.

Market's location to serve as a focal point within the city while revitalizing a previously neglected area. The Market continues to spark redevelopment of nearby properties while reintroducing community neighbors to a once underutilized Grand Rapids locale.



DOWNTOWN MARKET



CONTEXT



BAKER LOFTS (2013)



KLINGMAN LOFTS (2015)



240 IONIA (2014)



KLINGMAN LOFTS: MOOSEJAW (2016)

CONTEXT



HERKIMER (2014)



COMMERCE APARTMENTS (2014)





DOWNTOWN MARKET
 Constructed: 2013
 \$30,000,000 investment

391 affordable units
 114 market rate units
 505 dwellings

A BAKER LOFTS
 Rehabilitation: 2013
 \$18,500,000 investment
 87 dwellings (IR)

B KLINGMAN LOFTS
 Rehabilitation: 2015
 \$22,000,000 investment
 83 dwellings (IR)

C COMMERCE APTS
 Constructed: 2014
 \$13,000,000 investment
 67 dwellings (IR)

D HERKIMER
 Rehabilitated: 2014
 \$29,000,000 investment
 114 dwellings (IR)
 8 dwellings (MR)

E 240 IONIA
 Constructed: 2014
 \$14,000,000 investment
 40 dwellings (IR)
 8 dwellings (MR)

F STUDIO PARK
 Under Construction
 \$140,000,000 investment
 98 dwellings (MR)

SUMMARY

DOWNTOWN MARKET: \$30,000,000 investment

SURROUNDING: \$96,500,000 (2013 to 2015)

STUDIO PARK: \$140,000,000 (current)

\$236,000,000 investment

391 affordable units

114 market rate units

505 dwellings



STUDIO PARK

STUDIO PARK

98 market rate units (phase 1)

140 hotel rooms

30,000 sf office

32,500 sf retail/commercial

300 public parking spaces

450 restricted parking spaces



STUDIO PARK