



City of Hudsonville

Downtown Master Plan: *City Center Plan Review*

Downtown Development Authority August 2021



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Downtown Master Plan: *SW View*

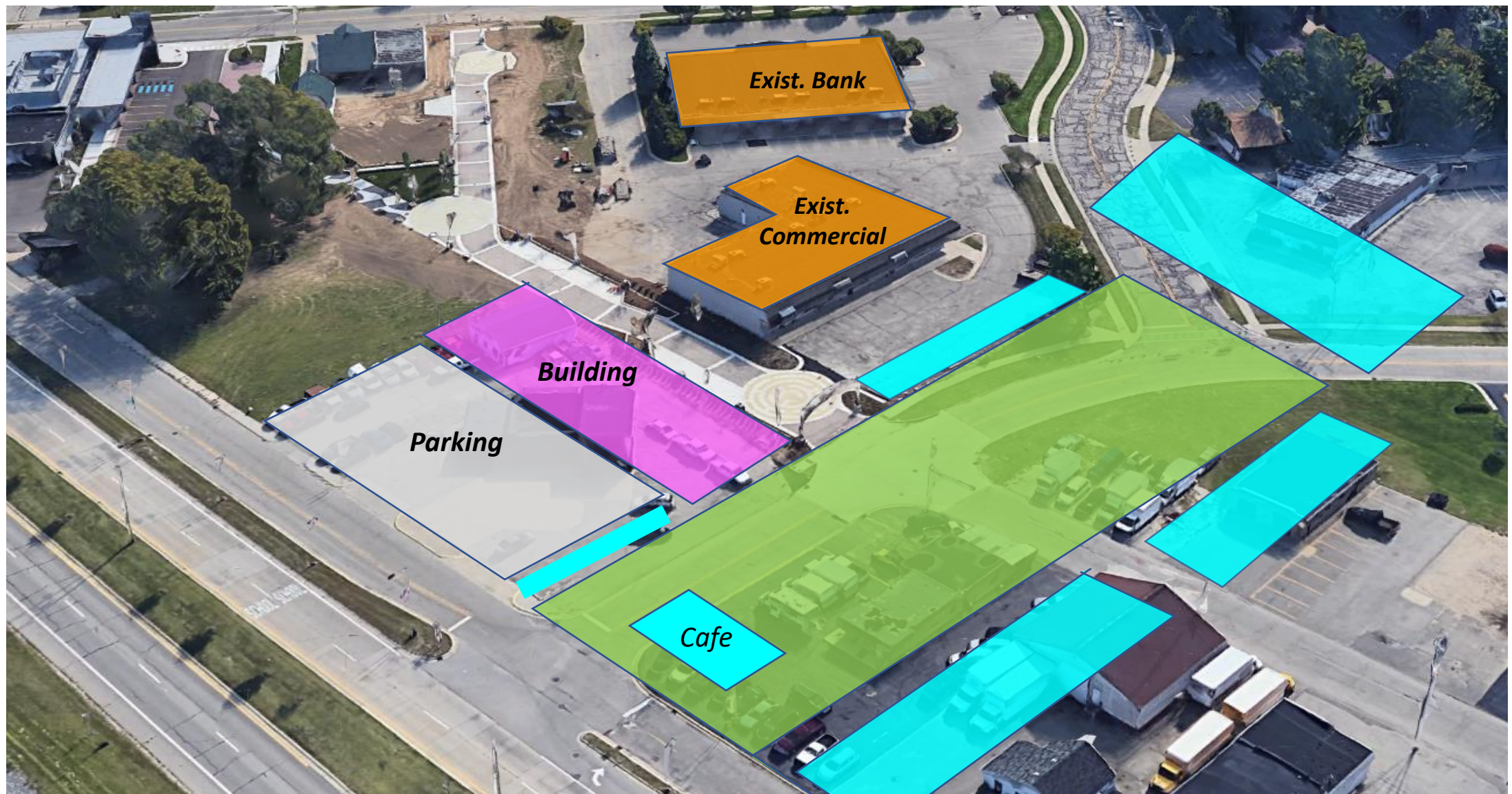
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Downtown Master Plan: *Current Square Proposal*

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Downtown Master Plan

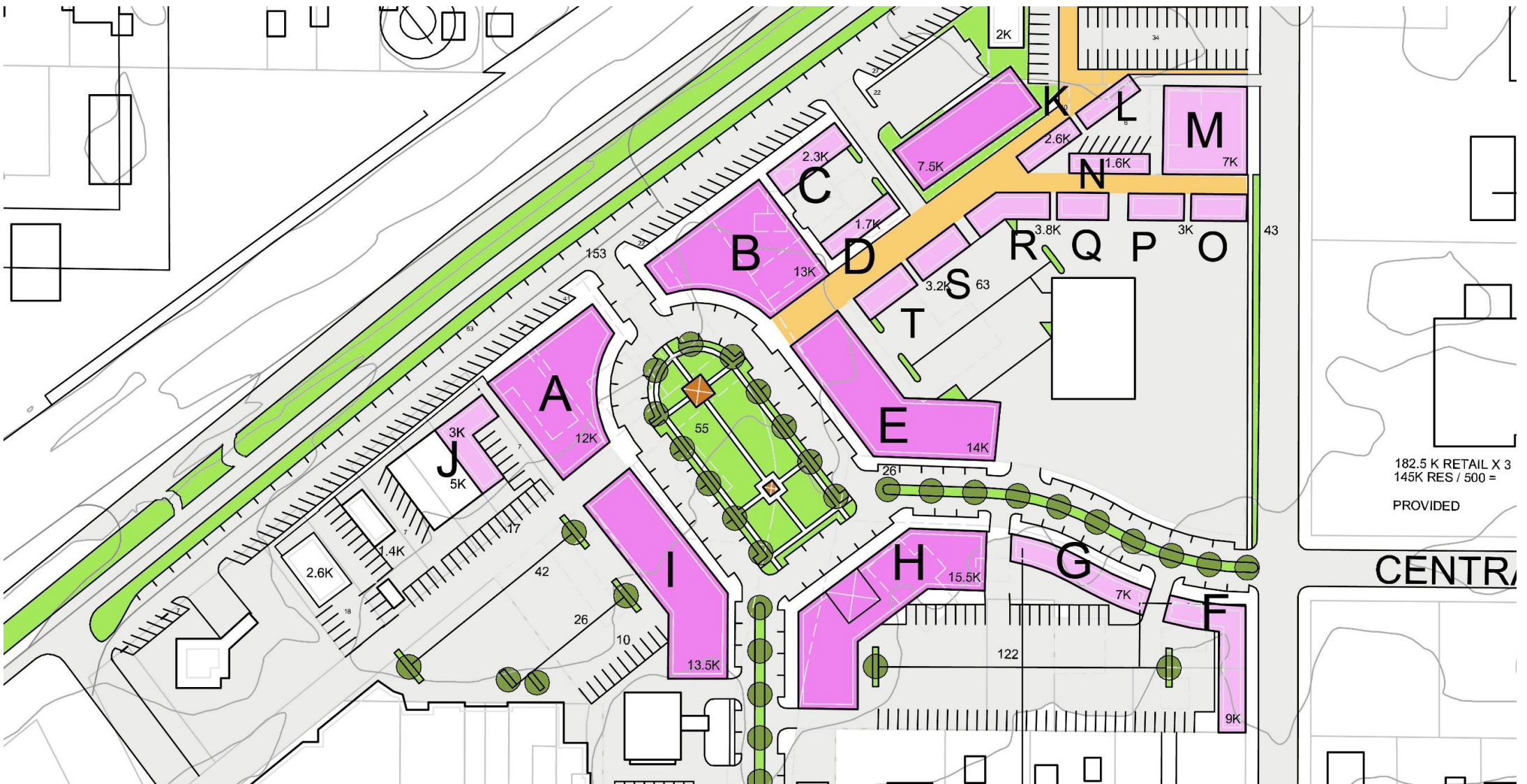
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Downtown Master Plan: *Option A*

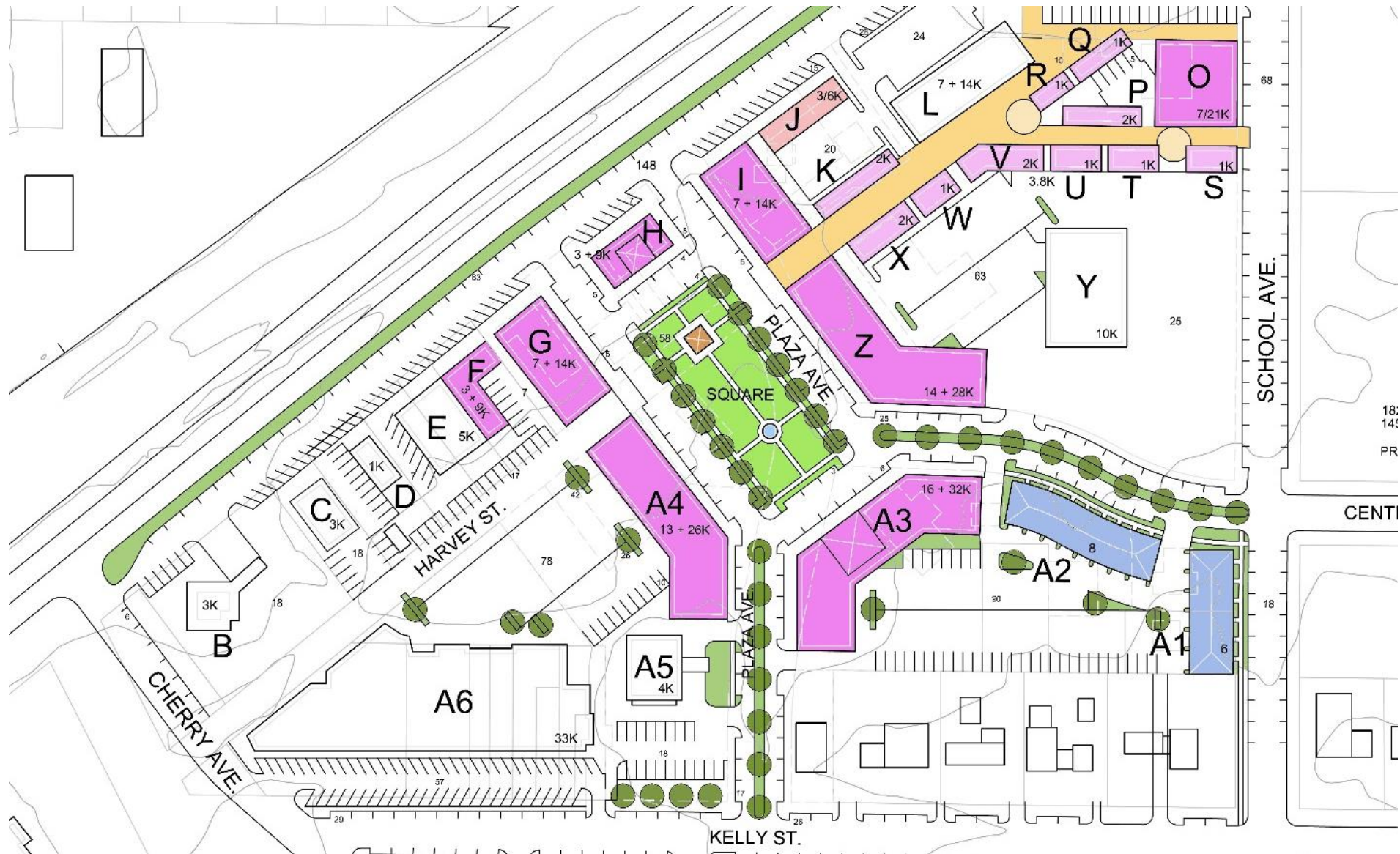
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Downtown Master Plan: *Option B: Enclosed Square*

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Downtown Master Plan: *Option C: Café on Square*

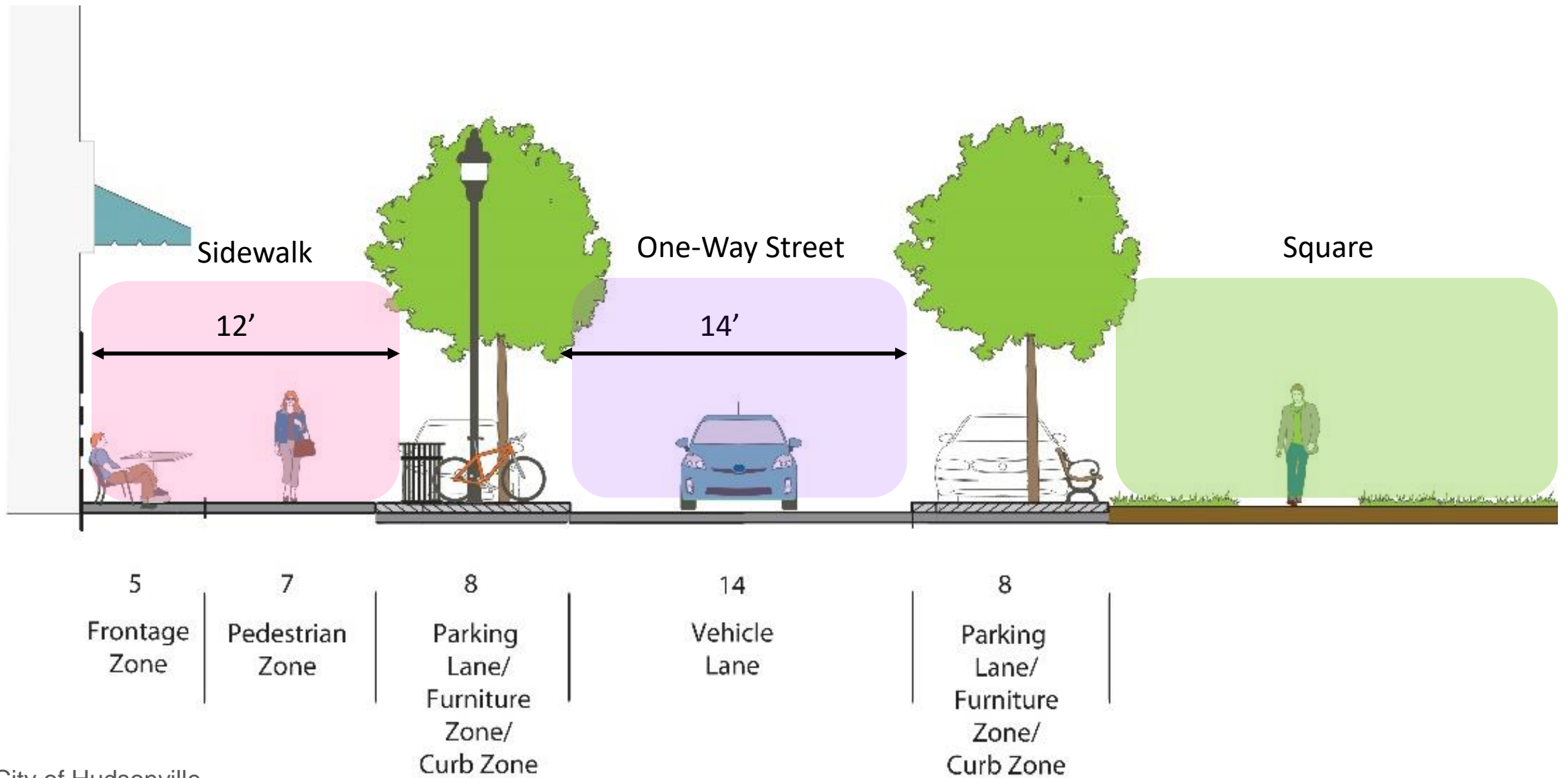
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Downtown Master Plan: *C – Café on Square*

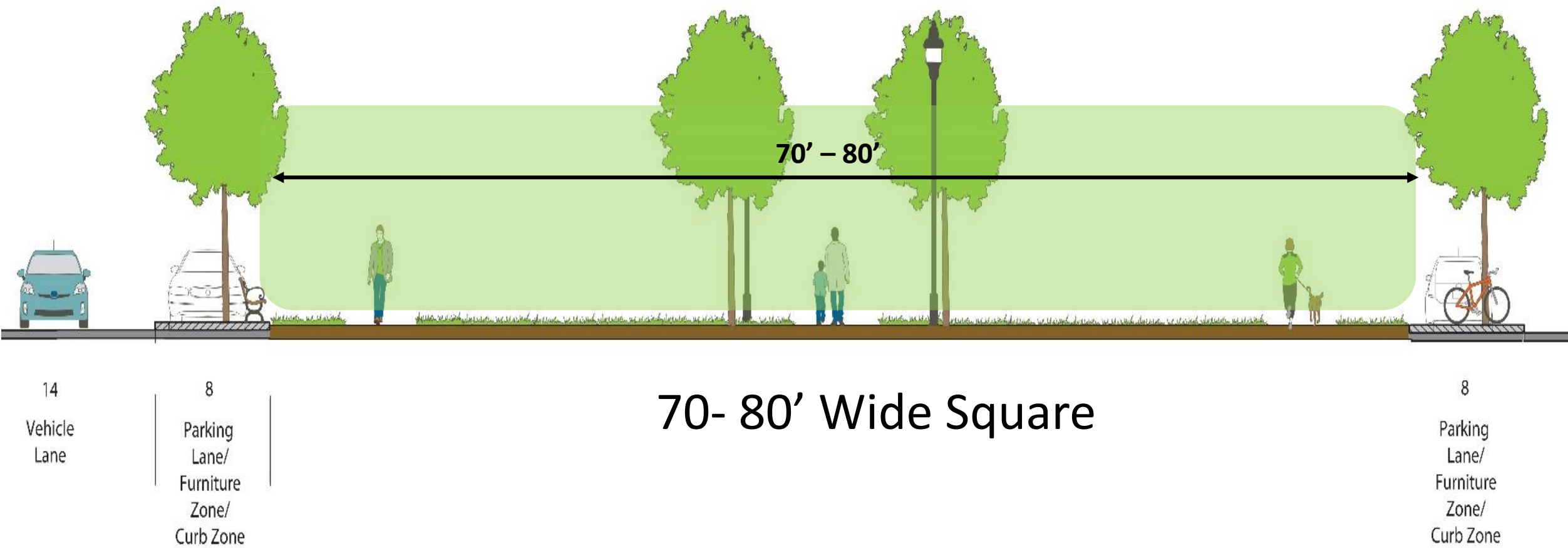
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Downtown Master Plan: *Proposed Square Walks*

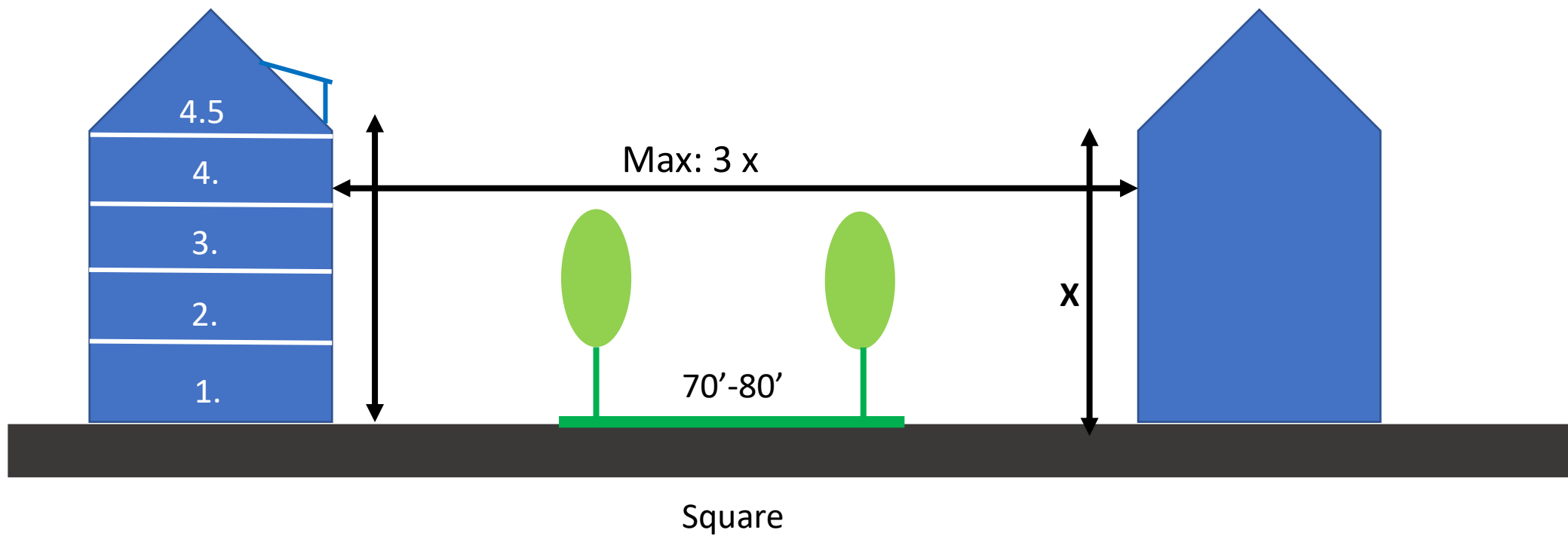
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Downtown Master Plan: *Square*

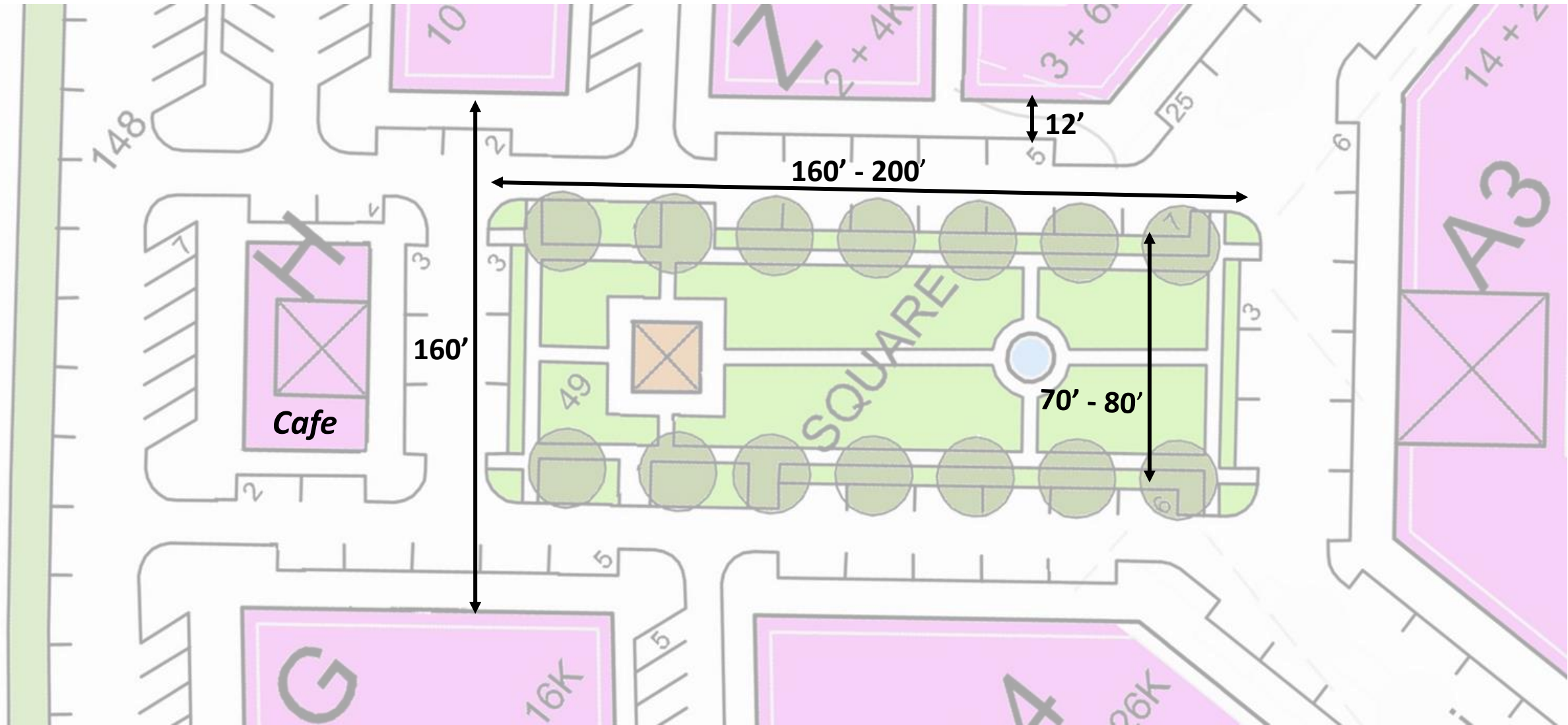
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Downtown Master *Plan: Recommended Square Scale*

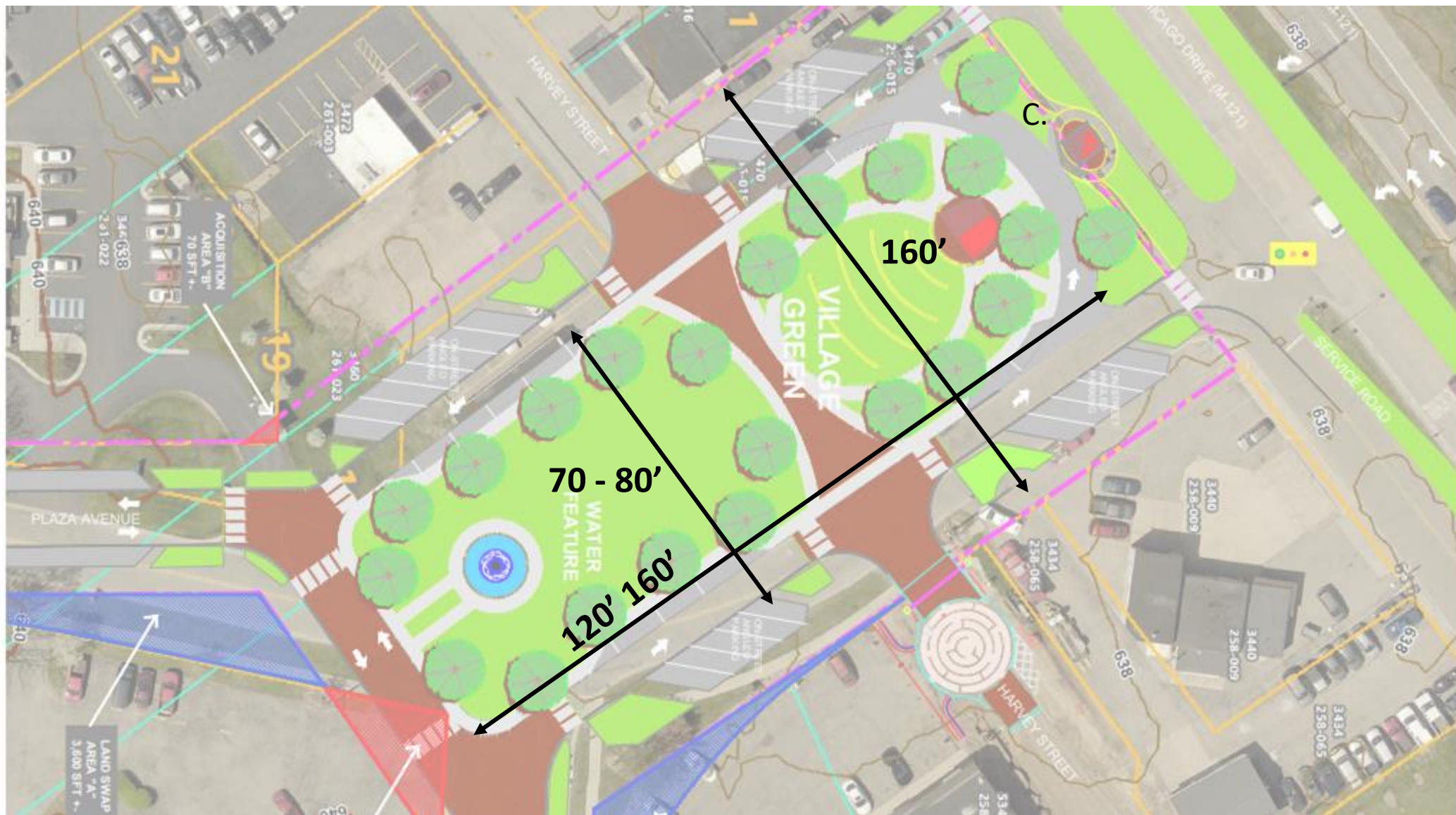
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Downtown Master Plan: *Proposed Square Dimensions*

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Downtown Master Plan 2.0

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DOWNTOWN HUDSONVILLE - BUILDING ELEVATIONS

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Downtown Master Plan: *Proposed Architectural Character*

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Downtown Master Plan
Parking Options



Downtown Master Plan
Parking Options



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Downtown Master Plan: *Preliminary Parking Options*

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Downtown Master Plan: *Square & Main Street Location Option*

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A Street



A.

B Street



B.

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Downtown Master Plan: A-B Streets

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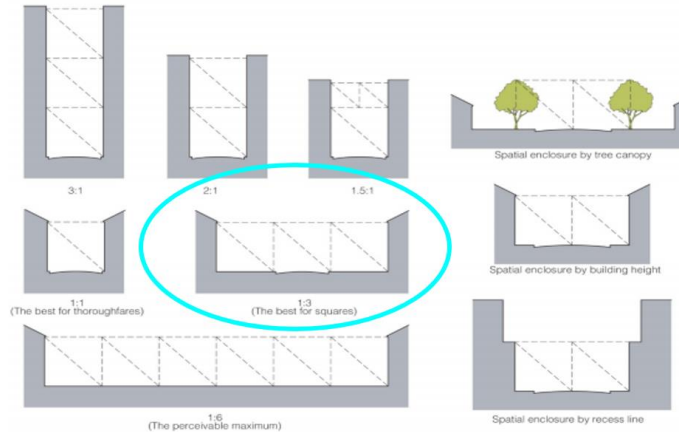
Downtown Master Plan: A-B Streets

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Liner Retail Shops
Mashpee Commons, Cape Cod

20'



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Downtown Master Plan: Square Design Principles

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Downtown Master Plan: *Design Principles*

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2021 New Retail & Restaurant Demand



2021 Office Demand



Total New Restaurant Demand



Total New Retail Demand



Full-Service Restaurants



Grocery

Retail Category	Total Demand	Est. Support. SF	2021 Sales/SF	2021 Est. Retail Sales	2026 Sales/SF	2026 Est. Retail Sales
Retailers						
Apparel Stores	\$19,603,805	4,500 sf	\$310	\$1,395,000	\$325	\$1,462,500
Children's Apparel	\$8,821,712	2,100 sf	\$310	\$651,000	\$325	\$682,500
Women's Apparel	\$10,782,093	2,400 sf	\$310	\$744,000	\$325	\$780,000
Beer, Wine & Liquor Stores	\$6,302,638	1,800 sf	\$330	\$594,000	\$345	\$621,000
Department Store Merchandise	\$46,592,708	8,600 sf	\$320	\$2,752,000	\$335	\$2,881,000
Electronics & Appliance Stores	\$15,761,349	4,200 sf	\$380	\$1,596,000	\$400	\$1,680,000
Furniture Stores	\$19,055,410	5,600 sf	\$390	\$2,184,000	\$410	\$2,296,000
General Merchandise Stores	\$23,279,595	5,100 sf	\$315	\$1,606,500	\$330	\$1,683,000
Grocery Stores	\$74,368,160	10,300 sf	\$480	\$4,944,000	\$505	\$5,201,500
Jewelry Stores	\$7,070,820	1,900 sf	\$420	\$798,000	\$440	\$836,000
Gift Stores	\$9,186,368	3,600 sf	\$290	\$1,044,000	\$305	\$1,098,000
Pharmacy	\$34,035,718	6,300 sf	\$440	\$2,772,000	\$460	\$2,898,000
Shoe Stores	\$4,115,406	1,000 sf	\$360	\$360,000	\$380	\$380,000
Food: Cheese, Meats & Produce	\$9,382,577	3,700 sf	\$320	\$1,184,000	\$335	\$1,239,500
Sporting Goods & Hobby Stores	\$10,438,256	2,100 sf	\$370	\$777,000	\$390	\$819,000
Retailer Totals	\$279,192,810	58,700 sf	\$363	\$22,006,500	\$382	\$23,095,500
Restaurants						
Bars, Breweries & Pubs	\$5,479,367	5,900 sf	\$360	\$2,124,000	\$380	\$2,242,000
Full-Service Restaurants	\$33,594,033	10,300 sf	\$345	\$3,553,500	\$360	\$3,708,000
Limited-Service Eating Places	\$26,362,109	12,800 sf	\$330	\$4,224,000	\$345	\$4,416,000
Coffee, Ice Cream, Pretzels, etc.	\$2,906,069	2,700 sf	\$320	\$864,000	\$335	\$904,500
Restaurant Totals	\$68,341,578	31,700 sf	\$339	\$10,765,500	\$355	\$11,270,500

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Downtown Master Plan: *Market Demand*

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Grand Rapids



Hudsonville



Ada



Design Guidelines

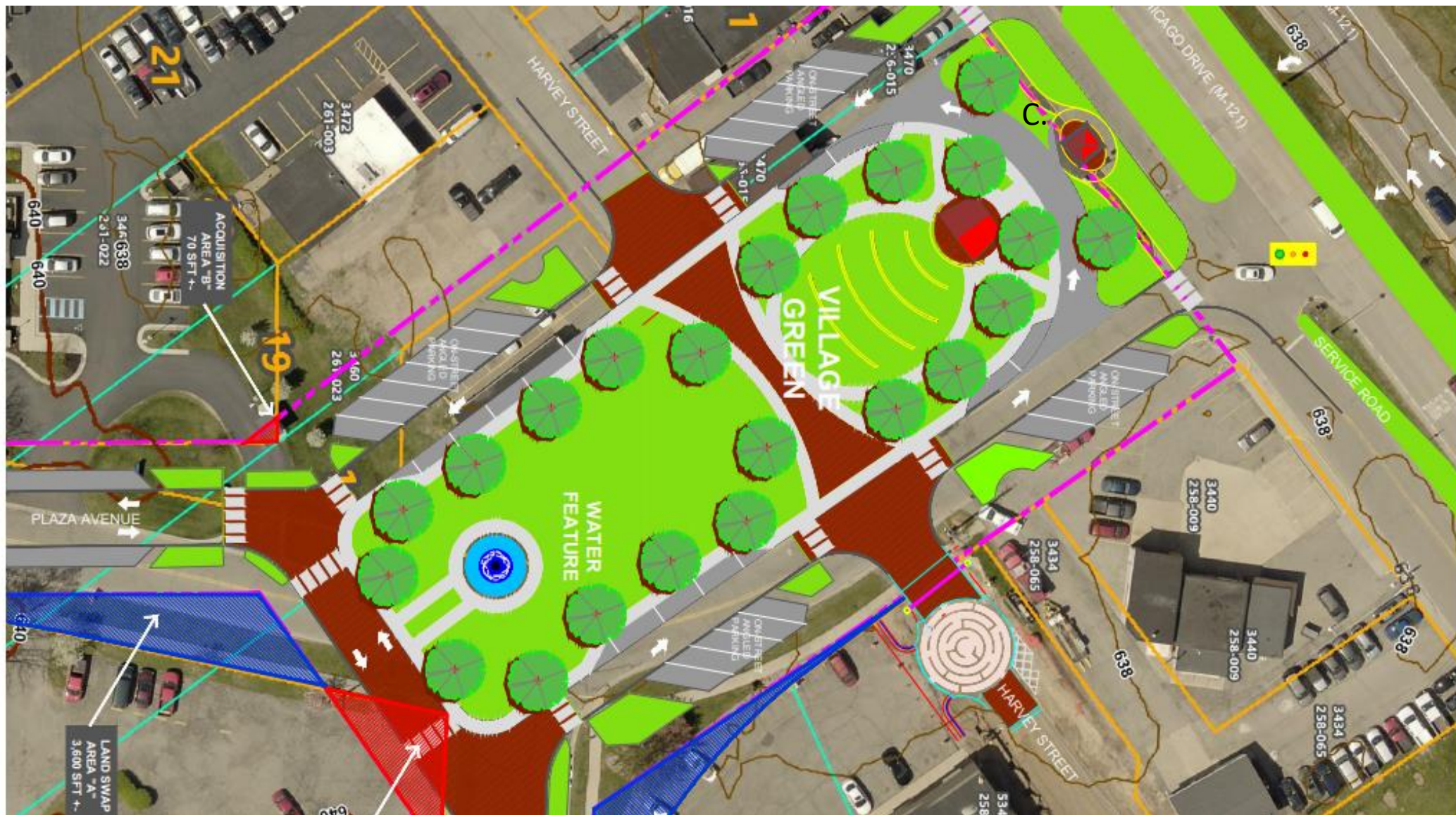


Ada

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Downtown Master Plan: *Regional Traditional Character*

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Downtown Master Plan: *Current Proposal*

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**G. HIGH DENSITY
RESIDENTIAL DEVELOPMENT** (80,000 SQ. FT.)
FIRST FLOOR: OFFICE/ SERVICE (24,000 SQ. FT.)
2ND/3RD FLOOR: HIGH DENSITY RESIDENTIAL (56,000 SQ. FT.)

TERRA SQUARE
INDOOR EVENT VENUE
INDOOR MARKET SPACE
CO-WORK SPACE
FOOD VENDOR

POSSIBLE TRAIN DEPOT LOCATION

D. MIXED-USE BUILDING (23,000 SQ. FT.)
FIRST FLOOR (10,000 SQ. FT.)
SECOND FLOOR (10,000 SQ. FT.)
THIRD FLOOR (3,000 SQ. FT.)

E. MIXED-USE BUILDING (46,000 SQ. FT.)
FIRST FLOOR (12,000 SQ. FT.)
2ND/3RD FLOOR (24,000 SQ. FT.)
4TH FLOOR (10,000 SQ. FT.)

VILLAGE GREEN
GREEN SPACE
SCULPTURE
STAGE
CLOCK TOWER
WATER FEATURE

ADDITIONAL ON-STREET PARKING

A. MIXED-USE BUILDING (33,000 SQ. FT.)
FIRST FLOOR (11,000 SQ. FT.)
2ND/3RD FLOOR (22,000 SQ. FT.)

B. MIXED-USE BUILDING (24,000 SQ. FT.)
FIRST FLOOR (12,000 SQ. FT.)
SECOND FLOOR (12,000 SQ. FT.)

HARVEY STREET WOONERF

C. MIXED-USE BUILDING (22,500 SQ. FT.)
FIRST FLOOR (7,500 SQ. FT.)
2ND/3RD FLOOR (15,000 SQ. FT.)

**RESIDENTIAL
DEVELOPMENT**
6 BUILDINGS
22 UNITS

BUTTERMILK TRAIL

CREEK CROSSING

ON-STREET PARKING

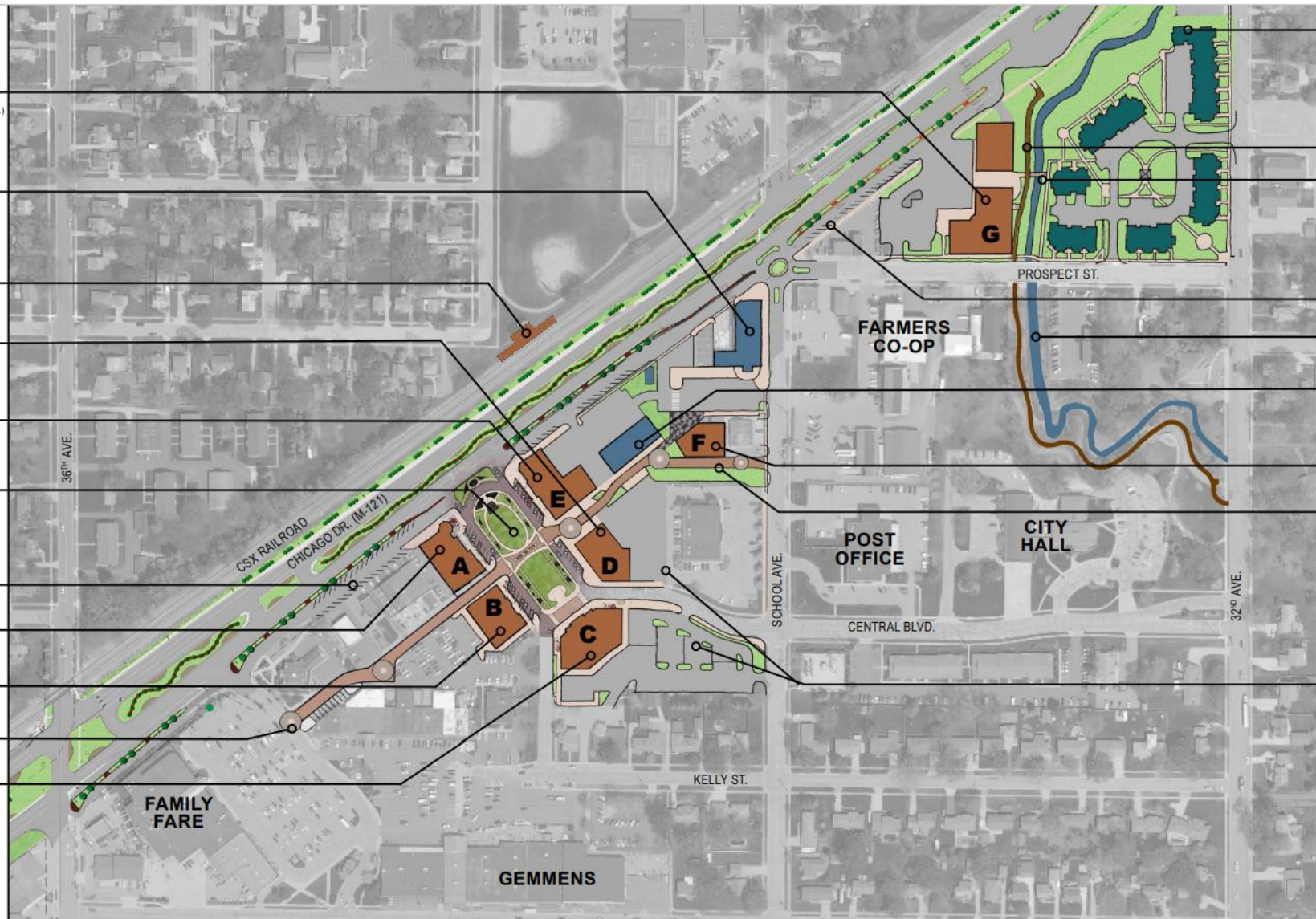
BUTTERMILK TRAIL

HUDSON CENTER
FIRST FLOOR: RETAIL
2ND FLOOR: OFFICE
3RD FLOOR: RESIDENTIAL

F. MIXED-USE BUILDING (6,000 SQ. FT.)
1-STORY

HARVEY STREET WOONERF

POSSIBLE SHARED PARKING



City of Hudsonville

Downtown Master Plan: *Current Plan*

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Land Use Summary:

270K Retail

173 Multi-Family (__Bedrooms)

14 Town Houses

xxx Total Residential

Parking

270 Retail: (3.5/1000 sf)

300 Residential Surface Lots (1/Bedroom)

400 On-Street

xxx Deck-Structure

Total Parking

Legend:

Ground Floor Retail:

1- Story Building

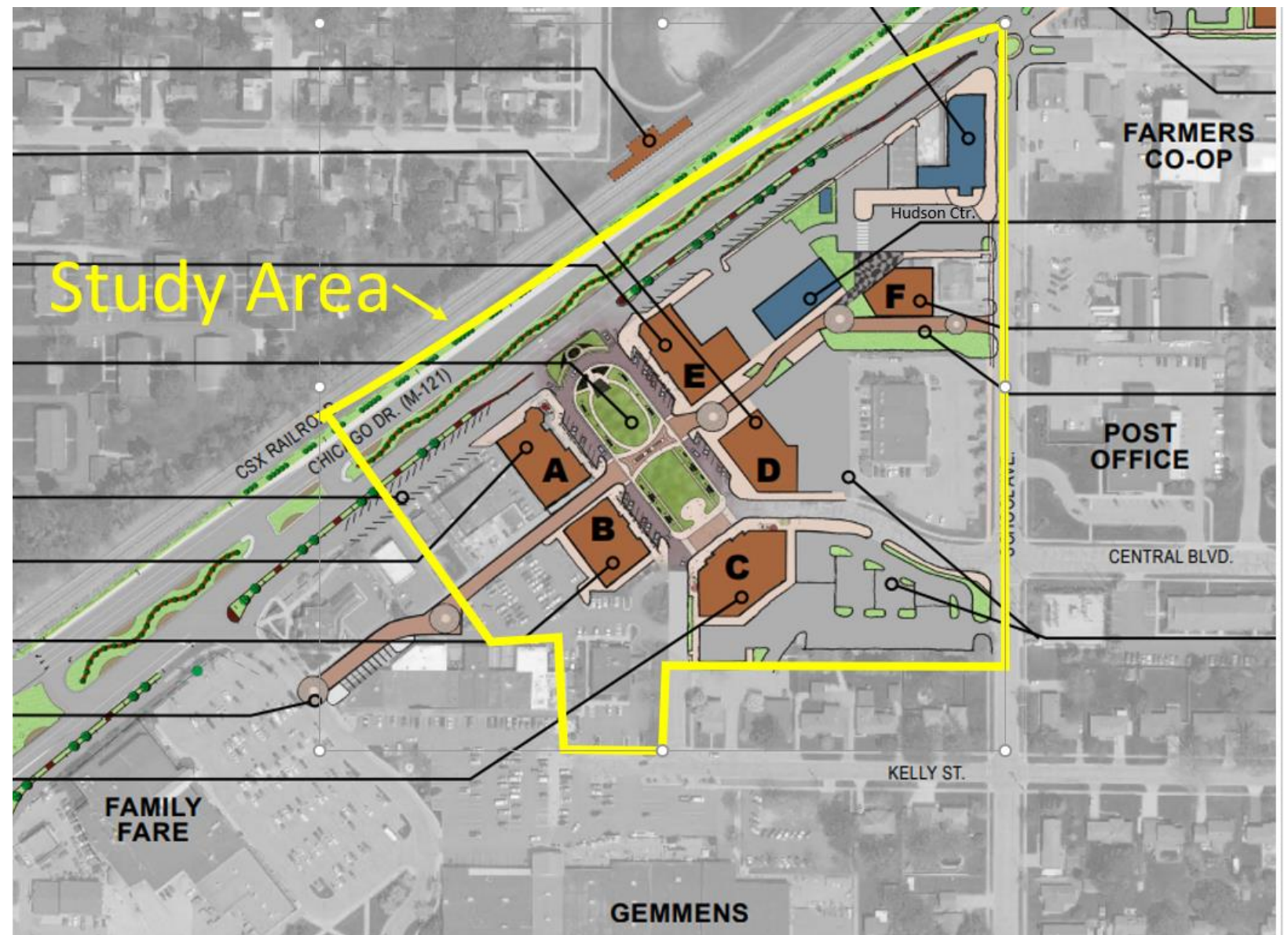
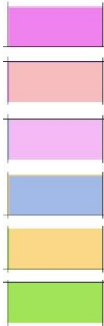
2- Story Liner Building

1 -Story Liner Building

2-3 Story Town Houses

Woonerf Lane

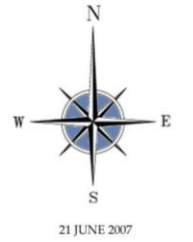
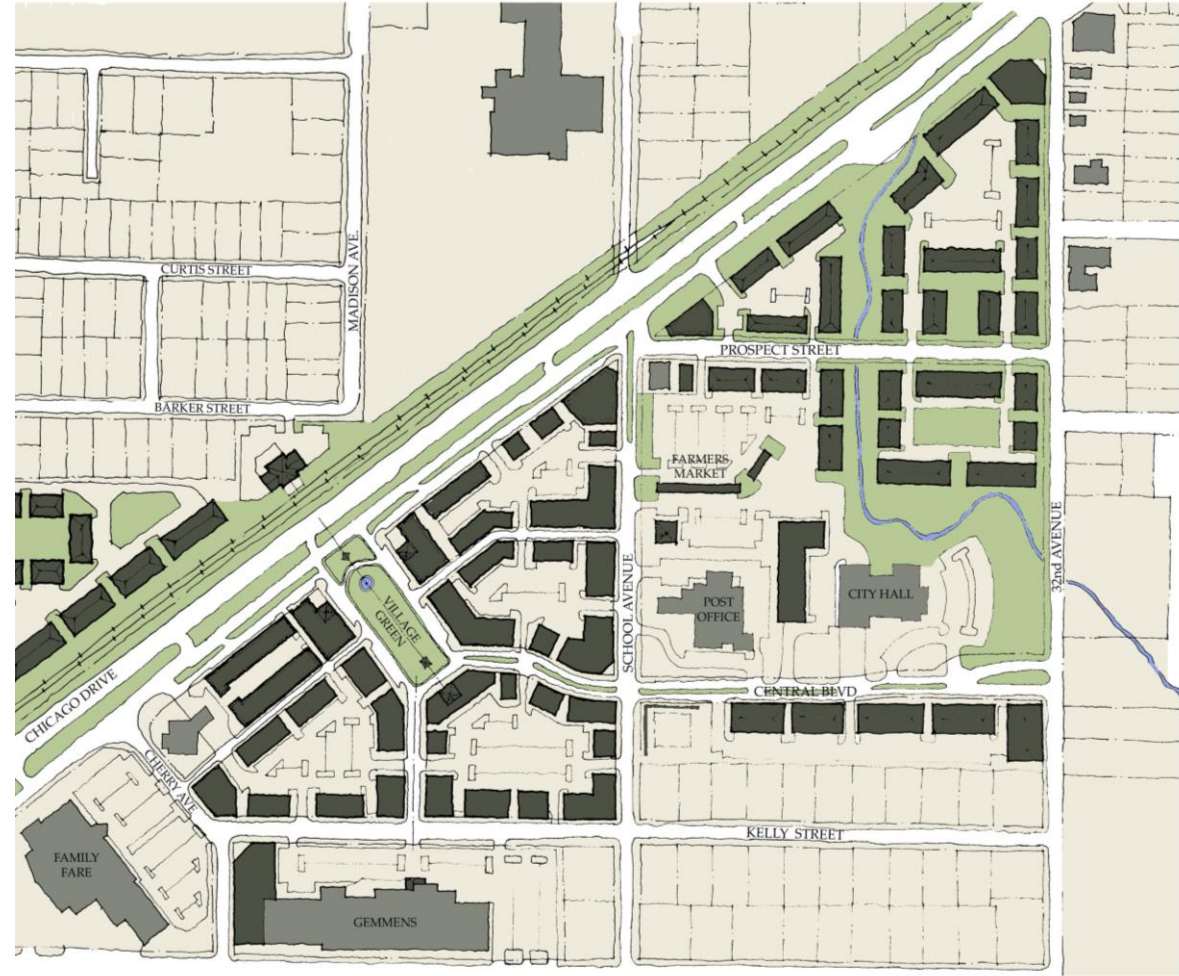
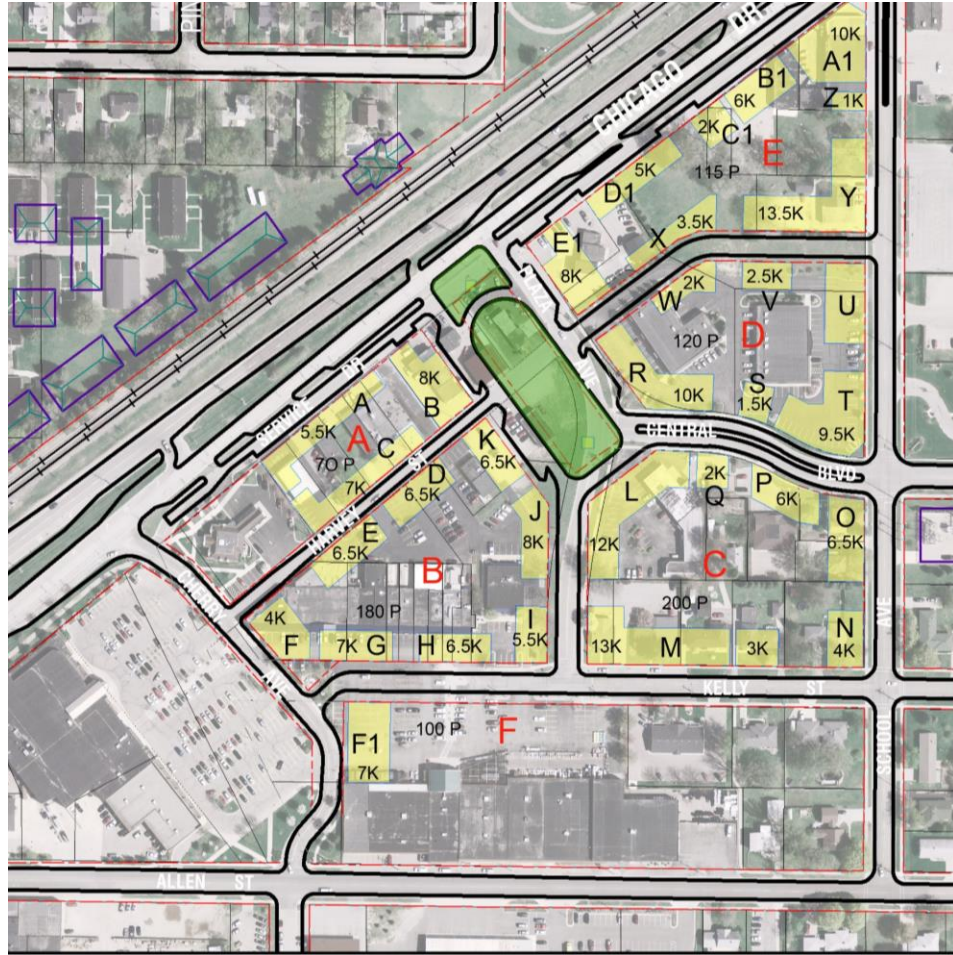
Parks - Squares



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Downtown Master Plan: *Current Proposal*

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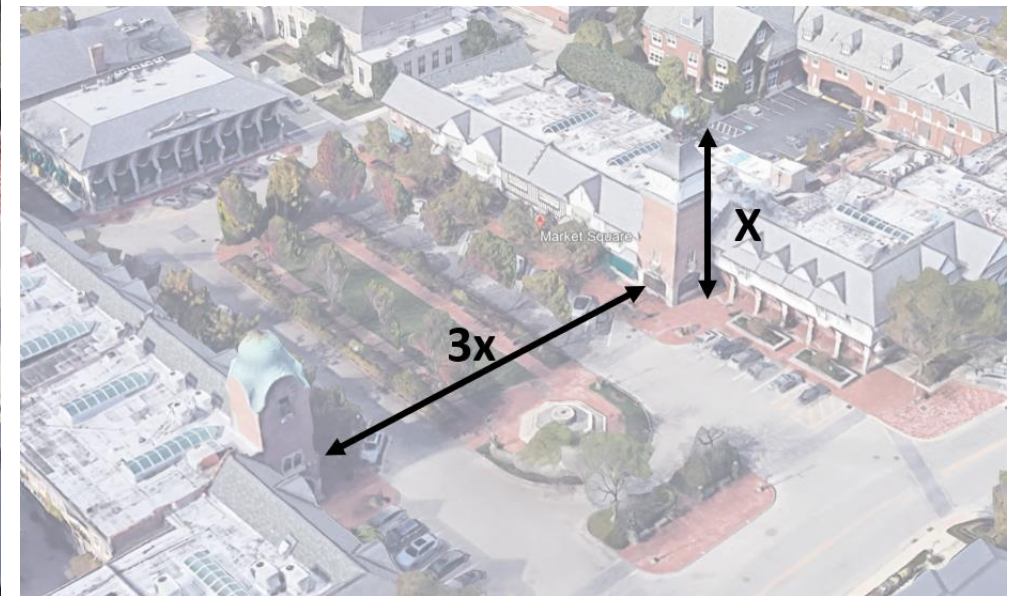


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Downtown Master Plan: *Early Plans*

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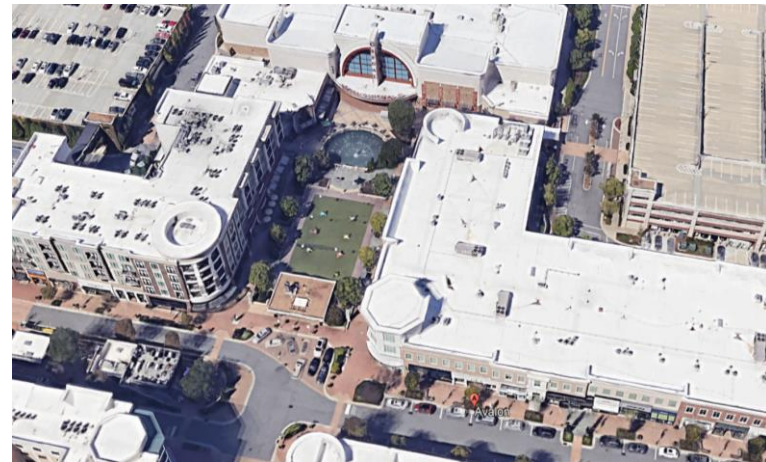
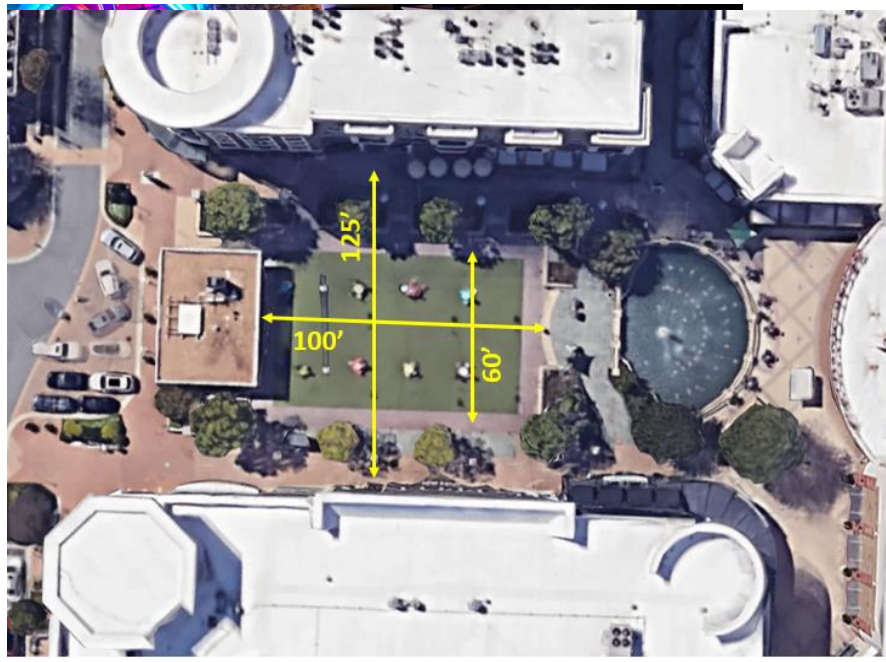




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Downtown Master Plan – *Case Study: Lake Forest, IL*

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Downtown Master Plan – *Case Study: Avalon, GA*

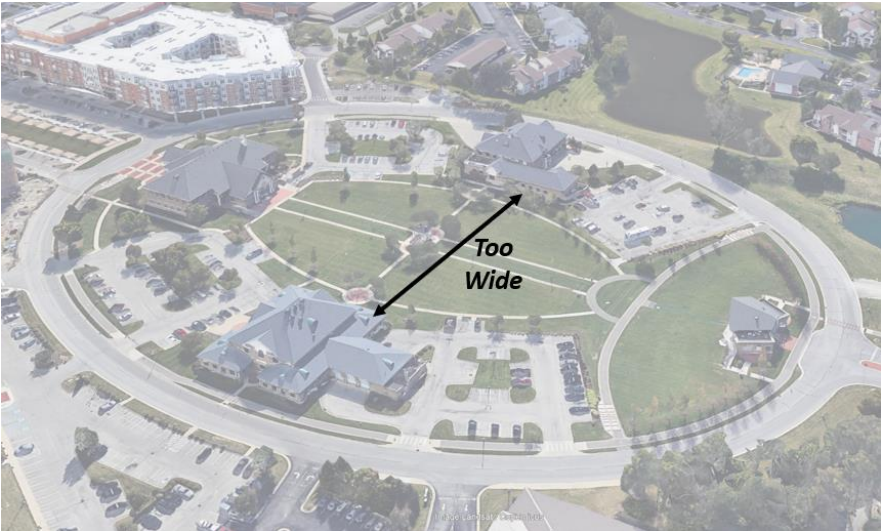
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Downtown Master Plan – *Case Studie: Birkdale, NC*

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Downtown Master Plan - *Case Study: Midwest Square*

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Storrs, CT



California Proposal, DPZ Architects

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Downtown Master Plan – Case Studies: Conn. Cal.

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Downtown Master Plan: *SW View*

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