

What is YOUR piece of the VISION



Project Opportunity - Retail/Restaurant

This project sits at a unique location in the redevelopment district, located immediately south of the new Terra Square farmer's market and event center. It also is fronted on three sides by the newly installed Harvey Street woonerf (shared street for pedestrians and vehicles) which includes a splash pad feature and pocket park.

The vision for this site is new construction with a restaurant or retail tenant. The unique shape of the site allows for a development that interfaces with a heavier concentration of pedestrians. As such, it should include an outdoor seating area, if applicable.

Immediately adjacent to this site, three new restaurants, a clothing boutique, and a coffee shop have all opened within the last year and a half, creating a vibrant space for new development. This development site consists of a single parcel.

Current zoning: Town/Neighborhood Center. Rezoning is not required.

Height limitations: Height limits are regulated by the number of stories allowed. Two stories are permitted by right, though a single-story building would also be a good fit for this location.

Density: Density is limited by the number of stories and other site needs such as parking. Otherwise, a maximum density is not provided.

City of Hudsonville contacts:

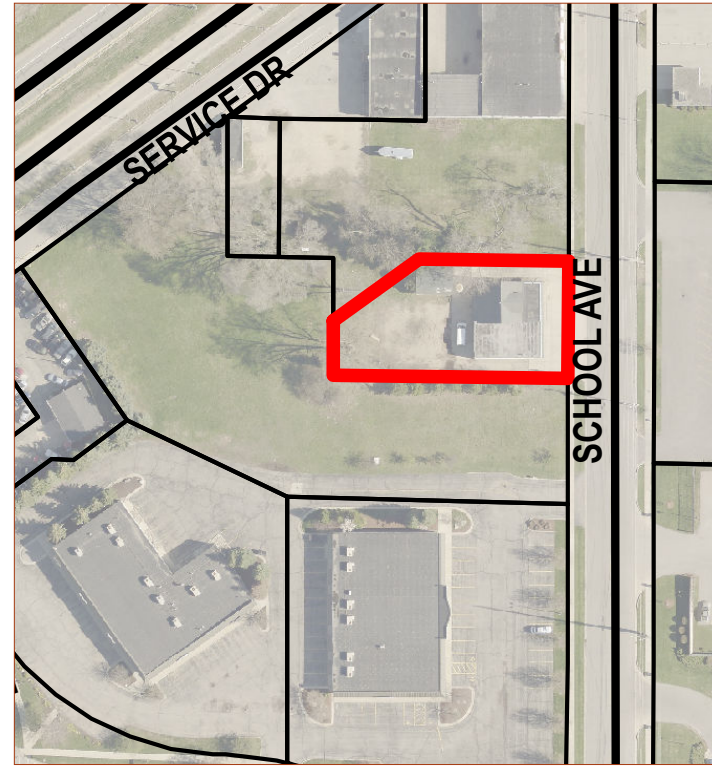
- Patrick B. Waterman, ICMA-CM, City Manager - (616) 669-0200 x 1418 - pwaterman@hudsonville.org
- Daniel J. Strikwerda, AICP, Planning & Zoning Director - (616) 669-0200 x 1414 - dstrikwe@hudsonville.org
- Michelle Fare, Downtown Development Authority Director - (616) 669-0200 x 1411 - mfare@hudsonville.org

Owner Contact Information:

- HLS Investment LLC - Gary Huizen - garyhuizen@gmail.com

Updated: 02.2020

Parcel Information



An ideal project for this site would be a single-story building that interacts strongly with the Harvey Street Woonerf, with parking on the eastern end of the site.

The project would be ideal for retail or a restaurant that interfaces the pedestrian traffic surrounding it.

Property Information

Address	Parcel Number	Current Zoning	Lot Size	Bldg Size	State Equalized Value	Owner
5391 School Ave	70-14-32-258-083	HUD 5	0.337 acre	3,848 s.f.	\$109,400	HLS Investment LLC

Utilities available: Water, sewer, electricity, natural gas, broadband.

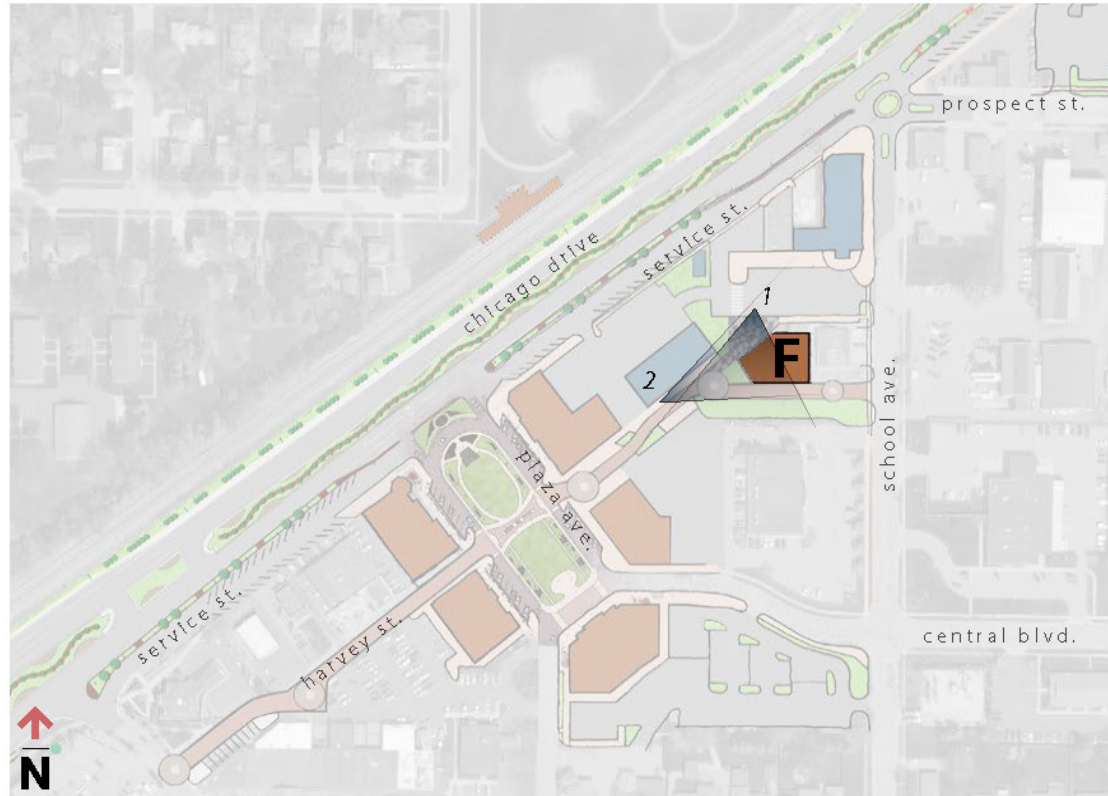
Property Photos





CITY OF HUDSONVILLE

SITE REDEVELOPMENT PLAN: **BUILDING 'F'**



VIEW 1



VIEW 2

SUPPORTED BY:

