CITY OF EAST GRAND RAPIDS PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

A public hearing will be held at the date, time, and place below on the site plan revision application of Spectrum Health Hospitals for Blodgett Hospital located at 1840 Wealthy Street SE. Spectrum Health-Blodgett Hospital received approval from the City Commission on May 7, 2018 for their initial site plan for improved way-finding and parking, and are now proposing a revision to that approved site plan. The Planning Commission may or may not make a recommendation to the City Commission at the conclusion of the public hearing.

The application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgr.org/notice.

The Planning Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Planning Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender’s name and address.

If you have any questions regarding this request, please contact the undersigned at (616) 940-4817, or amizikar@eastgr.org.

Date: Tuesday, January 14, 2020
Time: 5:30 p.m.
Place: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Aleksander P. Mizikar
Zoning Administrator
LETTER OF TRANSMITTAL

TO: City of East Grand Rapids
    750 Lakeside Drive SE
    East Grand Rapids, MI 49506

DATE: 09/12/19

JOB NO.: 17-0551

RE: Spectrum Health Hospital
    1825, 1840 & 1860 Wealthy Street and 1827 Sherman Street
    City of East Grand Rapids, Kent County, Michigan

ATTN: Doug LaFave, Assistant City Manager

WE ARE sending YOU:

☐ Contract / Agreement
☐ Prints / Plans
☐ Shop Drawings
☐ Change Order
☐ Specifications
☒ Documents

<table>
<thead>
<tr>
<th>COPIES</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>09/12/19</td>
<td>Zoning Review Application, signed by Jeff Meyers</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>Full-sized (30&quot;x42&quot;) copies of &quot;Site Improvement Plans&quot;, dated 12/15/17, last revised 09/11/19 by Abonmarche Consultants.</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>Reduced-sized (11&quot;x17&quot;) copies of &quot;Site Improvement Plans&quot;, 12/15/17, last revised 09/11/19 by Abonmarche Consultants.</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Flash drive that includes PDF of Site Improvement Plans</td>
</tr>
</tbody>
</table>

THESE ARE TRANSMITTED as checked below:

☒ For Review & Comment ☐ For Your Use ☐ As Requested

REMARKS: A $500 check for the "Site Plan Review, Complete" and a $3,000 check for Escrow will be submitted directly to you under a separate cover letter by Spectrum Health.

COPY TO:
Brad Pries, Spectrum Health Hospitals
Sean Easter, Spectrum Health Hospitals
Jeff Meyers, Spectrum Health Hospitals
John W. Linn, Abonmarche Consultants, Inc.
Arvin Delacruz, Abonmarche Consultants, Inc.

SIGNED: Brian McMorrow, PE
Senior Project Manager

If enclosures are not as noted, kindly notify us at once.

750 Lincoln Way East, South Bend, IN 46601 • 574 232 8700
abonmarche.com
Zoning Review Application

Project Name: Blodgett Hospital
Property Address: See Attached
Permanent Parcel No.: See Attached
Zoning District: R-1 and R-2
Current Property Use: Hospital

Type of Request (Check)

- Site Plan Review (Sketch Plan) $200
- Site Plan Review (Complete) $500
- Amendment or Rezoning Application $800
- Special Use Permit $500
- Planned Unit Development $1,000

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

Project Description: Applicant/Owner seeks to amend 2018 site plan approval for two (2) new parking structures, two (2) new building entry structures and various site improvements to improve pedestrian circulation and patient/visitor/staff experience.

(Attach separate sheet if necessary.)

Contact Information (Please provide email addresses.)

<table>
<thead>
<tr>
<th>Company</th>
<th>Address</th>
<th>Contact Person</th>
<th>Daytime Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Spectrum Health Hospitals 648 Monroe, Ste. 410, Grand Rapids, MI 49503</td>
<td>Jeff Meyers</td>
<td>616-391-6075</td>
</tr>
<tr>
<td>Owner</td>
<td>Spectrum Health Hospitals 648 Monroe, Ste. 410, Grand Rapids, MI 49503</td>
<td>Jeff Meyers</td>
<td>616-391-6075</td>
</tr>
<tr>
<td>Developer</td>
<td>Spectrum Health Hospitals 100 Michigan St., NE. Grand Rapids, MI 46503</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designer</td>
<td>Abonmarche Consultants, Inc. 95 West Main Street, Benton Harbor, MI 49022</td>
<td>Arvin Delacruz, Brian McMorrow</td>
<td>269-926-4573, 574-314-1022</td>
</tr>
</tbody>
</table>

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

Spectrum Health

Property Owner Signature: [Signature]
Applicant Signature (if different): [Signature]

Date: 9/12/2019
**Submittal Requirements for Site Plan Review (Article 10)**

Each sketch plan or site plan shall contain the following information, as applicable, unless waived by the Director of Public Works as unnecessary or not applicable to the proposed project. Incomplete plans will be returned to the applicant without further processing.

<table>
<thead>
<tr>
<th>Required Information</th>
<th>Sketch Plan</th>
<th>Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Information</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date, north arrow, and scale</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Name and firm address of the professional individual responsible for preparing site plan</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Name and address of the property owner or petitioner</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Location sketch showing site, adjacent streets and properties within 500 feet</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Legal description of the subject property</td>
<td></td>
<td></td>
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<tr>
<td>Size of subject property in acres (square feet, if less than one acre)</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Boundary survey</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Preparer’s professional seal</td>
<td></td>
<td></td>
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<tr>
<td><strong>Existing Conditions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing zoning classification of subject property</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Property lines and required setbacks (dimensioned)</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Location, width and purpose of all existing easements</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Location and dimension of all existing structures on the subject property</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Location of all existing driveways, parking areas and total number of existing parking spaces on subject property</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Abutting street right-of-way width</td>
<td></td>
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<tr>
<td>Location of all existing structures, driveways, and parking areas within 300 feet of the subject property’s boundary</td>
<td></td>
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<tr>
<td>Existing water bodies (lakes, rivers, creeks, wetlands, etc.)</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Existing landscaping and vegetation on the subject property</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Size and location of existing utilities</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Location of all existing surface water drainage facilities</td>
<td></td>
<td>X</td>
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<tr>
<td><strong>Proposed Development</strong></td>
<td></td>
<td></td>
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<tr>
<td>Location and dimensions of all proposed buildings</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Driveways, interior streets and parking areas (including number of parking spaces required and proposed)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs (location, number and size), exterior lighting (location and type of fixture), curbing, parking areas (including dimensions of a typical parking space and the total number of spaces required and to be provided), and loading areas</td>
<td></td>
<td>X</td>
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<tr>
<td>Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use</td>
<td></td>
<td>X</td>
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<tr>
<td>Flood plain areas and basement and finished floor elevations of all Buildings</td>
<td>X</td>
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<tr>
<td>Landscape plan (showing location of proposed materials, size and type)</td>
<td>X</td>
<td></td>
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<tr>
<td>Layout and typical dimensions of proposed parcels and lots</td>
<td>X</td>
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<tr>
<td>Number of proposed dwelling units (by type), including typical floor plans for each type of unit</td>
<td>X</td>
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<tr>
<td>Number and location (by code, if necessary) of efficiency and one or more bedroom units</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>All deed restrictions or covenants</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td><strong>Engineering</strong></td>
<td></td>
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<tr>
<td>Proposed method of handling sanitary sewage and providing potable water</td>
<td>X</td>
<td></td>
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<tr>
<td>Location and size of proposed utilities, including connections to public sewer and water supply systems</td>
<td>X</td>
<td></td>
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<tr>
<td>Location and spacing of fire hydrants</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Location and type of all proposed surface water drainage facilities</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Grading plan at no more than five foot contour intervals</td>
<td>X</td>
<td></td>
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<tr>
<td>Proposed streets (including pavement width, materials and easement or right-of-way dimensions)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>Building Details</strong></td>
<td></td>
<td></td>
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<tr>
<td>Description of building materials</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Typical elevation views of all sides of each building type</td>
<td></td>
<td>X</td>
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<tr>
<td>Gross and net floor area</td>
<td></td>
<td></td>
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<tr>
<td>Elevation views of building additions</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
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<tr>
<td><strong>Additional Information</strong></td>
<td></td>
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</tr>
<tr>
<td>Any other information required by the Director of Public Works, Planning Commission or City Commission to demonstrate compliance with other applicable provisions of this ordinance</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

This list is provided as a summary of ordinance requirements, and additional information may be required in some cases. Please see the appropriate section of the City’s zoning ordinance for complete details of all the above.

**Other Submittal Requirements:**
- Amendments or Rezoning – Article 13
- Special Use Permit – Article 11
- Planned Unit Development – Article 6

Rev. 2/23/17
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1: 41-14-33-127-013, 1840 Wealthy Street

PART E 1/2 NW 1/4 & PART OF EICHELSDOERFER SUB DESC AS - COM AT INT OF E LINE OF PLYMOUTH AVE /66 FT WIDE/ & S LINE OF WEALTHY ST /66 FT WIDE/ TH SELY ALONG SLY LINE OF SD WEALTHY ST TO A PT WHICH IS 94.2 FT N 0D 16M 30S W & 231.0 FT N 41D 41M 30S W ALONG SWLY LINE OF WEALTHY ST FROM NW COR OF SHERMAN ST & LAUREL AVE TH S 48D 18M 30S W 284.3 FT TH S 41D 41M 30S E 105.83 FT TO N LINE OF SHERMAN ST /66 FT WIDE/ TH SWLY ALONG N LINE OF SHERMAN ST TO E LINE OF PLYMOUTH AVE TH N ALONG E LINE OF SD AVE TO BEG EX COM 322.93 FT N ALONG E LINE OF PLYMOUTH AVE & 135.05 FT N 89D 55M 30S E FROM NLY LINE OF SHERMAN ST TH N 89D 55M 30S E 356.95 FT TH S 0D 04M 30S E 72.15 FT TH S 89D 55M 30S W 11.2 FT TH S 0D 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N 0D 04M 30S W 21.65 FT TH S 89D 55M 30S W 138.1 FT TH S 0D 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N 0D 04M 30S W 21.65 FT TH S 89D 55M 30S W 11.05 FT TH N 0D 04M 30S W 72.15 FT TO BEG & EX COM 127.85 FT N ALONG E LINE OF PLYMOUTH AVE & 0.27 FT N 89D 55M 30S E FROM N LINE OF SHERMAN ST TH N 0D 04M 30S W 199.70 FT TH N 89D 55M 30S E 126.80 FT TH S 0D 04M 30S E 100.25 FT TH N 89D 55M 30S E 47.0 FT TH N 0D 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S 0D 04M 30S E 23.50 FT TH N 89D 55M 30S E 21.0 FT TH N 0D 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S 0D 04M 30S E 23.50 FT TH N 89D 55M 30S E 47.0 FT TH N 0D 04M 30S W 100.25 FT TH N 89D 55M 30S E 126.80 FT TH S 0D 04M 30S E 141.20 FT TH S 89D 55M 30S W 224.0 FT TH S 0D 04M 30S E 58.50 FT TH S 89D 55M 30S W 403.0 FT TO BEG * SEC 33 T7N R11W 12.14 A.

Parcel 2: 41-14-33-127-012, 1860 Wealthy Street

PART E 1/2 NW 1/4 & PART OF EICHELSDOERFER SUB DESC AS - COM AT SE COR OF W 7.35 FT OF LOT 46 OF SD PLAT TH N 0D 16M 30S W 94.2 FT TO SWLY LINE OF WEALTHY ST /66 FT WIDE/ TH N 41D 41M 30S W 231.0 FT ALONG SD SWLY LINE TH S 48D 18M 30S W 284.3 FT TH S 41D 41M 30S E 105.83 FT TO N LINE OF SHERMAN ST /66 FT WIDE/ AT A PT WHICH IS 296.0 FT W ALONG SD N LINE FROM BEG TH E ALONG SD N LINE 296.0 FT TO BEG *

Parcel 3: 41-14-33-127-008, 1825 Wealthy Street

PART NW 1/4 COM 322.93 FT N ALONG E LINE OF PLYMOUTH AVE /66 FT WIDE/ & 135.05 FT N 89D 55M 30S E FROM NLY LINE OF SHERMAN ST /66 FT WIDE/ TH N 89D 55M 30S E 356.95 FT TH S 0D 04M 30S W 19.6 FT TH S 89D 55M 30S W 72.15 FT TO BEG * SEC 33 T7N R11W 0.62 A.
Parcel 4: 41-14-33-127-010, 1827 Sherman Street

PART E 1/2 NWFRL 1/4 COM 127.85 FT N ALONG E LINE OF PLYMOUTH AVE /66 FT WIDE/ & 0.27 FT N 89D 55M 30S E FROM N LINE OF SHERMAN ST /66 FT WIDE/ TH N 0D 04M 30S W 199.70 FT TH N 89D 55M 30S E 126.80 FT TH S 0D 04M 30S E 100.25 FT TH N 89D 55M 30S E 47.0 FT TH N 0D 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S 0D 04M 30S E 23.50 FT TH N 89D 55M 30S E 21.0 FT TH N 0D 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S 0D 04M 30S E 23.50 FT TH N 89D 55M 30S E 47.0 FT TH N 0D 04M 30S W 100.25 FT TH N 89D 55M 30S E 126.80 FT TH S 0D 04M 30S E 141.20 FT TH S 89D 55M 30S W 224.0 FT TH S 0D 04M 30S E 58.50 FT TH S 89D 55M 30S W 403.0 FT TO BEG * SEC 33 T7N R11W 1.95 A.
A. DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS PROVIDED ONLY
B. ALL SPECIFIED ITEMS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS COMPLETE SYSTEMS WITH ALL ACCESSORY ITEMS REQUIRED FOR A COMPLETE INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL TRADES, CONSTRUCTION TYPES, ETC... TO PREVENT EXCLUSION OR DUPLICATION. GENERAL CONTRACTORS BIDS SHALL BE ALL INCLUSIVE.
C. REFER TO SHEET T1.2 FOR WALL TYPES
D. REFER TO SHEET A8.1 ROOM FINISH SCHEDULE FOR INTERIOR FINISH MATERIALS.
E. REFER TO SHEET A8.2 FOR DOOR AND FRAME ELEVATIONS.
F. REFER TO SHEET A8.3 FOR WINDOW AND STOREFRONT ELEVATIONS.
G. REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS FOR ADDITIONAL INFORMATION
H. REFER TO MEP DRAWING & SPECIFICATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - FLOOR PLAN A1.0

1" = 40'-0" A0.3
1 LEVEL B2 FLOOR PLAN
2 LEVEL B1 FLOOR PLAN
3 LEVEL 1 FLOOR PLAN
4 LEVEL 2 FLOOR PLAN
5 LEVEL 3 FLOOR PLAN

NO. REVISION DESCRIPTION BY DATE
1 ISSUED FOR 12-10-19 PLAN COMMISSION HEARING 11-26-19

A0.3
WEALTHY STREET
BUILDING HEIGHT CALCULATIONS

A. WEALTHY STREET AVERAGE FINISH GRADE:
   \[ \frac{((761' - 0" \times 260' - 10") + (758' - 6" \times 15' - 0"))}{275' - 10"} = 760' - 10" \]
   AVG. FINISH GRADE

B. WEALTHY STREET AVERAGE SIDEWALK GRADE:
   \[ \frac{(741' - 4" \text{ EAST} + 742' - 0" \text{ WEST})}{2} = 741' - 8" \text{ AVG. SIDEWALK GRADE} \]

C. STAIR TOWER A BUILDING HEIGHT:
   \[ (789' - 10" \text{ AVG. HGT.} - 760' - 10" \text{ AVG. FINISH GRADE}) = 29' - 0" \]
   \[ (789' - 10" \text{ AVG. HGT.} - 741' - 8" \text{ AVG. SIDEWALK GRADE}) = 48' - 2" \]

D. STAIR TOWER B BUILDING HEIGHT:
   \[ (784' - 9" \text{ AVG. HGT.} - 760' - 10" \text{ AVG. FINISH GRADE}) = 23' - 11" \]
   \[ (784' - 9" \text{ AVG. HGT.} - 741' - 8" \text{ AVG. SIDEWALK GRADE}) = 43' - 1" \]

ADDRESS COMMENTS FROM PUB PLANNING GROUP. MEMO DATED 01/03/18 & INPUT FROM NEIGHBORHOOD MEETING HELD 01/16/18

ADDRESS COMMENTS FROM CLIENT & EGR PLANNING COMMISSION PUBLIC HEARING HELD 02/06/18

ADDRESS COMMENTS FROM CLIENT & RELOCATE NORTH GARAGE

PLYMOUTH STREET
BUILDING HEIGHT CALCULATIONS

A. PLYMOUTH STREET AVERAGE FINISH GRADE:
   \[ \frac{(((746.83' \times 5.83' \text{ LENGTH}) + (750.00' \times 40.33' \text{ LENGTH}) + ((755.00' + 761.00')/2) \times 18.00' \text{ LENGTH}) + (761.00' \times 217.42' \text{ LENGTH}) + ((761.00' + 762.75')/2) \times 28.58' \text{ LENGTH}}{310.17'} = 759' - 2" \text{ AVG. FINISH GRADE} \]

B. PLYMOUTH STREET AVERAGE SIDEWALK GRADE:
   \[ \frac{(751' - 4" \text{ NORTH} + 762' - 0" \text{ SOUTH})}{2} = 753' - 10" \text{ AVG. SIDEWALK ELEVATION} \]

C. STAIR TOWER A BUILDING HEIGHT:
   \[ (789' - 10" \text{ AVG. HGT.} - 759' - 2" \text{ AVG. FINISH GRADE}) = 30' - 8" \]
   \[ (789' - 10" \text{ AVG. HGT.} - 753' - 10" \text{ AVG. SIDEWALK GRADE}) = 36' - 0" \]

D. STAIR TOWER B BUILDING HEIGHT:
   \[ (784' - 9" \text{ AVG. HGT.} - 759' - 2" \text{ AVG. FINISH GRADE}) = 25' - 7" \]
   \[ (784' - 9" \text{ AVG. HGT.} - 753' - 10" \text{ AVG. SIDEWALK GRADE}) = 30' - 11" \]
AMBULANCE CANOPY - WEST ELEVATION

AMBULANCE CANOPY - NORTH ELEVATION

AMBULANCE CANOPY - WEST PERSPECTIVE

AMBULANCE CANOPY - WEST AERIAL PERSPECTIVE

NOT TO SCALE

AMBULANCE CANOPY - SOUTH ELEVATION

NOT TO SCALE

AMBULANCE CANOPY - ROOF PLAN

PLANNING COMMISSION HEARING 12-10-19

PLAN COMMISSION HEARING 11-26-19
GREEN SPACE 24''
SET BACK 25''

SHERMAN STREET SCREENWALL SECTION

SHERMAN STREET PERSPECTIVE

SHERMAN STREET LANDSCAPE ELEVATION

NOT TO SCALE

SHERMAN STREET PERSPECTIVE

NOT TO SCALE

SHERMAN STREET SCREENWALL SECTION

SCALE: 1/32'' = 1'-0"

ACI JOB #

SHEET NO.

HARD COPY IS INTENDED TO BE 42'' x 30'' WHEN PLOTTED

SCALE(S) INDICATED AND GRAPHIC QUALITY WILL NOT BE ACCURATE FOR ANY OTHER SIZES

SITE PLAN REVIEW

BLODGETT HOSPITAL CAMPUS STRATEGY & PARKING GRAND RAPIDS, MI 49503

SHERMAN STREET SECTION & PERSPECTIVE SEPT 11, 2019

17-0551
A6.1

TH/ MDN/ JJT
ARD
ARD
MDN

PER INDIVIDUAL DWGS UNLESS NOTED OTHERWISE

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abonmarche.com

95 West Main Street Benton Harbor, MI. 49023
T 269.927.2295
F 269.927.1017

Battle Creek Benton Harbor Manistee South Haven

ABONMARCHE Engineering, Architecture, Land Surveying

11-26-19 ISSUED FOR 12-10-19 PLAN COMMISSION HEARING