

**CITY OF EAST GRAND RAPIDS  
NOTICE OF PUBLIC HEARING**

A public hearing will be held on the application of Spectrum Health Hospitals for the property addresses of 1825 Wealthy Street, 1840 Wealthy Street, 1860 Wealthy Street, and 1827 Sherman Street, otherwise known as Blodgett Hospital. The applicant has applied for a zoning variance for the following:

- R-1/R-2 Minimum Parking Setback for Sherman Surface Parking Lot and South Parking Garage. The allowed setback for R-1 is 30ft and the applicant is seeking a variance for 7.2ft for the south parking garage and a variance for 5ft for the surface parking lot. The allowed setback for R-2 is 25ft and the applicant is seeking a variance for 5ft for surface parking. Current setback variances are 3.3ft for R-1 Sherman south parking garage and 15.3ft for both R-1 and R-2 Sherman surface parking.
- Building Lot Coverage. The allowed maximum lot coverage for residential zones is 35%. The applicant is seeking a variance for 47.7%. Current building coverage is 44%. Overall impervious lot coverage is 76.6%, but will be reduced to 75.8%.

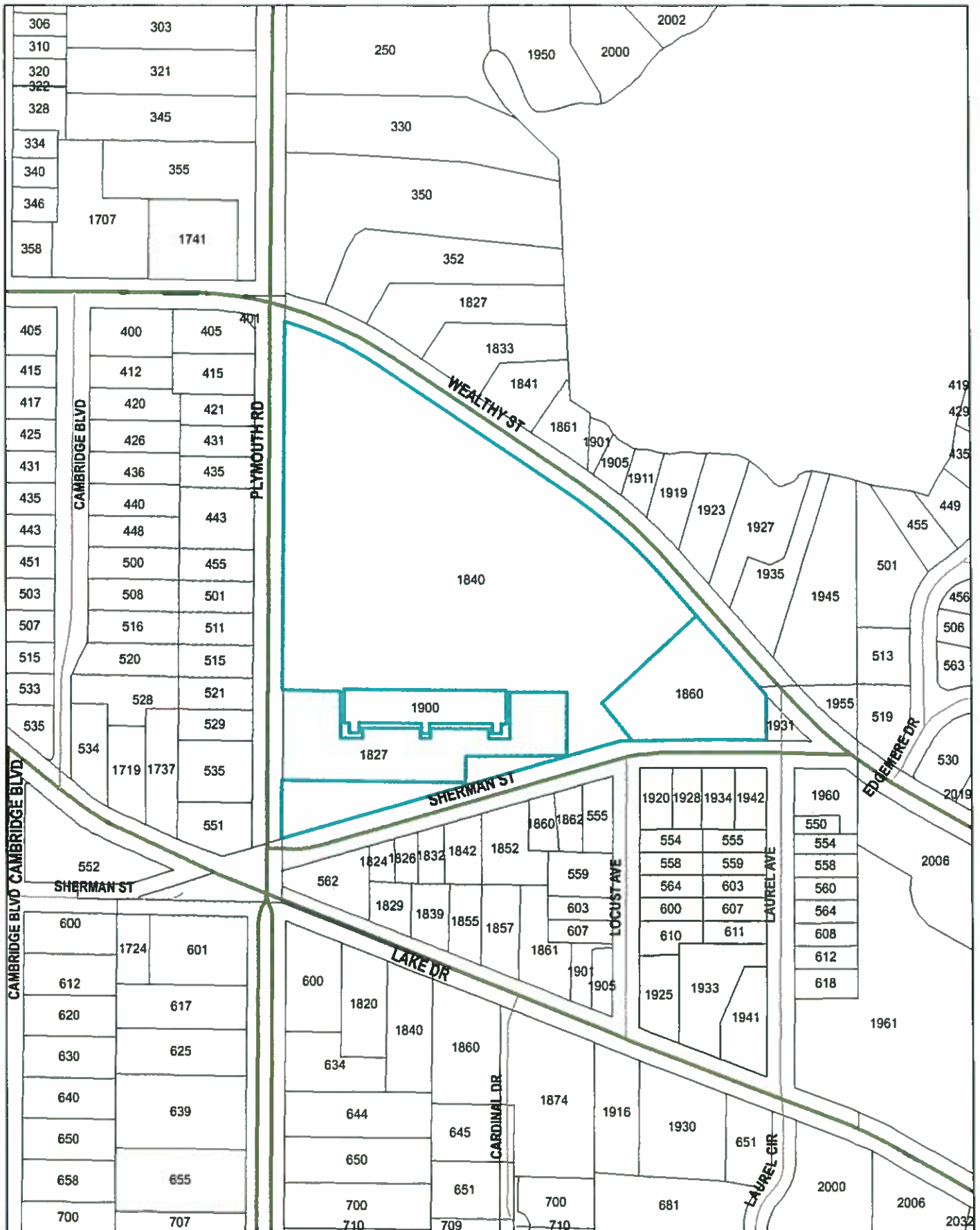
The application and plans may be viewed on the following pages, or in the Public Works Administration office at the Community Center.

The City Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506 or by email to the City Clerk at [kbrower@eastgr.org](mailto:kbrower@eastgr.org). 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](mailto:amizikar@eastgr.org).

Date: Monday, May 7<sup>th</sup>, 2018  
Time: 6:00 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Aleksander P. Mizikar  
Zoning Administrator



Variance  
 Spectrum Hospital-Blodgett Campus  
 1840 Wealthy Street, S.E.  
 East Grand Rapids, MI



Request for Zoning Ordinance Variance



Date: March 29, 2018

*Note to Applicant: Please pay careful attention to answer the questions in this application as accurately and completely as possible. This will give you the best possibility of your application appearing on the earliest agenda for action and for approval by the Board of Zoning Appeals.*

*All requests for a zoning variance are subject to a public hearing. The applicant will be advised of the hearing date, time and location and is requested to present a verbal summary of the request to the Board of Zoning Appeals prior to the public hearing. In addition, the City Services Office shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as, provide notice of the public hearing to all property owners within a 300 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered for approval per the Michigan Zoning Enabling Act. Per Sec. 5.100 of the City Code, a concurring vote of majority of the members of the Zoning Board of Appeals is required to approve a variance request.*

**A non-refundable filing fee of \$250.00 must accompany your application. A \$700.00 post construction fee is also required for retroactive variance requests.**

Applicant Name: Spectrum Health Hospitals (Attn: Jeff Meyers)

Address: 648 Monroe, Suite 410, Grand Rapids, MI 49503

Property Address (if different than above):

1825, 1840 & 1860 Wealthy Street, 1827 Sherman Street

Daytime Phone: 616-391-6075

Legal Description of Property\*\*: See attached Exhibit A.

\*\* (Use Attachments if Necessary)

	41-14-33-127-013	41-14-33-127-008
Permanent Parcel (Tax) Number:	<u>41-14-33-127-012</u>	<u>41-14-33-127-010</u>

**Briefly State the Requested Variance (Citing the specific section(s) of the Zoning Ordinance from which you are seeking a variance)\*\*:**

See attached Exhibit B.

\*\* (Use Attachments if Necessary)

**Sec. 5.103(e) of the City Code provides criteria for variance review, which are based on competent material and substantial evidence. Please check all the items below which are applicable to your request for variance:**

a. The request of variance is based upon conditions and circumstances on the attached sheet which are unique to your property and not generally applicable to others in your neighborhood.

b. The situation which causes you to seek a variance does not result from any action of yours. (see next page)

- c. A grant of the variance would do substantial justice to you as well as to other property owners and will not be of substantial detriment to neighboring properties.
- d. Compliance with the Zoning Ordinance would unreasonably prevent you from using the property or would be unnecessarily burdensome.

**Narrative Statement:** See attached Exhibit C.

Please attach a narrative statement setting forth:

- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek.
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

**Site Plan:**

Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building or structure, height of all proposed structures, and show and label abutting street(s). *Additional information may be required by the Zoning Administrator.*

*The Board of Zoning Appeals may attach conditions to the granting of a variance.*

*Please be advised that substantial steps toward effecting the variance must be taken within twenty-four (24) months of approval of a variance, or the variance will become null and void per section 5.104 of the City Code.*

*(AGENT FOR OWNER)*  
*Jeff Meyers*  
 Signature of Applicant  
 Jeff Meyers  
 Print Name  
 Spectrum Health -  
 Sr. Director Real Estate  
 & Facility Development

Same as Applicant  
 Signature of Property Owner  
 (If Different from Applicant)

N/A  
 Print Name



City of East Grand Rapids  
 City Services  
 750 Lakeside Dr. SE, East Grand Rapids, MI 49506  
 Phone 616.940.4817 FAX 616.831-6121

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

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

PART E 1/2 NWFRL 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 OD 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 OD 04M 30S E 72.15 FT TH S 89D 55M 30S W 11.2 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 138.1 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 137.8 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 11.05 FT TH N OD 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 OD 04M 30S W 199.70 FT TH N 89D 55M 30S E 126.80 FT TH S OD 04M 30S E 100.25 FT TH N 89D 55M 30S E 47.0 FT TH N OD 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S OD 04M 30S E 23.50 FT TH N 89D 55M 30S E 21.0 FT TH N OD 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S OD 04M 30S E 23.50 FT TH N 89D 55M 30S E 47.0 FT TH N OD 04M 30S W 100.25 FT TH N 89D 55M 30S E 126.80 FT TH S OD 04M 30S E 141.20 FT TH S 89D 55M 30S W 224.0 FT TH S OD 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 OD 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 NWFRL 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 OD 04M 30S E 72.15 FT TH S 89D 55M 30S W 11.2 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 138.1 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 137.8 FT TH S OD 04M 30S E 21.65 FT TH S 89D 55M 30S W 19.6 FT TH N OD 04M 30S W 21.65 FT TH S 89D 55M 30S W 11.05 FT TH N OD 04M 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 OD 04M 30S W 199.70 FT TH N 89D 55M 30S E 126.80 FT TH S OD 04M 30S E 100.25 FT TH N 89D 55M 30S E 47.0 FT TH N OD 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S OD 04M 30S E 23.50 FT TH N 89D 55M 30S E 21.0 FT TH N OD 04M 30S W 23.50 FT TH N 89D 55M 30S E 129.20 FT TH S OD 04M 30S E 23.50 FT TH N 89D 55M 30S E 47.0 FT TH N OD 04M 30S W 100.25 FT TH N 89D 55M 30S E 126.80 FT TH S OD 04M 30S E 141.20 FT TH S 89D 55M 30S W 224.0 FT TH S OD 04M 30S E 58.50 FT TH S 89D 55M 30S W 403.0 FT TO BEG \* SEC 33 T7N R11W 1.95 A.

**EXHIBIT C**  
**NARRATIVE**

**I. History of Zoning for Blodgett Hospital; Establishment of Current Zoning Baseline in 2008**

Blodgett Hospital has existed on the subject property since 1846. Over time, the hospital has evolved from a modest building to become one of the premier healthcare providers in the area, also earning accolades from national publications and independent organizations.

Despite the Hospital having existed and having operated on the present site as a healthcare facility for 172 years, the Zoning Map and Zoning Ordinance of the City of East Grand Rapids have continued to designate the property as being in single-family residential districts. All plans to expand and/or improve the property have thus been subject to review by code officials, the planning commission and the city commission, almost always requiring variance relief from the City. The variance relief sought by Spectrum Health Hospitals in this application is not unlike previous applications and approvals that have been granted by the City over the years for the Blodgett campus.

The most recent zoning approvals were granted by the City in 2008 when Spectrum Health Hospitals proposed to construct new patient towers along Wealthy Street. The set of zoning criteria that resulted from those 2008 approvals effectively establish a new basis for certain bulk criteria such as building height, parking setback, building setback and coverage that can and should be relied upon by Spectrum Health Hospitals and expected by residents of neighboring properties.

**II. The Present Application**

The present application is for parking and wayfinding improvements that will improve patient experience and is set out in detail in the revised site plan amendment application that is submitted along with this variance request.

No variances are needed for the wayfinding improvements.

For the parking improvements, one setback variance and one building lot coverage variance are needed. They relate to Spectrum Health Hospital's proposal to demolish the existing 41-year-old, large four-story parking garage that is located on the southwest corner and south side of the property and replace it with: a three-story parking garage on the northwest corner in the current location of the surface parking lot; a four-story parking garage on the southwest corner; and surface parking between the existing professional office building and Sherman St. This will slightly reduce total parking on the campus from 1,238 parking spaces to 1,202 spaces. In addition to this reduction in parking spaces, this proposal moves approximately 10% of the existing parking spaces from the south side of the property to the new parking garage on the northwest corner.

**III. The Two Requested Dimensional Variances are Consistent with the 2008 Approvals.**

The two requested dimensional variances are consistent with the zoning criteria previously approved in 2008. They are itemized on Exhibit B and discussed below.

1. **Sherman St Setback Variance for Parking Along Sherman St.** The south side of the property where currently the bulk of the parking garage is located will be opened so that the professional office building façade is visible. Much of the land currently encumbered with the south parking garage and associated access driveways will be converted to a surface parking lot and circle drive for a new south entry to the Hospital. As noted above, a portion of the south parking garage will be replaced with a new rectangular parking garage on the southwest corner of the property. Unlike the current parking garage which is confusing to use given its odd shape and its misalignment with the levels of the professional office building, the new south parking garage will be like most parking decks rectangular in shape, and thus logical and easy to use, and will align with the levels of the professional office building.

The current parking garage has an allowed setback of 3.3 feet at two points along Sherman St (in each case where 25 feet is required). And, the current variance for the surface parking lot at Sherman St and Laurel Ave allows a setback of 15.3 feet.

Spectrum Health Hospitals is proposing a setback of 7.2 feet for the new south parking garage at a single point on Sherman St. and setback of 5 feet for the surface parking lot. 30 feet and 25 feet are required in the R1 and R2 district, respectively.

In each case, the setback will be densely landscaped as shown on the revised site plan amendment application. In addition, it should be pointed out that there is significant City parkway greenspace between the property line and Sherman St ranging from 15 feet to 24 feet in depth which is also already well landscaped and which Spectrum Health Hospitals proposes to add additional landscaping to. And, the Sherman St entrance/exit will be closed.

2. **Building Lot Coverage.** Second, due to the demolition of the current parking garage and replacement by two new parking garages, the 2008 approved building lot coverage of 42.2%, which by current measurements is actually 44.0%, will increase to 47.7%. Under the Zoning Ordinance, allowed maximum lot coverage of all buildings is 35%. It should be noted, however, that due to the increase of green space under this proposal, the building and paved lot coverage will drop with the new parking and wayfinding changes to 75.8% from 76.6%.

#### **IV. Variance Requests Meet the Zoning Standards**

As noted above, the residential zoning district provisions do not provide appropriate zoning criteria for a hospital facility such as the one that exists on the Blodgett campus. Construction code officers, planning commission members and city commissioners have carefully considered applications for certain improvements over the years and have established appropriate zoning criteria by virtue of their many approvals. The present application for variance relief is consistent with those prior approved zoning criteria and, as emphasized above, seeks to be consistent in particular with the previously approved variances.

The present application also meets the four requirements of the City's Zoning Ordinance for the granting of dimensional variances:

1. The requested variances are based upon conditions and circumstances which are unique to the Blodgett campus and not generally applicable to others in the neighborhood.



The property is triangular in shape and the grade drops somewhat steeply from the southwest corner to the northwest and southeast corners. Every side of the property is a "front yard". In addition, due to its proximity to Fisk Lake, there is a very high water table which limits the depth to which excavation for the parking garages can be done. Finally, there are already established hospital buildings and a medical office building on the campus. These features limit how the current parking can be distributed on the campus. The surrounding neighborhood is comprised of smaller residential parcels and this variance would not be of general applicability to these residential parcels.

2. The situation which causes Spectrum Health Hospital to seek these variances does not result from any action on the part of Spectrum Health Hospitals.

The current parking garage is 41-years-old and has reached the end of its life expectancy and needs to be replaced. In addition, patients find it confusing to use because of its odd shape and its misalignment with the elevations of the professional office building. Replacing it in place would simply make permanent for another 40+ years a design decision that has proved to be unworkable. This proposal, while not increasing parking, does distribute parking on campus in a way that works better for the patient experience while at the same time staying consistent with the 2008 zoning approvals.

3. A grant of these variances would do substantial justice to Spectrum Health Hospitals and well as to other property owners and will not be of substantial detriment to neighboring properties.

The requested variances are consistent with the existing 2008 approvals that have been in place for 10 years (and in some cases longer due to the fact that the 2008 approvals involved items such as the south parking garage that had been in place for decades). These 2008 approvals have proven workable to both Spectrum Health Hospitals and the neighbors. In addition, for the setback Sherman St variance request Spectrum Health Hospitals is committing to install the dense landscaping shown in the site plan amendment application both on its own property and in the 15-24 foot wide landscaped City parkway between the property line and the street itself.

4. Compliance with the Zoning Ordinance would unreasonably prevent Spectrum Health Hospitals from using the Blodgett campus or would be unnecessarily burdensome.

These variances generally align with the 2008 approvals already granted, thus providing neighbor protection and allowing Spectrum Health Hospitals to improve the patient experience. Requiring Spectrum Health Hospitals to replace the existing south parking garage in place would result in the continuation of a difficult wayfinding situation for patients and would be unnecessarily burdensome on them and their families.

On balance, Spectrum Health Hospitals submits that the present application contains sufficient material and substantial evidence that variance relief can be granted. By doing so the property can continue to be used in a reasonable manner consistent with zoning criteria adopted by the City in 2008 while not causing a substantial detriment to neighboring properties.

Spectrum Health therefore respectfully requests that the East Grand Rapids City Commission, sitting as the Zoning Board of Appeals, approve these requested variances.

EXHIBIT B

**LIST OF VARIANCES SOUGHT BY APPLICANT**

Zoning Ordinance Section	Zoning Standard	Allowed/Rec'd per Ordinance	Variance Approved in 2008	Proposed Variance	Location
1. 5.77.A.2.a Tbl 5.28-1	Min. Parking Setback, R-1	30.0 Ft	3.3 Ft	7.2 Ft <sup>(2)</sup>	Sherman - South Parking Garage
	Min. Parking Setback, R-1	30.0 Ft	15.3 Ft	5.0 Ft <sup>(2)</sup>	Sherman - Surface Parking Lot
	Min. Parking Setback, R-2	25.0 Ft	15.3 Ft	5.0 Ft <sup>(2)</sup>	Sherman - Surface Parking Lot
2. Tbl 5.28-1	Max. Lot Coverage (All Buildings)	35%	42.2% <sup>(1)</sup>	47.7%	See Note #1 below

Notes:

<sup>(1)</sup> Although plans approved by East Grand Rapids in 2008 reported 42.2%, a review by Applicant in 2018 indicates approved lot coverage (building) was actually 44.0% (See Dwg. C2.1).

<sup>(2)</sup> The public parkway on the north side of Sherman Street ranges from 24' wide on the west to 15' wide on the east. Because there is no sidewalk on the north side of Sherman Street, the entirety of the parkway is landscaped making the effective landscaped setbacks from the street edge approximately 15-24 feet greater than these variance setback requests would suggest. See landscape plans included with site plan amendment application.

**Surface Parking Totals:**

North Area:	46 Spaces (8 A.D.A.)
Surface S-1:	103 Spaces (10 A.D.A.)
Surface S-2:	50 Spaces (14 A.D.A.)
Surface E:	43 Spaces (14 A.D.A.)
Surface ED:	20 Spaces
Subtotal North:	262 Spaces (46 A.D.A.)
South Area:	103 Spaces (10 A.D.A.)
Surface S-1:	50 Spaces (14 A.D.A.)
Surface S-2:	43 Spaces (14 A.D.A.)
Surface ED:	20 Spaces
Subtotal South:	216 Spaces (38 A.D.A.)
<b>Total Surface Parking (2018 A.D.A.)</b>	<b>478 Spaces (84 A.D.A.)</b>
<b>(21 Standard A.D.A. + 63 Van-Accessible)</b>	

**Parking Garage Totals:**

North Garage (3 Levels):	352 Spaces (12 A.D.A.)
South Garage (4 Levels):	322 Spaces (8 A.D.A.)
<b>Total Garage Spaces:</b>	<b>674 Spaces (20 A.D.A.)</b>
<b>Overall Parking Provided:</b>	<b>1,152 Spaces</b>

**Leased Offsite Parking Totals:**

Aquinas College	219 Spaces
Agnesian Congregational Church	80 Spaces
St. Ann's Catholic Church	200 Spaces
Holy Trinity Orthodox Church	100 Spaces
Sustained Industries	200 Spaces
<b>Total Offsite Parking Provided:</b>	<b>819 Spaces</b>

**(3) Parking Requirements - Worksheet:**

1 Space per 300 SF GFA (2008)	
2 Spaces per Bldg (2008)	
<b>Parking Requirements (2008 Calculation):</b>	
(506,786 SF GFA / 300 SF)	= 1,689 Spaces
(264 Beds x 2)	= 528 Spaces
<b>Parking Requirements (2018 Calculation):</b>	
(503,925 SF GFA / 1,000 SF) + 4	= 1,221 Spaces
(319 Beds x 2)	= 638 Spaces
	<b>1,859 Spaces</b>

**Calculation:**  
 Height of Building or Structure - The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of a flat roof, to the peak of a mansard roof, to the average height between the eaves and ridge for a gable roof, to the top of the parapet wall for a parapet roof, to the top of the roof for a flat roof, to the top of the roof of the building, the height shall be measured from the average elevation of the finished lot grade at the rear of the building.

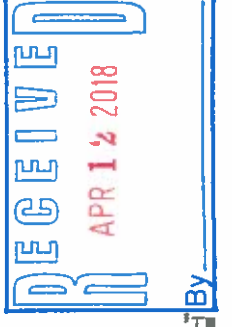
**Grade:**  
 The elevation of the ground adjacent to a structure. Existing or natural grade is the elevation that exists or existed prior to manmade alterations. Finished grade is the elevation established after filing or excavation.

**Building:**  
 A temporary or permanent independent structure, with a roof supported by columns, walls, or other supports that is used to house people, animals, possessions, or conduct business activities or other uses. A building may or may not have a permanent location on the ground.

**Building Principal:**  
 The building in which a principal use is located.

**Accessory Building, Structure or Use:**  
 A building, structure or use on the same lot with, and of a nature which is customarily incidental and subordinate to the principal building, structure or use or the property.

- References:**
- Zoning Map of City of East Grand Rapids, Michigan, dated July 2017
  - Boundary Survey prepared by Russell E. Staff, R.L.S., dated 01/26/08
  - Topographic Survey prepared by Progressive AC, dated 08/18/14
  - MFP Plans prepared by SCO Engineering, L.L.C., dated 10/16/17
  - Parking Structure Plans prepared by God Mobiler Associates, dated 11/29/17



**ZONING SUMMARY (R-1 & R-2, SINGLE-FAMILY RESIDENTIAL)**

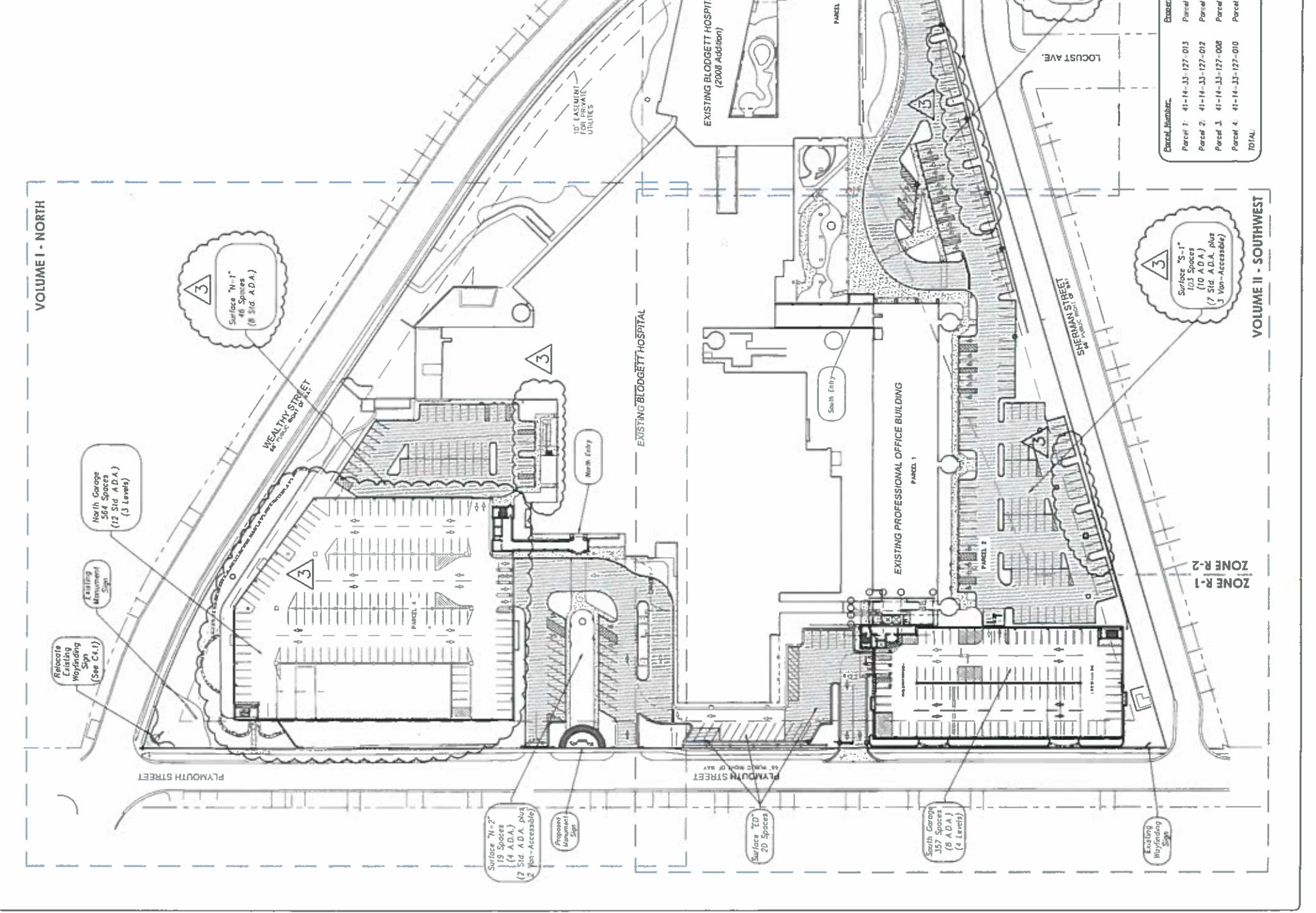
ADDRESS	ZONING	AREA (SQ FT)	AREA (ACRES)	PERMITTED USES	REMARKS
177 (2008 Bldg Address)	ZONING R-1	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-2	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-1	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-2	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-1	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-2	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-1	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-2	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-1	38,100	0.87	Single-Family Detached	100% Coverage
177 (2008 Bldg Address)	ZONING R-2	38,100	0.87	Single-Family Detached	100% Coverage

(\*) The Zoning Ordinance that was current in 2008 did not contain parking requirements for hospitals. A comprehensive parking study was performed by LSI Planning, Inc. with the previously approved 2008 Building Addition. The resulting Parking Requirements shown in the "APPROVED 2008" column above from that study is reflected herein.

The current Zoning Ordinance (adopted 2013) does indicate parking requirements for Hospitals. Although Usable Floor Area is not precisely known, the more conservative Gross Floor Area (GFA) is utilized for calculating the current (2018) parking requirements and is determined below.

(\*\*) GFA derived from the following:  
 - 306,786 (Existing repaired on 2008 Plans) - 5,054 (Demo) + 3,563 (South Entry) = 305,295 square feet.

(\*\*\*) Although plans approved by East Grand Rapids in 2008 reported 71.3% Lot Coverage, a review by Abonmarche in 2018 indicates that the approved Lot Coverage of Buildings & Pavement was actually 76.6% (See Deg. C2.1).



**Parcel Summary:**

Parcel Number	Parcel Address	Area (Acres)	Area (Sq Ft)
Parcel 1	1840 Wealthy Street	0.620	27,007
Parcel 2	1850 Wealthy Street	1.840	80,150
Parcel 3	1825 Wealthy Street	1.418	61,766
Parcel 4	1827 Sherman Street	12.112	522,599
<b>TOTAL</b>		<b>15.99</b>	<b>694,524</b>



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-15-2017	ISSUED FOR REVIEW
2	01/18/18	ISSUED FOR REVIEW
3	02/15/18	ISSUED FOR REVIEW
4	03/15/18	ISSUED FOR REVIEW
5	04/12/18	ISSUED FOR REVIEW

**ABONMARCHÉ**  
 53 West Main Street  
 Grand Rapids, MI 49503  
 Phone: 616.454.1234  
 Fax: 616.454.1235  
 Email: info@abonmarche.com  
 Website: www.abonmarche.com

**SPECTRUM HEALTH**  
**BLODGETT HOSPITAL**  
**CAMPUS STRATEGY & PARKING**  
**1840 WEALTHY STREET**  
**GRAND RAPIDS, MI 49503**

**EXISTING LOT COVERAGE**  
**EXHIBIT -**

PROJECT NO: 17-0551  
 SHEET NO: 28144  
 DATE: 12-15-2017  
 SCALE: 1" = 50'

Issued for  
 Zoning  
 Review

THIS PLAN IS THE PROPERTY OF ABONMARCHÉ AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO.	REVISION	DATE
1	ISSUED FOR ZONING REVIEW	12/15/2017
2	REVISED PER COMMENTS FROM PUBLIC HEARING	03/03/2018
3	REVISED PER COMMENTS FROM PUBLIC HEARING	03/03/2018

**LEGEND**

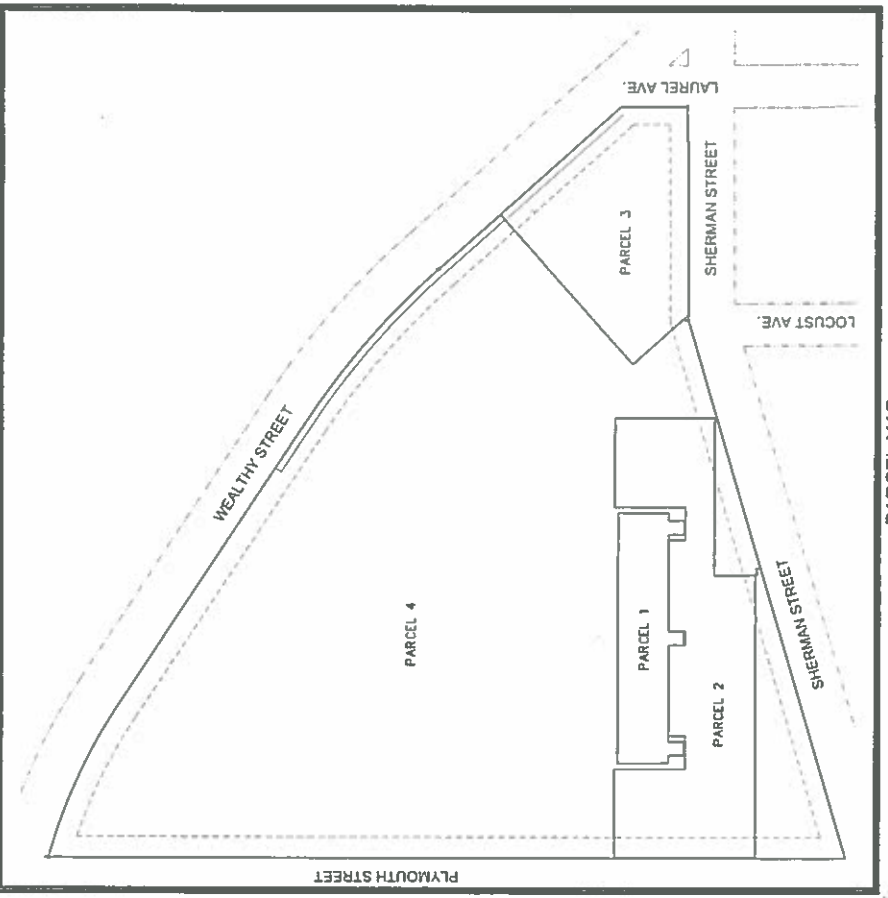
- Buildings
- Paved Surface (Driveways, Paths, Walkways)
- Green Space

**NOTES**

- Plans approved by the City of East Grand Rapids in 2008 repeated Developer proposed.
- Lot Coverage (All Buildings) = 42.2%
- Lot Coverage (All Buildings & Paving) = 71.31%

**REFERENCES**

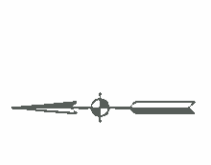
- Topographic Survey prepared by Progressive AE, dated 06/18/74
- Boundary Survey prepared by Russell E. Steff, P.L.S., dated 01/76/88



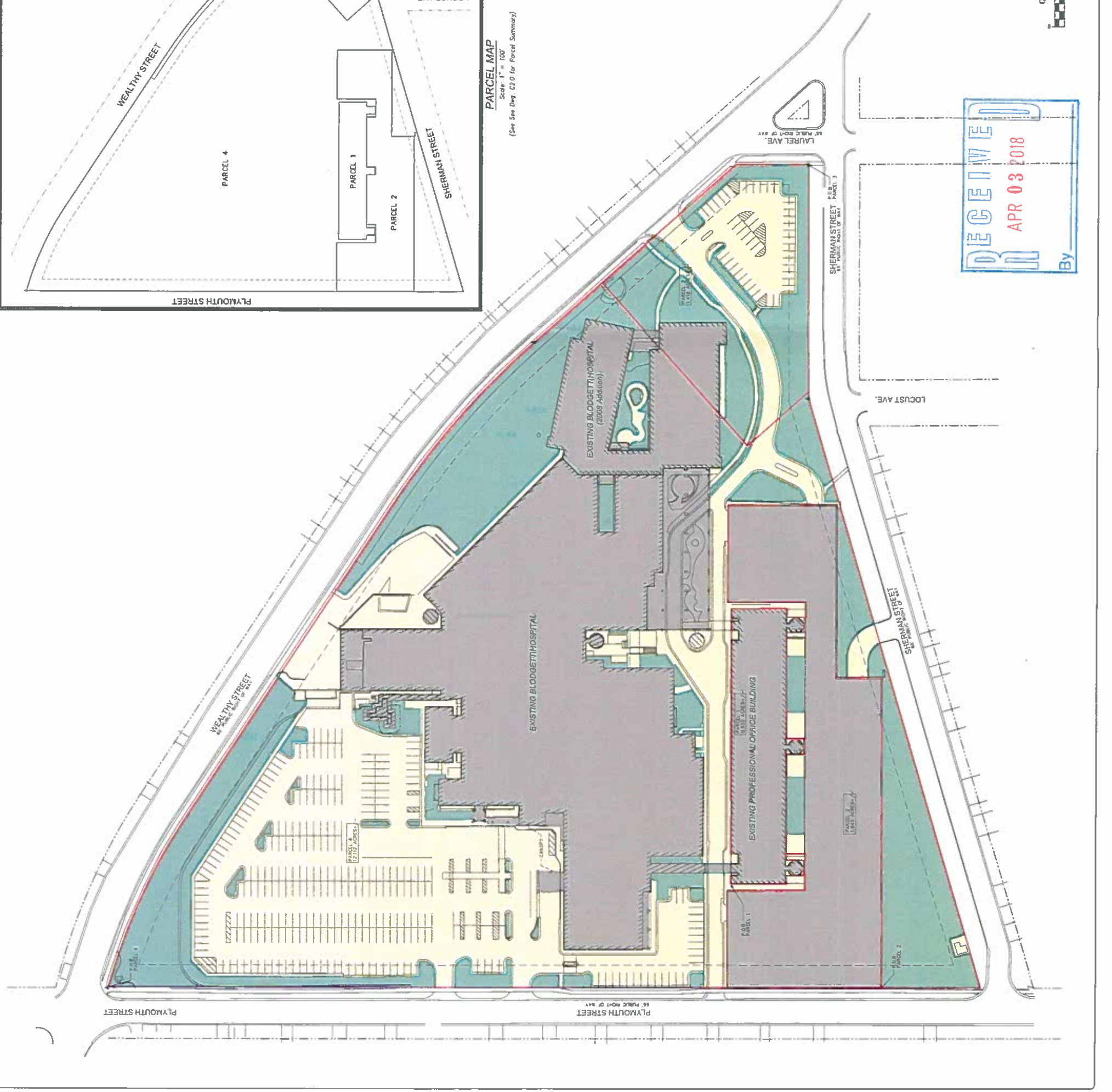
Parcel Number	Property Address	Area (Acres)	Area (Sq. Ft.)
Parcel 1	1840 Wealthy Street	0.670 Acres	27,007 Sq. Ft.
Parcel 2	1860 Wealthy Street	1.840 Acres	80,150 Sq. Ft.
Parcel 3	1825 Wealthy Street	1.418 Acres	61,768 Sq. Ft.
Parcel 4	1827 Sherman Street	12.112 Acres	527,588 Sq. Ft.
<b>TOTAL:</b>		<b>15.99 Acres</b>	<b>696,514 Sq. Ft.</b>

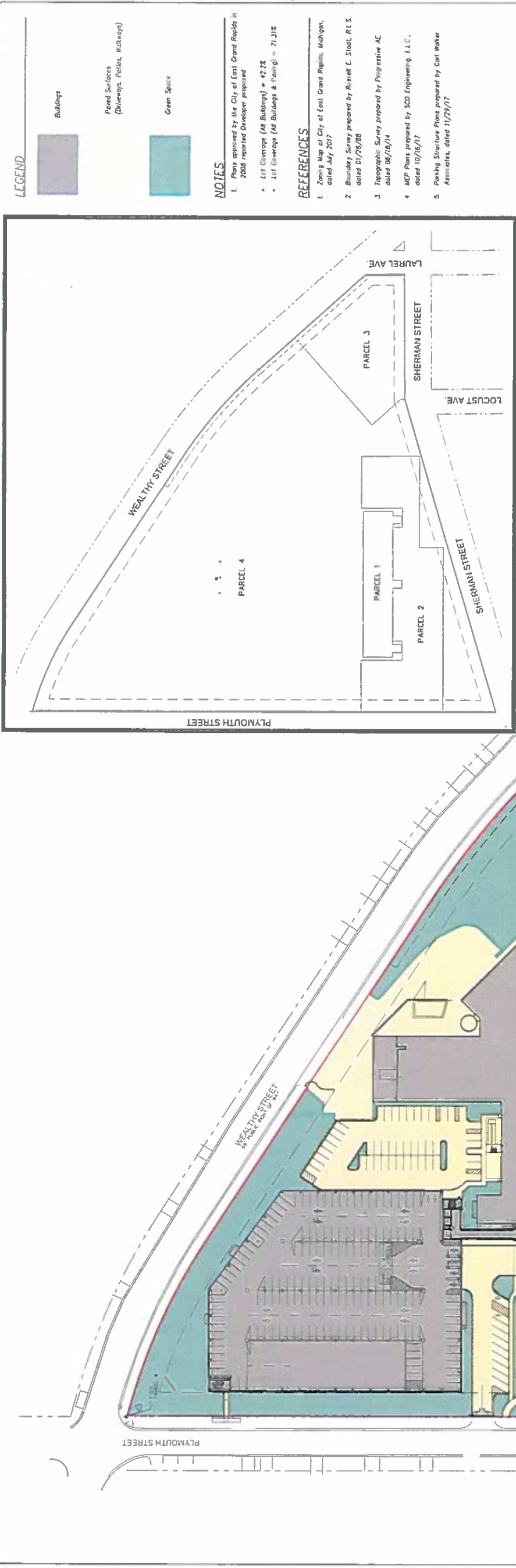
Parcel	Buildings (Acres)	Paved Surface (Acres)	Green Space (Acres)	Total Lot Coverage
1	0.604 (89.4%)	0.016 (2.4%)	0.060 (8.8%)	0.620 (90.2%)
2	1.712 (93.0%)	0.059 (3.2%)	0.089 (4.8%)	1.777 (96.3%)
3	0.169 (12.0%)	0.534 (44.8%)	3.014 (21.2%)	0.784 (53.3%)
4	4.524 (37.3%)	4.481 (37.0%)	3.751 (31.0%)	9.063 (74.8%)
<b>Total:</b>	<b>7.029 (44.0%)</b>	<b>5.207 (32.5%)</b>	<b>3.751 (23.5%)</b>	<b>12.240 (76.5%)</b>

**Definition:**  
 Lot Area of land included within a lot as defined by lot lines, but excluding any public rights-of-way.  
 Lot Coverage Buildings - The lot area, stated as a percentage of the total, covered by all buildings and areas under roof.  
 Lot Coverage Paving and Buildings - The lot area, stated as a percentage of the total, covered by all buildings and paved surfaces, including driveways, paths and walkways. One-half the area of permeable surfaces, approved by the Director of Public Works, are also counted toward this calculation.  
 Building, Principal - The building in which a principal use is located.  
 Accessory Building, Structure or Use - A building, structure or use on the same lot with, and of a nature which is customary incidental and subordinate to the principal building, structure or use of the property.



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**PARCEL MAP**  
Scale: 1" = 100'  
(See See Dep. C2.0 for Parcel Summary)

Parcel Number	Parcel Address	Area (Acres)	Area (Sq. Ft.)
Parcel 1	41-14-33-127-013	0.620 Acres	27,007 Sq. Ft.
Parcel 2	41-14-33-127-012	1.840 Acres	80,150 Sq. Ft.
Parcel 3	41-14-33-127-008	1.418 Acres	61,768 Sq. Ft.
Parcel 4	41-14-33-127-010	12.117 Acres	527,392 Sq. Ft.
<b>TOTAL</b>		<b>15.995 Acres</b>	<b>696,324 Sq. Ft.</b>

Parcel	Buildings (Acres)	Green Spaces (Acres)	Total Lot Coverage
1	0.017 (1.65)	0.010 (2.90)	0.027 (97.12)
2	0.545 (29.65)	0.250 (13.63)	1.540 (66.48)
3	0.150 (10.65)	0.260 (14.83)	0.410 (18.42)
4	6.346 (324.53)	2.734 (122.78)	3,100 (124.93)
<b>Total:</b>	<b>7.058 (370.88)</b>	<b>3.254 (142.14)</b>	<b>12,122 (75.83)</b>

**Definitions:**  
**Lot Area** - The area of land included within a lot as defined by lot lines, but excluding any public rights-of-way.  
**Lot Coverage, Buildings** - The lot area, stated as a percentage of the total, covered by all buildings and areas under roof.  
**Lot Coverage, Pavement and Buildings** - The lot area, stated as a percentage of the total, covered by all buildings and paved surfaces, including sidewalks, patios and walkways. One-half the area of permeable surfaces, approved by the Director of Public Works, are also counted toward the calculation.  
**Building, Principal** - The building in which a principal use is located.  
**Accessory Building, Structure or Use** - A building, structure or use on the same lot with, and of a nature which is customarily incidental and subordinate to the principal building, structure or use or the property.

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**ABONMARCHÉ**  
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 FAX: 616.455.1235  
 WWW.ABONMARCHÉ.COM

- NOTES**
- Plans approved by the City of East Grand Rapids in 2008 repeated Developer requested
  - Lot Coverage (All Buildings) = 42.2%
  - Lot Coverage (All Buildings & Parking) = 71.3%

- REFERENCES**
- Zoning Map of City of East Grand Rapids, Michigan, dated July 2017
  - Boundary Survey prepared by Revised E. Stodd, R.L.S. dated 01/26/88
  - Topographic Survey prepared by Progressive A.E. dated 06/18/14
  - MEP Plans prepared by SCD Engineering, L.L.C. dated 10/16/17
  - Parking Structure Plans prepared by Carl Walker Associates, dated 11/29/17

**SPECTRUM HEALTH**  
**BLODGETT HOSPITAL**  
**CAMPUS STRATEGY & PARKING**  
**1840 WEALTHY STREET**  
**GRAND RAPIDS, MI 49503**

**EXHIBIT -**  
**PROPOSED LOT COVERAGE**

DRAWN BY: AKG  
 CHECKED BY: AED  
 IN CHARGE: BCM  
 DATE: 12-15-2017  
 SHEET: 01/17/18  
 PROJECT: 17-0551  
 SHEET NO: 28144  
 DATE: 03/23/18  
 PROJECT: 17-0551  
 SHEET NO: 28144  
 DATE: 03/23/18