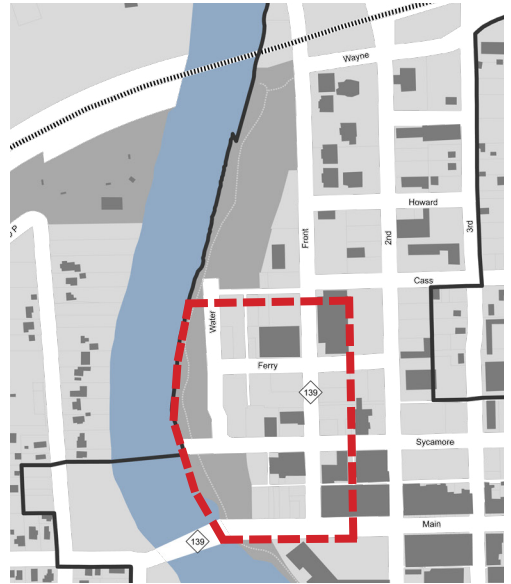


ILLUSTRATIVE PLAN: EXISTING CONDITIONS



SITE LOCATION MAP



EXISTING CONDITIONS

Existing Buildings

EXISTING CONDITIONS



FRONT STREET, LOOKING SOUTH



RIVERFRONT PAVILION AND PARK

CITY OF NILES PLACEPLAN

MICHIGAN MUNICIPAL LEAGUE
NEDERVELD | WILLIAMS & WORKS

4 March 2016

0 75' 150'
SCALE: 1" = 150'

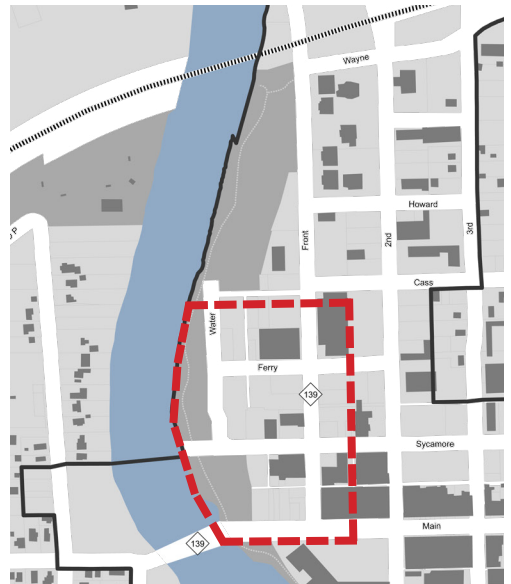


3.19


ILLUSTRATIVE PLAN: PHASE 1



SITE LOCATION MAP



PHASE 1 SUMMARY

-  Existing Buildings
-  **Mixed-Use Building Type**
70' deep building
2 to 4 story building
(Assumed as 3 story for unit count)

5,000 square feet ground floor retail

10 dwelling units

PRECEDENT BUILDING TYPES



MIXED-USE BUILDING (NILES MAIN ST)



MIXED-USE BUILDING (NILES MAIN ST)

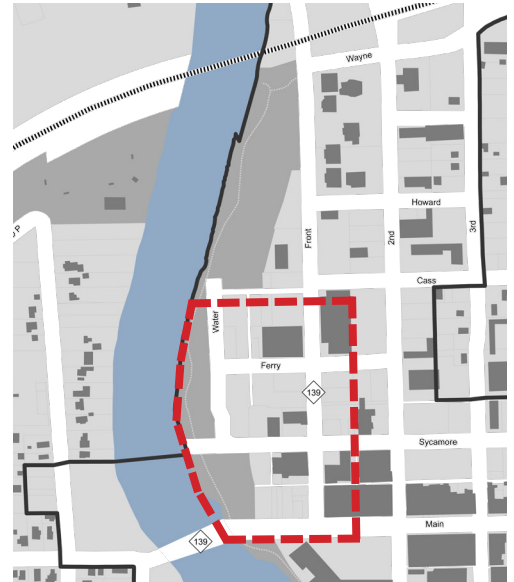
PHASE 1 SUMMARY:

- 5,000 square feet of retail
- 10 dwelling units

ILLUSTRATIVE PLAN: PHASE 2



SITE LOCATION MAP



PHASE 2 SUMMARY

- Existing Buildings**
- Mixed-Use Building Type**
70' deep building typical, with 30' deep liner building
2 to 4 story building
(Assumed as 3 story for unit count)
**Counts are cumulative
- 11,000 square feet ground floor retail
- 22 dwelling units

PRECEDENT BUILDING TYPES



MIXED-USE BUILDING (NILES PRECEDENT)



MIXED-USE BUILDING

PHASE 2 SUMMARY:

- 11,000 square feet of retail
- 22 dwelling units

CITY OF NILES PLACEPLAN

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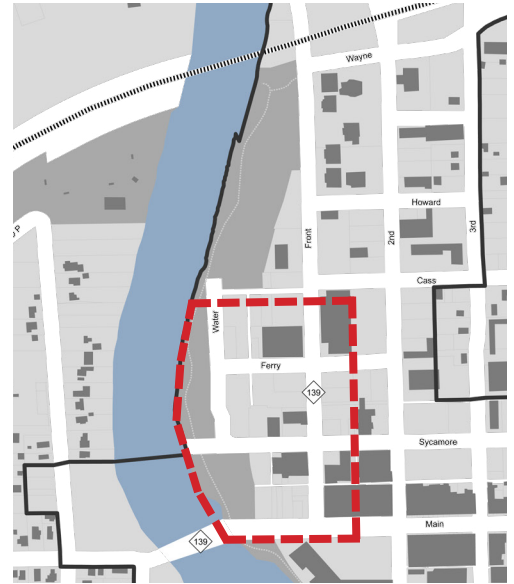
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SCALE: 1" = 150'



3.21

WATER STREET BLOCK CONCEPT

SITE LOCATION MAP



Existing Buildings

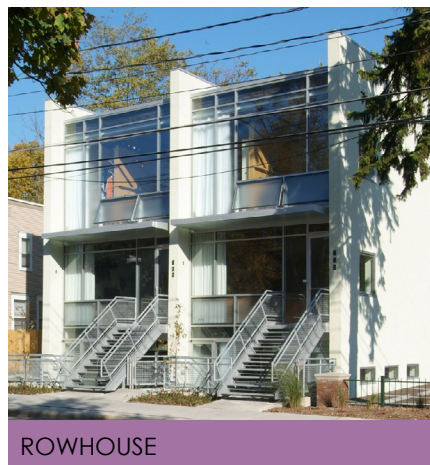
70' deep building typical, with 30'
deep liner building
2 to 4 story building
(Assumed as 3 story for unit count)
**Counts are cumulative

22 dwelling units

24' wide units x 60' deep
24' x 22' two-stall attached garage
2 story building

7 dwelling units

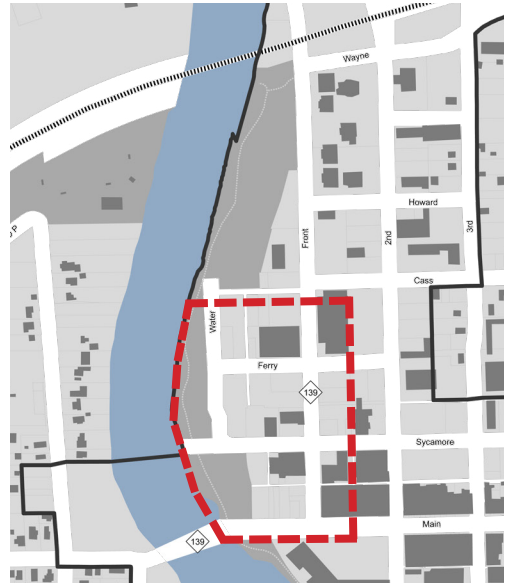
29 dwelling units



ILLUSTRATIVE PLAN: PHASE 4



SITE LOCATION MAP



PHASE 4 SUMMARY

- Existing Buildings**
- Mixed-Use Building Type**
70' deep building typical, with 30' deep liner building
2 to 4 story building
(Assumed as 3 story for unit count)
**Counts are cumulative

20,000 square feet ground floor retail

40 dwelling units
- Rowhouse Building Type:**
24' wide units x 60' deep
24' x 22' two-stall attached garage
2 story building

1,800 to 2,300 square feet per unit

7 dwelling units

PRECEDENT BUILDING TYPES



MIXED-USE BUILDING



ROWHOUSE

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0 75' 150'
SCALE: 1" = 150'

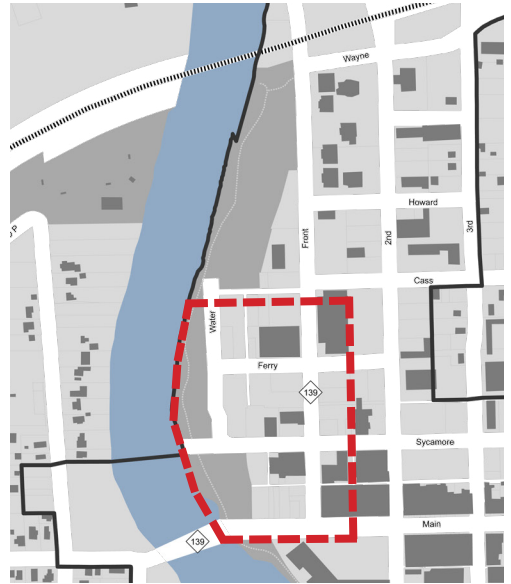


3.23

ILLUSTRATIVE PLAN: PHASE 5



SITE LOCATION MAP



PHASE 5 SUMMARY

- Existing Buildings**
- Mixed-Use Building Type**
70' deep building typical, with 30' deep liner building
2 to 4 story building
(Assumed as 3 story for unit count)
**Counts are cumulative

35,000 square feet ground floor retail

70 dwelling units
- Rowhouse Building Type:**
24' wide units x 60' deep
24' x 22' two-stall attached garage
2 story building

1,800 to 2,300 square feet per unit

7 dwelling units

PHASE 5 SUMMARY:

35,000 square feet of retail
77 dwelling units

PRECEDENT BUILDING TYPES



MIXED-USE BUILDING

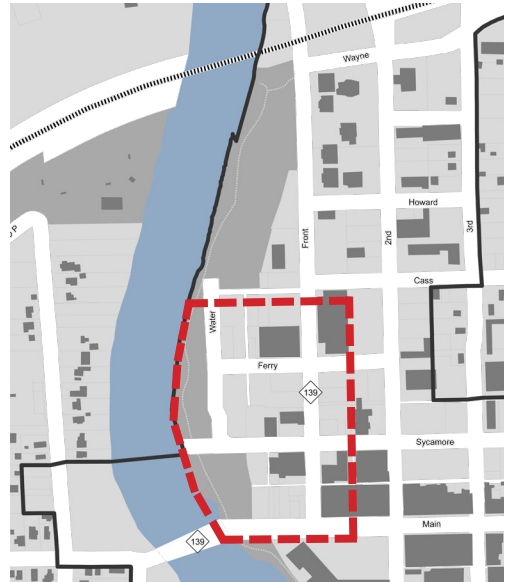


ROWHOUSE

ILLUSTRATIVE PLAN: BUILD OUT



SITE LOCATION MAP



BUILD OUT SUMMARY

	Existing Buildings
	Mixed-Use Building Type 70' deep building typical, with 30' deep liner building 2 to 4 story building <i>(Assumed as 3 story for unit count)</i> **Counts are cumulative 60,000 square feet ground floor retail 120 dwelling units
	Rowhouse Building Type: 24' wide units x 60' deep 24' x 22' two-stall attached garage 2 story building 1,800 to 2,300 square feet per unit 7 dwelling units

PRECEDENT BUILDING TYPES



MIXED-USE BUILDING



ROWHOUSE

BUILD OUT SUMMARY:

60,000 square feet of retail

127 dwelling units

Estimated Site Cost.....\$1,400,000.00

Site Cost per Residential Unit.....\$11,000.00

Site Cost per Retail Square Feet.....\$23.00/sf

Estimated Architecture Cost.....\$35,000,000.00

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4 March 2016

0 75' 150'

SCALE: 1" = 150'



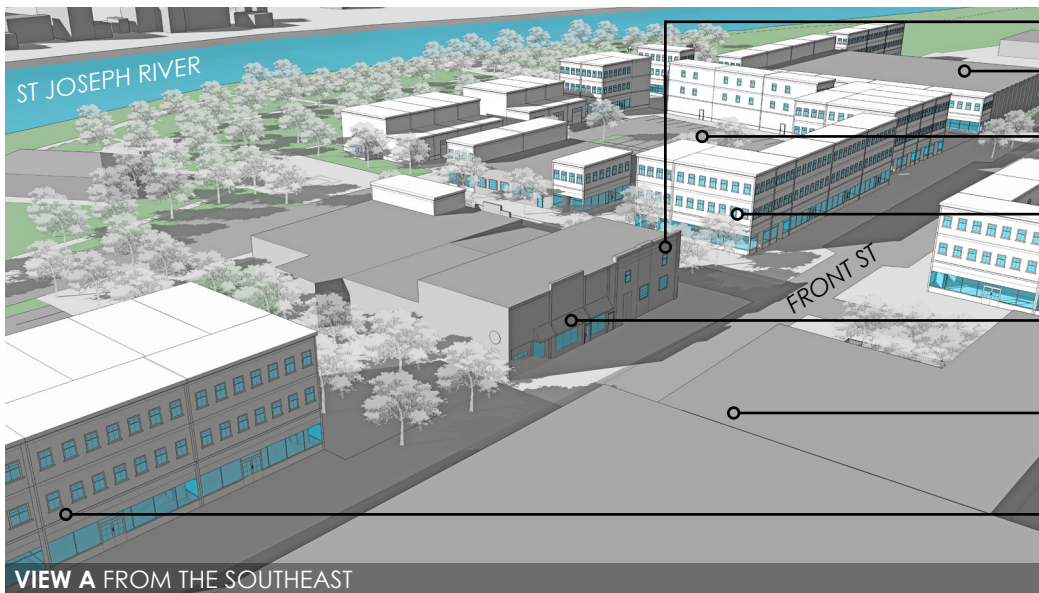
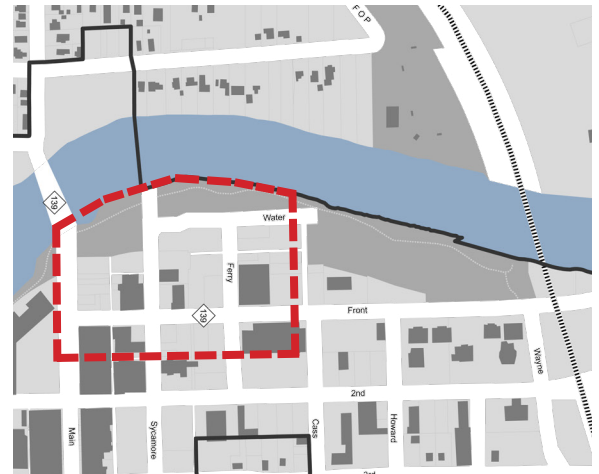
NORTH

3.25

ILLUSTRATIVE PLAN

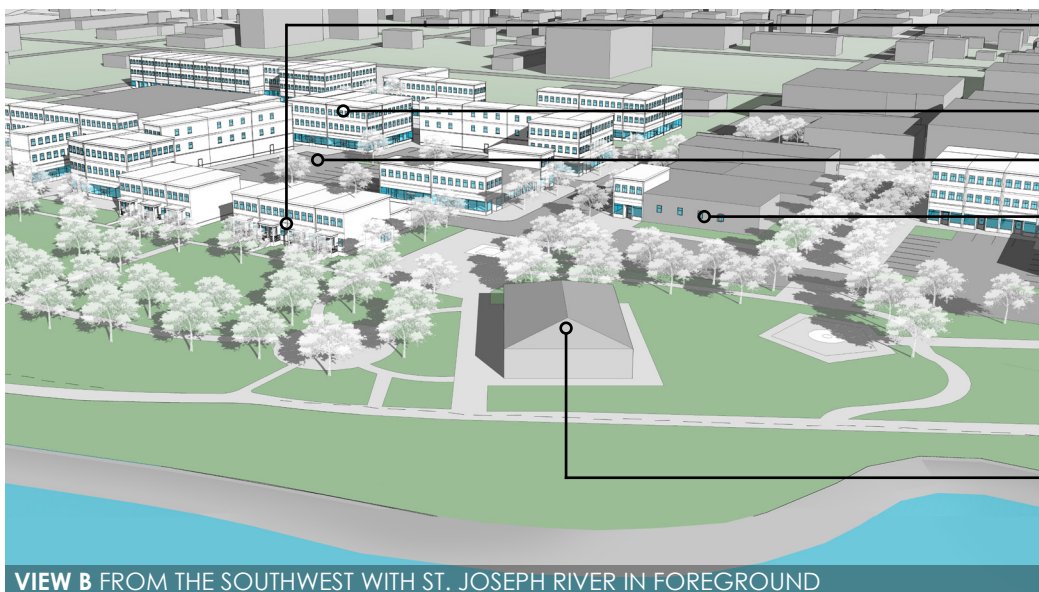


SITE LOCATION MAP



- Plaza
- Wonderland Cinema
- Parking lot internal to the block
- Mixed Use Building Types along Front Street
- Existing Buildings along Front Street
- Roofs of existing Main Street buildings
- Mixed Use Building Types along Front Street

VIEW A FROM THE SOUTHEAST



- Rowhouse Building Type fronting on park
- Mixed Use Building Types
- Parking lot internal to the block
- Existing Buildings at Sycamore Street
- Existing park pavilion

VIEW B FROM THE SOUTHWEST WITH ST. JOSEPH RIVER IN FOREGROUND



ENVISIONED PLAZA AT FRONT STREET ON WATER STREET SITE



ENVISIONED FRONT AND SYCAMORE STREET INTERSECTION ON WATER STREET SITE WITH MIXED USE BUILDINGS

CITY OF NILES PLACEPLAN

MICHIGAN MUNICIPAL LEAGUE
NEDERVELD | WILLIAMS & WORKS

4 March 2016

ESTIMATE OF SITE RELATED COSTS: BUILD OUT

REMOVALS & DEMOLITION ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Mobilization	1	Each	\$5,000.00	\$5,000.00
Strip Topsoil	4,000	CY	\$2.00	\$8,000.00
Clearing and grubbing	1	AC	\$1,500.00	\$1,500.00
Remove Existing Pavement	3,340	SY	\$5.00	\$16,699.06
Demo Existing Structures	1	Each	\$5,000.00	\$5,000.00
Sub-Total for Removals & Demolition Items				\$36,199.06
IMPROVEMENT ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Earthwork and Grading	21,850	CY	\$2.00	\$43,700.00
Unsuitable Soil Removal and Disposal (allowance)	1	Each	\$5,000.00	\$5,000.00
Roadway Reshaping at Front & Ferry	1	Each	\$5,000.00	\$5,000.00
Soil Erosion and Sediment Controls	1	Each	\$2,500.00	\$2,500.00
5' Wide Sidewalk (4" thick on 4" min CLII sand)	65,800	SF	\$5.00	\$329,000.00
3.5" Bit Pavement	2,600	SY	\$16.00	\$41,600.00
6" Compacted Agregate MDOT-22A	2,600	SY	\$8.00	\$20,800.00
12" MDOT CL II Sand Subbase	2,600	CY	\$12.00	\$31,200.00
Concrete Rolled Curb and Gutter	1,000	LF	\$20.00	\$20,000.00
Sub-Total for Improvement Items				\$498,800.00
ON-SITE STORM SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
24-36" Storm Sewer	245	LF	\$40.00	\$9,800.00
4 ft. Dia. catch basin	4	Each	\$3,000.00	\$12,000.00
4 ft. Manhole	2	Each	\$3,000.00	\$6,000.00
Underground Storage Basin (Cdev =0.7)	66,750	CF	\$8.00	\$534,000.00
Sub-Total for Storm Sewer Items				\$561,800.00
ON-SITE WATER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Standard hydrant and valve assembly	3	Each	\$2,300.00	\$6,900.00
8" Ductile Iron Water Main	1,050	LF	\$35.00	\$36,750.00
1" Service Leads	0	LF	\$20.00	\$0.00
2" Service Leads (rowhouses)	400	LF	\$30.00	\$12,000.00
16" x 16" x 12" TS Valve and Box	2	Each	\$5,500.00	\$11,000.00
Sub-Total for Water Items				\$66,650.00
ON-SITE SANITARY SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
8" Sewer Sewer	1,475	LF	\$50.00	\$73,750.00
4' Dia. Manhole	4	Each	\$3,000.00	\$12,000.00
Sub-Total for Sanitary Sewer Items				\$85,750.00
LANDSCAPING	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Replace Topsoil / Fine Grade	1,400	CY	\$3.00	\$4,200.00
Hydromulch	1.3	AC	\$2,000.00	\$2,525.25
Sub-Total for Landscaping Items				\$6,725.25
Sub-Total				\$1,255,924.31
Misc. Contingency for design, modification, site, etc.		10%		\$125,600.00
GRAND TOTAL				\$1,381,524.31

ESTIMATE OF ARCHITECTURE COSTS AND SUMMARY: BUILD OUT

BUILDING CONSTRUCTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Rowhouse Building (~2050 sq ft avg @ 7 units)	14,350	SF	\$180.00	\$2,583,000.00
Mixed use Building (60,000 sq ft ground floor @ 3 story avg)	180,000	SF	\$180.00	\$32,400,000.00
Sub-Total for Building Construction				\$34,983,000.00

SUMMARY

SITE CONSTRUCTION COSTS	\$1,381,524.31
Site Construction Costs per residential unit (127 units)	\$10,878.14
Site Construction Costs per square foot of retail / commercial space (60,000sf)	\$23.03

ITEMS NOT INCLUDED IN ESTIMATE:

Site lighting, site signage, trash enclosures
 Site construction permits and review fees
 Utility connection fees and assessments
 Land costs, holding costs, finance charges, interest/carrying costs
 Architectural, landscape architect, and engineering fees
 Survey services and construction staking
 Soil boring and geotechnical services
 Environmental consultant fees
 Attorney/legal fees
 Other professional fees and services

ILLUSTRATIVE PLAN: BUILD OUT



RECOMMENDATIONS

1. When/as development occurs, rezoning from Open Space to Central Business District will be required to build the proposed rowhouses and mixed use buildings. It is not recommended to rezone these lands unless a PUD or conditional rezoning is offered to ensure that building types and their arrangement correspond with the proposed place plan.
2. Auditorium and Large Place of Public Assembly are special land uses in the CBD district. Given the potential evolution of the Wonderland Cinema and suggested facade enhancements, it would be beneficial to move these uses to permitted uses and avoid the time and expense of a special land use process.
3. Consider a Form-Based Code for the Central Business District, or extend the City Center zoning west to encompass the proposed infill development area. The form-based code would establish building types and frontages to regulate building placement and composition consistent with the place plan.

EXISTING ZONING



Open Space

INTENT

The intent of the Open Space district is to provide recreational areas and to protect and preserve areas of scenic, scientific and cultural value.

USES

Golf course, open space, sports and entertainment facilities, mining, cemeteries, camps/campground, social club, and wireless telecommunications tower

DIMENSIONS

Area: n/a
Density: n/a
Width: n/a
Height: 35'
Setbacks:
f. 50'
r. 30'
s. 25'
Max. Coverage: 20%
Min. Floor Area: n/a
Min. Living Space: n/a

Central Business District

INTENT

The intent of the Central Business district is to retail and business uses, as well as high density residential for an exciting living and shopping environment.

USES

Banks, multi-family, mixed uses, personal services, professional services, office, retail, restaurant, tavern, day care, educational, place of public assembly, auditorium, hotel

DIMENSIONS

Area: n/a
Density: 50/ac
Width: n/a
Height: 60'
Setbacks:
f. 0'
r. 0'
s. 0'
Max. Coverage: 90%
Min. Floor Area: n/a
Min. Living Space: 450 for senior living, 600 for all other