

MiBiz Design + Build



The project design calls for a secure, underground parking area opposite the Division Street side, shown in the rendering. The former overnight stay hotel was converted to apartment units. RENDERING: CONCEPT DESIGN STUDIO

Apartment projects bring life to tired historic GR buildings

GRAND RAPIDS — Crews from Wolverine Building Group and their subcontractors were hard at work earlier in 2011 gutting the interiors of three historic structures just south of downtown Grand Rapids in the Division Avenue corridor.

The project was part of a \$6.1 million construction project for Brookstone Capital, a Midland-based developer with several previous successful redevelopment projects in or near downtown.

The two adjoined buildings at 209 and 217 South Division, built in 1911 and 1888, respectively, were designed by Concept Design Studios to be combined to form Division Park Avenue, a 30-unit apartment facility featuring one-bedroom to three-bedroom units. Wooden staircases and some metal ceilings will be retained where possible, but some modification was needed to bring the buildings up to code for barrier-free access.

The 17 Williams Street building, formerly a tire installation garage, was transformed into Serrano Lofts, a 15-unit apartment building. The main challenge with the Serrano project, other than the tight nine-month project timeline, was removing a lower level floor to make way for new footings and mechanicals.

DIVISION PARK/SERRANO LOFTS

- Architect: Concept Design Studio Inc.
- Construction: Wolverine Building Group
- Investor: Brookstone Capital
- Division Park: 2 adjoined buildings, 47,000 square feet, built in 1888 and 1911 as short-stay hotel; will be transformed into live-work units and 1- and 3-bedroom apartments; \$4.8 million
- Serrano Lofts: Former tire garage, 16,000 square feet, built in 1917; will be converted to 1- and 2-bedroom apartments; \$1.3 million
- Total 45 units of apartment space upon completion

The developers will be seeking LEED certification for the projects.

Both Serrano Lofts and Division Park Avenue are aimed at working-class tenants. Most apartment units will range from 700 square feet to 900 square feet. **MiBiz**