

224 QUINCY STREET

MEDC RESILIENCY STUDY | CITY OF HANCOCK | SUMMER 2023

progressive|ae

Special Thanks!

Our work would not have been possible without the invaluable contributions and support of the following individuals. Their enthusiasm for the City of Hancock has us excited to partner and be a part of the community's future growth.

We want to express our sincere gratitude for the incredible hospitality, tour, and insight provided by the City of Hancock during our recent visit. The warm welcome and genuine enthusiasm for sharing plans for growth was truly inspiring.

We cannot thank you enough for the engaging conversations we had, allowing us a peak inside for the unique characteristics and strengths of Hancock.

Your passion is contagious and it left a lasting impression on our team. "The Sunny Side" exhibits genuine care for visitors' experience and we appreciate the chauffeured, comfortable, and convenient tour through the greater bounds of Hancock.

Once again, thank you for your remarkable hospitality, insights, and the memorable moments. We are look forward to the continued growth and progress of your vibrant community.

Mary Babcock
City Manager + Zoning Administrator

John Erickson
Department of Public Works, DDA

Todd Gast
Community Development, DDA

Linda Kalinec
City Clerk + Treasurer

Special thanks also to:

Frank + Boone Fiata and their staff at
Studio Pizza

Department of Public Works and their
coordination for the Houghton County Arena



Executive Summary

Downtown Hancock is in a pivotal position for the future. With main streets and other urban environments acting as the “heart beat” of communities across the nation, Hancock has an array of assets that can contribute to the vibrancy of this district. One of these is the repurposing of dilapidated structures - converting vacant land uses into foundational land uses that enhance the entire community. One of these key opportunities is the 224 Quincy Street site.

Located between Tezcuco Street and Ravine Street, 224 Quincy is positioned in the heart of downtown Hancock. A former hardware store, the site occupies the central portion of a city block, creating tremendous opportunities for greater street interaction. In envisioning the future of the site, a mixture of residential and small-scale retail uses can be arranged in different manners as identified in this plan. These proposals provide a menu of potential building options that work to create a new anchor within Hancock’s downtown core.

LOCATION MAP

224 Quincy Street



N NTS

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Project Timeline

A

Kick-off Meeting

Initiating the project with the City Manager and her Team, we did a site tour and talked through the location's history.

B

Engagement Sessions

Beginning with the City Staff, we shared intent, research conducted on existing conditions, and process for the project. We then prepared to engage the local community to create a shared vision.

C

Refinement

Beginning with the City Staff, we shared intent, research conducted on existing conditions and process for the project. We then prepared to engage the local community to create a shared vision.

Engagement + Overview

While doing our preliminary site investigations for 224 Quincy Street, we coordinated engagement for the upcoming Master Plan Update during April 2023. This event asked residents for their input on what their priorities were for future development in Hancock. This discussion included opportunities for growth, strengths, challenges, and a sharing of experiences related to the downtown area.

Collaborative and inclusive in nature, the activities fostered a sense of brainstorming, big ideas, and collective dreaming of what could be. A more detailed description of these events and feedback will be published as a part of the Master Plan Update, late 2023.

Being reviewed as potential themes for the upcoming Master Plan, the following are guiding principles for the future of the City of Hancock:



Nature + Sustainability

Residents view Hancock's setting on the Keweenaw Peninsula and its abundant natural areas as an identifying feature and community asset.



Downtown as Destination

Residents desire downtown Hancock to be a vibrant and walkable destination with local businesses, restaurants, and housing opportunities.



Connectivity + Community

Hancock has an opportunity to increase its all-season amenities and opportunities to further connect its residents – both from a mobility and social standpoint.





Design Guidelines

Flexibility ①

Purposefully designing for today's goals with adaptability in use and sizing for longevity and future opportunities.

Variety of Uses ②

Embracing best practices for urban spaces, a mixture of commercial/business uses with residential, is the priority for the site.

Development Priority ③

As a targeted site identified for improvement, Hancock is open and flexible to new ideas and will actively pursue partnership opportunities.



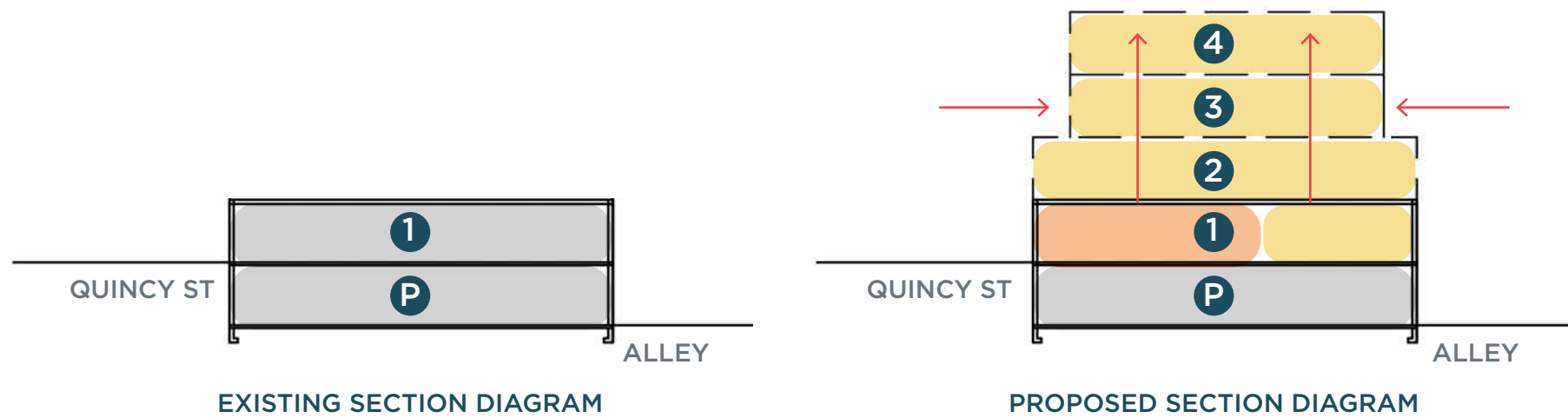
Existing Conditions

224 Quincy is an old hardware store, a historically significant retail space with an open floor plan, and is in a deteriorating condition. It requires demolition to pave the way for new development on the approximately 0.264-acre site. Adjacent parcels can be incorporated, adding an extra 2,800 square feet of space to the development site, which can be utilized for increased square footage and improved site circulation.

The site presents a grade change, with a drop from north to south, which poses challenges but also creates opportunities for efficiency, such as parking beneath the structure, while the deep site depth allows for a wider range of uses on the main floor, with potential for retail at the front and residential at the back. Previously a one-story building, there is also the possibility of increasing density by building vertically to a more suitable urban scale, reaching three to four stories.

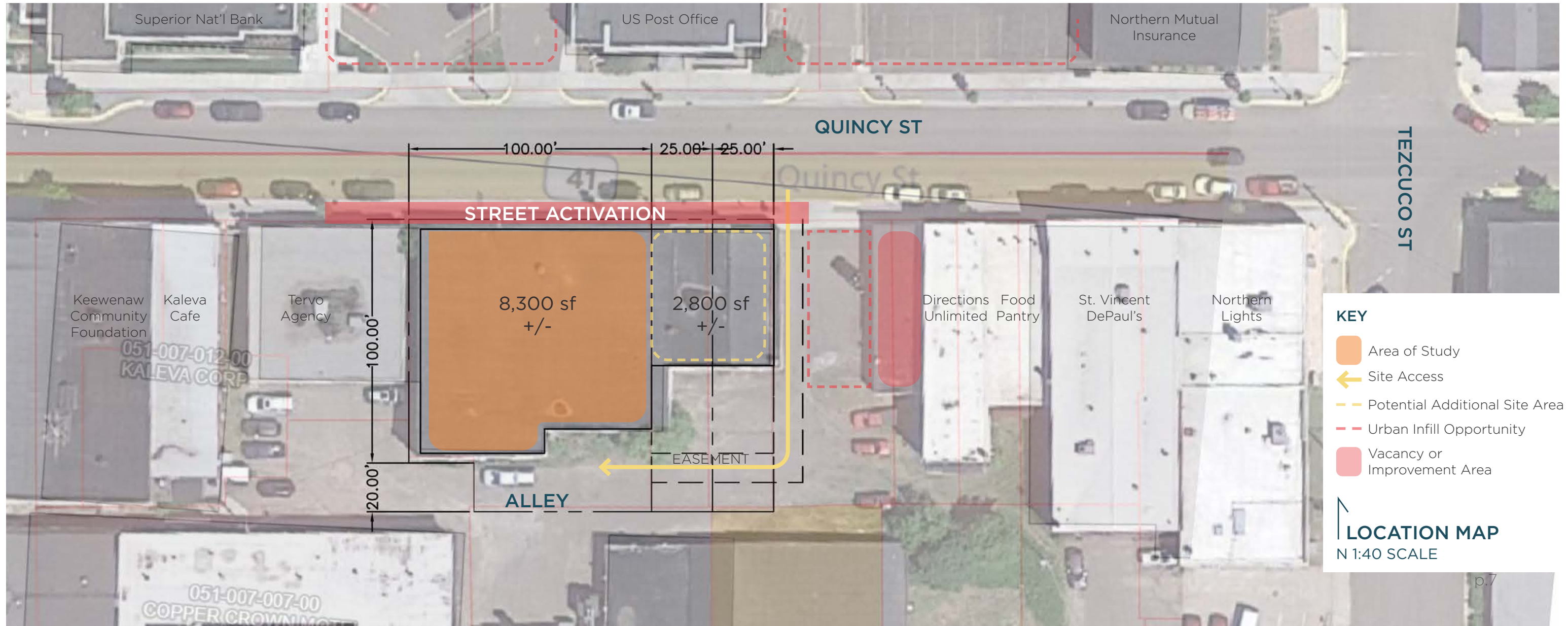


Existing Conditions



LOT SIZE
 0.264 acres (11499.84 sf)
 9 units allowed (at max 1,200sf/Unit)

LOT DIMENSIONS
 120' deep x 100' wide
 100' frontage
 9'x18' Parking



Option A

Building Footprint : 9,100 sf

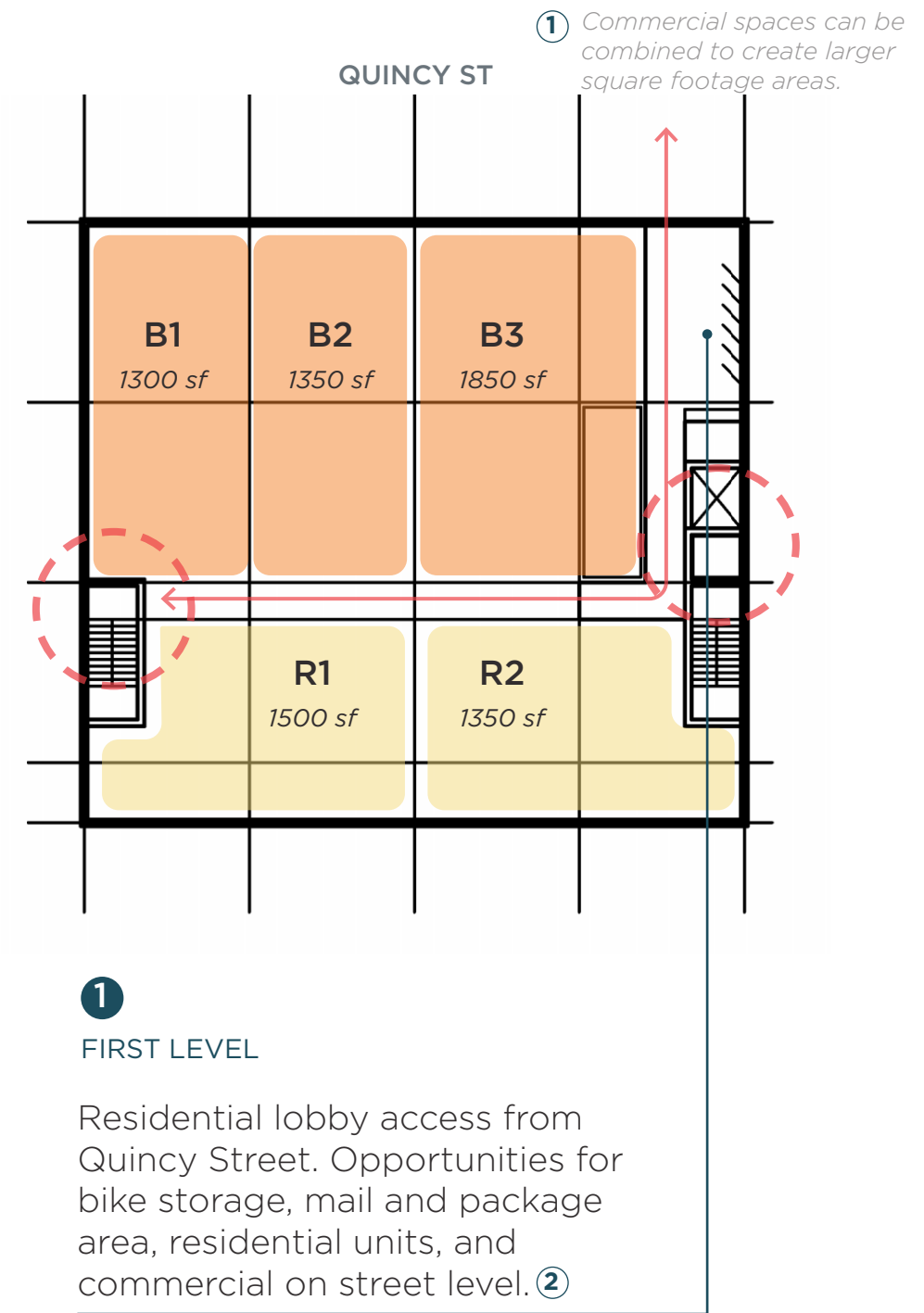
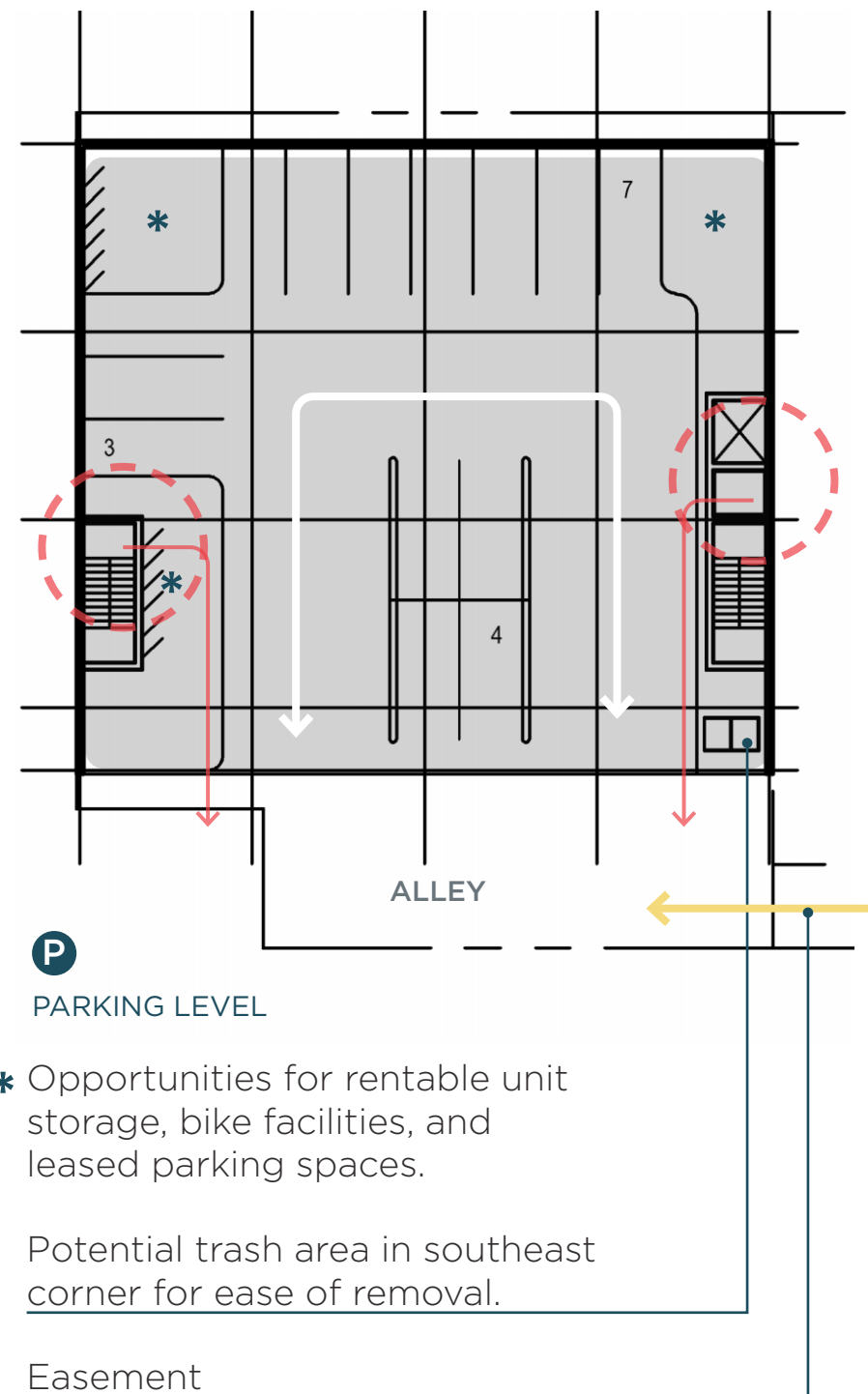
Retail : 4,500 sf +/-
 Residential : 10-18 with sf range from 1050-2300 sf

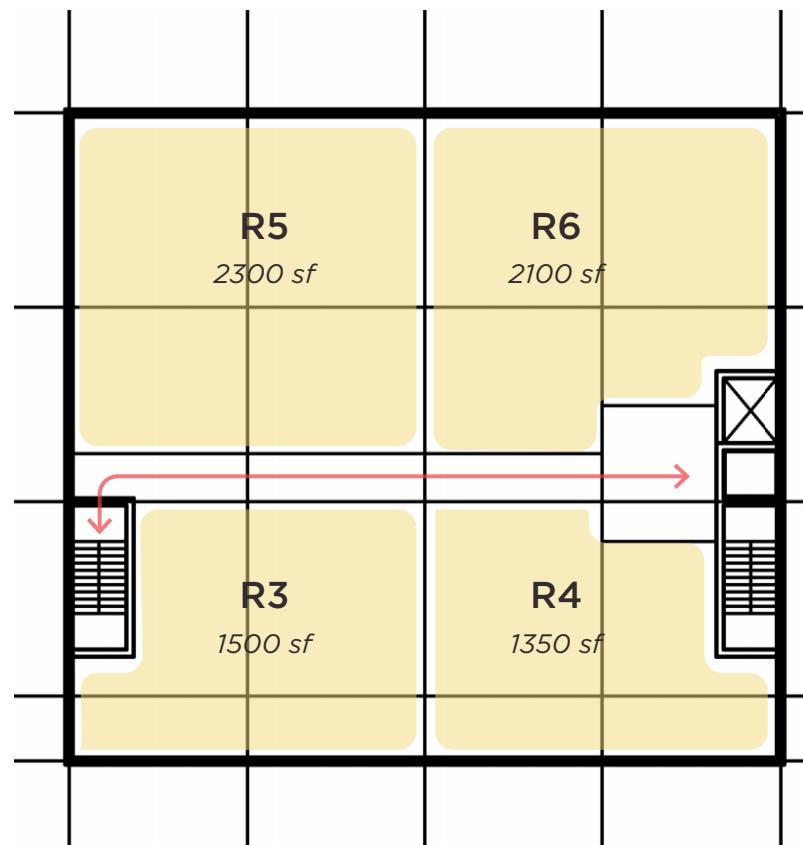
Parking : 14 spaces

Denotes Design Guideline
 Please note: mechanical systems and building equipment will impact final square footage and building layout.

- KEY**
- Roof Terrace or Balcony
 - Retail
 - Support
 - Residential
 - Step-Back
 - Egress Path

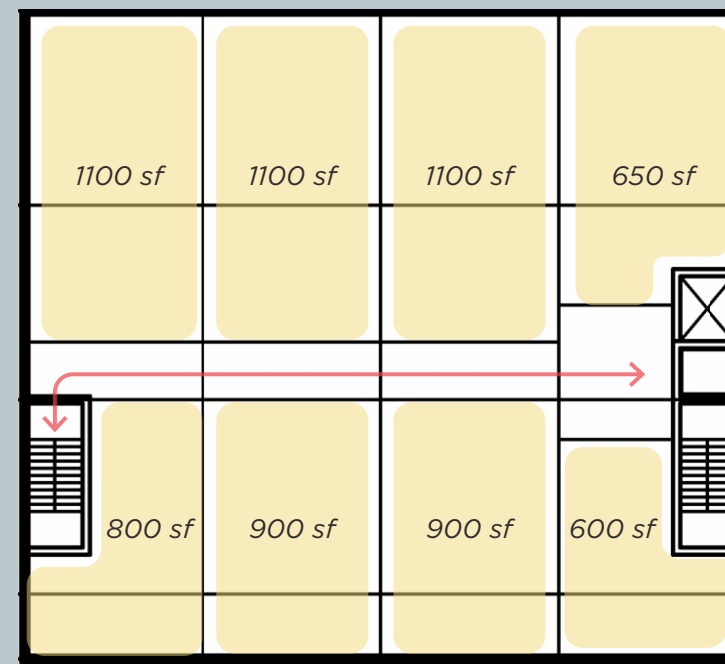
FLOOR PLAN DIAGRAMS N 1:30 SCALE





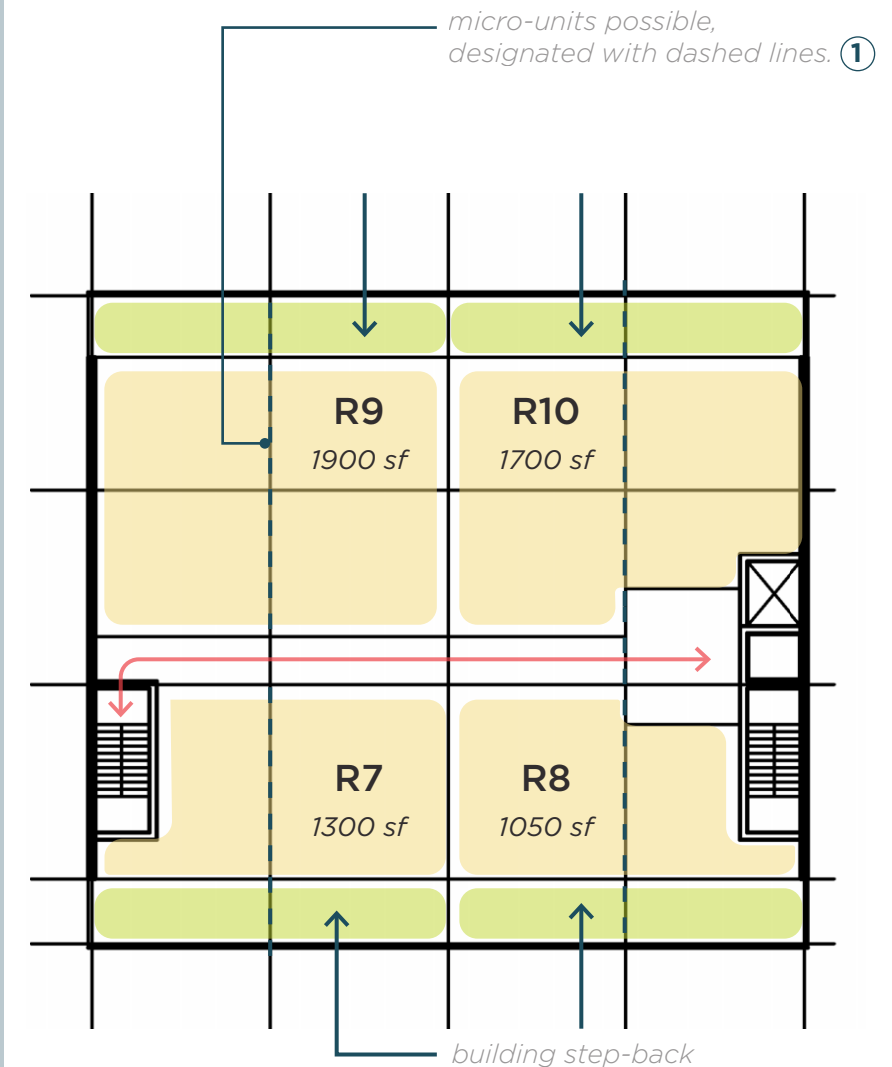
2 OPTION A
SECOND LEVEL

Option A is the potential for larger units, two-three bedrooms opening to the north or to the view of the channel to the south.



OPTION B

Option B shows the potential for the variety of sizing for residential living options: micro-units, either studio layout or a small one bedroom. Increasing the number of tenants and minimizing living space footprint. ①



3 4
UPPER LEVELS

Responding to the current urban fabric of downtown Hancock, two stories of zero lot line development is appropriate. Above this, building facades should step back, shrinking the architecture's feel at the street level and allowing for units designed with outdoor spaces.

Option B

Building Footprint : 13,600 sf

Retail : 7,300 sf +/-

Residential : 10-17 with sf range from 800-1800 sf

Parking : 20 spaces

Garage planned for one-way traffic. Lanes could adjust to interior for alternate layout.

Denotes Design Guideline

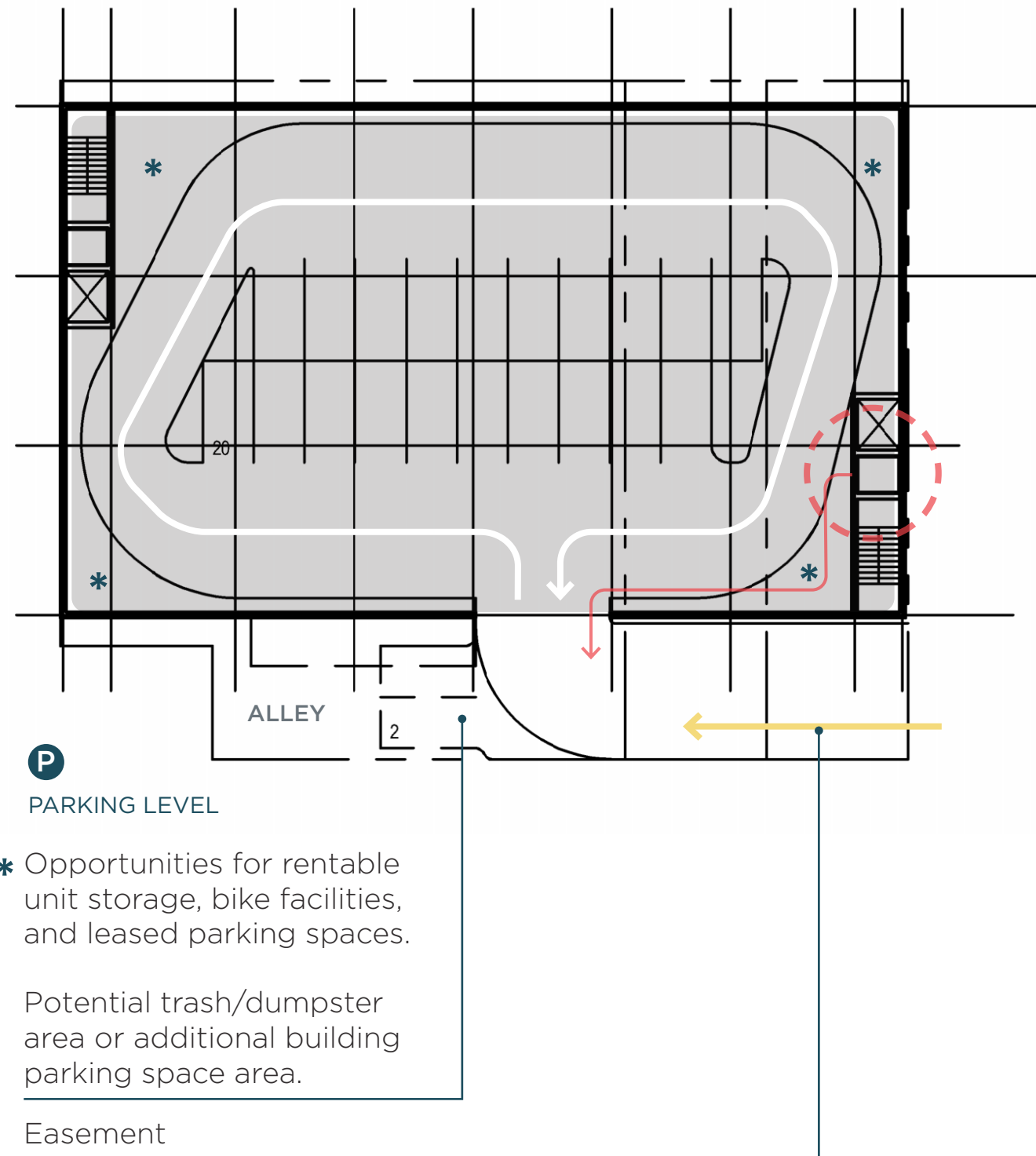
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KEY

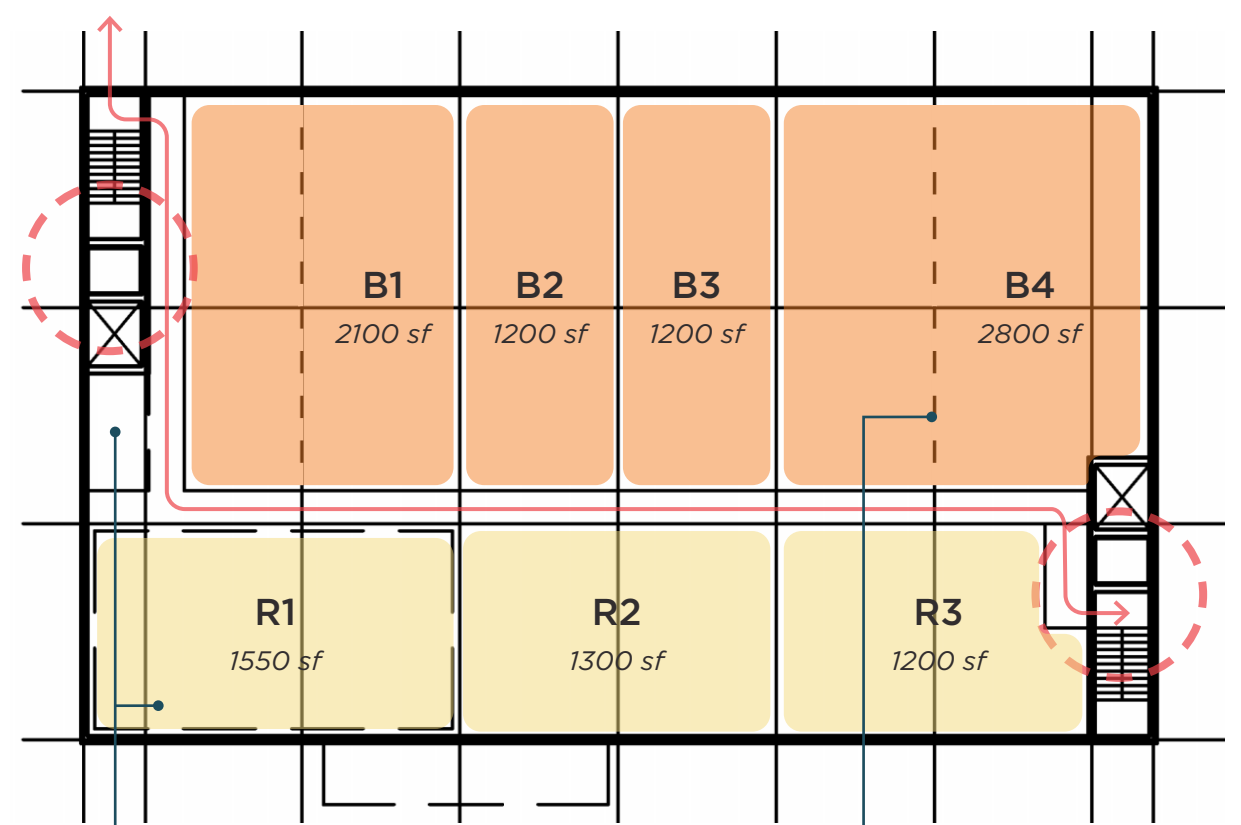
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FLOOR PLAN DIAGRAMS

N 1:30 SCALE



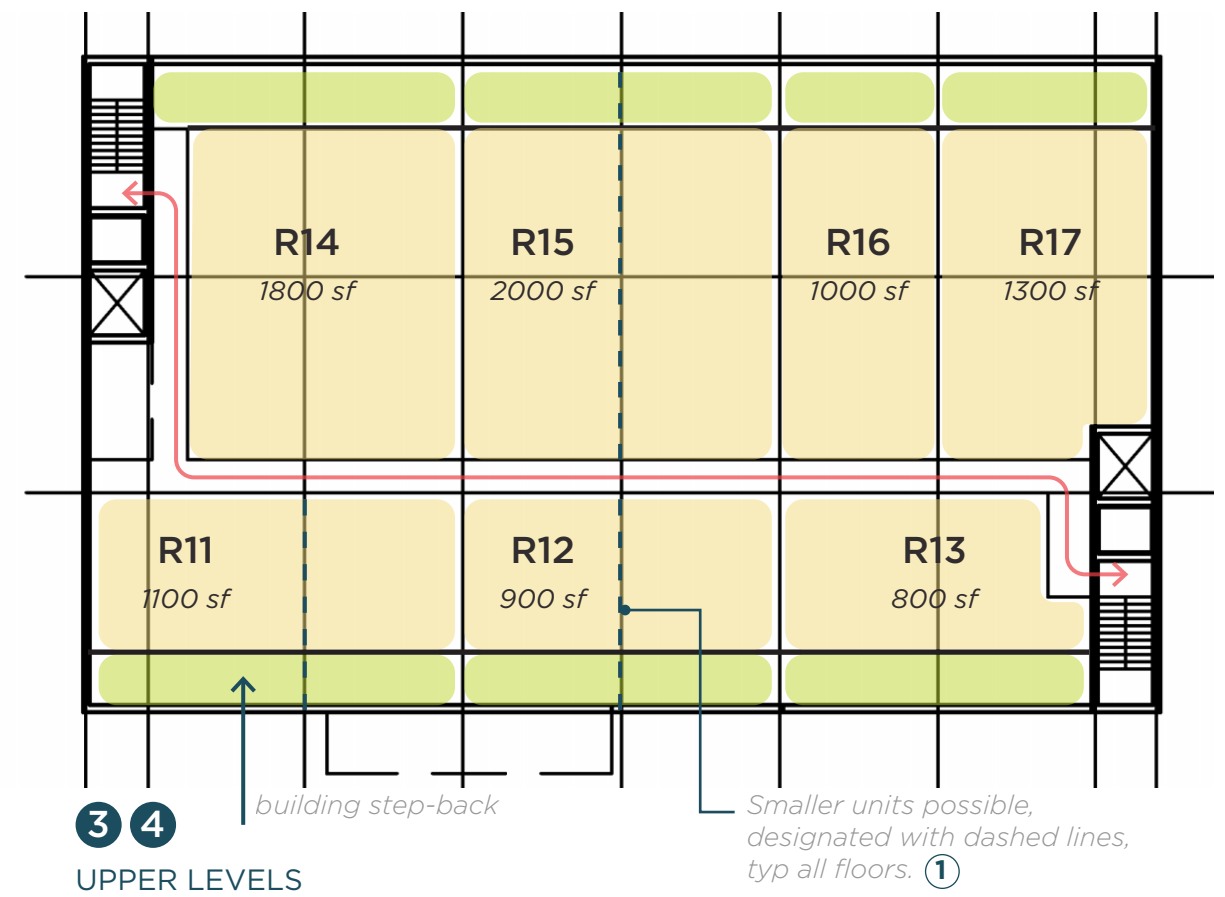
QUINCY



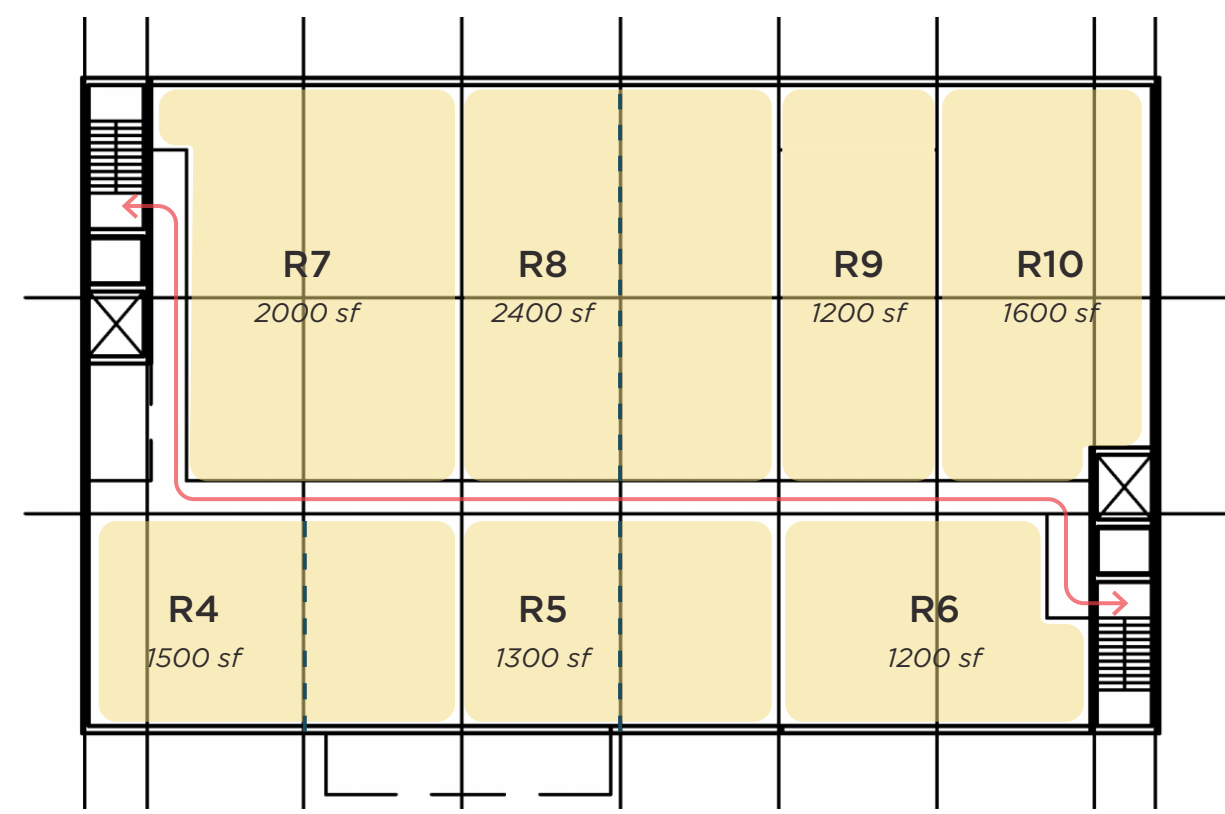
1
FIRST LEVEL

If community amenities desired, locations possible for shared spaces like gym, shared workspaces, and others.

Flexible commercial spaces can be organized into a range of smaller and larger street-fronted, high visibility spaces. **2**



3 4
UPPER LEVELS



2
SECOND LEVEL

Best Practices

- 5** **Scale + Density**
A building should respect the surrounding neighborhood context and utilize a step-back on upper floors. This allows for sufficient density while providing opportunity for outdoor spaces for upper-level tenants/residents.
- 4** **Prioritize Floors 1 + 2**
Human perception is limited to what it can readily see, so the lower portion of the building wall should cater to providing visual interest for pedestrians. Increased levels of articulation, textural high-quality materials, and variety are encouraged.
- 3** **Natural Elements**
Street trees and planters offer relief and a softening of the hard elements prevalent in an urban environment. They can be positioned as a buffer from traffic, provide pops of seasonal color, and reinforce a sense of place.
- 2** **Comfort + Shelter**
Canopy elements not only give cover from inclement weather, but can provide subtle wayfinding cues about business entrances.
- 1** **Ground Floor Transparency**
Sufficient building transparency via windows provides activation and visual interest for pedestrians, increases engagement via window-shopping, and works to slow traffic.



Preliminary Construction Considerations

Assumptions include:

Costing includes site work, utility connection to existing, excavation of any existing sub-grade structure, repair/replace sidewalk along south side of Quincy, any coordination required for road closures.

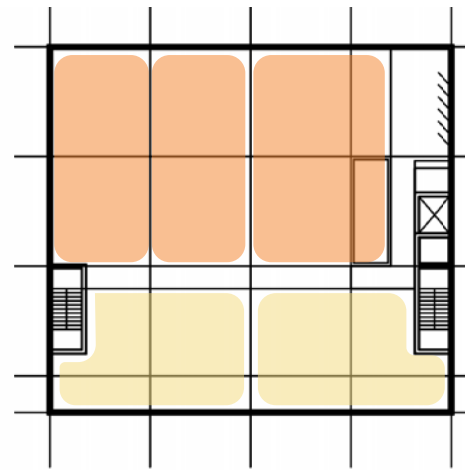
Building construction assumed concrete masonry unit first level, metal super-structure with brick or stone veneer.

FF+E not included in estimate.

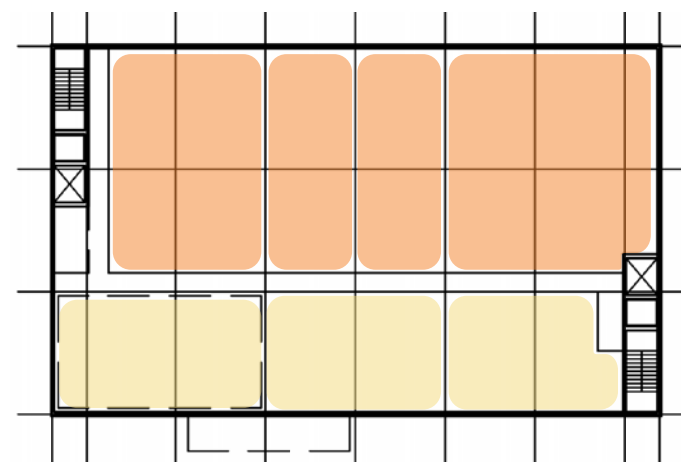
Anticipated Schedule:

Design + Engineering	6-8 months
Construction <i>Including demolition</i>	12-18 months

CONCEPT A
Site specific to the existing hardware store.



CONCEPT B
Utilizes two (2) additional parcels to the east.



<i>Square footage (sf)</i>	9,100	13,600	
Construction Cost	\$ 4,322,500.00	\$ 6,460,000.00	
Design Services (8-10%)	\$ 432,250.00	\$ 646,000.00	
Site Mobilization	\$ 682,500.00	\$ 1,020,000.00	
Total Project Cost	\$ 5,437,250.00	\$ 8,126,000.00	

Please note: Progressive AE has proposed the Estimate of Probable Construction Costs presented herein are estimates based on historic data compiled from similar installations and engineering opinions. This opinion of probable cost is subject to the terms, provisions and scope described herein. This estimate is not guaranteed. The price named in the estimate is an approximation of the project requirements as described by the client. The actual cost may change after all of the project elements have been designed, detailed negotiated and finalized.

Conclusion

With the site's central location and picturesque vistas, 224 Quincy Street can be purposed as a foundational piece in driving downtown Hancock's continued rejuvenation. This site provides a prime development opportunity for a mixed-use residential and commercial building that can enhance Quincy Street's streetscape and vibrancy.

It is this document's intent to boldly envision the future of this site - demonstrating how these developments bolster the community's overall sense of place.

CONTACT

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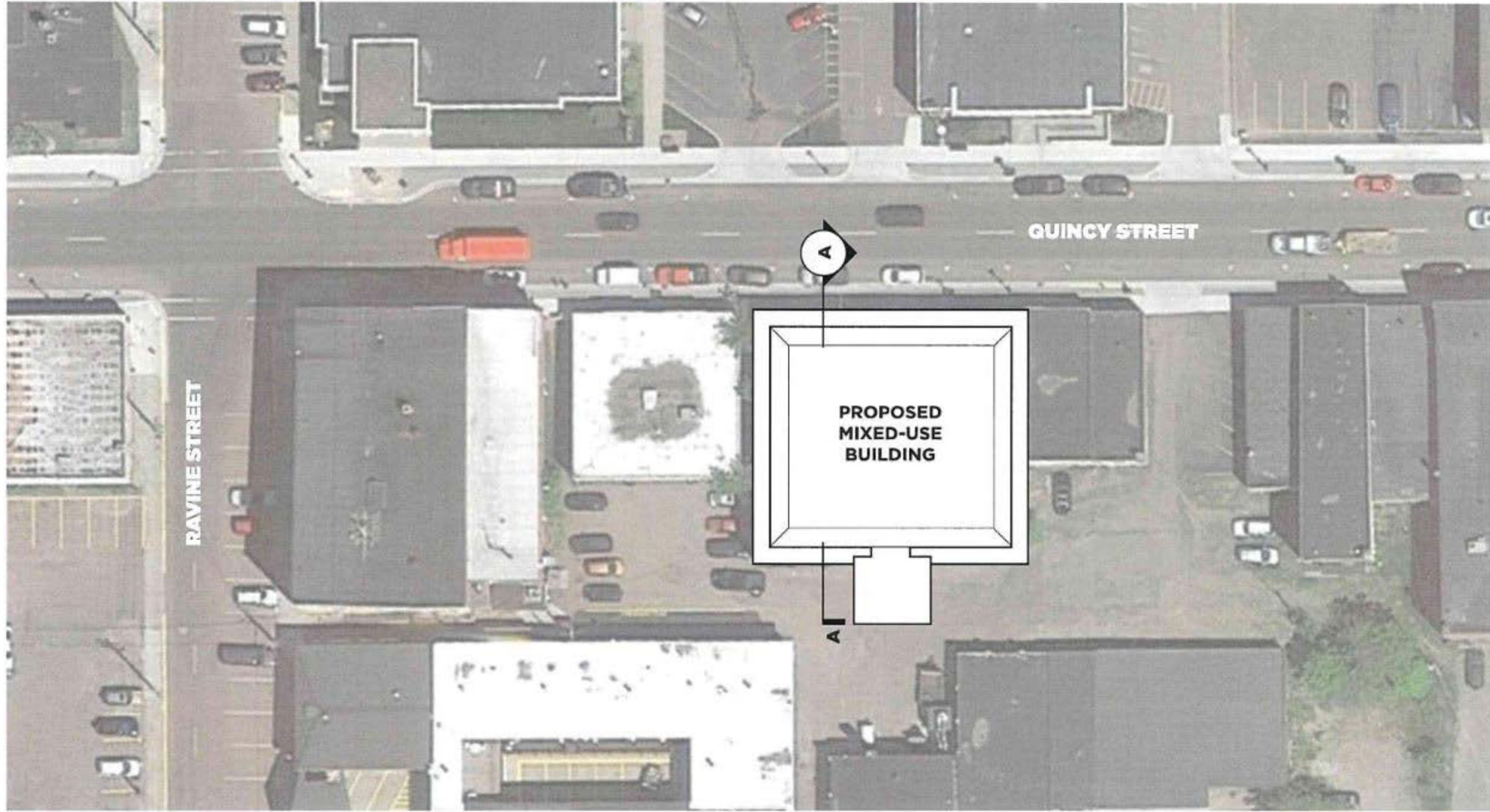




**200 QUINCY STREET
REDEVELOPMENT**

Hancock, MI

CONCEPTUAL PRESENTATION
27 OCTOBER 2020





 **EXISTING SITE**

200 QUINCY STREET REDEVELOPMENT | HANCOCK, MI

27 OCT 2020

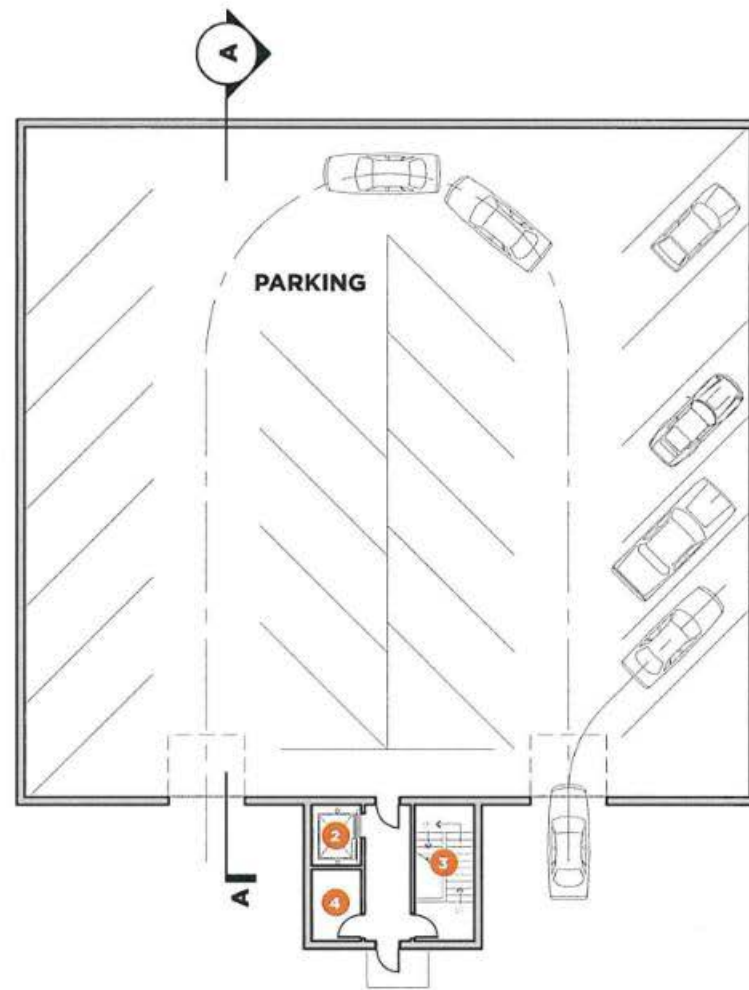




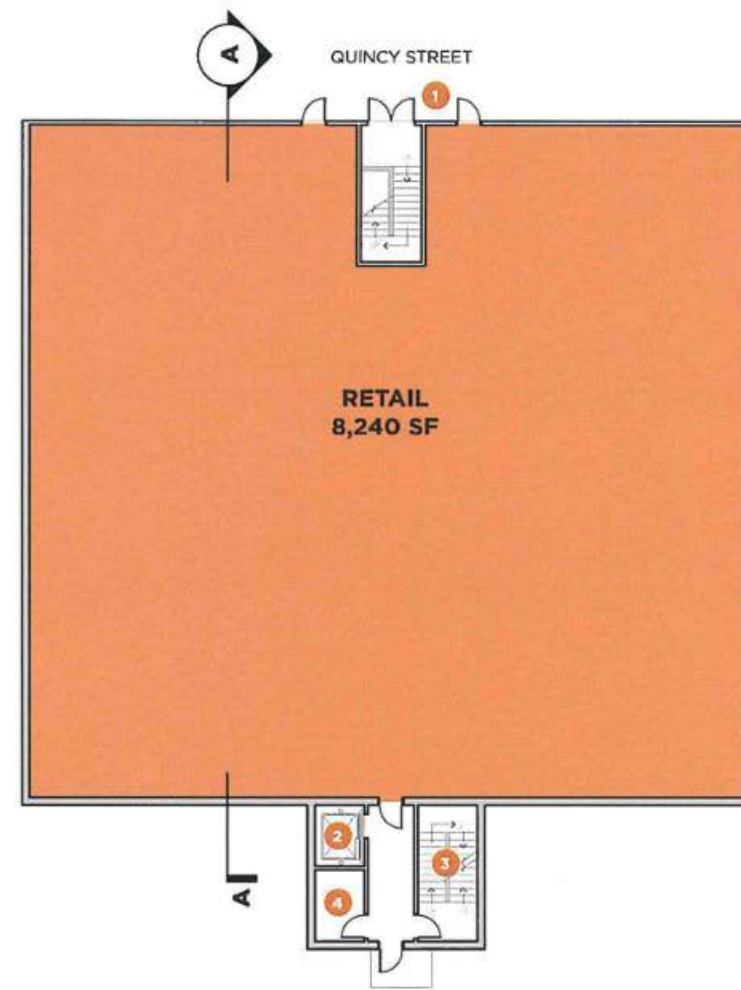
CONCEPTUAL PERSPECTIVE

200 QUINCY STREET REDEVELOPMENT | HANCOCK, MI

27 OCT 2020



FLOOR PLAN BASEMENT



FLOOR PLAN 1ST FLOOR

**4 FLOORS & BASEMENT
34,150 TOTAL GROSS SF**

1ST FLOOR	9,180 SF
2ND FLOOR	9,180 SF
3RD FLOOR	9,180 SF
4TH FLOOR	6,610 SF
TOTAL	34,150 SF

BASEMENT
PARKING

FIRST FLOOR
RETAIL / MIXED-USE

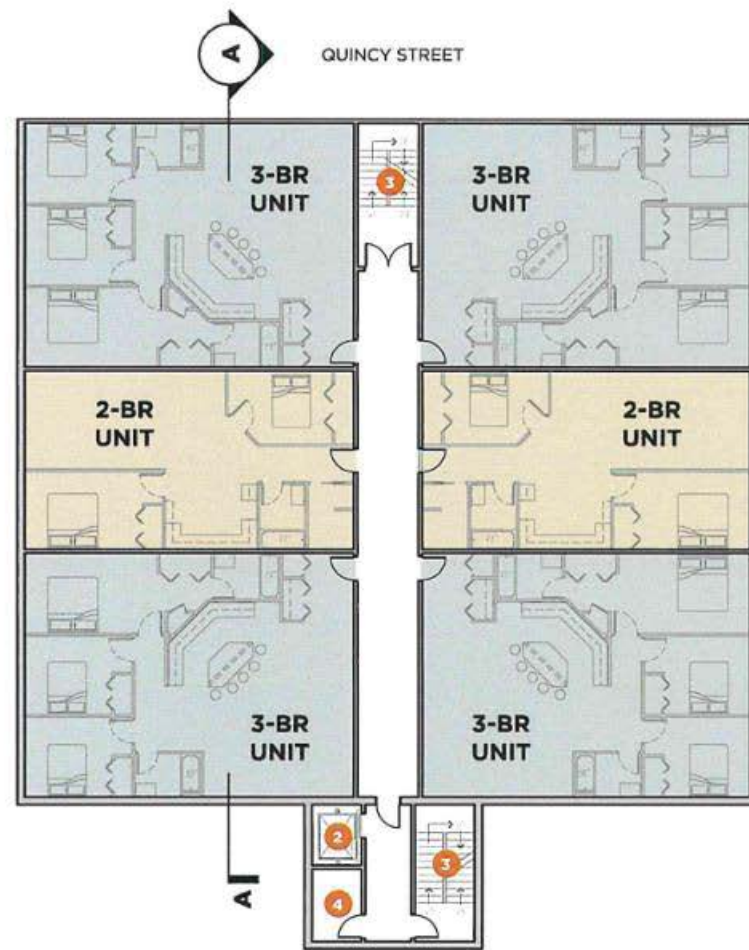
SECOND - FOURTH FLOORS
RESIDENTIAL

TOTAL HEIGHT 46'-0"

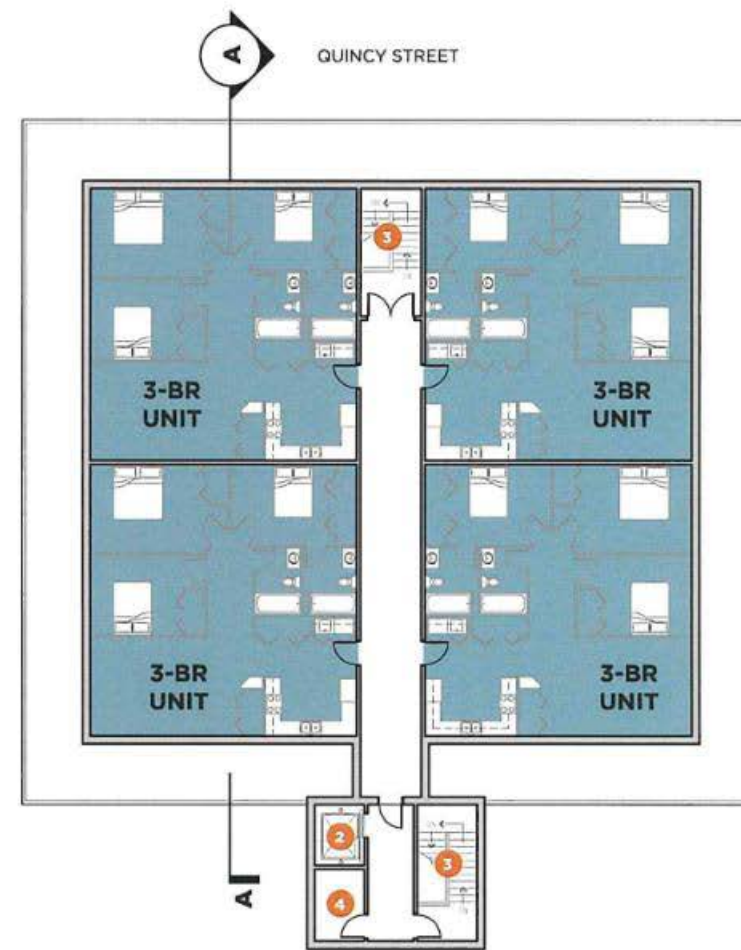
FLOOR PLAN KEY

- 1 STREET ENTRANCE
- 2 ELEVATOR
- 3 STAIRS
- 4 STORAGE





FLOOR PLAN 2ND & 3RD FLOORS



FLOOR PLAN 4TH FLOOR

**4 FLOORS & BASEMENT
34,150 TOTAL GROSS SF**

1ST FLOOR	9,180 SF
2ND FLOOR	9,180 SF
3RD FLOOR	9,180 SF
4TH FLOOR	6,610 SF
TOTAL	34,150 SF

BASEMENT
PARKING

FIRST FLOOR
RETAIL / MIXED-USE

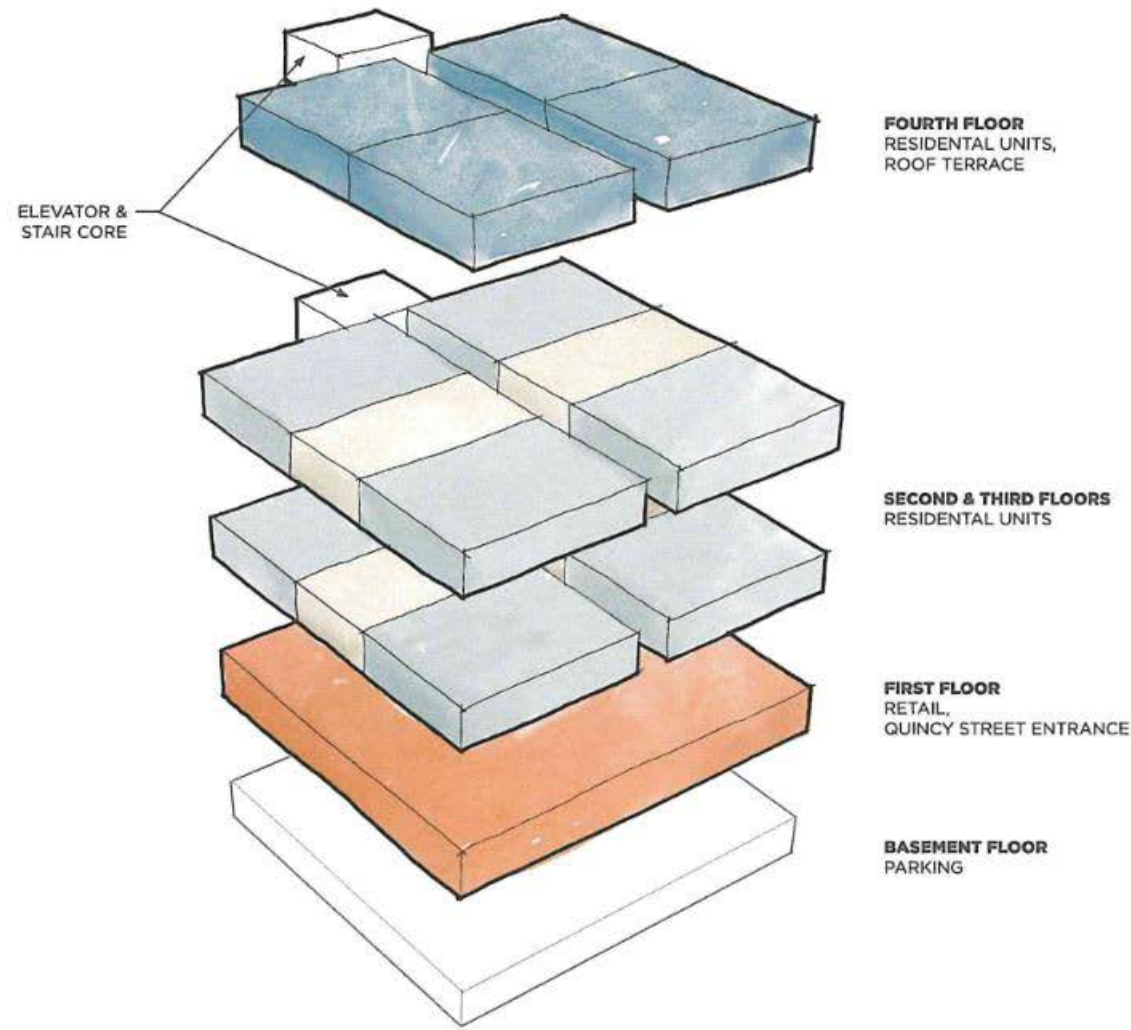
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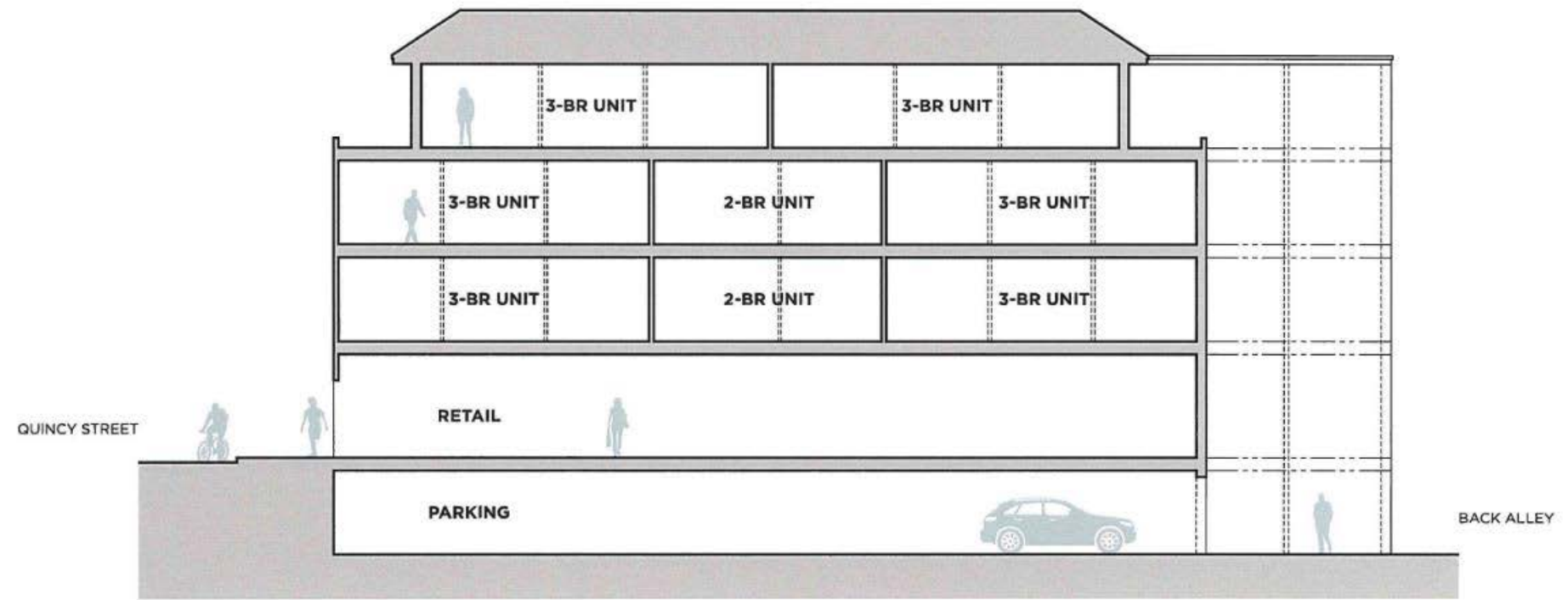
FLOOR PLAN KEY

- 1 STREET ENTRANCE
- 2 ELEVATOR
- 3 STAIRS
- 4 STORAGE





UNIT BREAKDOWN	2ND	3RD	4TH	
2-BEDROOM	2	2	-	4
3-BEDROOM	4	4	-	8
3-BEDROOM	-	-	4	4
TOTAL	6	6	4	16 UNITS



OHM  **BUILDING SECTION AA**

200 QUINCY STREET REDEVELOPMENT | HANCOCK, MI

27 OCT 2020



CONCEPTUAL PERSPECTIVE

200 QUINCY STREET REDEVELOPMENT | HANCOCK, MI

27 OCT 2020