

# DT- Houghton

Houghton, Michigan | 2024 Conceptual Proposal



\*conceptual renderings subject to change

LEPPANEN  ANKER  
ARQUITECTURA

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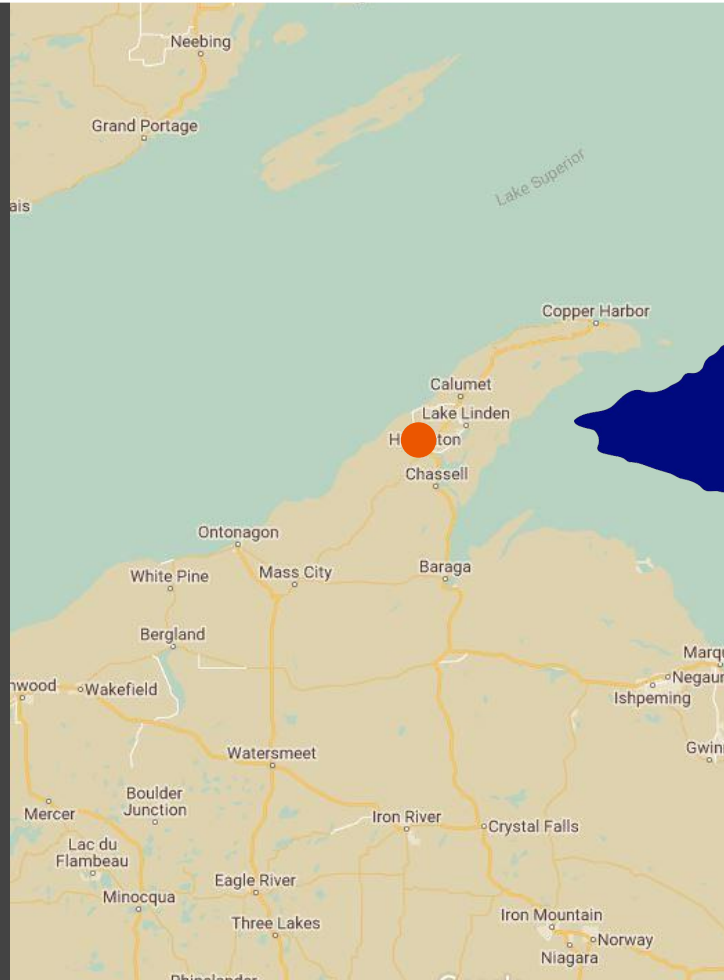
Master Plan

Project Amenities

# Location

Houghton, Michigan  
Keweenaw Peninsula

Joseph H. Meager Mem  
HWY



# Overview

We present an innovative proposal for the development of a four floors mixed-use building that integrates luxury residences and commercial spaces in a prime location in Houghton, near the iconic Houghton Bridge. This project aims to offer a modern and convenient urban living experience, with high-quality services and an architectural design that harmoniously blends with the exclusive surroundings.

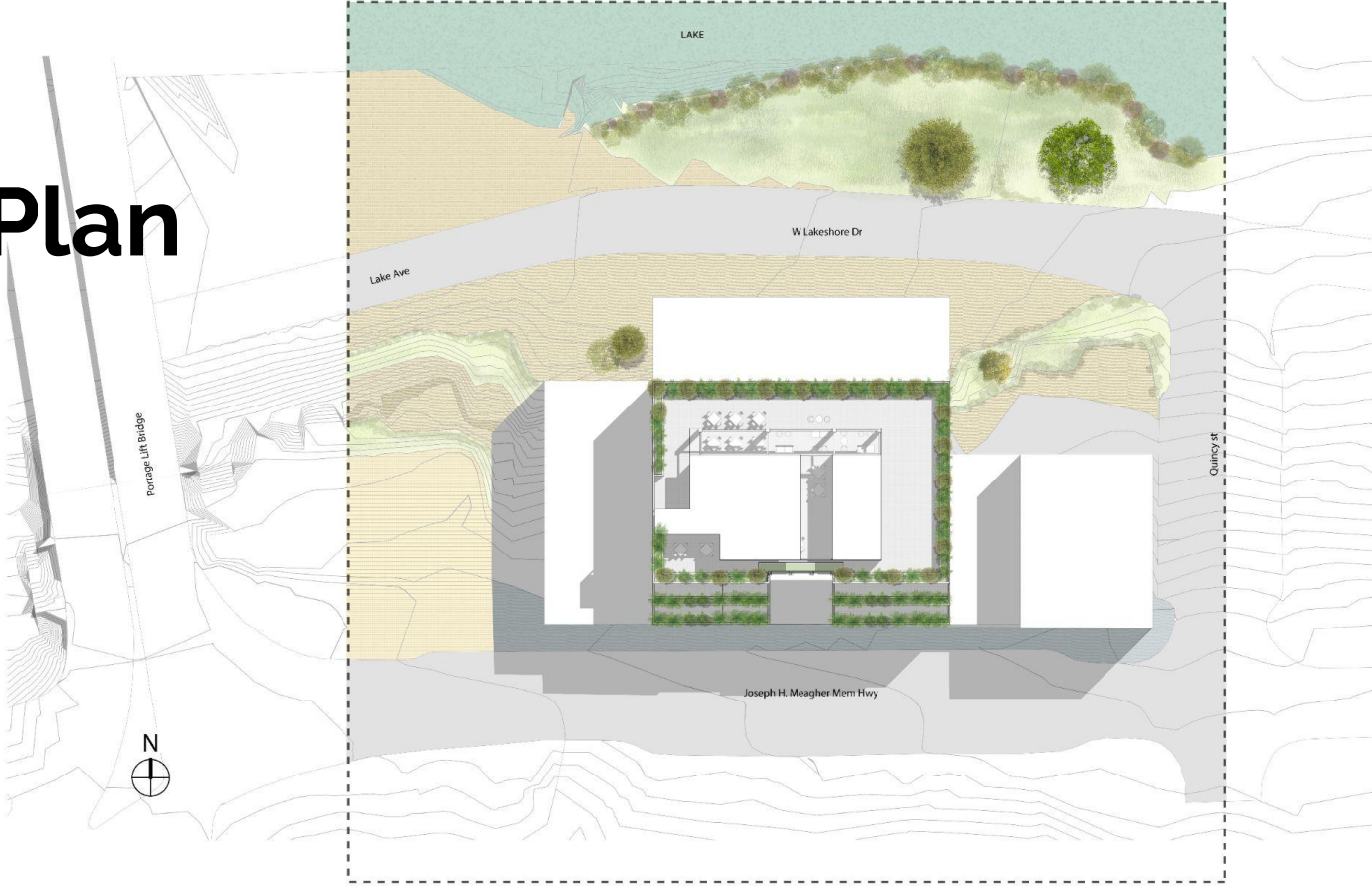


# Project Information

- 1 4 - Story Mixed Use with Portage Canal views.
- 2 Located in an Opportunity Zone.
- 3 67,000 + sq.ft of construction (including parking and rooftop).
- 4 \$18 + million estimated construction cost
- 5 12 - 2 bedroom units (from 1,000 sq ft to 1,200 sq ft approx.).
- 6 18 - 1 bedroom units (from 600 sq ft to 900 sq ft approx)
- 7 Rooftop Resto-Bar (approx 2,500 sq ft) + 6,200 sq ft accessible terrace.
- 8 6 commercial units from 450 sq ft to 1,200 sq ft.
- 9 All housing units include balconies with panoramic views.
- 10 2 levels of on site parking.

# Master Plan

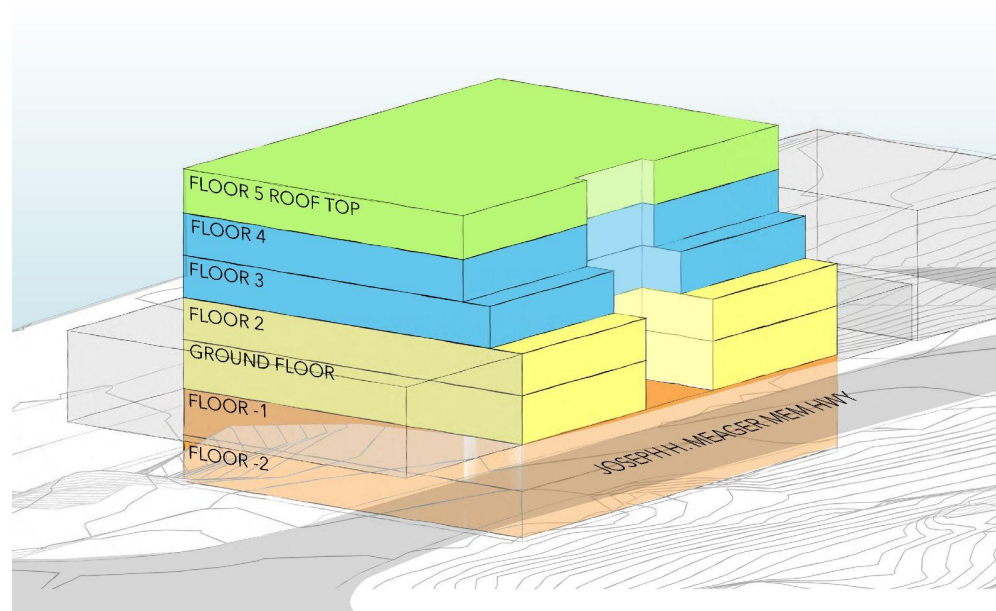
A 4-story mixed-use building located between Shelden Avenue and Lakeshore Drive. The project features retail spaces, market rate housing, with a rooftop resto-bar and 2 levels of parking.



# Master Plan

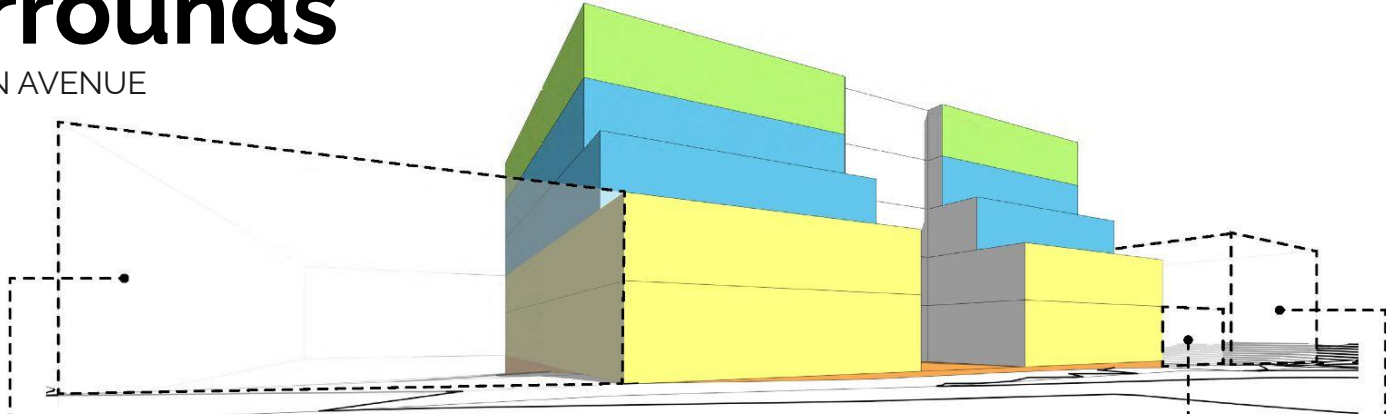
<b>FLOOR -1</b>	<b>11,740 SF</b>
<b>FLOOR -2</b>	<b>11,740 SF</b>
<b>GROUND FLOOR</b>	<b>10,634 SF / 539 SF O.A.</b>
<b>FLOOR 2</b>	<b>10,302 SF / 1,009 SF O.A.</b>
<b>FLOOR 3</b>	<b>9,927 SF / 1,384 SF O.A.</b>
<b>FLOOR 4</b>	<b>9,157 SF / 1,411 SF O.A.</b>
<b>ROOFTOP</b>	<b>3,255SF / 6,510 SF U.A.</b>
<b>TOTAL</b>	<b>66,755 SF COVERED AREA</b>
<b>TOTAL</b>	<b>10,853 OPEN/UNCOVERED AREA</b>
<b>TOTAL PARKING SPACES</b>	<b>25 COVERED UNITS / 12 EXTERIOR UNITS</b>

O.A.= Open Area corresponding to balconies  
U.A.= Uncovered Area corresponding to Rooftop Terrace



# Surrounds

SHELDEN AVENUE







Downtowner Motel

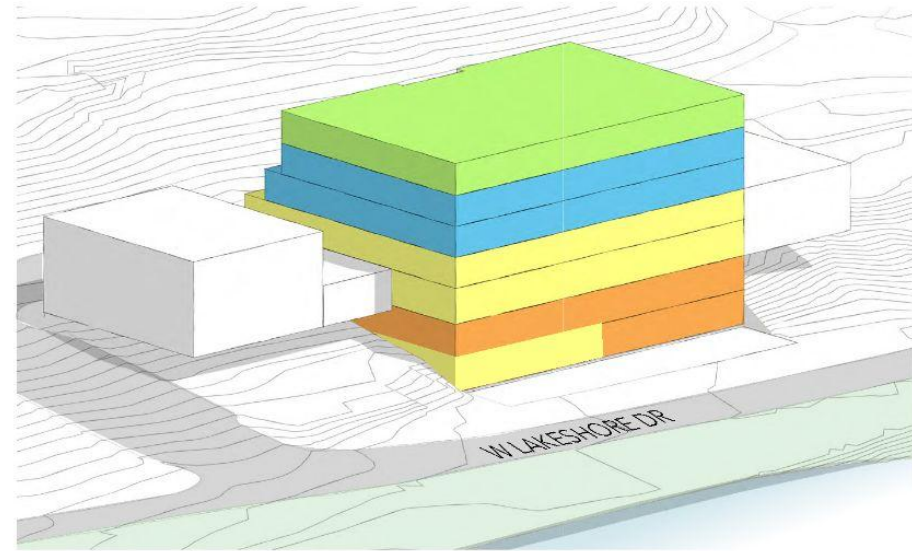
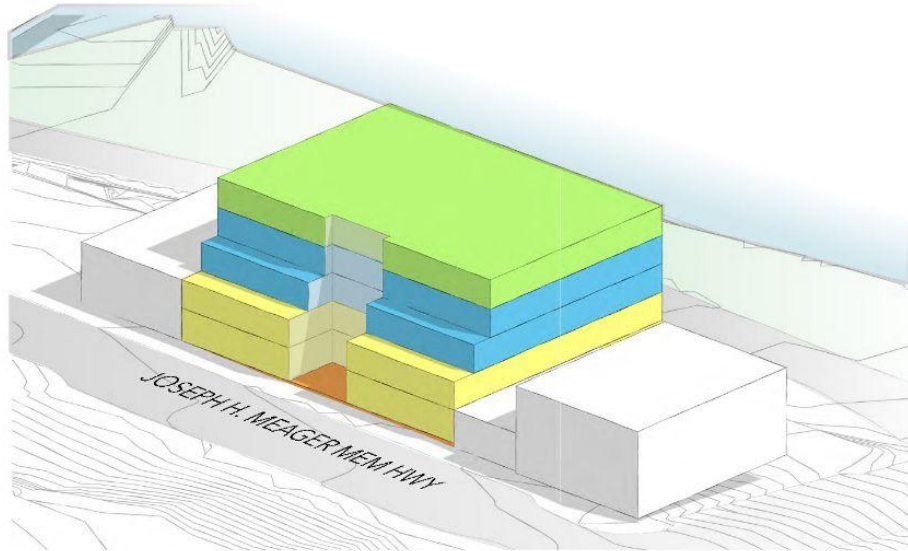


Laiti Jewelers / Ambassador Restaurant



# SCHEMATIC DESIGN

-  Covered Parking Area
-  Retail / Apartment Area
-  Apartment Area
-  Rooftop Restobar / Terrace Area



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# Architecture Highlights

1

Natural Materials Brick / Metal / Stone

2

Appealing Facade With Independent Balconies in Each Residence and central courtyard

3

Store Fronts on both North and South Facade

4

Stepped Medium Density Massing Strategy



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# Project Amenities

1

Portage Canal Lift Bridge , Portage Canal and Mont Ripley views

2

Rooftop Restobar

3

Commercial areas on the ground floor facing both streets.

4

Green Roof Gardens/Balconies

5

Comfortable and spacious one- and two-bedroom apartments with integrated balconies.

6

On Site Parking

7

Flexible apartment and retail sq ft that can be tailored to meet the client's requirements.

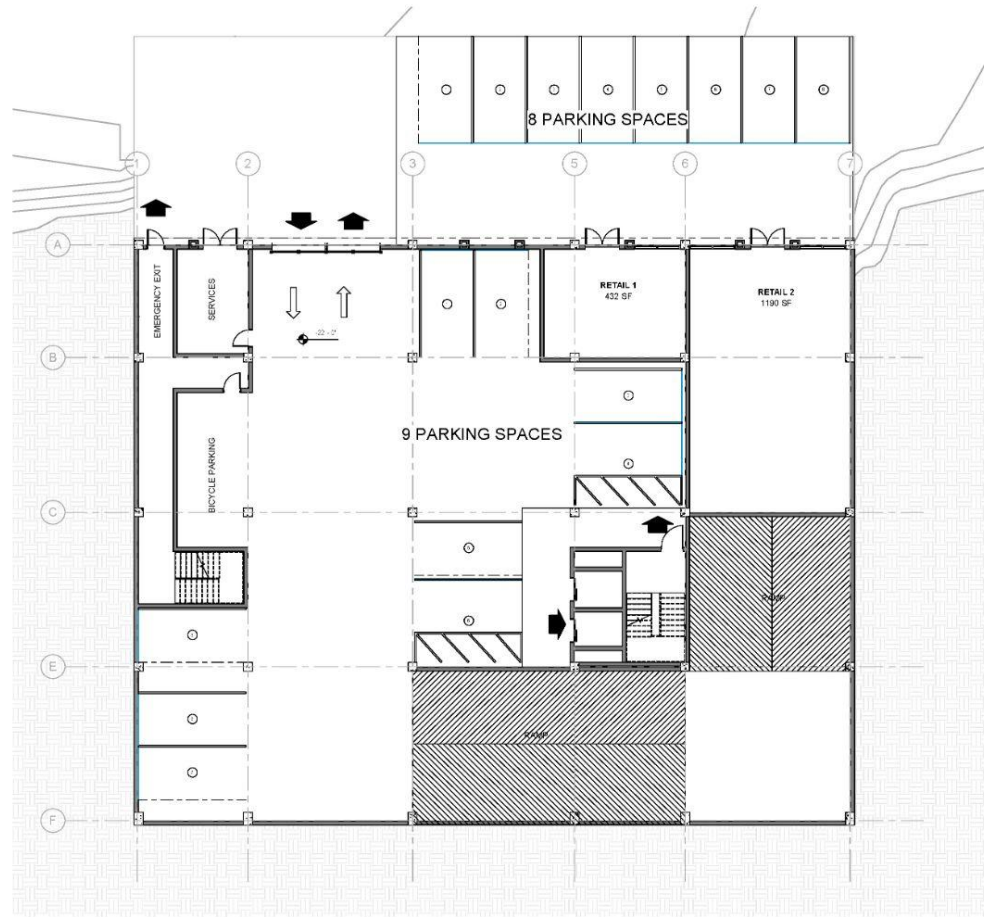
8

Central patio on Shelden Avenue.

# Plans

## Level -2 Floor Plan

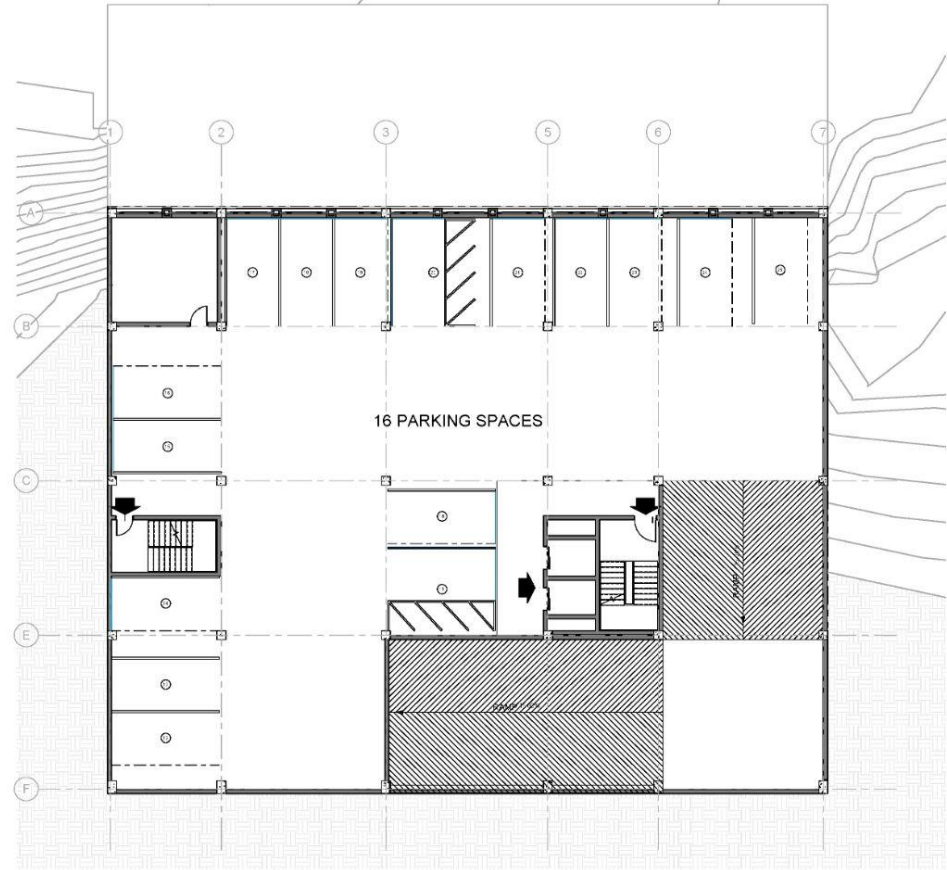
- 9 Interior Parking Spaces
- 8 Exterior Parking Spaces
- 2 Commercial spaces with direct access to outdoor parking, offering direct views of the park and the bridge.
- Mechanical Rooms



# Plans

## Level -1 Floor Plan

- 16 Interior Parking Spaces



# Plans

## Ground Floor Plan

- 4 Retail Spaces
- 3 - 2 bedroom
- 1 - 1 bedroom



SHELDEN AVENUE

# Plans

## Level 2 Floor Plan

- 3 - 2 bedroom
- 6 - 1 bedroom



# Plans

## Level 3 Floor Plan

- 3 - 2 bedroom
- 6 - 1 bedroom





# Plans

## Level 4 Floor Plan

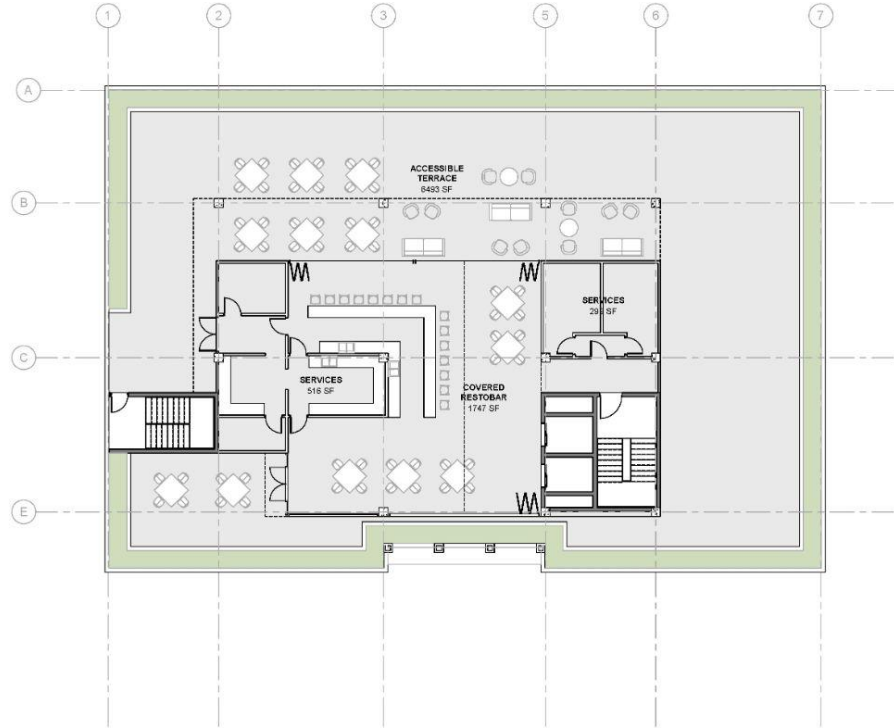
- 3 - 2 bedroom
- 5 - 1 bedroom



# Plans

## Rooftop Floor Plan

- Rooftop bar/Patio
- Mechanical Zone





## Area Summary

- Residential Gross SF 36,244 SF
- Residential Net SF 28,661 SF / Balconies 4,343 SF
- Commercial Gross SF 4,862 SF
- Roof Net SF 9,747 SF
- Hardscape Net SF (Parking) 21,720 SF
- Circulation 4,363 SF















# Thank you.

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