

DOWNTOWN MONTROSE REVISIONING

REVITALIZATION & IMPROVEMENTS

PROMOTE THE DOWNTOWN AS A DESTINATION
INCREASE PEDESTRIAN VISIT TO BUSINESSES
FACILITATE DINING AND DRINKING BUSINESSES
ENCOURAGE WALKABILITY, BIKABILITY, AND ACTIVE TRANSPORTATION
FACADE RENEWALS AND URBAN BEAUTIFICATION



N GENESEE ST.

NICHOLS RD.

NEW LIGHTING SYSTEM FOR SPATIAL DEFINITION + ENERGY SAVING

EXISTING LIGHTING TO BE SALVAGED AND REINSTALLED IN OTHER PARTS OF THE CITY

FACADE RENEWAL BETWEEN NICHOLS RD & GENESEE

RAISED PLANTERS W/ NATIVE COLUMNAR TREES + FLOWERS

NEW SIDEWALK, EXPOSED AGGREGATE CONCRETE, THREE COLORS

INTERSECTIONS RESURFACED TO MATCH NEW SIDEWALK FOR SPATIAL DEFINITION

SIDEWALK BUMPOUTS W. RAISED SEAT WALLS + WALL TABLES TO PROMOTE DOWNTOWN VISITATION & BUSINESS CLIENTEL

MID-BLOCK BUMPOUTS OPTIONAL | ALTERNATIVE: SMALLER SEAT WALLS ON SIDEWALK + ADJACENT MOTORCYCLE-ONLY PARKING

W STATE ST.

SPACE UTILIZATION VIA TABLES + CANOPY

TO BE COORDINATED W/ OWNER

S GENESEE ST.

NICHOLS RD.

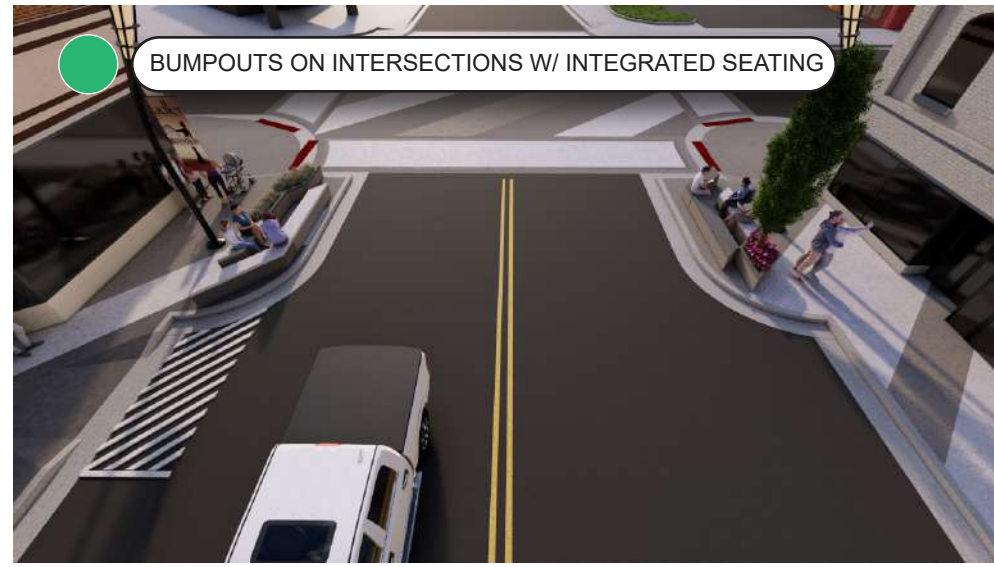
DOWNTOWN MONTROSE REVITALIZATION AND IMPROVEMENTS

PRELIMINARY CONCEPT





FACADE RENEWALS ACROSS THE PROJECT



BUMPOUTS ON INTERSECTIONS W/ INTEGRATED SEATING



RESTRIPING PARKING AREAS, ADA-ACCESSIBLE SPOTS & SIDEWALK



MID-BLOCK BUMPOUTS OPTIONAL, W/ INTEGRATED SEATING, TABLE, PLANTING, & BIKE RACK

ALTERNATIVE DESIGN: SMALLER SEATWALLS ON SIDEWALK + ADJACENT MOTORCYCLE-ONLY PARKING



INTEGRATED SEATING & TABLES ON BUMPOUTS ALLOW TO RESERVE SIDEWALK WIDTH FOR MAXIMUM WALKABILITY

IT PROMOTES DOWNTOWN DINING AND DRINKING BUSINESSES + ATTRACTS MORE VISITORS TO DOWNTOWN

NEW SIDEWALK SURFACE NOT ONLY BRINGS SPATIAL AND VISUAL APPEAL, BUT ALSO ENSURES PEDESTRIAN SAFETY





DOWNTOWN
MONTROSE

Mid Michigan School of Cosmetology

WOMEN'S FITNESS CENTER

MMA

BONIC REAL ESTATE







THREE MOUNTAINS

WHITE

WHITE









FUTURE MONTROSE

DOWNTOWN
MONTROSE

VIBRANT
THRIVING
DOWNTOWN
MONTROSE

Shear Madness
126 W. State

BOMIC REAL ESTATE

M





DANCE & FITNESS CENTER

adler

DE GIFTS SHOP



ller

WHITE'S TAVERN

WHITE'S TAVERN

GB

MICHIGAN MADE GIFTS SHOP

adler













Naples

Gourmet Pizzeria & Ristorante





Maples
Downtown Montrose

MICHIGAN STARTUP INN

WHITE'S TAVERN

VIBRANT
THRIVING
DOWNTOWN
MONTROSE



DOWNTOWN
MONTROSE

FUTURE MO

WHITE'S TAVERN

UP HUB

WHITE'S TAVERN



Pet Grooming

W

W







Mid Michigan School of Cosmetology
MMS

Star Madness
125 W. State

WANT THE
NEW TEAM
MONTROVIE



Gibb's

WHITE'S TAVERN



S SHOP

Pet Corner

BAR



Pet Grooming

CENTRE MONTROSE



**Engineer's Opinion of Preliminary Project Cost
DOWNTOWN MONTROSE & HISTORIC DEPOT
MONTROSE, MI**



Project:

Date: 2/12/2026

By: AEG

Project Description: New concrete sidewalk with three colors, seatwalls, downtown gathering space, promotion of active transportation, community gathering hub, façade renewals, new lighting, and bumpouts.

Drawing Reference:

ITEM NUMBER	ITEM DESCRIPTION	UNIT	QTY	ESTIMATED UNIT PRICE	ESTIMATED AMOUNT
GENERAL ITEMS					
1	Historical Depot Renovations	LSUM	1	\$ 150,000.00	\$ 150,000.00
2	Seatwalls & Tables + Bike Rack & Recycle Bins	LSUM	1	\$ 215,000.00	\$ 215,000.00
3	Landscape (Columnar Trees & Planters & Flowers)	LSUM	1	\$ 45,000.00	\$ 45,000.00
4	New Concrete Surface Sidewalk (Three Colors)	LSUM	1	\$ 210,000.00	\$ 210,000.00
5	New Intersections Concrete Matching Sidewalks	LSUM	1	\$ 115,000.00	\$ 115,000.00
6	Façade Renewals (Allowance)	LSUM	1	\$ 250,000.00	\$ 250,000.00
7	New Street Lighting	LSUM	1	\$ 100,000.00	\$ 100,000.00
8	Bumpouts	LSUM	1	\$ 70,000.00	\$ 70,000.00
GENERAL SUBTOTAL:					\$ 1,155,000.00

Construction Cost Subtotal:	\$ 1,155,000.00
Undeveloped Details / Contingency (20%)	\$ 231,000.00
Engineering (20%)	\$ 278,000.00
Legal / Administration (5%)	\$ 69,500.00

RECOMMENDED CONSTRUCTION BUDGET (ROUNDED): \$ 1,740,000.00

**This cost opinion is an estimate based on the current scope of the project and available information. It is subject to change due to factors such as market fluctuations, unforeseen site conditions, and project scope modifications. This cost opinion should not be considered a guarantee of final construction cost. F&V is not liable for any losses or damages arising from reliance on this cost opinion.