

Jackson Flats
Preliminary Development Plan and Rezone Request Narrative
August 6, 2019

A. Describe Nature of the Project

MAIN STREET VITALITY

The primary goal of the development is to provide the level of vitality that this prominent site deserves. The site is currently underserving the link connecting Chinook Pier and Downtown Main Street via the 1st Street corridor. Creation of a pedestrian friendly area will enhance the vibrancy of this site and contribute to the liveliness of Grand Haven as a whole. An appropriately scaled multi-family residential community will support the seasonal and cultural activities of the north end of 1st street.

MIX OF USES

The organization of the proposed development places buildings intentionally to create active streetscapes along the streets bounding the property. Buildings are placed at the perimeter of the site and help shield internal surface parking and promote the residential character of this part of Grand Haven. Along 1st Street, 2nd Street, and Fulton Street, three-story buildings are sized to respond to their smaller scale residential buildings. Larger, four-story buildings are limited to Jackson Street, taking advantage of upper story views of the Channel and downtown. Vehicular site access has been limited to entrances from 1st and 2nd street to control access and limit the impact of the development on adjacent properties.

The design provides new ninety-degree street parking for the City along 1st, 2nd and Fulton Streets, supporting the active seasonal use of this part of Grand Haven. The design proposes reducing parking quantities below existing zoning standards for the residential development while still meeting market demand for parking. This allows more open space to be returned to residents and the community.

The project includes approximately 124 market-rate, workforce, and affordable apartment units, in four buildings acting as a liner to a central parking lot and resident amenity spaces. There will be a mix of Affordable units (a minimum of 10% of the total units, at 60% or less AMI), Workforce units (80 to 120% AMI) and market rate units. The Affordable units will remain affordable for a minimum of 30 years and be subject to a 4% PILOT (Payment in Lieu of Taxes), and the Workforce units will also be subject to a 4% PILOT. If at any time any of the Affordable or Workforce units no longer fall within their parameters, the PILOT will expire for those units and they will revert to typical ad valorem taxes. The current estimated number of each unit is: 13 Affordable; 35 Workforce; and 76 market rate units. Typical apartments will range in sizes from efficiency (+/- 500 sf) units to two-bedroom (+/- 1000 sf) units, catering to both permanent and seasonal residents providing year-round activity. Short-term rentals are proposed only for the two

larger rental buildings along Jackson Street (Buildings C and D). In addition, 9 condominium units are proposed along 2nd Street, providing smaller scale buildings in keeping with the single-family homes across the street, bringing the total units to 133. A separate private community street level amenity building will deliver shared resident spaces, including an attractively landscaped outdoor patio and pool space.

PARKING

For the proposed 133-unit residential development, 200 spaces of on-site parking are provided including 156 open-air resident parking spaces, 22 enclosed garage spaces serving townhouses and four top-floor Building C units, and 22 “tandem” open-air guest parking spaces associated with townhouse and four top-floor Building C units. This achieves a 1.5 spaces per unit ratio. A total of 84 on-street parking spaces are provided along 1st Street, 2nd Street, and Fulton Street. Of this parking, 78 spaces will be marked for public use and 6 spaces, located at the corner of 1st and Jackson Streets, will be reserved exclusively for use by the residential development. Lastly, a separate 24-space parking lot will be provided for use by the City with entrances from both Fulton and 2nd Streets.

ARCHITECTURAL FEATURES

The building design will be influenced by its context and environment. As an example, our neighbors to the west and south provide strong historic industrial type architectural precedent while remaining in a respective scale to the single-family homes across 2nd Street. The buildings will have high-quality materials which may include colored metal panels, stone or brick, architectural fiber cement panel, wood and glass that compliment this local architecture. The materials will be of superior quality and compatible with its surrounding context. The architecture will be timeless with clean lines and a scale that respects the occupants and pedestrian traffic.

The building design will provide some balconies as an amenity for residents, and as a means to further create pedestrian scale environments along the street. Bike parking will also be provided for residents to encourage non-vehicular transportation around town.

There will be building and tenant signage on the project. Development signs are proposed at the corner of Jackson St. and 2nd St and at the 1st St. entrance. Outdoor spaces will also have signage that improves wayfinding and assists in creating a cohesive community.

B. Proposed Density, Number and Types of dwelling Units

Refer to attached Zoning and Density Exhibit (Development Summary)

C. How does the proposed project meet the objectives of the PD ordinance

1. As defined above the project shall be designed, constructed, and maintained to be an integrated and harmonious development, appropriate in appearance with the existing character of the general vicinity.
2. The project is well served by transportation, utility and public safety infrastructure and services. The development team will work with City to develop and effective plan for all necessities.
3. The project is compatible with the capacities of public services and facilities it provides and will improve the activity and safety of the area with new energized development.
4. The project has housing diversity, consisting of affordable, workforce, and market rate housing units.
5. The project complies with the intent of the Planned Development as described in item A. Due to its location, the extent of environmental contamination that needs to be addressed, the diversity of housing, the project configuration, and the providing of ample public parking, there is a substantial benefit to the residents of the project and to the community as a whole.

D. The legal mechanisms and structures proposed to assure the perpetual maintenance of all open space proposed

The developer and landowner will retain a community operator who will be tasked with maintaining site grounds and open space in an appropriate and professional manner as demanded by market conditions.

E. How the proposed project will be served by public water, sanitary sewer, storm drainage, electric, gas and telecommunications which shall be prepared by a registered professional engineer

With the project being bounded by four Rights-Of-Way the project will take advantage of the nearest utilities with the appropriate capacity to serve the community. The exact location and connection points of these utilities are under investigation and can be provided at a future date when further developed in coordination with the City's Department of Public Works.



F. The Phasing and Staging Plan

Construction staging will be developed on site to limit impact to local area. The project is anticipated to be constructed in a single phase.

F. Proof of Ownership or legal interest in property

The property is located at 125 Elliot Avenue in Grand Haven, Michigan. The property is comprised of a collection of parcels containing one warehouse building and several single-family residences. The properties extend from Jackson Avenue/North Harbor Drive to Fulton Avenue and from N. 1st to N. 2nd Streets.

Current ownership is SSS Leasing, LLC and Stanco Metal Products, Inc.

Additional information concerning the project includes:

The total number of acres to be included in the project.

Approximately 4.66 acres (203,057 SF) Includes Right-of-Way vacation area.

Description of how the proposed PD will relate to the objectives of the City of Grand Haven Strategic Land Use Master Plan;

Goal 1 Project provides a broad range of housing density/types on single site.

Goal 2 Project provides a large site that will be attractive, well maintained, safe and inviting with recreational facilities.

Goal 3 Project will provide site maintenance of buildings to maintain quality and energy efficiency of the residential units.

Goal 4 Reduce on site auto parking to limit vehicular use by residents, provide bike parking facilities and encourage use of walkable community and local transit.

Goal 5 Reduce pedestrian/car collision conflicts by limiting curb cuts onto site and working with the City to plan for connections across 1st Street and Jackson Street.

Goal 6 High quality residential housing is an important component of supporting economic, manufacturing and technology growth in the region.

Goal 7 Not Applicable

Goal 8 Not Applicable

Goal 9 An active residential fabric supports creating a vibrant district that enhances hospitality and tourist opportunities in the area.

Goal 10 Proposal provides more green space area through the reduction of required parking on site while meeting market requirements. Lowers heat island effect, raises local aquifer infiltration rates and provides for more walkable communities.

Goal 11 Modern residential units to be built to modern era energy standards greatly reducing energy dependence, demand on City infrastructure and reduced resident energy costs compared to existing homes in the market.

Goal 12 Project will meet or exceed all required energy standards.

Goal 13 Potential reduction to public facilities by vacating right of way along Elliott Street and increasing City green space.

Goal 14 Project will meet and use all current City resources to communicate and submit project documents for public and City consumption as required.

Goal 15 Developer to complete a neighborhood meeting if requested by the City to hear comments from public.

Goal 16 Not Applicable

Goal 17 Not Applicable

Goal 18 The project will be designed to meet all current building codes responding to local natural disasters and associated methods to mitigate damage.

Goal 19 Not Applicable

Goal 20 Project to provide onsite bike parking and develop a block-wide community encouraging walking over car utilization.

Goal 21 The site will not be effecting “at risk” landscapes or shore lines. Project will be designed to accentuate the landscape with native vegetation whenever possible.

All known natural resources, historic sites and natural features, including any views from off the site to important natural features and any impediments to development;

The site is located within the Grand Haven Master Plan Northwest Historic District boundary. To our knowledge no existing buildings are historic nor is the site. Natural and manmade views include Grand River and Chinook Pier Park and the musical water fountain. A portion of the site is in a FEMA designated Area of Minimal Flood Hazard.

The benefits that are expected to result from the adoption of the PD provisions pertaining to the subject site.

Refer to Design Narrative above

If the plan is to be carried out in phases, a description of the phases and the approximate time frame for each phase.

Construction of all portions of the development is expected to occur in a single phase.