

**CITY OF MANISTEE PLANNING COMMISSION
SITE PLAN REVIEW COMMITTEE
AGENDA**

**February 9, 2017
3:30 pm
Second Floor Conference Room, City Hall
70 Maple Street, Manistee, Michigan**

I Call to Order

II New Business:

Hollander Development, 400 River Street – Planned Unit Development

The applicant is requesting a Planned Unit Development that would to demolish all building and structural elements above but not including the first floor level at the River Street Level. Then using the remaining slab, basement and foundation system they would construct a three story building that would consist of 45 apartments (29 one and 17 two bedroom apartments), storage lockers and indoor bicycle storage for residents, a fitness facility, community room, retail/commercial space, rental office and restrooms.

TC 160 Memorial LLC, (former Oleson’s Plaza) – Planned Unit Development

The applicant is requesting a Planned Unit Development that has three main components.

Phase I

- The existing building/former Oleson’s market will be split into two units
 - A new facility for the Senior Center 19,920 sq. ft. (Place of Public Assembly Large)
 - A grocer tenant will lease the remaining 17,885 sq. ft.
 - In the future the portion of the development under the control of the Senior Center will be split into a separate parcel for Tax Exemption purposes.
- A new Mixed Use Building
 - 48 Residential Units (2nd, 3rd and 4th floor)
 - 1,000 sq. ft of commercial space (1st floor)
 - 22 covered parking spaces

Phase II

- Demolition of existing building (Family Dollar/Redeemed Resale Shop)
- Construct a new Mixed Use Building
 - 48 Residential Units (2nd, 3rd and 4th floor)
 - 4,000 sq. ft of commercial space (1st floor)
 - Covered parking spaces

Misc.

III Old Business:

IV Adjourn



Memorandum

To: Site Plan Review Committee Members

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: February 7, 2017

RE: Hollander Development, 400 River Street/51-340-701-01
Request for Planned Unit Development

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, as required under Section 1870.E *A planned unit development application shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation.* A Site Plan Review Committee meeting has been scheduled for **Thursday, February 9, 2017 at 3:30 pm in the Second Floor Conference Room.** In an effort to get the information to you before the meeting I have prepared my staff review and a copy of the request are enclosed. Additional reviews by staff may be available at the meeting.

The applicant is requesting a Planned Unit Development that would to demolish all building and structural elements above but not including the first floor level at the River Street Level. Then using the remaining slab, basement and foundation system they would construct a three story building that would consist of 45 apartments (29 one and 17 two bedroom apartments), storage lockers and indoor bicycle storage for residents, a fitness facility, community room, retail/commercial space, rental office and restrooms. ***A Planned Unit Development is a Special Use in the C-3 Central Business District***

SECTION 1870 PLANNED UNIT DEVELOPMENT (EXCERPT)

- A. Definition.** A special land use intended to accommodate developments with mixed or varied uses, innovative design features and/or sites with unusual topography or unique settings.
- B. Statement of Intent.** It is the purpose of this section to permit flexibility in the regulation of land development, and to encourage innovation and variety in land use and design of projects. The basic provisions concerning Planned Unit Development are the subdivision, development, and use of land as an integral unit, combining more than one primary land use and which may provide for single-family residential, **multi-family residential**, education, **business, commercial, recreation, park and common use areas**, which are compatible with one another and provide for efficient use of land. The objectives of these Planned Unit Development standards shall be:
 1. To permit flexibility in the regulation of land development.
 2. To encourage innovation in land use and variety in design, layout, and type of structures constructed.
 3. To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities.
 4. To encourage useful open space, and to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the residents of the State and City.

5. To encourage the innovative use, re-use, and improvement of existing sites and buildings.

Public use of the property has been provided since the 1980's when an easement was granted to the City that allowed the construction of a riverwalk along the north side of the property.

SITE PLAN REVIEW				
+/- = More or Less than	Requirements	Proposed	Compliance Yes No	
Minimum Lot Area	2,500 sq. ft.	.87 acres	X	
Minimum Lot Width	25 ft.	381 ft (River St) 90 +/- (Maple Street)	X	
Maximum Building Height	4 stories, or 50 ft.	3 stories, 46 ft. River Street 4 stories, (East portion of building) 58.9 ft. Riverwalk	X	X
Maximum Lot Coverage	100%	15% Building 43% Parking/Paving 18% Riverwalk 24% Open Space/Pervious	X	
Minimum Living Area	500 sq. ft.	630 sq. ft. – 1 Bedroom 960 sq. ft. – 2 Bedroom	X	
Front Yard Set Back	0 ft.	0 ft.	X	
Side Yard Set Back:	0 or 4 ft.	Greater than 4 ft	X	
Rear Yard Set Back:	6 ft.	n/a		
Waterfront	20 ft.	Greater than 20 ft	X	
Parking Requirements: <i>H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums.</i>	0	49 regular 1 Barrier Free 1 Van Accessible	X	
Signage – subject to Article 21: <i>Internally lit signs are prohibited in the Historic District</i>				X
Landscaping Requirements – subject to Section 531: no change proposed			X	
Outdoor Lighting Requirements – subject to Section 525: will comply with ordinance			X	
Number of Units: <i>Not more than three units per each fifteen hundred (1,500) square feet of building envelope</i>	59 units	45 units	X	

The only other zoning issue relating to the request that I could find is my review of Section 1832 Dwelling, Multiple Unit, B. Regulations and Conditions, Item 3 which reads:

3. *In the C-3 District, dwelling units shall not be located on the street level or basement except in those locations where resident privacy can be provided by building design, courtyards, topography or similar design; such as daylight or walkout dwelling units along the riverfront or into a secured and private side or rear yard. Provided, however, that in a mixed-use building located in C-2 or C-3 Districts, the street level of a Multiple Unit Dwelling structure shall be dedicated to retail, commercial or office uses for a depth of not less than twenty (20) feet from the street.*

The applicant is providing 2,513 sq. ft. of commercial space that fronts on River Street on the east portion of the building. A Planned Unit Development allows for flexibility for projects in acting upon the application, the Planning Commission may alter lot size standards, required facilities, buffers, open space areas, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, and miscellaneous regulations. The requirement of 1832.B.3 for the west portion of the building can be waived by the Planning Commission under the PUD.

Comments from DPW Director Jeff Mikula via email 2/7/17

- The 8" water main is 6-8 ft north of the south curb line along River St.
- The Sanitary sewer along River St is 24".
- We need to see how the storm sewer and roof drains will be routed for the building and parking.

Riverfront of Manistee
400 River St.
Manistee, MI 49660

February 8, 2017

To whom it may concern:

The Manistee Fire Department has completed their initial review of the proposed site plan. We find the following:

- 1) In accordance with **IFC Section 503.1.1 Buildings and facilities.** – The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.
- 2) In accordance with **IFC Section 507 Fire Protection Water Supplies** the following are needed:
 - a. **IFC 507.1. Required water supply.** – An *approved* water supply shall be capable of supplying the required fire flow for fire protection.
 - b. **IFC 507.3 Fire Flow.** – Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.
 - c. **IFC 507.4 Water supply test.** – Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
 - d. **IFC 507.5.1 Where required.** – The exterior of all buildings with an approved sprinkler system must be located within 600' of a hydrant.
 - e. **IFC 507.5.1.1 Hydrant for standpipe systems.** – A fire hydrant needs to be located within 100' of the FDC.
- 3) In accordance with **IFC Section 912 Fire Department Connections, especially IFC 912.1 Installation and IFC 912.2 Location** – the FDC must be installed in accordance of applicable NFPA standards and the location of the FDC must be approved by the Fire Department.
- 4) In accordance with **IFC 506.1 Where required.** – A key box (commonly referred to as a Knox Box) is required. The location of it and the type of box must be approved by the Fire Department.



Planning Commission/Planning & Zoning
 City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

Planned Unit Development Application

Please Print

Submission of Application		
<p>Applications must be submitted 25 days prior to the meeting for review for completeness. A Planned Unit Development application shall be submitted to the Planning Commission for review, analysis, and recommendation. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review.</p>		
Property Information		
Address:	Parcel #	
Applicant Information		
Name of Owner or Lessee:		
Address:		
Phone #:	Cell#:	e-mail:
Name of Agent (if applicable):		
Address:		
Phone #:	Cell#:	e-mail:
Narrative		
<input checked="" type="checkbox"/>	A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).	
<input checked="" type="checkbox"/>	A certified boundary survey and legal description of the property.	
<input checked="" type="checkbox"/>	A statement of present ownership of all land contained in the PUD.	
<input checked="" type="checkbox"/>	Population profile for the development.	
<input checked="" type="checkbox"/>	Proposed financing.	
<input checked="" type="checkbox"/>	Development staging.	
<input checked="" type="checkbox"/>	Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.	
<input checked="" type="checkbox"/>	Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.	
<input checked="" type="checkbox"/>	Market and economic feasibility.	
<input checked="" type="checkbox"/>	Such other information pertinent to the development or use.	
Site Plan Review Process		
<p>A planned unit development application (6 copies) shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. After recommendation by the Site Plan Review Committee the applicant will submit 10 copies of the application and Site Plan for the Planning Commissions consideration.</p>		

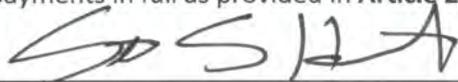
Applicant:		
Submission Guidelines		
Items that are bold and italicized cannot be waived		
<p>Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:</p>		
Waived Initials	Included	Planned Unit Development and Detailed Site Plan Requirements
	<input checked="" type="checkbox"/>	<i>The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan.</i>
	<input checked="" type="checkbox"/>	<i>A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property.</i> In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
	<input checked="" type="checkbox"/>	<i>Property parcel number (from the Assessment Roll of the City).</i>
	<input checked="" type="checkbox"/>	The scale of the drawing and north arrow
	<input checked="" type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
✓	<input type="checkbox"/>	<i>Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography.</i> Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
✓	<input type="checkbox"/>	<i>Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet.</i> Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
✓	<input type="checkbox"/>	<i>The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in close proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.</i>
	<input checked="" type="checkbox"/>	<i>All water features; springs streams and creeks, lakes and ponds, wetlands, and flood plains.</i>
	<input checked="" type="checkbox"/>	<i>Locations, heights and sizes of existing and proposed structures and other important features.</i> Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
	<input checked="" type="checkbox"/>	<i>A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.</i>
	<input checked="" type="checkbox"/>	<i>Proposed setbacks from property lines and building separations distances.</i> Setback lines and their dimensions.
	<input checked="" type="checkbox"/>	<i>The percentage of land covered by buildings, parking and landscape open space, or preserved open space.</i> Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
	<input checked="" type="checkbox"/>	<i>A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.</i> Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input checked="" type="checkbox"/>	<i>Dwelling unit density where pertinent.</i>
✓	<input type="checkbox"/>	Project phasing, if applicable.
	<input checked="" type="checkbox"/>	<i>Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.</i> Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
	<input checked="" type="checkbox"/>	<i>Curb-cuts, driving lanes, parking, and loading areas.</i> Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
✓	<input type="checkbox"/>	Curb-cuts and driveways on adjacent properties.

	<input checked="" type="checkbox"/>	Location and type of drainage, sanitary sewers, storm sewers, and other facilities. Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
	<input checked="" type="checkbox"/>	Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
✓	<input type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
✓	<input type="checkbox"/>	Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
	<input checked="" type="checkbox"/>	Signage characteristics and on-site illumination. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21 .
	<input checked="" type="checkbox"/>	A lighting plan in conformance with Section 525 .
	<input type="checkbox"/>	Location and nature of fences, landscaping and screening. The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531. A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
✓	<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
	<input checked="" type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Planning Commission. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
✓	<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
✓	<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

Authorization

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in **Article 27**.

Signature:  Date: 02/06/2017

Signature: _____ Date: _____

If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.

By checking this box permission is given for Planning Commission Members to make a site inspection if desired.

Yes No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: _____

[The Planning Commission may request this additional information after the Public Hearing on the application]

Office Use Only

Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$_____ Escrow Payment	Receipt #
Date Received:	Hearing Date: PC -

Application for
Planned Unit Development

Riverfront of Manistee

400 River Street
Manistee, Michigan



06 February 2017

IN • FORM architecture

Project Description

The primary goal of Riverfront of Manistee (“Riverfront”) is to add high-quality market-rate housing options to downtown Manistee without demanding “big city” rents.

Riverfront will be a new mixed-use development consisting of forty-five one and two- bedroom apartments with accompanying retail/commercial space. It will be located at 400 River Street in the heart of downtown Manistee. The site includes 385 feet of frontage on the Manistee River and was formerly occupied by a department store.

Our plan is to demolish the roof and walls of the existing, obsolete department store building while retaining the concrete floor system, partial lower level and substructure. We will build a three-story, elevator serviced, wood framed building with brick veneer over the modified floor system.

A total of twenty-nine one-bedroom apartments and seventeen two-bedroom apartments are planned. A majority of the apartments will include river views while select units on the upper floors will also have views of Lake Michigan. Five apartments will be at street level fronting on River Street with direct access from the exterior as well as secondary access from an interior hallway.

Each unit will include hard surface flooring, gas fireplace, patio or balcony, laundry machines, upscale countertops, air conditioning, walk-in closet(s), and other high-end features. The building will include a private community room, on-site management/leasing office, fitness room, indoor bicycle storage, storage lockers and access to Manistee’s River Walk. A majority of the apartments will look out over the river- those on the top two floors will also have views of Lake Michigan which is approximately 6 blocks west of the site.

Residents will also be within walking distance of everything downtown Manistee has to offer. The Manistee Farmers Market, Vogue Theater, Ramsdell Theatre, shopping, restaurants, Manistee County Historical Museum, Municipal Marina, river walk, North Channel Brewing and other attractions are literally right around the corner.

We will also create approximately 2,500 SF of street-level commercial space fronting on and directly accessible from River and Maple Streets. We have not yet identified specific tenants but the space will be competitive with other commercial space in the Manistee market.

We will expand the existing lower level to include a rental office, fitness facility and community room with views and direct access to the City-maintained river walk abutting the site. We will also add storage lockers, indoor bicycle storage for residents, rest rooms for the community room and a maintenance area.

The development team includes Hollander Development Corporation and Ben and Jerry Pitcher as developers; Wolverine Construction as general contractor; Inform Architects as design and supervisory architects; KMG Prestige as property manager; and, Ted Rozeboom of the Loomis Ewert law firm as project attorney. Consultant Connect of Kalamazoo has provided services in connection with estimating the OPRA and Brownfield incentives available for the project.

Boundary Survey and Legal Description

A survey including a legal description is included within the drawing package on the site survey sheet.

Present Ownership

The property is currently owned by ISO Grand Rapids Real Estate, LLC (Jerry & Ben Pitcher). Hollander Development Corporation holds an option on the property.

Population Profile

The target market for the apartments will be moderate income individuals and families at or above incomes of \$50,000 per year, although most units will not have any income limits for prospective tenants.

The price range for a spacious, well-appointed market rate one-bedroom unit will be \$825-995/mo. Two-bedroom market rate units will rent for \$925-1095/mo.

Proposed Financing

Our total development cost is currently estimated at \$8,200,000 with funding from the Michigan State Housing Development Authority (MSHDA), Michigan Economic Development Corporation (MEDC), owner provided equity, and Low Income Housing Tax Credits (LIHTC). In addition, development incentives will be utilized under the Obsolete Property Rehabilitation Act (OPRA) and Brownfield Redevelopment Act. To optimize financing, the building will be organized as a condominium with the residential portion and parking area constituting one condominium unit and the commercial portion as a second unit.

The principal loan from MSHDA would be in the approximate amount of \$4,000,000 under their Gap Financing Program. We are also submitting an application to the MEDC for a \$1,500,000 grant under its Community Revitalization Program (CRP).

All property in the proposed planned unit development is currently owned by Ben and Jerry Pitcher, who are co-developers of Riverfront. The land and building will be contributed to a new ownership entity including the Pitchers, Hollander Development Corporation and a tax credit investor limited partner. Under the proposed MSHDA financing the project will generate approximately \$500,000 in LIHTC, which will be monetized through this equity partnership. The balance of the financing for the residential portion of the development, approximately \$1,700,000, would be made available by MSHDA from their preservation and HOME funds.

In order for any project to qualify for this type of financing the Internal Revenue Service requires that a minimum of 20% of the units are rent and income restricted. Therefore, nine units will be reserved for tenants at or below 50% of area median income who will pay reduced rents.

The commercial portion of the development is estimated to cost approximately \$500,000. These funds will be obtained through a combination of owner provided equity and a loan from a local financial institution.

The project qualifies for incentives under Michigan's Obsolete Property Rehabilitation Act (OPRA) and Brownfield Redevelopment Act. We will be submitting applications to the City for these incentives. The OPRA and Brownfield applications must then be approved by the State Tax Commission, which can take up to 60 days. The developers do not intend to apply to the City for an ordinance establishing a payment in lieu of taxes for the 9 LIHTC units.

Development Staging

MSHDA's Gap Financing program has an initial preliminary application deadline in February 2017 and loans can take up to a year to close. We have been advised that MEDC approval of the CRP grant takes 3-4 months, which would be around the end of May 2017. We estimate a construction start date on or around January 2018, with a construction period of eight to twelve months. Leasing could begin as early as April 2018 if all phases of the project move forward without complication and as late as January 2019 if financing and/or construction are delayed.

Community Impact

We do not believe this project will have a significant impact on roads, schools, utilities or public safety.

We are not requesting modification to any existing road infrastructure and no additional roads are needed for this project. Our construction activities are unlikely to disrupt the flow of traffic or access to River or Maple Streets for any prolonged periods of time. There is adequate space on our site for construction mobilization without storing equipment or supplies on public property. The only time we anticipate an inconvenience to neighboring property owners is when we tap into water and sewer infrastructure under River Street. This should not necessitate a full road closure and can be accomplished in a few days.

While families will be welcomed in Riverfront, we expect that only a few of our residents will add new students to Manistee Area Public Schools. Most units are one bedrooms and are unlikely to attract families. We also anticipate that several of our residents will move to Riverfront from other areas of Manistee County without contributing new students to the system.

Current gas, electric, water and sewer infrastructure is assumed to be adequate for this development. We will need to upgrade water and sewer capacity from the road to the new building in order to accommodate the new use of the site. Jeff Mikula, Manistee's Utility Director, has given us verbal confirmation that the current municipal system will not need modification as a result and that the new connection will be straightforward.

Riverfront will be professionally managed by KMG Prestige, the same management company responsible for Horizon Pointe and Rietz Park Village. We do not anticipate any additional stress to fire protection and emergency services resources. To the contrary, Riverfront will employ the latest fire protection technologies and additional residents living downtown will provide 24-hour vigilance against night crime.

Waste Emissions and Methods for Handling

Once complete, Riverfront will not generate any unusual smoke, dust, noise, odors, liquid or solid wastes, or vibrations. Construction will be managed by a general contractor specializing in multifamily construction and with experience in downtown infill projects. There will be a full-time construction superintendent on site during all construction activities to ensure work is completed in a professional manner consistent with modern best practices, including demolition. Construction is inherently a messy and disruptive process, but we are confident that whichever contractor we choose will minimize inconvenience to surrounding businesses, property owners and other stakeholders.

Market and Economic Feasibility

The current rents and distribution of unit types are based upon an independent, site-specific market study completed at the developers' request by Vogt Strategic Insights in October 2016. Its recommendations are generally consistent with the LandUse USA Target Market Analysis of Manistee County, which was commissioned by Networks Northwest/MSHDA and released in November 2014. Another site-specific market study is in process through MSHDA and is expected to add further support to the concept.

The Manistee area's health needs are served by West Shore Medical Center, a division of Munson Healthcare based in Traverse City. Due to the growth of the elderly population in the area and other factors, West Shore is expanding its services and necessary staffing at all levels (from entry level nursing positions to physicians and administrators). During the same period, local factories (e.g., Morton Salt, Martin Marietta and Packaging Corporation of America) have increased wage scales.

Due to historical reliance on single family homes and subsidized rental housing to serve the shelter needs of the local population, there is virtually no conventional market rate rental housing available in the area. Even though Manistee's economy has a substantial base in tourism where wage scales are typically low and workers often qualify for existing rent- and income-restricted housing, the increase in wage scales and expansion of West Shore Medical Center has created an acute shortage of affordable housing for a significant segment of the local workforce. Riverfront addresses this need.

Other Information - Parking

There are approximately 26 parking spaces below the existing building and an additional 26 spaces on the west portion of the site. The covered, below grade parking will be offered to residents for an additional monthly fee and if necessary residents will be restricted to one parking space per unit.

We have not identified parking scarcity as a barrier to the success of this project. Multiple market studies, discussed below, have failed to identify parking as a challenge in terms of initial rent-up or maintaining long term occupancy. It is obvious that Riverfront will increase competition for parking in the downtown area, but the narrative that the project will negatively impact downtown businesses is false. Numerous national studies by the Urban Land Institute, Enterprise Foundation, and others have identified downtown mixed use development as one of the key leverage points to improve, rather than damage, the economic health of Main Street retailers.



River Street Facade



Maple Street Facade



West Facade



North Facade



View Looking Northwest



View from Maple Street Bridge











Hollander Development Corporation is a leader in the development of affordable, high-quality apartment communities for families and seniors throughout Michigan. Since the creation of our company in 1979, we have successfully developed over 3,000 units of affordable housing.

We take pride in creating apartment communities with architectural distinction and a focus on sustainability. We work closely with the project design team to create housing developments with curb appeal, comfortable and efficient floor plans, desirable resident amenities, site plans which are sensitive to the surrounding neighborhood, and low environmental impact. We are a member of the U.S. Green Building Council and our portfolio includes multiple LEED certifications.

Our careful planning and attention to detail throughout the development process results in properties that enhance the community. Our properties offer attractive housing options to employers who are moving into or expanding within a locality and are looking for affordable housing for their employees. In many cases, our properties help to upgrade the local housing stock and encourage neighborhood revitalization activities.

IN • FORMarchitecture

InForm Architecture is a collaborative architectural practice based in Kalamazoo with on-going projects throughout western Michigan. We have significant experience with historic and adaptive-reuse projects in urban settings, and strive to design with sensitivity to a building's context and environment.

Our team for this project is led by Steve Hassevoort, AIA, the managing partner of the firm. Steve has over 30 years experience in the profession and is on the Michigan State Historic Preservation Office List of Historical Architects. He also sits on the City of Kalamazoo Downtown Design Review Committee and the Downtown Kalamazoo Incorporated Project Review Committee.

Application for Planned Unit Development

RIVERFRONT OF MANISTEE

400 River Street
Manistee, Michigan 49660



owner/developer

Hollander Development Corporation

1822 West Milham Avenue

Portage, MI 49024

project team

IN·FORMarchitecture

architecture - interior design

401 east michigan ave, suite 100

kalamazoo, mi 49007

269.270.3111

www.informarchitect.com

GOURDIE FRASER

surveyor & civil engineering

traverse city, michigan

NEHIL SIVAK

structural engineering

kalamazoo, michigan

drawing index

COVER

EXISTING SITE SURVEY

C1.0 PROPOSED SITE PLAN

A1.0 RIVER LEVEL & STREET LEVEL FLOOR PLANS

A1.1 SECOND & THIRD LEVEL FLOOR PLANS

A2.0 EXTERIOR ELEVATIONS

project name

RIVERFRONT
OF MANISTEE

project number

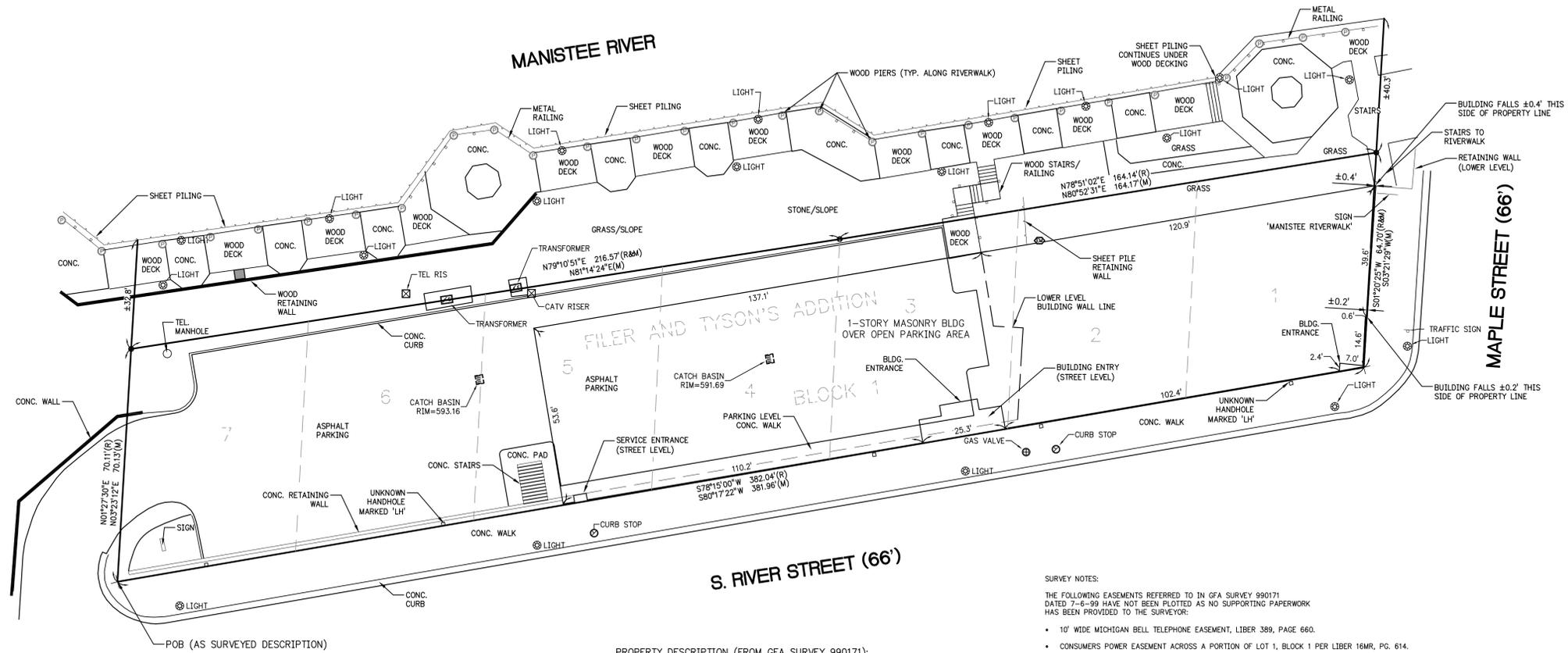
16020

issue date

6 February, 2017

T:\PROJECTS\16403\SURVEY\16403_SURVEY_111909.dwg 11/19/09 11:52 AM MJC:JAW

OAK STREET (66')



GRAPHIC SCALE: 1 inch = 20 feet

Legend

● Iron Found	□ Utility Riser	⊛ Yard Light
○ Iron Set	⊗ Gate Valve	⊕ Tree Line
○ Monument Found	⊕ Fire Hydrant Assembly	⊕ Fence Line
● Monument Set	⊕ Utility Pole	
● Nail Found	○ Guy Pole	
● Nail Set	⊕ Guy Anchor	
■ Stake Found	⊕ Sign	
□ Stake Set	⊕ U/G Utility Sign	
⊕ Benchmark	⊕ Curb Stop & Box	
(R) Record	⊕ Mailbox	
(M) Measured	⊕ Light Pole	
● Section Corner		
○ Sanitary Manhole		
○ Storm Manhole		
● Catch Manhole		



PROPERTY DESCRIPTION (FROM GFA SURVEY 990171):
 Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of FILER AND TYSON'S ADDITION TO THE CITY OF MANISTEE, according to the Plat thereof as recorded in Liber 2 of Deeds, Page 64, and situated in City of Manistee, Manistee County, Michigan.

PROPERTY DESCRIPTION (AS SURVEYED):
 Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of FILER AND TYSON'S ADDITION TO THE CITY OF MANISTEE, according to the Plat thereof as recorded in Liber 2 of Deeds, Page 64, and situated in City of Manistee, Manistee County, Michigan, being more fully described as:

Beginning at the Southwest corner of Lot 7, Block 1, Filer and Tyson's Addition to the City of Manistee;
 thence North 03°23'12" East, 70.13 feet, along the West line of said Lot 7 to the Northwest corner of said Lot 7, as monumented;
 thence North 81°14'24" East, 216.57 feet, to the North corner common to Lots 3 and 4 of said Block 1, as monumented;
 thence North 80°52'31" East, 164.17 feet, to the Northeast corner of Lot 1 of said Block 1, as monumented;
 thence South 03°23'29" West, 64.70 feet, along the East line of said Lot 1 to the Southeast corner of said Lot 1, as monumented;
 thence South 80°17'22" West, 381.96 feet, to the Point of Beginning.

Said parcel contains 0.57 acres, more or less.
 Subject to all easements or restrictions of record, if any.

SURVEY NOTES:

THE FOLLOWING EASEMENTS REFERRED TO IN GFA SURVEY 990171 DATED 7-6-99 HAVE NOT BEEN PLOTTED AS NO SUPPORTING PAPERWORK HAS BEEN PROVIDED TO THE SURVEYOR:

- 10' WIDE MICHIGAN BELL TELEPHONE EASEMENT, LIBER 389, PAGE 660.
- CONSUMERS POWER EASEMENT ACROSS A PORTION OF LOT 1, BLOCK 1 PER LIBER 16MR, PG. 614.
- CONSUMERS POWER EASEMENT ACROSS LOT 2, BLOCK 1, PER LIBER 16MR, PAGE 614
- 10 FOOT WIDE EASEMENT IN FAVOR OF CONSUMERS POWER PER LIBER 530, PAGE 115.
- CONSUMERS POWER EASEMENT ACROSS EAST 1/2 OF LOT 3, BLOCK 2, PER LIBER 16MR, PAGE 612.
- CONSUMERS POWER EASEMENT ACROSS LOTS 6 & 7, BLOCK 1, PER LIBER 16MR, PAGE 608.
- CONSUMERS POWER EASEMENT ACROSS LOT 5 AND A PORTION OF LOT 4, PER LIBER 16MR, PAGE 609.
- CONSUMERS POWER EASEMENT ACROSS LOTS 3 & 4, BLOCK 1, PER LIBER 16MR, PAGE 610.
- CONSUMERS POWER EASEMENT ACROSS PORTION OF LOT 3, BLOCK 1, PER LIBER 16MR, PAGE 611.
- DEED EXCHANGING LANDS FOR MICHIGAN DEPT. OF CONSERVATION ACCESS PER LIBER 141, PAGE 487.
- RIVER WALK EASEMENT IN FAVOR OF CITY OF MANISTEE PER LIBER 476, PAGE 342.

TOPOGRAPHIC SURVEY NOTES:

- THE PROPERTY DESCRIPTION WAS NOT FURNISHED, AND NO CHECK OF TITLE RELATIVE TO OWNERSHIP, GAPS, OVERLAPS, OR OCCUPATION HAS BEEN PERFORMED AS PART OF THIS TOPOGRAPHIC SURVEY.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE LAND BETWEEN THE SHORELINE AS SHOWN IN THE PLAT OF FILER AND TYSON'S ADDITION TO THE VILLAGE OF MANISTEE AND THE RIVER'S EDGE AS LOCATED ON THE SURVEY MAY OR MAY NOT BE A PART OF THE PARCEL AS DESCRIBED IN TITLE COMMITMENT No. 19992182, DATED MAY 24, 1999.
- RECORD DIMENSIONS PER GFA SURVEY 990171 DATED 7-6-99.
- ALL BUILDING DIMENSIONS BASED ON MEASUREMENTS AT FOUNDATION AT UPPER AND LOWER LEVELS.
- BASIS OF BEARING: NAD 83 MICHIGAN CENTRAL ZONE 2112.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN INTERNATIONAL FEET AND DECIMAL PARTS THEREOF.
- DATE OF SURVEY: 11/9/2016

JOE HOLLANDER
SURVEY PLOT PLAN

PART OF SECTION 11, TOWN 21 NORTH, RANGE 11 WEST
 CITY OF MANISTEE, MANISTEE COUNTY, MI

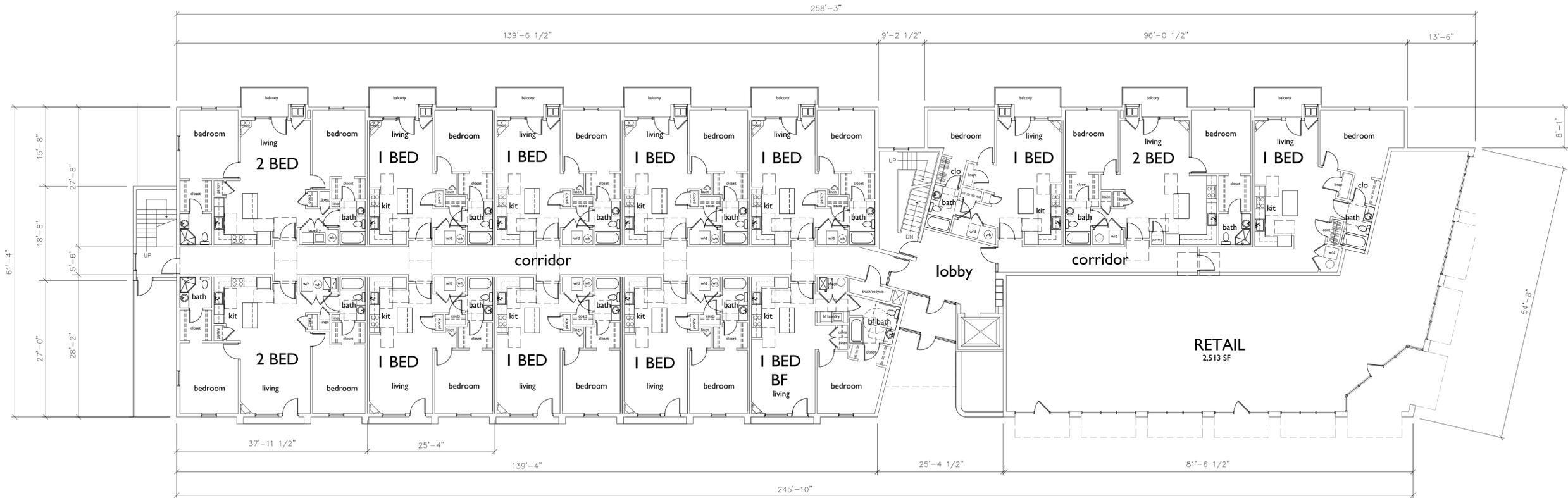
DATE: 11/9/2016
 DRAWN BY: J. JUILLET
 CHECKED BY: M. CALLAGHAN

16403
 SHT 1 OF 1

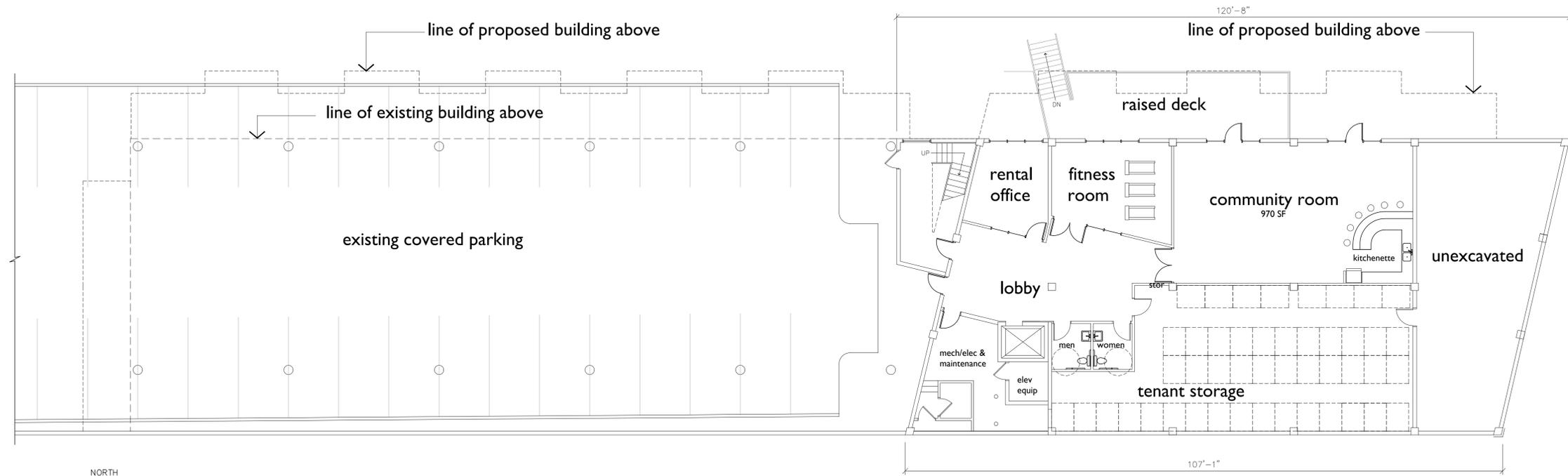
ENGINEERING SURVEYING TESTING & OPERATIONS
 123 West Front Street
 Traverse City, MI 49684

http://gfa.ti
 231.946.5874 (p)
 231.946.3703 (f)

These documents are prepared in accordance with the contractual terms and conditions for this project.



NORTH
STREET LEVEL PLAN
SCALE: 3/32" = 1'-0"



NORTH
RIVER LEVEL PLAN
SCALE: 3/32" = 1'-0"

Application for Planned Unit Development
400 RIVER STREET
Manistee, Michigan 49660

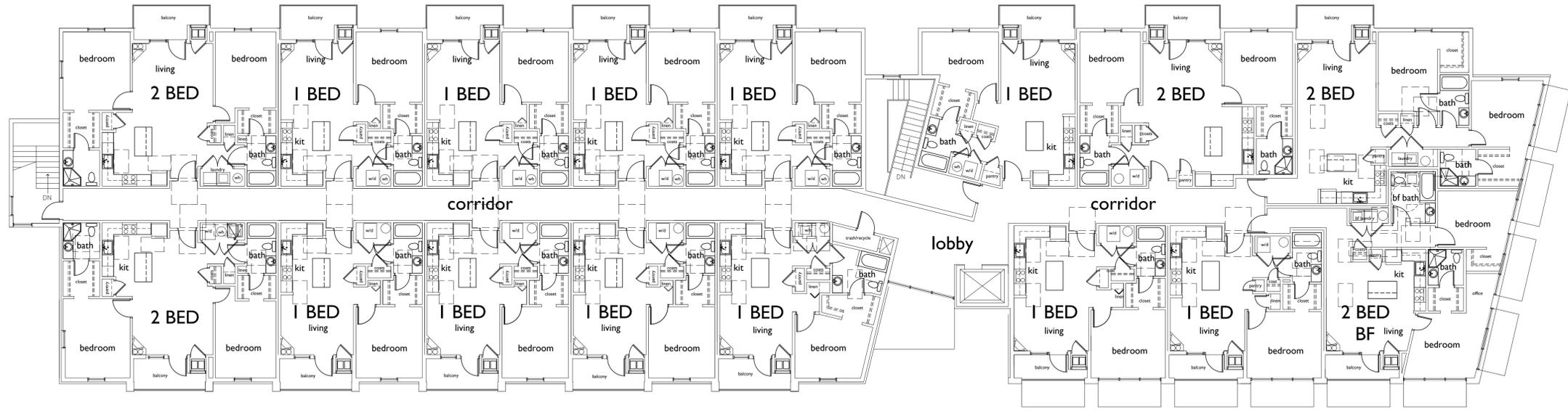
sheet name
river & street level plans

project number
16020

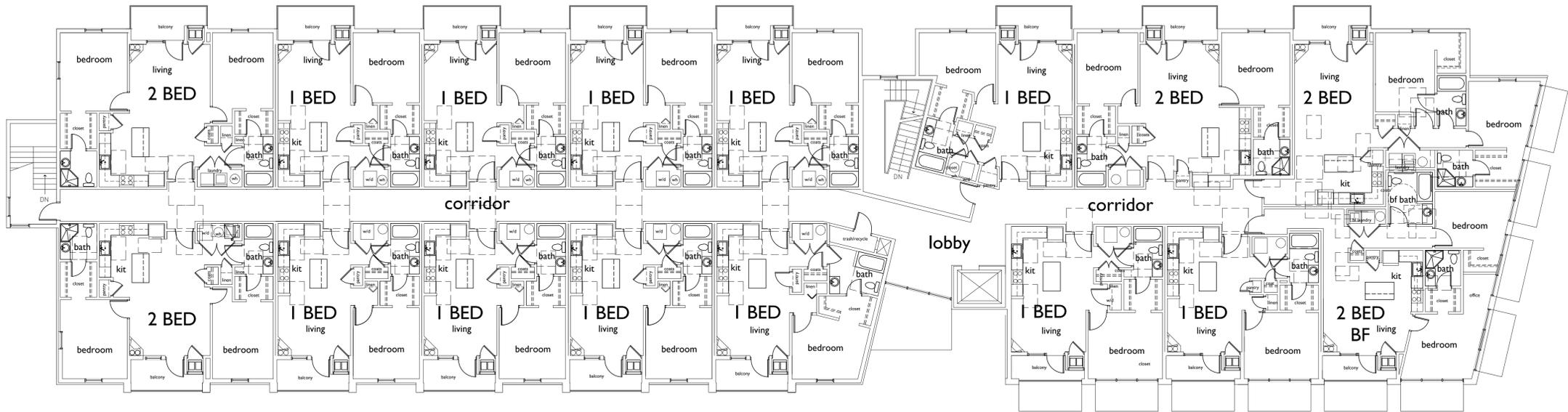
drawing date
6 FEBRUARY 2017

sheet number

AI.0



NORTH
THIRD LEVEL PLAN
SCALE: 3/32" = 1'-0"



NORTH
SECOND LEVEL PLAN
SCALE: 3/32" = 1'-0"

Application for Planned Unit Development
400 RIVER STREET
Manistee, Michigan 49660

sheet name
second & third
level plans

project number
16020

drawing date
6 FEBRUARY 2017

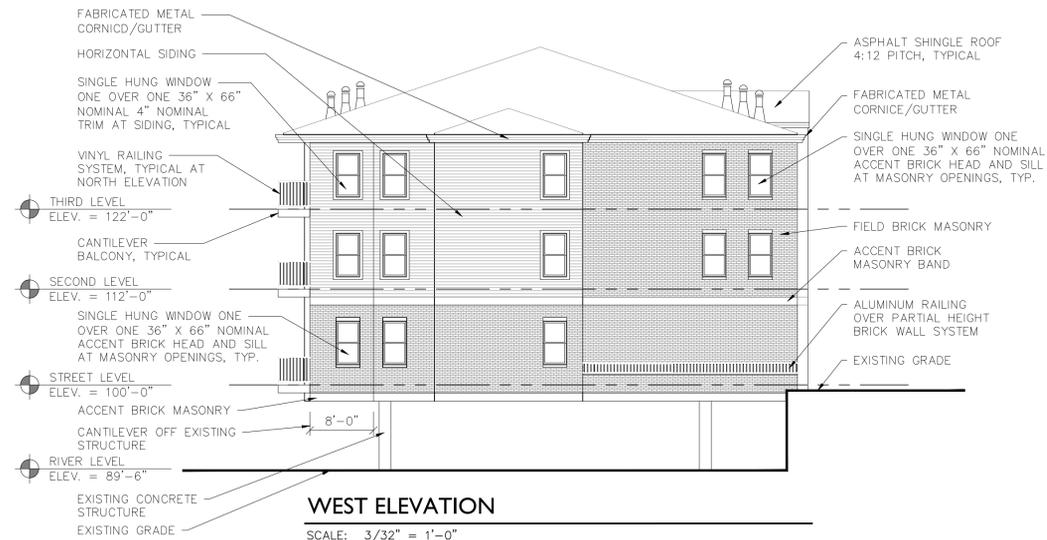
sheet number

AI.I



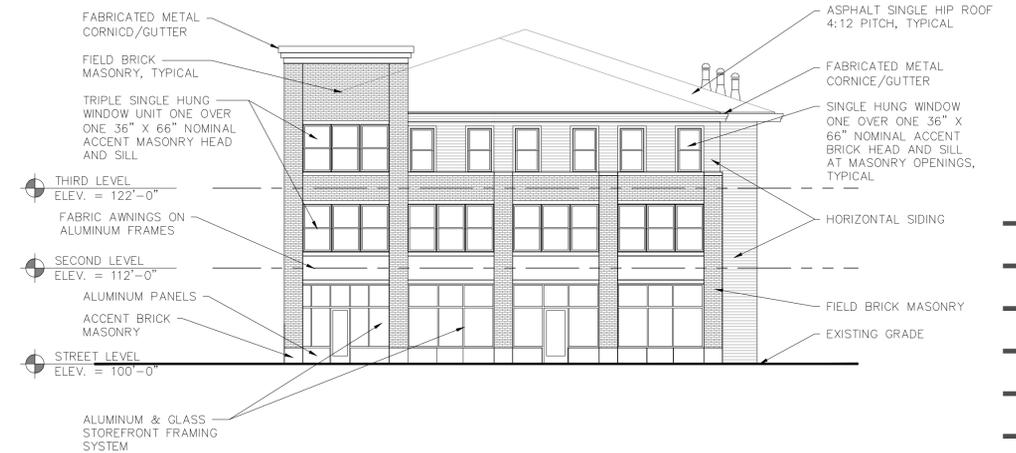
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

Application for Planned Unit Development
400 RIVER STREET
Manistee, Michigan 49660

sheet name	exterior elevations
project number	16020
drawing date	6 FEBRUARY 2017
sheet number	

A2.0



Memorandum

To: Site Plan Review Committee Members

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: February 7, 2017

RE: TC 160 Memorial LLC
 160 Memorial Drive – 51-146-726-01
 169 Taylor Street – 51-146-727-07
 163 Taylor Street – 51-146-727-11
 170 & 172 Memorial Drive – 51-146-726-09
 Request for Planned Unit Development

Denise Blakeslee
Planning & Zoning
Administrator
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
 dblakeslee@manisteemi.gov
 www.manisteemi.gov



Commissioners, as required under Section 1870.E *A planned unit development application shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation.*

A Site Plan Review Committee meeting has been scheduled for **Thursday, February 9, 2017 at 3:30 pm in the Second Floor Conference Room**. In an effort to get the information to you before the meeting I have prepared my staff review and a copy of the request is attached. We have received comments from City Engineer Shawn Middleton and DPW Director Jeff Mikula which are included at the end of my report.

There are four parcels relating to this request. Upon preparing the survey a vacation order was found for that portion of Fillmore Street East of Jefferson Street. The applicant has included that property in the site plan. Staff recommends that as a condition all four parcels be combined into one parcel.

The applicant is requesting a Planned Unit Development that has three main components. ***A Planned Unit Development is a Special Use in the C-3 Central Business District***

Phase I

- The existing building/former Oleson’s market will be split into two units
 - A new facility for the Senior Center 19,920 sq. ft. (Place of Public Assembly Large)
 - A grocer tenant will lease the remaining 17,885 sq. ft
 - In the future the portion of the development under the control of the Senior Center will be split into a separate parcel for Tax Exemption purposes.
- A new Mixed Use Building
 - 48 Residential Units (2nd, 3rd and 4th floor)
 - 1,000 sq. ft of commercial space (1st floor)
 - 22 covered parking spaces

Phase II

- Demolition of existing building (Family Dollar/Redeemed Resale Shop)
- Construct a new Mixed Use Building
 - 48 Residential Units (2nd, 3rd and 4th floor)
 - 4,000 sq. ft of commercial space (1st floor)
 - Covered parking spaces

SECTION 1870 PLANNED UNIT DEVELOPMENT (EXCERPT)

- A. Definition.** A special land use intended to accommodate developments with mixed or varied uses, innovative design features and/or sites with unusual topography or unique settings.
- B. Statement of Intent.** It is the purpose of this section to permit flexibility in the regulation of land development, and to encourage innovation and variety in land use and design of projects. The basic provisions concerning Planned Unit Development are the subdivision, development, and use of land as an integral unit, combining more than one primary land use and which may provide for single-family residential, multi-family residential, education, business, commercial, recreation, park and common use areas, which are compatible with one another and provide for efficient use of land. The objectives of these Planned Unit Development standards shall be:
1. To permit flexibility in the regulation of land development.
 2. To encourage innovation in land use and variety in design, layout, and type of structures constructed.
 3. To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities.
 4. To encourage useful open space, and to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the residents of the State and City.
 5. To encourage the innovative use, re-use, and improvement of existing sites and buildings.

SITE PLAN REVIEW				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed	Compliance	
			Yes	No
Minimum Lot Area	2,500 sq. ft.	190,790 sq. ft.	X	
Minimum Lot Width	25 ft.	Parcels to be combined	X	
Maximum Building Height	4 stories, or 50 ft.	Existing - 1 story Phase 1 - 4 stories/48 ft. Phase 2 – 4 stories/48 ft.	X	
Maximum Lot Coverage	100%	45% Parking 24% Building 6% Walks/Plaza 25% Greenspace	X	
Minimum Living Area	500 sq. ft.	42 Units Phase 1 42 Units Phase 2 No unit will be less than 500 sq. ft.	X	
Front Yard Set Back	0 ft.	Existing Phase 1 – 12 ft. Phase 2 – 12 ft.	X	
Side Yard Set Back: Where a building is not proposed to be sited on the side lot line, a minimum yard of four (4) feet shall be provided.	0 or 4 ft. (each side)	Phase 2 – 10 ft.	X	
Rear Yard Set Back:	6 ft.	n/a	X	

Waterfront	20 ft.	n/a	X	
Parking Requirements: <i>For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums.</i>	0	See attached	X	
Signage – subject to Article 21: address narratively				
Landscaping Requirements – subject to Section 531: no details provided				
Outdoor Lighting Requirements – subject to Section 525: no details provided				

Comments from Planning and Zoning Administrator Denise Blakeslee 2/7/17

While the colored renderings would be acceptable in 11 x 17 sizes, the existing site survey and proposed site plan needs to be full sized for review. There are numerous items missing that are required for the site plan and must be furnished for staff review (Special Groundwater is waived).

Parking – is not required for this project under Section 514.H which reads: *H. For all permitted uses and special uses in the C-3 District the parking provisions of this section shall not apply, except to hotels, motels, and residential use condominiums.*

Staff did review the parking on the site plan against Section 514 and notes the following:

- F. Parking areas with ten (10) or more spaces shall include **designated pedestrian walkways** through the parking lot in addition to landscaped planting islands and perimeter buffers in accordance with [Section 531](#), in all instances where sufficient space is available. Landscape islands must meet the following size requirements: **designated pedestrian walkways would be a recommendation by staff since the residents in phase 2 who otherwise would have to walk across the parking lot to get to the Senior Center and Grocery Store.**
 1. Landscape islands containing a tree shall be a minimum of 160 square feet and a minimum of nine (9) feet wide.
 2. Landscape islands containing a pedestrian pathway shall be a minimum of eleven (11) feet wide, with a pathway of a minimum width of five (5) feet and a minimum of three (3) feet of landscape area on both sides.
 3. If landscaped islands are not used for storm water infiltration, the islands must be raised and curbed.
- K. No parking area designed for more than 4 vehicles shall be located closer than five (5) feet from the front property line. **South Parking area by Grocery**
- L. Bike Parking and the installation of a Bike Rack is required for all uses that require Medium Site Plan Review, unless waived in writing by the Zoning Administrator. **Bike Parking and the installation of a Bike Rack is required for all uses that require Detailed Site Plan Review unless waived by the Planning Commission.**
- M. In all Districts except the L-I and G-I, sidewalks are required and shall be constructed in accordance with the City of Manistee Sidewalk Standards except as follows: **South Parking area by Grocery**
 1. Dwelling, Single Family,
 2. Duplex's if waived by the Planning Commission during the Special Use Permit process,
 3. Accessory Structures, or
 4. Additions or Alterations to existing structures that do not require a Special Use Permit

Additional comments are:

- No Handicap Parking spaces are shown on plan
- “Cart Corals” areas are not shown on the plan; will they be placed in a parking space?
- No dumpsters shown on plan; where will they be located, how will they be enclosed, will this result in the loss of parking spaces?
- Plan indicates street lights and conceptual plans include interior lighting, details are needed.
- Narrative should clarify that a parcel split will be needed in the future when the structure at 160 Memorial Drive is turned over to the Senior Center.
- Resubmit a site plan that includes the missing items from the site plan check, some items can be addressed narratively, but all items with the exception of groundwater protection are required for the application.

The Site Plan was not complete and additional information is needed as noted in the review by the City Engineer Shawn Middleton via email 2/6/17

My discussion with the Architect regarding utilities was brief. My thoughts are:

- Adequate water and sewer is present on Washington provided connections can be made from the development. Water and sewer connections on Taylor and Filmore are available, but capacity would need to be verified with calculations and drawings.
- If the proposed site imperviousness does not change, existing storm water outlets should be adequate, assuming there has not been any flooding in the area. If the percent imperviousness does increase or flooding has occurred storm water calculations will be needed.
- Plans showing all proposed site work and connections to the City's water and sewer utilities, including details should be provided.

Comments from DPW Director Jeff Mikula via email 2/7/17

- We will need to see how the project connects to water; sanitary sewer and all the storm sewer (including roof drains) are handled for the site.
- There is also significant roadway, parking and lighting improvements proposed all Memorial Drive. It is unclear who will be completing those improvements.

**Manistee Senior Center
160 & 172 Memorial Drive
Manistee, MI 49660**

February 8, 2017

To whom it may concern:

The Manistee Fire Department has completed their initial review of the proposed site plan. We find the following:

- 1) Full size drawings to scale and dimensions of proposed project are needed to accurately review the scope of this development. Some of the requirements below may already be met but there is no way to assure this with the drawings provided.
- 2) In accordance with **IFC Section 503 Fire Apparatus Access Roads** the following are needed:
 - a. **IFC 503.2.1 Dimensions.** – Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.
 - b. **IFC 503.2.3 Surface.** – These roads need to be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
 - c. **IFC 503.2.4 Turning radius.** – The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
- 3) In accordance with **IFC Section 507 Fire Protection Water Supplies** the following are needed:
 - a. **IFC 507.1. Required water supply.** – An *approved* water supply shall be capable of supplying the required fire flow for fire protection.
 - b. **IFC 507.3 Fire Flow.** – Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.
 - c. **IFC 507.4 Water supply test.** – Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
 - d. **IFC 507.5.1 Where required.** – The exterior of all buildings with an approved sprinkler system must be located within 600' of a hydrant.
 - e. **IFC 507.5.1.1 Hydrant for standpipe systems.** – A fire hydrant needs to be located within 100' of the FDC.
 - f. The fire department has grave concern over the fire flow capabilities of the existing hydrants particularly the hydrant located at the corner of Filmore and Jefferson St. Adequate water flow documentation will be required to ensure there is adequate fire flow.
- 4) In accordance with **IFC Section 912 Fire Department Connections, especially IFC 912.1 Installation and IFC 912.2 Location** – the FDC must be installed in accordance of applicable NFPA standards and the location of the FDC must be approved by the Fire Department.

- 5) In accordance with **IFC 506.1 Where required.** – A key box (commonly referred to as a Knox Box) is required. The location of it and the type of box must be approved by the Fire Department.
- 6) The turnabout located in front of Building A seems extremely congested. A minimum of 20' of unobstructed access at all times is required. The turning radius needs to be provided to ensure it is adequate.
- 7) The main entry off from Memorial where the proposed flagpole is located also seems congested and tight. A dedicated fire lane may be needed next to building. The flag pole may be better suited located elsewhere. Of course this depends on the dimensions which we don't have.
- 8) An obstructed area to park an ambulance and load patients is suggested.



Planning Commission/Planning & Zoning
 City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

Planned Unit Development Application

Please Print

Submission of Application		
<p>Applications must be submitted 25 days prior to the meeting for review for completeness. A Planned Unit Development application shall be submitted to the Planning Commission for review, analysis, and recommendation. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review.</p>		
Property Information		
Address: 1608-172 MEMORIAL DR & 1638-169 TAYLOR ST Parcel # 51-146-726-01, 726-09, 727-07, 727-11		
Applicant Information		
Name of Owner or Lessee: TC 160 MEMORIAL LLC		
Address: P.O. Box 6685 GRAND RAPIDS MI 49516		
Phone #: 616 608 3884	Cell#: 616 648 8182	e-mail: MAXETHIRCOASTDEV.COM
Name of Agent (if applicable):		
Address:		
Phone #:	Cell#:	e-mail:
Narrative		
<input checked="" type="checkbox"/>	A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).	
<input checked="" type="checkbox"/>	A certified boundary survey and legal description of the property.	
<input checked="" type="checkbox"/>	A statement of present ownership of all land contained in the PUD.	
<input checked="" type="checkbox"/>	Population profile for the development.	
<input checked="" type="checkbox"/>	Proposed financing.	
<input checked="" type="checkbox"/>	Development staging.	
<input checked="" type="checkbox"/>	Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.	
<input checked="" type="checkbox"/>	Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.	
<input checked="" type="checkbox"/>	Market and economic feasibility.	
<input checked="" type="checkbox"/>	Such other information pertinent to the development or use.	
Site Plan Review Process		
<p>A planned unit development application (6 copies) shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. After recommendation by the Site Plan Review Committee the applicant will submit 10 copies of the application and Site Plan for the Planning Commissions consideration.</p>		

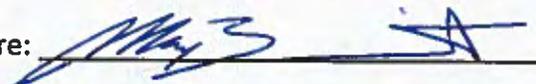
Applicant:		Submission Guidelines
		Items that are bold and italicized cannot be waived
Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:		
Waived Initials	Included	Planned Unit Development and Detailed Site Plan Requirements
	<input checked="" type="checkbox"/>	<i>The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan.</i>
	<input checked="" type="checkbox"/>	<i>A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property. In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.</i>
	<input checked="" type="checkbox"/>	<i>Property parcel number (from the Assessment Roll of the City).</i>
	<input checked="" type="checkbox"/>	The scale of the drawing and north arrow
	<input checked="" type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
	<input checked="" type="checkbox"/>	<i>Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography. Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.</i>
	<input checked="" type="checkbox"/>	<i>Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet. Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.</i>
	<input type="checkbox"/>	<i>The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in close proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.</i>
	<input checked="" type="checkbox"/>	<i>All water features; springs streams and creeks, lakes and ponds, wetlands, and flood plains.</i>
	<input checked="" type="checkbox"/>	<i>Locations, heights and sizes of existing and proposed structures and other important features. Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.</i>
	<input checked="" type="checkbox"/>	<i>A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.</i>
	<input checked="" type="checkbox"/>	<i>Proposed setbacks from property lines and building separations distances. Setback lines and their dimensions.</i>
	<input checked="" type="checkbox"/>	<i>The percentage of land covered by buildings, parking and landscape open space, or preserved open space. Percentage of land covered by buildings and impervious surfaces and that reserved for open space.</i>
	<input checked="" type="checkbox"/>	<i>A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.</i> Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input type="checkbox"/>	<i>Dwelling unit density where pertinent.</i>
	<input checked="" type="checkbox"/>	Project phasing, if applicable.
	<input checked="" type="checkbox"/>	<i>Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site. Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.</i>
	<input checked="" type="checkbox"/>	<i>Curb-cuts, driving lanes, parking, and loading areas. Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.</i>
	<input checked="" type="checkbox"/>	<i>Curb-cuts and driveways on adjacent properties.</i>

<input checked="" type="checkbox"/>	Location and type of drainage, sanitary sewers, storm sewers, and other facilities. Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
<input type="checkbox"/>	Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
<input type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
<input type="checkbox"/>	Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
<input type="checkbox"/>	Signage characteristics and on-site illumination. Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.
<input type="checkbox"/>	A lighting plan in conformance with Section 525.
<input type="checkbox"/>	Location and nature of fences, landscaping and screening. The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531. A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Planning Commission. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

Authorization

CERTIFICATION AND AFFIDAVIT:

The undersigned affirm(s) that he/she/they is/are the owner, leasee, owner's representative, contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.

Signature:  Date: 2/6/2017

Signature: _____ Date: _____

If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.

By checking this box permission is given for Planning Commission Members to make a site inspection if desired.

Yes No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: MANISTEE COUNTY

COUNCIL ON AGING WILL OWN A PORTION & A PORTION WILL BE A PILOT FOR LIHTC.

[The Planning Commission may request this additional information after the Public Hearing on the application]

Office Use Only

Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC -

February 6, 2017

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The development may include the following C-3 permitted uses:

- Medical or Dental Offices
- Retail Business

Along with the following C-3 Special Uses:

- Dwelling, Multiple units (42 units in Phase 1, 42 units in Phase 2, none of which will have any units of less than 500 square feet)
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2. Certified Boundary Survey

Included in package.

3. Statement of Present Ownership of All Parcels

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5. Proposed Financing

The initial phase of this development will be financed through traditional bank debt and developer equity. Additional phases of the project will include competitive 9% LIHTC credits for the mixed use senior housing.

6. Development Staging

There are two phases proposed for this development. The first phase involves the existing structure and an additional senior housing building. The second phase, which is expected to be several years in the future, involves demolishing an existing structure and replacing it with an additional building.

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The site currently contains 3 structures. The first structure is the former Oleson's building, which is approximately 38,000 square feet on 1 floor. At one time this building housed a grocery store in front and retail shops along Memorial Drive. This building is going to be renovated to include a grocery store oriented towards 31 and the new Senior Center, which will be oriented towards Memorial Drive and the River.

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7. Estimated Impact on Infrastructure

After initial discussions with the City Engineer, it is expected that all the utilities and infrastructure in the area will be adequate for the planned use of the property.

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DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2011-2015 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Manistee city, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	6,136	+/-21	6,136	(X)
Male	2,865	+/-140	46.7%	+/-2.3
Female	3,271	+/-141	53.3%	+/-2.3
Under 5 years	395	+/-93	6.4%	+/-1.5
5 to 9 years	365	+/-106	5.9%	+/-1.7
10 to 14 years	339	+/-100	5.5%	+/-1.6
15 to 19 years	385	+/-101	6.3%	+/-1.7
20 to 24 years	356	+/-84	5.8%	+/-1.4
25 to 34 years	763	+/-136	12.4%	+/-2.2
35 to 44 years	567	+/-92	9.2%	+/-1.5
45 to 54 years	890	+/-110	14.5%	+/-1.8
55 to 59 years	442	+/-86	7.2%	+/-1.4
60 to 64 years	406	+/-105	6.6%	+/-1.7
65 to 74 years	691	+/-125	11.3%	+/-2.0
75 to 84 years	401	+/-89	6.5%	+/-1.5
85 years and over	136	+/-73	2.2%	+/-1.2
Median age (years)	43.6	+/-2.3	(X)	(X)
18 years and over	4,787	+/-172	78.0%	+/-2.8
21 years and over	4,642	+/-178	75.7%	+/-2.9
62 years and over	1,490	+/-142	24.3%	+/-2.3
65 years and over	1,228	+/-122	20.0%	+/-2.0
18 years and over	4,787	+/-172	4,787	(X)
Male	2,209	+/-141	46.1%	+/-2.1
Female	2,578	+/-124	53.9%	+/-2.1
65 years and over	1,228	+/-122	1,228	(X)
Male	537	+/-68	43.7%	+/-3.8

Subject	Manistee city, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Female	691	+/-85	56.3%	+/-3.8
RACE				
Total population	6,136	+/-21	6,136	(X)
One race	5,982	+/-67	97.5%	+/-1.1
Two or more races	154	+/-69	2.5%	+/-1.1
One race	5,982	+/-67	97.5%	+/-1.1
White	5,701	+/-143	92.9%	+/-2.3
Black or African American	61	+/-75	1.0%	+/-1.2
American Indian and Alaska Native	156	+/-77	2.5%	+/-1.3
Cherokee tribal grouping	9	+/-12	0.1%	+/-0.2
Chippewa tribal grouping	23	+/-30	0.4%	+/-0.5
Navajo tribal grouping	0	+/-14	0.0%	+/-0.4
Sioux tribal grouping	0	+/-14	0.0%	+/-0.4
Asian	46	+/-42	0.7%	+/-0.7
Asian Indian	0	+/-14	0.0%	+/-0.4
Chinese	0	+/-14	0.0%	+/-0.4
Filipino	0	+/-14	0.0%	+/-0.4
Japanese	0	+/-14	0.0%	+/-0.4
Korean	5	+/-9	0.1%	+/-0.1
Vietnamese	41	+/-44	0.7%	+/-0.7
Other Asian	0	+/-14	0.0%	+/-0.4
Native Hawaiian and Other Pacific Islander	8	+/-11	0.1%	+/-0.2
Native Hawaiian	8	+/-11	0.1%	+/-0.2
Guamanian or Chamorro	0	+/-14	0.0%	+/-0.4
Samoa	0	+/-14	0.0%	+/-0.4
Other Pacific Islander	0	+/-14	0.0%	+/-0.4
Some other race	10	+/-15	0.2%	+/-0.2
Two or more races	154	+/-69	2.5%	+/-1.1
White and Black or African American	51	+/-36	0.8%	+/-0.6
White and American Indian and Alaska Native	59	+/-38	1.0%	+/-0.6
White and Asian	22	+/-31	0.4%	+/-0.5
Black or African American and American Indian and Alaska Native	0	+/-14	0.0%	+/-0.4
Race alone or in combination with one or more other races				
Total population	6,136	+/-21	6,136	(X)
White	5,841	+/-121	95.2%	+/-1.9
Black or African American	134	+/-91	2.2%	+/-1.5
American Indian and Alaska Native	223	+/-92	3.6%	+/-1.5
Asian	82	+/-46	1.3%	+/-0.8
Native Hawaiian and Other Pacific Islander	8	+/-11	0.1%	+/-0.2
Some other race	10	+/-15	0.2%	+/-0.2
HISPANIC OR LATINO AND RACE				
Total population	6,136	+/-21	6,136	(X)
Hispanic or Latino (of any race)	230	+/-84	3.7%	+/-1.4
Mexican	117	+/-85	1.9%	+/-1.4
Puerto Rican	2	+/-4	0.0%	+/-0.1
Cuban	65	+/-77	1.1%	+/-1.3
Other Hispanic or Latino	46	+/-68	0.7%	+/-1.1
Not Hispanic or Latino	5,906	+/-86	96.3%	+/-1.4
White alone	5,523	+/-156	90.0%	+/-2.6
Black or African American alone	24	+/-40	0.4%	+/-0.7
American Indian and Alaska Native alone	156	+/-77	2.5%	+/-1.3
Asian alone	46	+/-42	0.7%	+/-0.7
Native Hawaiian and Other Pacific Islander alone	8	+/-11	0.1%	+/-0.2

Subject	Manistee city, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Some other race alone	0	+/-14	0.0%	+/-0.4
Two or more races	149	+/-67	2.4%	+/-1.1
Two races including Some other race	0	+/-14	0.0%	+/-0.4
Two races excluding Some other race, and Three or more races	149	+/-67	2.4%	+/-1.1
Total housing units	3,687	+/-167	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	4,737	+/-175	4,737	(X)
Male	2,189	+/-143	46.2%	+/-2.2
Female	2,548	+/-125	53.8%	+/-2.2

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



Manistee Senior Center PUD application

06 February 2017
20160916

PARCEL DESCRIPTION

PARCEL 1:
Commencing at Southwest corner of Block 10; North 75 degrees 38 minutes 40 seconds East, 242.27 feet for point of beginning; North 00 degrees 17 minutes East, 302.5 feet; East to centerline of Lot 14, Block 9; North, on centerline, to North line Lot 14; East, 131.45 feet, South 55 degrees 19 minutes East, 154.85 feet; Southwesterly, along North line Memorial Drive, to point of beginning, Blocks 9 and 10, ENGELMANN'S ADDITION, according to the plat thereof as recorded in Liber 2 of Deeds, Page 419, and amended and recorded in Liber 2-A of Plats, page 19, Manistee County Records.

ALSO Lots 6, 7, 8 and East 1/2 Lot 11, Block 9, ENGELMANN'S ADDITION, according to the plat thereof as recorded in Liber 2 of Deeds, Page 419, and amended and recorded in Liber 2-A of Plats, page 19, Manistee County Records.

PARCEL 2:
Commencing at Southwest corner Block 10, North 75 degrees 38 minutes 40 seconds East, on chord of curve 242.27 feet; North 0 degrees 17 minutes East, 302.5 feet; North 89 degrees 42 minutes West, 53.5 feet; South 1 degree 14 minutes West, 186.57 feet; North 89 degrees 34 minutes West, 178.38 feet; South 0 degree 7 minutes West 177.65 feet to point of beginning, Blocks 9 and 10, ENGELMANN'S ADDITION, according to the plat thereof as recorded in Liber 2 of Deeds, Page 419, and amended and recorded in Liber 2-A of Plats, Page 19, Manistee County Records.

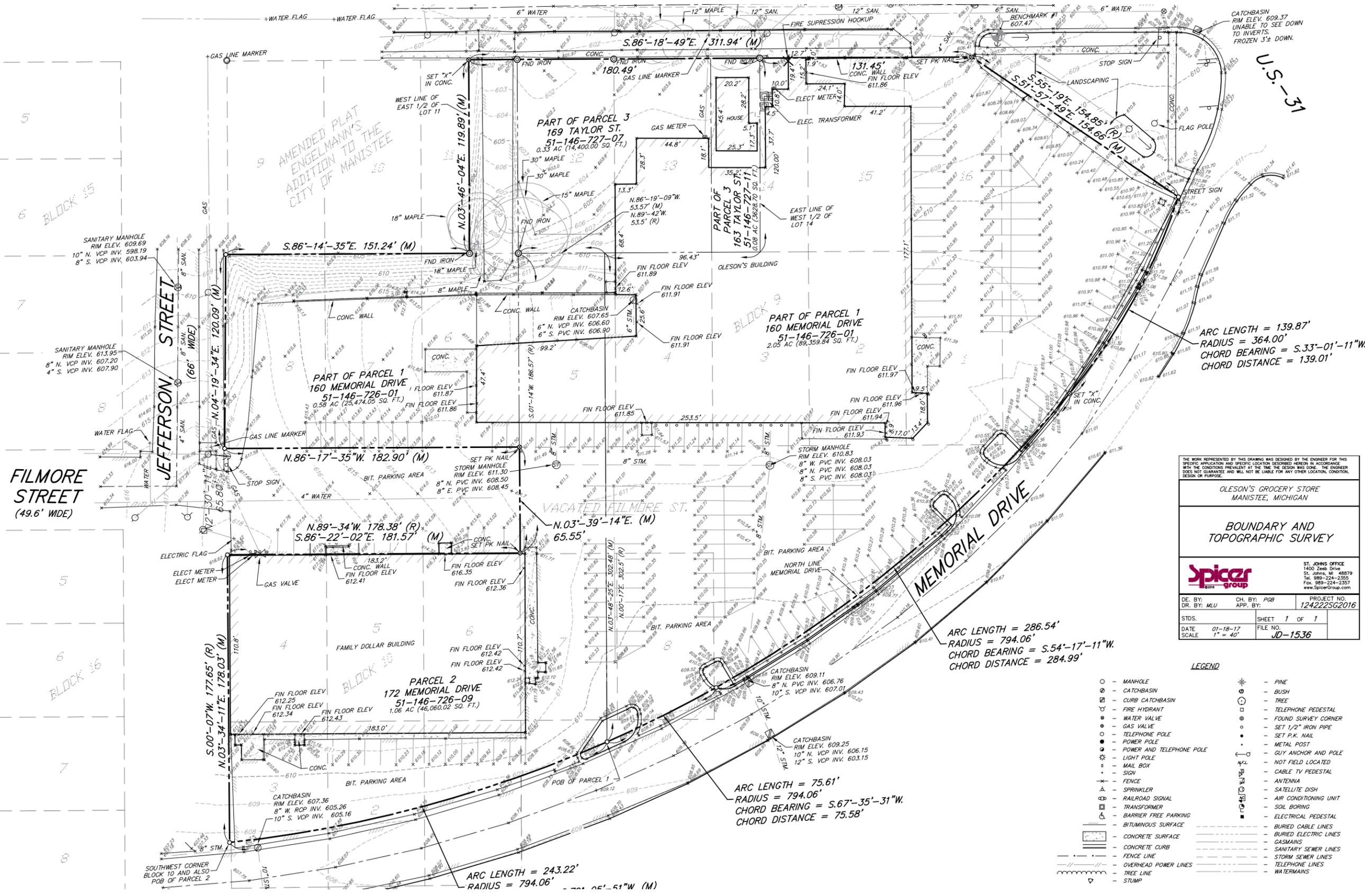
PARCEL 3:
Lots 12, 13 and the West 1/2 of Lot 14, Block 9, ENGELMANN'S ADDITION, according to the plat thereof as recorded in Liber 2 of Deeds, Page 419, and amended and recorded in Liber 2-A of Plats, Page 19, Manistee County Records.

BENCHMARKS

BM#1 RAILROAD SPIKE DRIVEN INTO NORTH FACE OF POWER POLE, 20'± SOUTH OF C/L TAYLOR STREET AND 35'± EAST OF C/L OF GROCERY STORE DRIVEWAY. NAVD88 EL. 607.47

SURVEYORS NOTE

THIS BOUNDARY SURVEY WAS AN ATTEMPT TO RETRACE THE 1971 SURVEY BY STEPHENS (#7318) AND RECORDED IN LIBER 1 OF SURVEYS, PAGE 31. STEPHENS DEFINED THE NORTH LINE OF MEMORIAL DRIVE WITH HIS SURVEY AND THE INTENT OF THIS SURVEY WAS TO RECREATE THAT LINE.

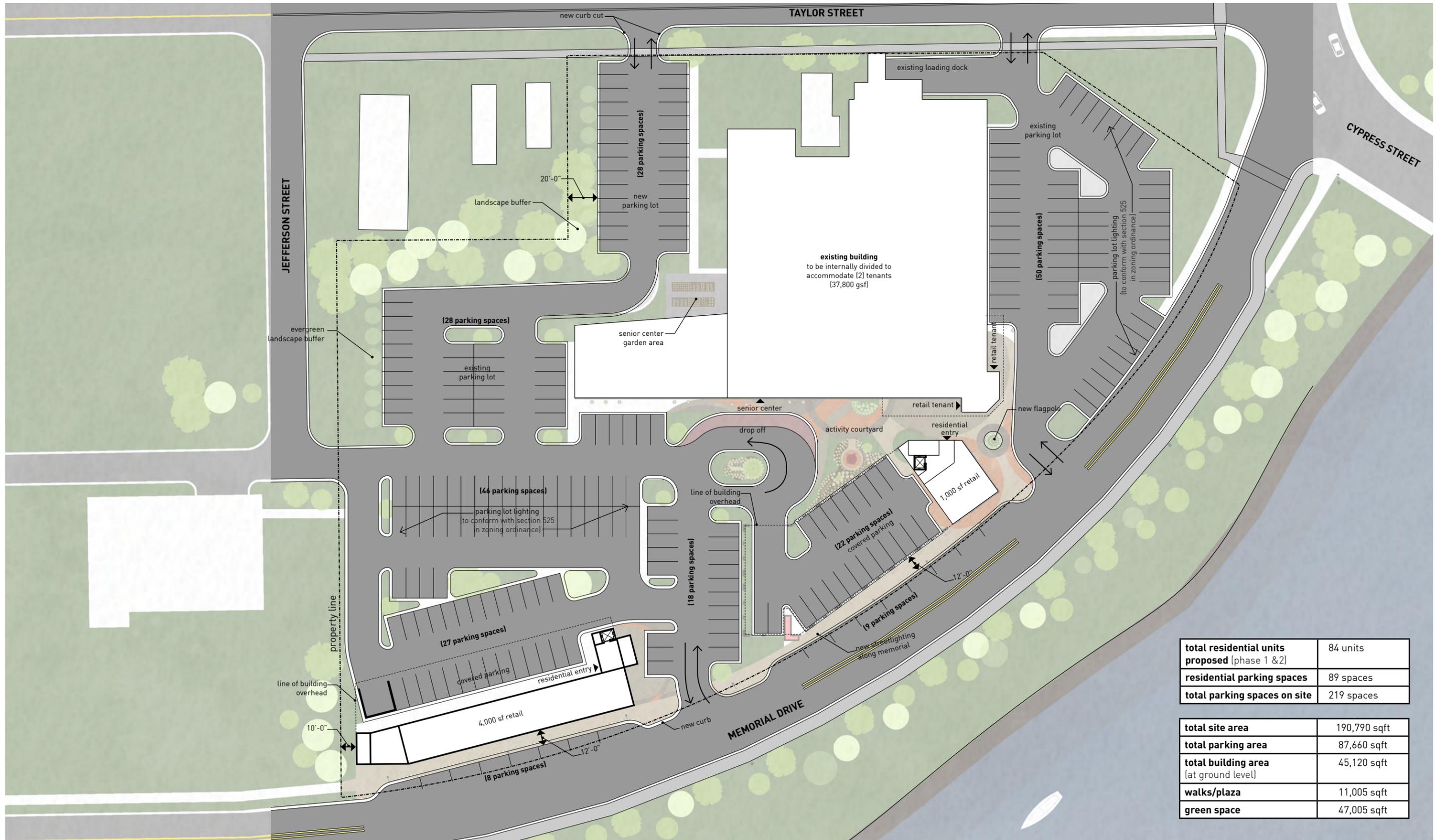


THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PRESENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.

OLESON'S GROCERY STORE MANISTEE, MICHIGAN		
BOUNDARY AND TOPOGRAPHIC SURVEY		
		ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 989-224-2355 Fax. 989-224-2357 www.SpicerGroup.com
DE. BY: MLU	CH. BY: PGB	PROJECT NO. 1242225G2016
DR. BY: MLU	APP. BY:	
STDS.	SHEET 1 OF 1	
DATE 01-18-17	FILE NO. JD-1536	
SCALE 1" = 40'		

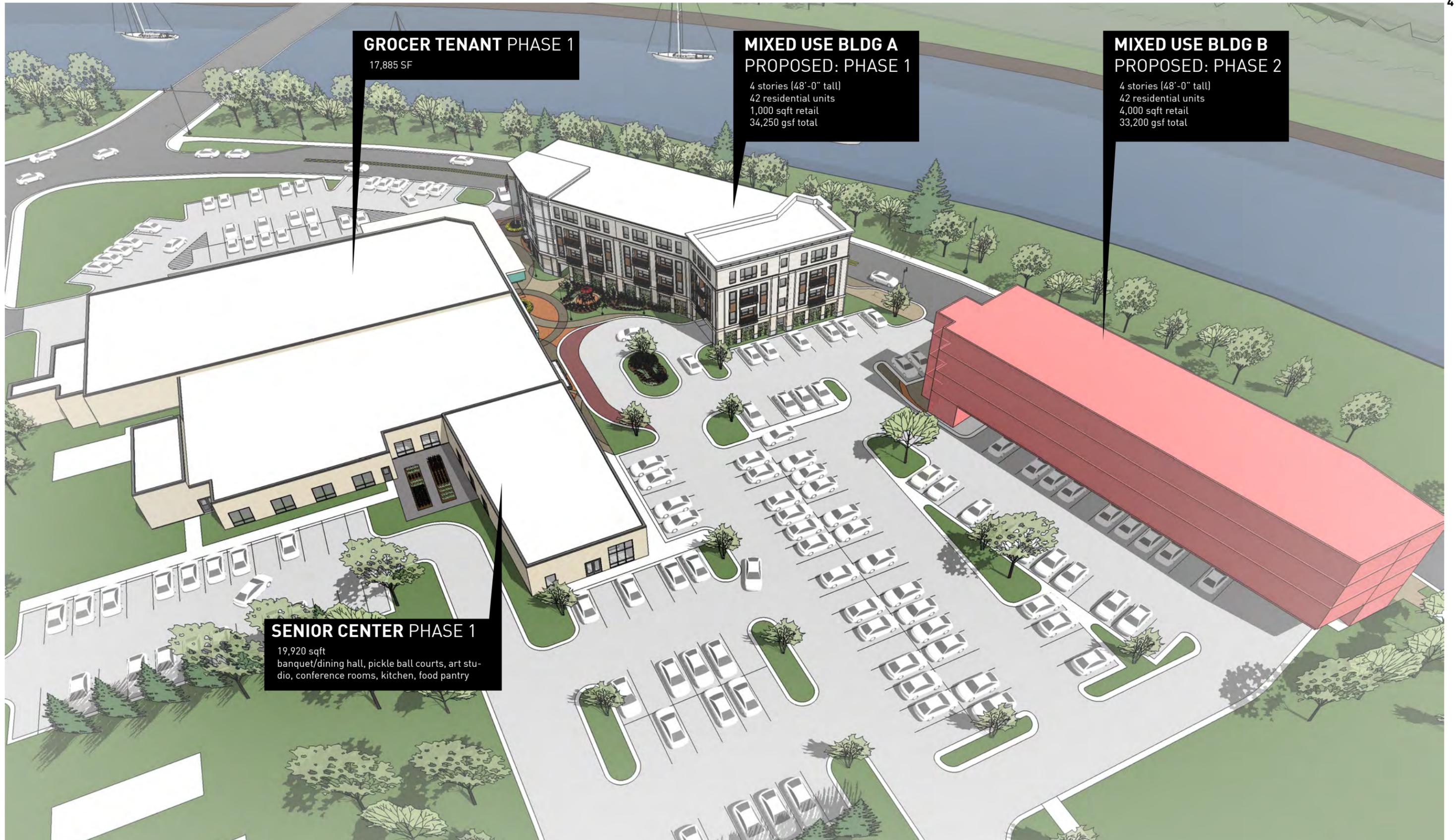
- LEGEND**
- - MANHOLE
 - ⊙ - CATCHBASIN
 - ⊕ - CURB CATCHBASIN
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - GAS VALVE
 - ⊙ - TELEPHONE POLE
 - ⊙ - POWER POLE
 - ⊙ - POWER AND TELEPHONE POLE
 - ⊙ - LIGHT POLE
 - ⊙ - MAIL BOX
 - ⊙ - SIGN
 - ⊙ - SPRINKLER
 - ⊙ - RAILROAD SIGNAL
 - ⊙ - TRANSFORMER
 - ⊙ - BARRIER FREE PARKING
 - ⊙ - BITUMINOUS SURFACE
 - ⊙ - CONCRETE SURFACE
 - ⊙ - CONCRETE CURB
 - ⊙ - FENCE LINE
 - ⊙ - OVERHEAD POWER LINES
 - ⊙ - TREE LINE
 - ⊙ - STUMP
 - ⊙ - PINE
 - ⊙ - BUSH
 - ⊙ - TREE
 - ⊙ - TELEPHONE PEDESTAL
 - ⊙ - FOUND SURVEY CORNER
 - ⊙ - SET 1/2" IRON PIPE
 - ⊙ - SET P.K. NAIL
 - ⊙ - METAL POST
 - ⊙ - GUY ANCHOR AND POLE
 - ⊙ - NOT FIELD LOCATED
 - ⊙ - MAIL BOX
 - ⊙ - CABLE TV PEDESTAL
 - ⊙ - ANTENNA
 - ⊙ - SATELLITE DISH
 - ⊙ - AIR CONDITIONING UNIT
 - ⊙ - SOIL BORING
 - ⊙ - ELECTRICAL PEDESTAL
 - ⊙ - BURIED CABLE LINES
 - ⊙ - BURIED ELECTRIC LINES
 - ⊙ - GAS MAINS
 - ⊙ - SANITARY SEWER LINES
 - ⊙ - STORM SEWER LINES
 - ⊙ - TELEPHONE LINES
 - ⊙ - WATER MAINS

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total residential units proposed (phase 1 & 2)	84 units
residential parking spaces	89 spaces
total parking spaces on site	219 spaces

total site area	190,790 sqft
total parking area	87,660 sqft
total building area (at ground level)	45,120 sqft
walks/plaza	11,005 sqft
green space	47,005 sqft

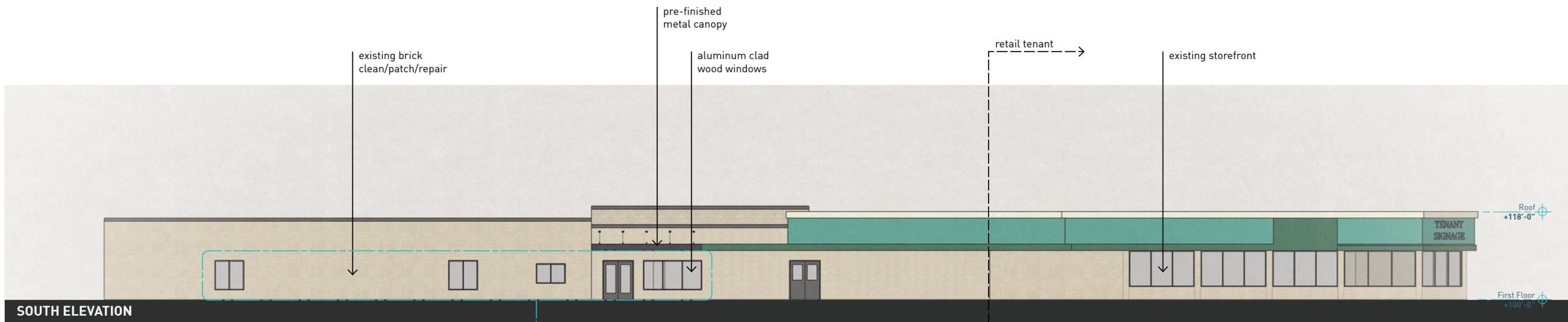


GROCEr TENANT PHASE 1
17,885 SF

**MIXED USE BLDG A
PROPOSED: PHASE 1**
4 stories (48'-0" tall)
42 residential units
1,000 sqft retail
34,250 gsf total

**MIXED USE BLDG B
PROPOSED: PHASE 2**
4 stories (48'-0" tall)
42 residential units
4,000 sqft retail
33,200 gsf total

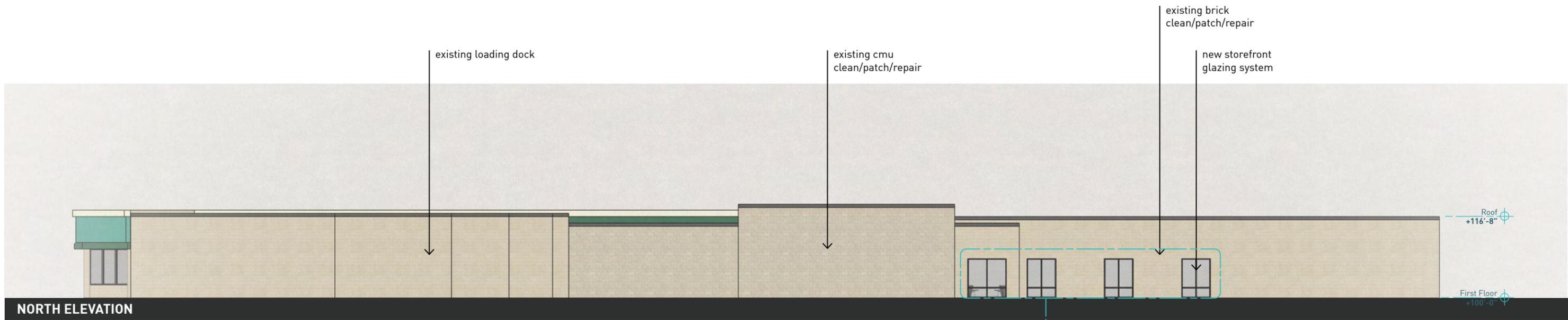
SENIOR CENTER PHASE 1
19,920 sqft
banquet/dining hall, pickle ball courts, art studio, conference rooms, kitchen, food pantry



SOUTH ELEVATION

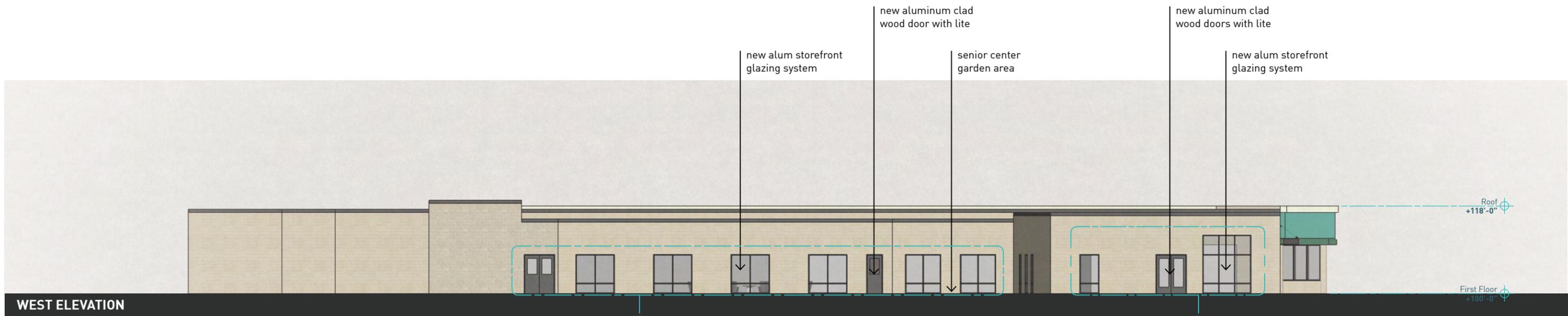


EAST ELEVATION



NORTH ELEVATION

new openings in existing brick wall



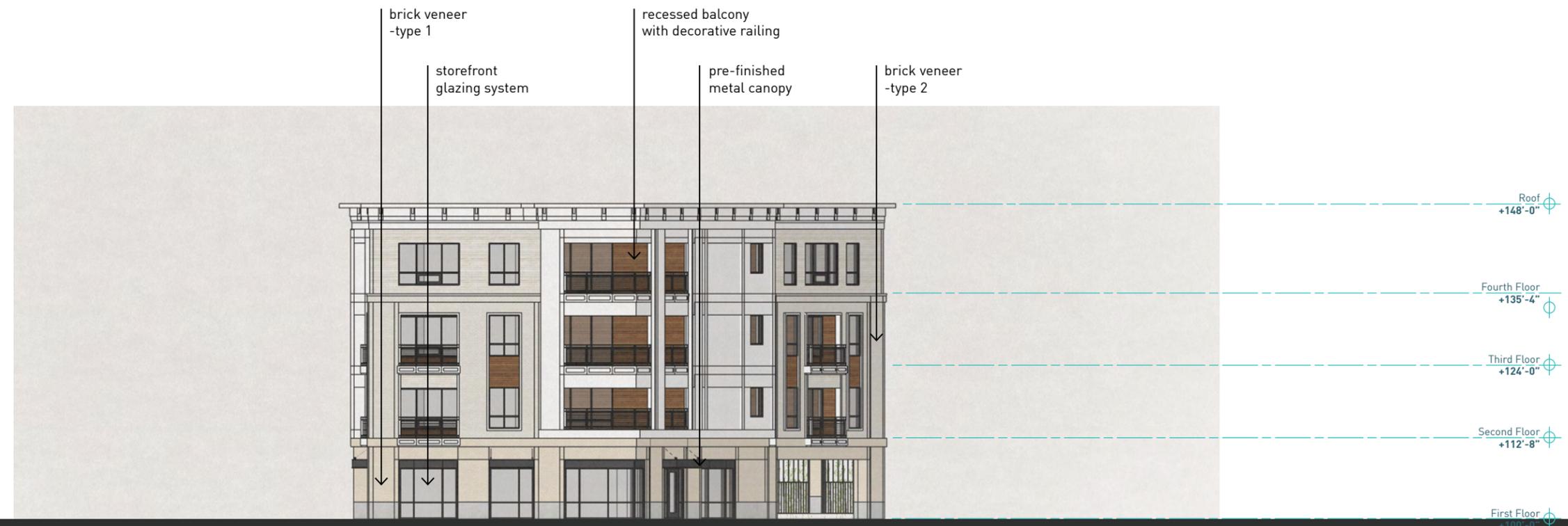
WEST ELEVATION

new openings in existing brick wall

new openings in existing brick wall



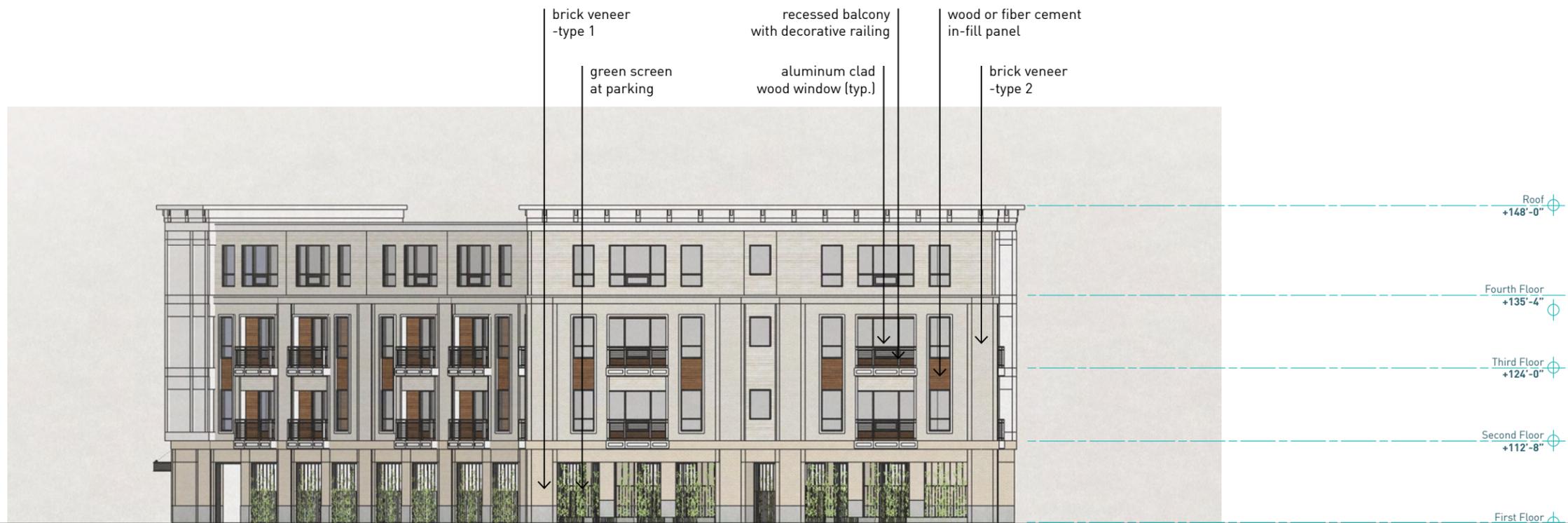
SOUTH ELEVATION



EAST ELEVATION

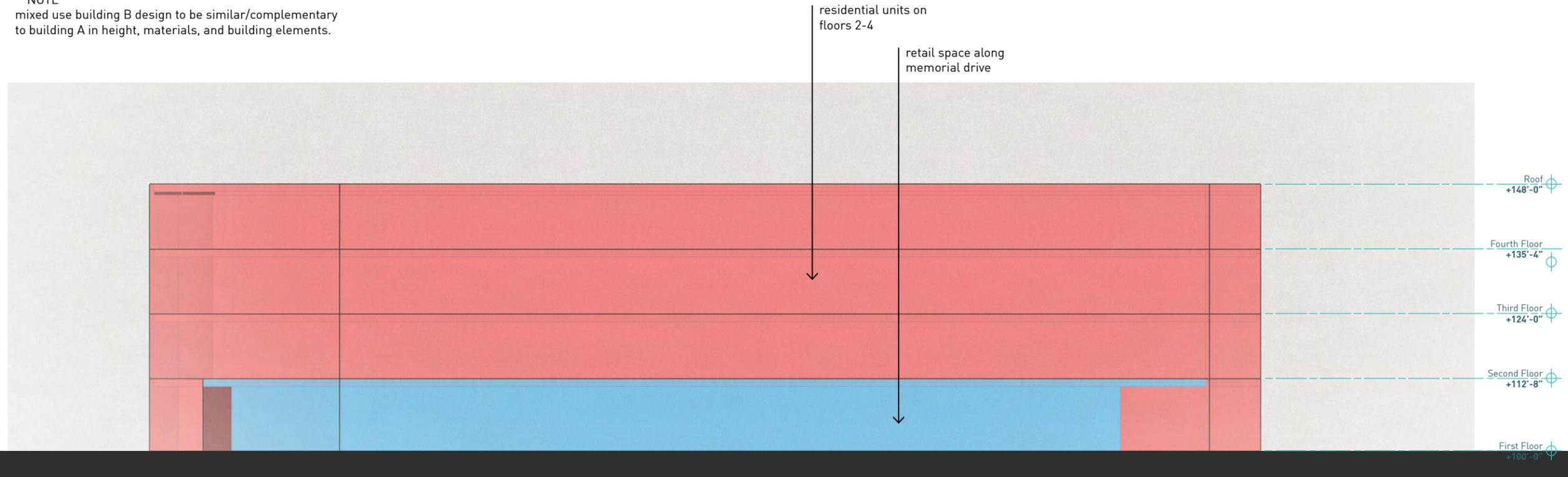


NORTH ELEVATION



WEST ELEVATION

****NOTE****
mixed use building B design to be similar/complementary to building A in height, materials, and building elements.























CONTACT: Sarah Howard
Phone: 231-723-6477

FOR IMMEDIATE RELEASE

LETTER OF INTENT SIGNED TO DEVELOP HUB FOR SENIOR SERVICES AND HOUSING

MANISTEE, MICHIGAN – The Manistee County Council on Aging has signed a letter of intent with Third Coast Development, Grand Rapids to create a hub for senior programs, services and housing, located on US 31 on property owned by the Oleson Food Stores where a purchase agreement to sell the property to Third Coast Development is pending.

“While a number of steps in the process remain, we are thrilled by the prospect of developing a world class hub right here in Manistee to accommodate the needs of our critically important population of senior citizens,” said Sarah Howard, Council on Aging (COA) Executive Director. “We outgrew our current location years ago. When renovated, the new building will provide the space and facilities we need to ensure we provide superior services to all people age 60 or more, regardless of ability or income. Our mission is to promote the quality of life and independence of our senior population which has a wealth of talent and is essential to the vitality of Manistee County.” Howard said that the Alliance for Economic Success has been instrumental in coordinating this project.

Howard said the COA is supportive of the county wide “Meals on Wheels” program which serves lunch daily Monday through Friday at the Senior Center and the county congregate sites. The COA programs include a Healthy Seniors Program, Food Bank, Foot and Eye Glass Clinic, Blood Pressure and Hearing Aid Clinic, a Medicare/Medicaid assistance program, legal services, Meijer Computer Learning Center, Income Tax Preparation, a Senior Food Pantry, and dozens of events, programs and activities ranging from bingo to daily exercise programs.

“The number of households with individuals aged 60 and over in Manistee County increased by 22% between 2000 and 2010 and people over the age of 60 now make up about 34 percent of our total population,” Howard said.

Howard explained that Third Coast Development intends to develop first class housing for seniors on the property, with an initial complex of just under 50 units.

“Affordable housing options for seniors is a persistent and growing need just as it is for much of our population,” Howard said. “We do not have sufficient housing to meet the needs of our seniors and that demand continues to grow. People over the age of 60 are looking to live or relocate here for many reasons, often including being close to their family and enjoying our quality of life in Manistee county. We are excited about the potential of having new, accessible and barrier free housing adjacent to the new Senior Center.”

“We could not be more pleased by this step toward a best practice hub for senior services, programs and living right here in Manistee,” said Manistee City Manager Thad Taylor. “The senior population is of great significance to our City and region and their economic impact is often understated. This location is next door to the Dial-A-Ride service and connected to our walkable community.”

David Levitt, a principal with North Coast Development Company said a deal is pending with a retailer that would also be located on the site and provide added value for seniors and City residents.

CONSENT RESOLUTION

#2016-1

AREA AGENCY ON AGING OF NORTHWEST MICHIGAN
BOARD OF DIRECTORS

At a meeting of the Board of Directors, pursuant to the Notice given and any defect in Notice being hereby waived, the Board of Directors consent to the following action:

WHEREAS, the Manistee County Council on Aging, a 501 (c) (3) nonprofit organization, is charged with providing services and programs to support the independence and well-being of people over the age of 60 that currently make up approximately 34 percent of the total population of Manistee County; and

WHEREAS, the senior population is of great significance to the economic well-being and quality of life of the City of Manistee and Manistee County and the programs and services provided by the Council on Aging can no longer be efficiently provided in their current facilities because of the growth in the senior populations; and

WHEREAS, the Council on Aging's Board of Directors has unanimously adopted and entered into a letter of intent with a developer to relocate their administration, programs and services, including the Northwest Michigan Community Action Agency - Meals on Wheels program, to the property owned by the Oleson's Food Company which is ideally suited to accommodate the growth of the organization to meet the needs of the expanding senior population; and

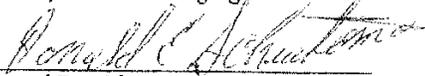
WHEREAS, the Council on Aging is eligible to apply for low-interest financing through the U.S. Department of Agriculture, Rural Development (USDA-RD) that would enable them to purchase the building in renovated condition that would then serve as the location for the Council on Aging and all of the services and programs they provide; and

WHEREAS, the Council on Aging has met with the USDA-RD and has been encouraged to submit a financing application.

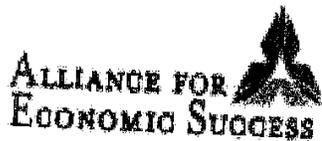
NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Area Agency on Aging of Northwest Michigan hereby supports the low-interest financing application from the Manistee County Council on Aging to the USDA-RD and further that the AAANM Board extends its appreciation and gratitude to USDA-RD for their support of the Manistee County Council on Aging.

December 1, 2016

Dated


Board President


Board Secretary



November 27, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging
457 River Street
Manistee, Michigan 49660

and

Mr. David Levitt
Principal
Third Coast Development Corp.
168 Louis Campau Promenade
Suite 300
Grand Rapids, MI 49503

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

The purpose of this letter is to support the development of the new hub for senior services, programs, businesses and housing in the City of Manistee. It is our intent that this letter be of use to help:

- Secure local approvals and permits.
- Support your financing application to the U.S. Department of Agriculture – Rural Development
- Encourage donors or grant makers to support this development.
- Secure financing and approvals for the development of senior housing and other elements of the project.

The Senior Hub reflects best practice for accommodating and responding to the interests and needs of seniors, including:

- A vastly improved, universally accessible space for the large menu of senior programs and services provided by the Council on Aging.
- Universally accessible and senior friendly housing.
- A retailer that corresponds to both senior and general population needs and demands while creating approximately 10 new jobs.
- Immediate proximity to public transportation and a walkable community that has a high place making score of 10/13 according to a recent study completed by *LandUSE/USA*.

The words of support since you announced the project on November 17, 2016 have been enthusiastic and unanimous:

"Incredibly exciting for our community and what a terrific model!"

Laura Heintzelman, Executive, Director, Manistee County Community Foundation

"Congratulations to all!"

Tom St. Dennis, Attorney, Little River Band of Ottawa Indians

395 Third Street, Manistee, MI 49660
231-723-4325 phone 213-723-3717 fax

Congratulations for moving this forward! It will be a terrific asset for the community.
Roger Myers, President & CEO, Presbyterian Villages of Michigan

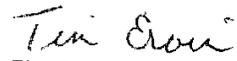
This hub for seniors will: help address the growth of the County's senior population; provide conditions, including housing, that correspond to senior preferences; and attract and develop the growing senior population that is a meaningful economic force for Manistee County.

The attached provides additional background that corresponds to our full support for this development.

We appreciate the opportunity to herald this development as another great, progressive transformation for Manistee County.

Sincerely,


Kelly Smith
Board Chair


Tim Ervin
Director, Resource Development

cc. Mr. Thad Taylor, Manistee City Manger
Ms. Denise Blakeslee, Manistee City Planner
Mr. Jeff Dontz, Chair, County Board of Commissioners
Mr. Tom Kaminski, County Administrator
Mr. Larry Romanelli, Ogema, Little River Band of Ottawa Indians
Board Members, Alliance for Economic Success
Ms. Jennifer Wahr, USDA Rural Development
Mr. Jim Turner, State Director, USDA Rural Development

395 Third Street, Manistee, MI 49660
231-723-4325 phone 213-723-3717 fax

Attachment
Manistee Senior Hub Development

Local, regional, state and national data and findings substantiate our support and that of many others for this project in the City of Manistee.

The Senior Hub Responds to Population Trends and Demands.

A recent national analysis of the senior population and housing published by *U.S. News* found that: "In 1980, the number of citizens age 65 and older was 25.8 million. In 2010, that count had grown to 58% or 40.3 million and the numbers will continue to rise by more than 60% by 2025 to about 65 million individuals." The current U.S. population age 60 or more is about 19 percent. These trends continue to be surpassed in Manistee County. According to the *Manistee County Council on Aging*, the number of households with individuals aged 60 and over in Manistee County increased by 22% between 2000 and 2010 and people over the age of 60 now make up about 34 percent of the total population. According to a 2014 study, "nearly all of Manistee County's population growth between 2000-2010 was concentrated in age cohorts of 45 years and up."

The report also noted that: "...agencies report that affordable housing for seniors in Manistee County is a persistent need with increasing supply not enough to meet the needs and that senior housing demand continues to increase as retirees relocate to the area, often to be near their children and/or because of the desirability of the region."

The components of this Senior Hub will respond to the growing needs of the Senior population.

The Senior Hub Will Respond to Senior Living Preferences.

According to a *National Home Builders* preference survey, 47 percent of those 65 or older prefer new construction for living that is built to meet their needs.

Housing is generally not adapted in Manistee County to provide universal access or special needs for those with limitations. For those over 65 years of age, over 36% have disability. That number increases to over 50% for those age 75 or older. Accessibility needs may mean: lower cabinets and appliances; wider doorways; ramps; grab bars and others. (*BiPartisan Policy Center, 2012*). Data from the *Michigan State Housing Development Authority* lists only one barrier-free unit in Manistee County and barrier free units reflect minimal standards and often do not meet the needs of the disabled. Further, the senior population is also seeking housing that is safe, sanitary and functional. The *American*

395 Third Street, Manistee, MI 49660
231-723-4325 phone 213-723-3717 fax

Community Survey estimates that, in Manistee County 46 occupied housing units lack complete plumbing facilities and 59 occupied housing units lack complete kitchen facilities.

Finally, the senior population (and all County populations) need housing they can afford. Affordable housing is typically defined as housing that costs no more than 30% of a household's monthly income. Housing values and rentals in Manistee County have been found to be higher than what the average household in the County can afford based on the County's median household income of \$40,853, about \$5,000 less than the regional value. (**Manistee County Housing Inventory, 2014**). Providing housing that will not result in a cost over-burden is an obvious significant priority for seniors.

The Senior Hub Will Support and Attract Seniors Who Support the Economy

Financial Capability. Per a monthly marketing report, **Selling to Seniors**, people age 60 and over control 77 percent of all financial assets in the U.S., own almost 50% of all credit cards and account for more than 50% of discretionary spending power – 2.5 times the average per capita. Census data shows that the median net worth of households headed by seniors age 65 and older is over \$145,000 while the median net worth of householders under age 35 is about \$10,000.

Volunteerism Benefits. Senior also provide a significant economic benefit through volunteerism. A recent study for the **National and Community Service Corporation** indicates that 1 in 4 seniors volunteer in their community and, during a three year period, contributed over 3 billion hours of service with an economic value of over \$64 billion. "The biggest motivation for volunteering, particularly for seniors is to make a difference," the article reports. "They are typically the population that is most committed to a cause."

Workforce Expansion. According to a recent study "**A Business Case for Workers Age 60+**," the number of Americans looking for work or are working age 60 or over has grown from 25% in 2002 to 35% in 2015. This study also dispelled the myth that elder workers cost more than younger workers. Shifting trends in reward and benefit programs have created more age-neutral distribution of labor costs, and older workers have a minimal increase at best on total labor costs. The article notes that "the incremental costs of older workers may be far outweighed by the value they add." This presents an entirely new opportunity for a focused recruitment of potential employees who will reside within the senior hub.



November 29, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging and
457 River Street
Manistee, MI 49660

Mr. David Levitt, Principal
Third Coast Development Corp.
168 Suite 300
Compau Promenade
Grand Rapids, MI 49503

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

The Manistee Area Chamber of Commerce is pleased to support the development of the new hub for senior services, programs, businesses and housing in the City of Manistee. This development will create an outstanding focus for programs, services, housing and complementary businesses for our large and growing senior population.

It will also be a resource for supporting community and economic development, in keeping with the many positive and transformative initiatives underway in Manistee County.

Sincerely,

Stacie Bytwork
Executive Director

11 Cypress Street
Manistee, MI 49660
Phone 231-723-2575 Fax 231-723-1515
www.manisteechamber.com



November 27, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging and
457 River Street
Manistee, Michigan 49660

Mr. David Levitt
Principal
Third Coast Development Corp.
168 Suite 300
Compau Promenade
Grand Rapids, MI 49503

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

On behalf of Consumers Energy, I am pleased to support the new hub for senior services, programs, businesses and housing in the City of Manistee.

This development will provide new and exciting resources to support the growing senior population in the Manistee County region. It will also include a new business that corresponds perfectly to both senior and general population needs in the City. Further, it will provide an opportunity for members of our workforce to ensure that the needs of family members are well met.

This is another transformative initiative in support of community and economic development in Manistee County.

Sincerely,

Eric Gustad
Area Manager

cc. Mr. Thad Taylor, Manistee City Manger
Mr. Jeff Dontz, Chair, County Board of Commissioners



STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING & ADULT SERVICES AGENCY

NICK LYON
DIRECTOR

RICK SNYDER
GOVERNOR

November 30, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging
457 River Street
Manistee, MI 49660

and

Mr. David Levitt
Principal
Third Coast Development Corp.

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

It is my pleasure to submit this letter of support on behalf of the Aging and Adult Services Agency (AASA) within the Michigan Department of Health and Human Services.

The AASA fully supports the development of the village for senior services, programs, businesses and housing in the city of Manistee and Manistee County. Several intents of this letter are to be of use to help:

- secure local approvals and permits;
- support your financing application to the U.S. Department of Agriculture – Rural Development;
- encourage donors and/or grant makers to support this development; and
- secure financing and approvals for the development of senior housing and other related elements of the project.

Your proposed village will reflect best practices for accommodating and responding to the interests and needs of seniors, including, but not limited to:

- vastly improved, universally accessible space for the large menu of senior programs and services provided by the Council on Aging;
- universally accessible and senior-friendly housing;
- a retailer that corresponds to both senior and general community needs and demands, while creating approximately 10 new jobs; and
- immediate proximity to public transportation, and a walkable community that has a high place making score of 10/13, according to a recent study completed by **LandUSE/USA**.

Mr. Daniels, Ms. Howard and Mr. Levitt

Page 2

November 30, 2016

This hub for seniors will help to address the growth of Manistee County's senior population. It will provide conditions, including housing, that correspond to senior preferences, and attract and develop the growing senior population that is a meaningful economic force for this county.

We appreciate the opportunity to provide our full support of this development as another great, progressive transformation for Manistee County, and for Michigan.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Kline". The signature is written in a cursive, somewhat stylized font.

Richard Kline, Acting AASA Executive Director
Aging and Adult Services Agency



DIAL-A-RIDE • 180 Memorial Drive • Manistee, MI 49660
Administration Phone: 231-723-6561 • Ride Information: 231-723-6525 • Fax: 231-723-1664

RESOLUTION

MANISTEE COUNTY COUNCIL ON AGING

WHEREAS, the Manistee County Council on Aging, a 501 (c) (3) nonprofit organization, is charged with providing services and programs to support the independence and well-being of people over the age of 60 that currently make up approximately 34 percent of the total population of Manistee County; and

WHEREAS, the senior population is of great significance to the economic well-being and quality of life of the City of Manistee and Manistee County and the programs and services provided by the Council on Aging can no longer be efficiently provided in their current facilities because of the growth in the senior populations; and

WHEREAS, the Council on Aging's Board of Directors has unanimously adopted and entered into a letter of intent with a developer to relocate their administration, programs and services, including the Meals on Wheels program, to the property owned by the Oleson's Food Company which is ideally suited to accommodate the growth of the organization to meet the needs of the expanding senior population; and

WHEREAS, the Council on Aging is eligible to apply for low-interest financing through the U.S. Department of Agriculture, Rural Development (USDA-RD) that would enable them to purchase the building in renovated condition that would then serve as the location for the Council on Aging and all of the services and programs they provide; and

WHEREAS, the Council on Aging has met with the USDA-RD and has been encouraged to submit a financing application;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Manistee County Transportation Inc. hereby supports the low-interest financing application from the Manistee County Council on Aging to the USDA-RD and further that the MCTI Board extends its appreciation and gratitude to USDA-RD for their support of the Manistee County Council on Aging.



**Little River Band of Ottawa Indians
Tribal Council**
2608 Government Center Drive
Manistee, MI 49660
(231) 723-8288

Resolution #16-1130-369

Resolution of Support for Manistee County Council on Aging's Proposed Development of the Shopping Center Formerly Occupied by Oleson's Grocery Store

WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Aníshinaábek* (Little River Band of Ottawa Indians) as a sovereign and Treaty-making power is confirmed in numerous treaties, from agreements with the initial colonial powers on this land, to various treaties with the United States; and

WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994 [codified at 25 U.S.C. §1300k-2(a)]; and

WHEREAS, the Tribe adopted a new Constitution, pursuant to a vote of the membership on May 27, 1998, which Constitution became effective upon its approval by the Assistant Secretary-Indian Affairs on July 10, 1998; and

WHEREAS, the Tribe adopted amendments to the Constitution on April 26, 2004, which became effective upon approval by the Assistant Secretary-Indian Affairs on May 13, 2004; and

WHEREAS, the Tribe adopted amendments to the Constitution on July 11, 2016 which became effective upon approval by the Assistant Secretary-Indian Affairs on August 24, 2016; and

WHEREAS, the Tribe's legislative powers are vested in the Tribal Council in Article IV of the Constitution; and

WHEREAS, the Tribal Council is authorized by Article IV, Section 7(a)(2) to promote, protect and provide for the public health, peace, morals, education and general welfare of the Tribe and its members; and

WHEREAS, Manistee County's over 60 population increased 22 percent between 2000 and 2010 and now makes-up more than a third of the county's total population; and

WHEREAS, the Council on Aging's seeks to relocate the country's senior center and turn the property into a hub of senior services, including 40-50 apartments and a new grocery store; and

Resolution #16-1130-369

Page 2 of 2

WHEREAS, the Tribal Council seeks to support endeavors that build a better infrastructure for all Manistee County Seniors; and

NOW, THEREFORE, IT IS RESOLVED, that this resolution shall serve as the Tribal Council's official position on Manistee County's Council on Aging's proposed development.

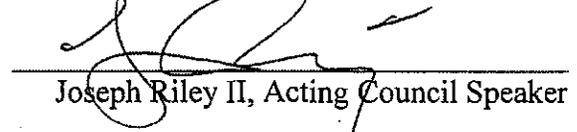
IT IS FURTHER RESOLVED, this resolution shall be forwarded to the Manistee County Council on Aging.

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Tribal Council with 7 FOR, 0 AGAINST, 0 ABSTAINING, 1 ABSENT, and 1 Vacant, at a Regular Session of the Little River Band of Ottawa Indians Tribal Council held on November 30, 2016, at the Little River Band's Government Center in Manistee, Michigan, with a quorum being present for such vote.



Gary Di Piazza, Acting Council Recorder



Joseph Riley II, Acting Council Speaker

Attest:

Distribution: Council Records
Tribal Ogema



Manistee County Board of Commissioners

Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

CHAIRPERSON
Jeffrey Dontz
VICE-CHAIRPERSON
Brook Shafer

Mark Bergstrom
Karen Goodman
Ken Hilliard
Alan Marshall
Richard Schmidt

CLERK

Jill Nowak
(231) 723-3331

CONTROLLER/Administrator

Thomas Kaminski
(231) 398-3504

RESOLUTION #2016-28

SUPPORT FOR MANISTEE COUNTY COUNCIL ON AGING LOW INTEREST FINANCING APPLICATION TO THE USDA-RD FOR BUILDING PURCHASE AND RENOVATION

At a regular meeting of the Manistee County Board of Commissioners held in the Manistee County Courthouse & Governmental Center, 415 Third Street, Manistee, Michigan on the 22nd day of November, 2016.

PRESENT: Bergstrom, Dontz, Goodman, Hilliard, Marshall, Schmidt, Shafer

ABSENT: None

The following resolution was offered by Marshall and seconded by Shafer:

WHEREAS, the Manistee County Council on Aging, a 501 (c) (3) nonprofit organization, is charged with providing services and programs to support the independence and well-being of people over the age of 60 that currently make up approximately 20 percent of the total population of the County; and

WHEREAS, the senior population is of great significance to the economic well-being and quality of life of Manistee County and the programs and services provided by the Council on Aging can no longer be efficiently provided in their current facilities because of the growth in the senior populations; and

WHEREAS, the Council on Aging's Board of Directors has unanimously adopted and entered into a letter of intent with a developer to relocate their administration, programs and services, including the Meals on Wheels program, to the property owned by the Oleson's Food Company which is ideally suited to accommodate the growth of the organization to meet the needs of the expanding senior population; and

WHEREAS, the Council on Aging is eligible to apply for low-interest financing through the U.S. Department of Agriculture, Rural Development (USDA-RD) that would enable them to purchase the building in renovated condition that would then serve as the location for the Council on Aging and all of the services and programs they provide; and

WHEREAS, the Council on Aging has met with the USDA-RD and has been encouraged to submit a financing application;

NOW, THEREFORE, BE IT RESOLVED, that the County Board of Commissioners hereby supports the low-interest financing application from the Manistee County Council on

Aging to the USDA-RD and further that the Commission extends its appreciation and gratitude to USDA-RD for their continued support for Manistee County.

STATE OF MICHIGAN)
)ss
COUNTY OF MANISTEE)

I, Jill M. Nowak, County Clerk, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Manistee County Board of Commissioners at its regular monthly meeting held on November 22, 2016 by the following vote:

YEAS: 7 Bergstrom, Dontz, Goodman, Hilliard, Marshall, Schmidt, Shafer

NAYS: 0 None

NOT VOTING: 0 None

I further certify that the foregoing Resolution is a true, correct and complete transcript of the original of said Resolution appearing on file and of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Manistee this 22nd day of November, 2016.

CLERK OF THE COUNTY COMMISSION
MANISTEE COUNTY, MICHIGAN



Jill M. Nowak, County Clerk



VENTURE NORTH

FUNDING | RESOURCES | CONNECTIONS

November 28, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging and
457 River Street
Manistee, Michigan 49660

Mr. David Levitt
Principal
Third Coast Development Corp.
168 Suite 300
Compau Promenade
Grand Rapids, MI 49503

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

Venture North Funding is pleased to support the development of the new hub for senior services, programs, businesses and housing in the City of Manistee. This development will provide your County with one of the finest, most comprehensive complexes in Northern Michigan to respond to the needs of our large and growing senior population that now makes up 34 percent of the Manistee County's population.

From accessible and ample space for programming and services to universally accessible and senior-friendly housing and complementary retail and transportation resources, you are creating a hub for seniors that is a remarkable achievement for both community and economic development.

This development will also create additional incentives and resources to attract new businesses and jobs to the City of Manistee and Manistee County. We look forward to partnering with the Alliance for Economic Success and all interests to support the continued positive transformation of Manistee County.

Sincerely,

Laura Galbraith
Executive Director

cc. Mr. Thad Taylor, Manistee City Manger
Ms. Denise Blakeslee, Manistee City Planner
Mr. Jeff Dontz, Chair, County Board of Commissioners
Mr. Tom Kaminski, County Administrator
Mr. Tim Ervin, Alliance for Economic Success

November 27, 2016

Mr. Robert Daniels, Board President
Ms. Sarah Howard, Executive Director
Manistee County Council on Aging and
457 River Street
Manistee, Michigan 49660

Mr. David Levitt
Principal
Third Coast Development Corp.
168 Suite 300
Compau Promenade
Grand Rapids, MI 49503

Dear Mr. Daniels, Ms. Howard and Mr. Levitt:

On behalf of our Manistee Morton Salt business, I am pleased to support the new hub for senior services, programs, businesses and housing in the City of Manistee.

This development will support our growing senior population and bring new businesses and jobs to our community that will complement the interests of seniors and our general population. It will also provide an opportunity for members of our workforce to ensure that the needs of their parents are well met.

I am pleased to support this development in the City of Manistee.

Sincerely,



David J. Slivka
General Manager

cc. Mr. Thad Taylor, Manistee City Manger
Mr. Jeff Dontz, Chair, County Board of Commissioners