

# EIGHTH AND BOARDMAN REDEVELOPMENT

## Envision Eighth Street, LLC



# Brownfield Project Application

**Grand Traverse County Brownfield Redevelopment Authority**

**April 26, 2017**





# COMPANY OVERVIEW

- Developers:  
Envision Eighth Street, LLC
- Partner:  
Higher Grounds



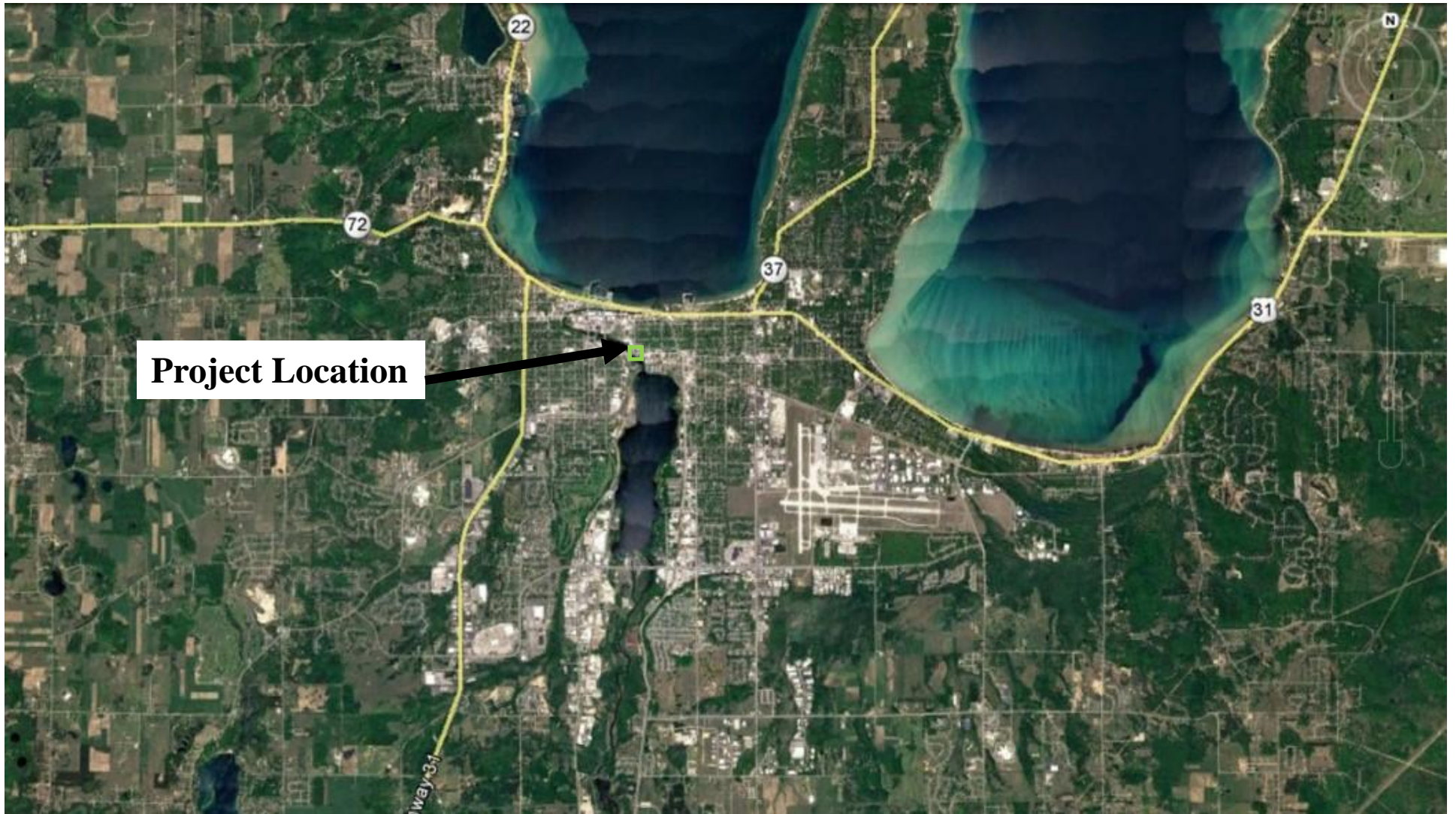


# PROJECT OVERVIEW

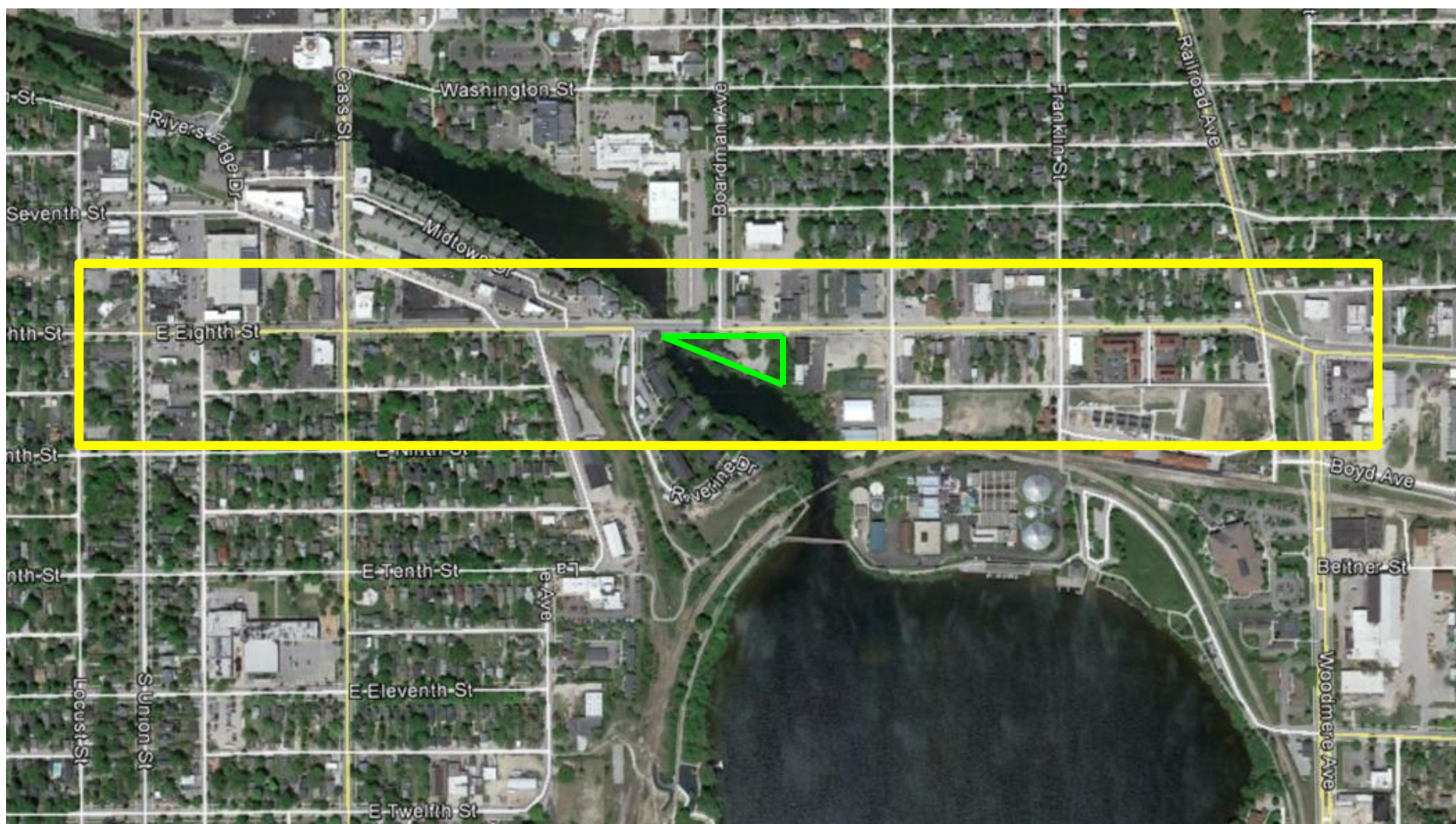
- Site: South Intersection of Eighth and Boardman Avenue



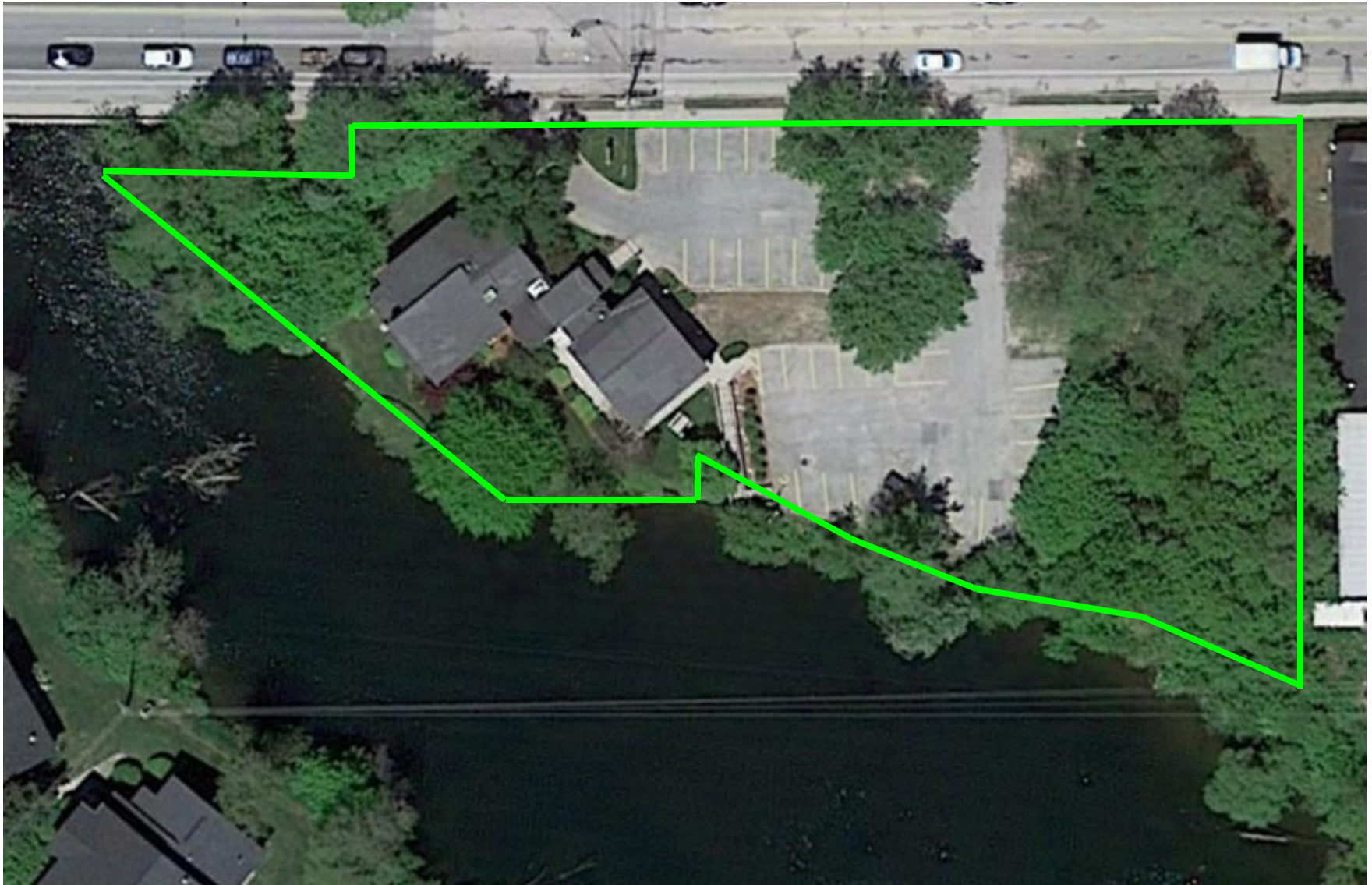














# CURRENT USE





# FUTURE PLANS

- Phase I
  - 24,000 FT<sup>2</sup> Three Story Building
  - Retail, Commercial, Residential
  - Residential Lease to Home Stretch
  - Underground Parking: 19 spaces





# SITE PLAN – PHASE I



930 Congress Dr., Ste. 201  
Troy, MI 48065  
Phone: 313.486.1000  
www.mansfield.com

**Mansfield**  
Land Use Consultants

Environ Development  
Mixed Use - Higher Grounds  
SITE PLAN  
Section 10, Town 27 North, Range 11 West  
City of Monroe, MI, Grand Traverse County, Michigan

CONCEPTUAL	
NO.	DATE
1	10/1/2017
2	10/1/2017
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16107

# RENDERING – PHASE I



3 BOARDMAN RIVER PERSPECTIVE



8TH STREET NW PERSPECTIVE



8TH STREET NE PERSPECTIVE



**WEST LOADING DOCK PERSPECTIVE**

**TRAVERSE  
ARCHITECTURE  
GROUP**  
1800 Cottage Grove Dr., Ste. 201  
P.O. Box 43115  
Traverse City, MI 49605  
Ph: 231-946-9940 Fax: 231-946-8005



3D VIEWS

Mixed Use - Higher Grounds  
Envision Development

5th &amp; Boardman Street, Traverse City Michigan 49684

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<input type="checkbox"/>	FINAL RECORD
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DATE	DESCRIPTION
DESIGNED BY:	JAG
CHECKED BY:	DLS
DATE:	4-24-2017
DWG NO.	17061
SHEET #	A9.1

4/25/2017 1:06:26 PM



# ELEVATIONS – PHASE I



**NORTH ELEVATION - Presentation**



**EAST ELEVATION - Presentation**

4/24/2017 5:34:48 PM

**TRAVERSE  
ARCHITECTURE  
GROUP**  
800 Cottageville Dr., Ste. 2071  
P.O. Box 42125  
Traverse City, MI 49605  
Ph: 231-946-9940 Fax: 231-946-8109



PRESENTATION  
ELEVATIONS - NORTH &  
EAST

Mixed Use - Higher Grounds  
Envision Development

Adman Street, Traverse City Michigan 49684

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<input type="checkbox"/>	FINAL RECORD
DRAWING HISTORY	
DATE	DESCRIPTION
DESIGNED BY	JAG
CHECKED BY	DLS
DATE	4-24-2017
JOB NO.	17061
SHEET #	

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# ELEVATIONS – PHASE I



 SOUTH ELEVATION - Presentation  
1/8" = 1'-0"



WEST ELEVATION - Presentation

4/24/2017 6:36:59 PM

**TRAVERSE  
ARCHITECTURE  
GROUP**  
630 Cottageview Dr., Ste. 201  
P.O. Box 4575  
Troy, MI 48063  
PH: 231-546-3940 FAX: 231-546-3526



PRESENTATION  
ELEVATIONS - SOUTH &  
WEST

Mixed Use - Higher Grounds  
Envision Development

6th &amp; Boardman Street, Traverse City Michigan 49684

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DATE DESCRIPTION
DESIGNED BY JAG
CHECKED BY DLS
DATE 4-24-2017
NUMBER 17061
SHEET #

A2.4





# FUTURE PLANS

- Phase II
  - Demolish existing building
  - 36,000 FT2 Three Story Building
  - Retail, Commercial, Residential
  - Underground Parking: 28 spaces





301 Cottageview Dr., Ste. 201  
P.O. Box 4015  
Traverse City, MI 49685  
Phone: 231-946-5310  
[www.mnape.com](http://www.mnape.com)  
[info@mnape.com](mailto:info@mnape.com)

**Mansfield**  
— *et* —  
**Land Use Consultants**

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Environ Development  
Mixed Use - Higher Grounds  
FUTURE MASTER PLAN  
Section 10, Town 27 North, Range 11 West  
City of Traverse City, Grand Traverse County, Michigan

CONCEPTUAL

10

	DATE	REMARKS
NO.		

13-0

16107





## PUBLIC BENEFITS

- Matches Eighth Street Community Vision
  - Zero lot line, 90% developed frontage
  - High density development
  - Reduced curb cuts from 3 to 1
  - Low Impact Stormwater Management, Green Space, Energy Efficient Design



EIGHTH STREET MASTER PLAN

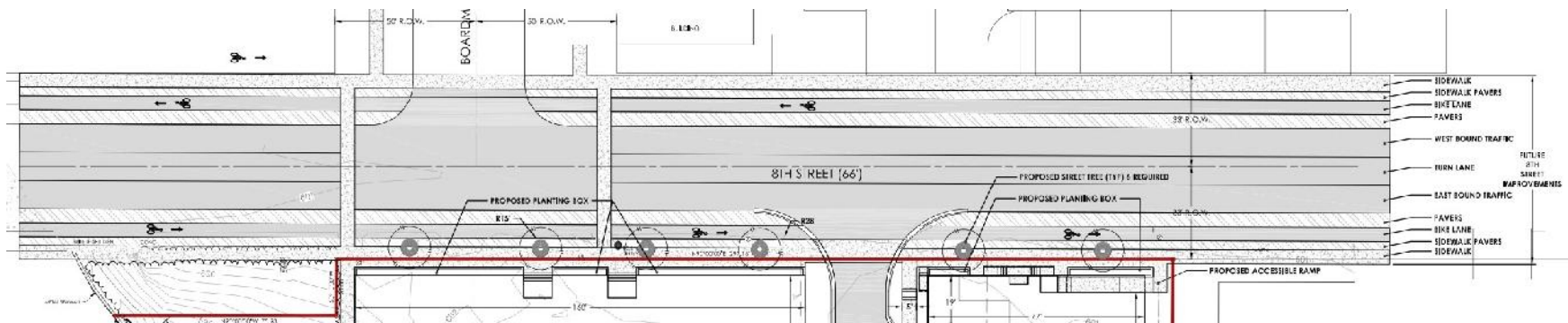






# PUBLIC BENEFITS

- Eighth Street Improvement
  - Provides 2 foot easement
  - Allows for Eighth Street improvements from Envision 8<sup>th</sup> design





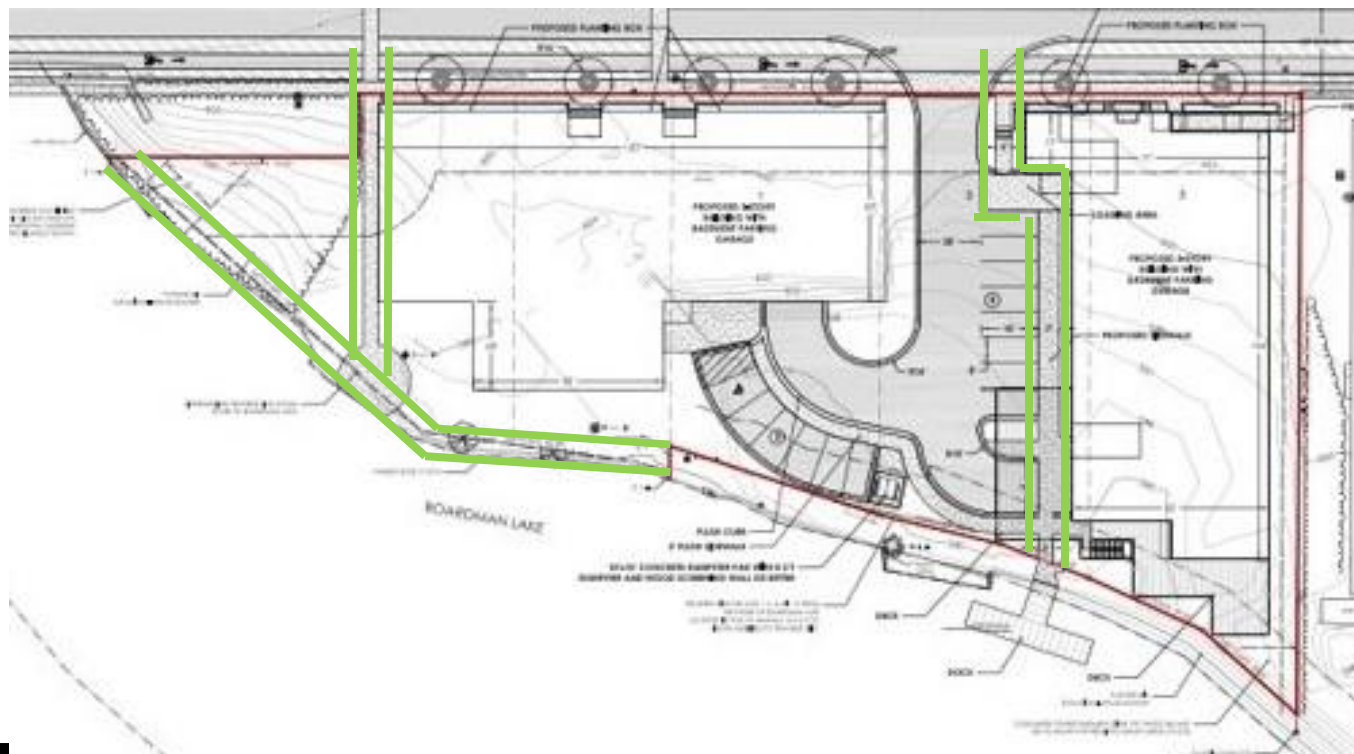
## PUBLIC BENEFITS

- Eighth Street Improvement
  - Provides 2 foot easement
  - Allows for Eighth Street improvements from Envision 8<sup>th</sup> design
  - Equates to 600 FT<sup>2</sup> of development space
  - Potential TIF revenues for Eighth Street Improvement





# PUBLIC BENEFITS





# PUBLIC BENEFITS

- Boardman River Access
  - Provides two north-south pathways from 8<sup>th</sup> Street to the Boardman River
  - Three canoe/kayak launches constructed and maintained by developer.
  - Easement along river for future City Boardwalk





# PUBLIC BENEFITS

- Workforce Housing
  - Residential floor in Phase I offered to Home Stretch
  - Fixed cost at \$695 per month for 10 year term
  - Provides critical downtown workforce housing



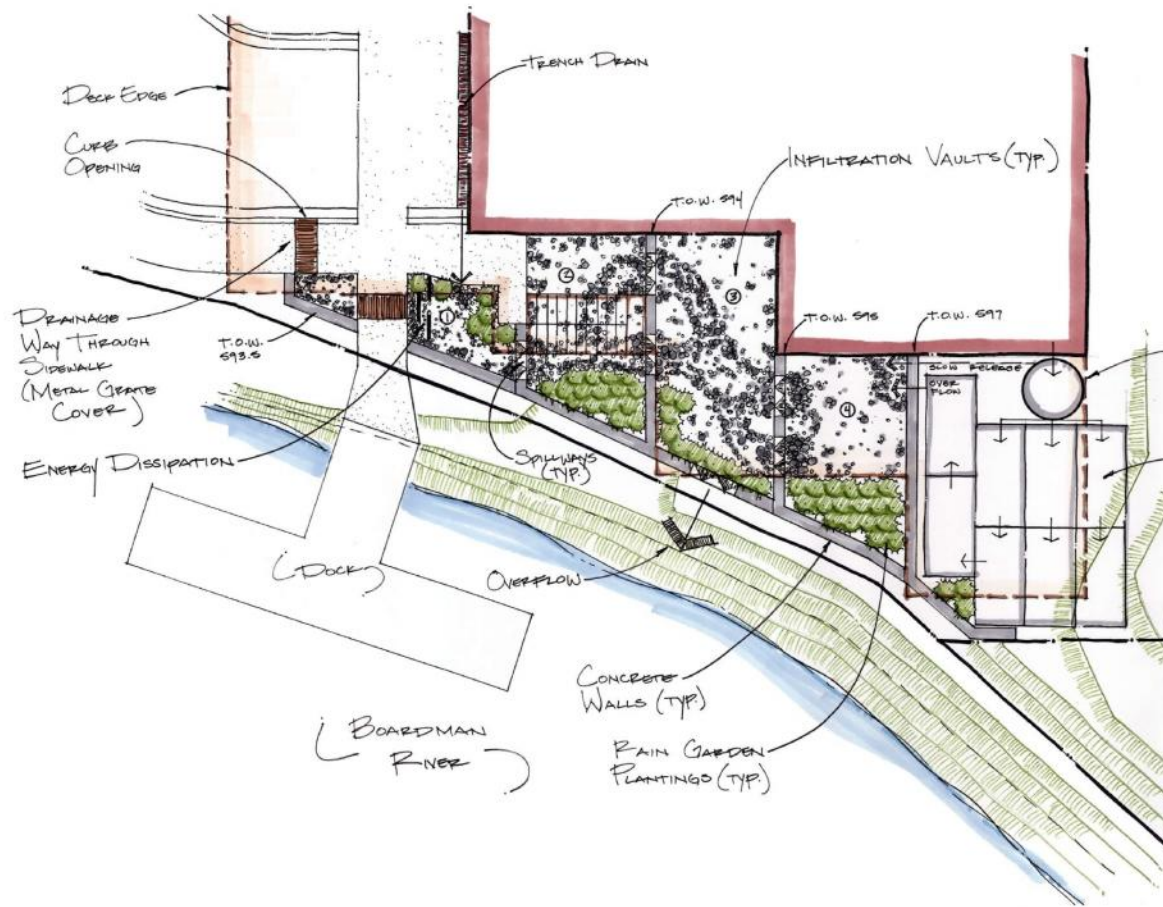




# PUBLIC BENEFITS

- Sustainable Development
  - Low Impact Stormwater System
  - Greenspace at west end of property
  - Minimum parking
  - Support of City carbon neutral resolution with energy efficiency and consideration of renewables





ROOF WATER

- 8,536.2 S.F. ROOF x 2.5" = 1,778.4 C.F.
- 1,778.4 C.F. (STORM WATER)
- 600 C.F. (4,500 GAL. TANK)
- 1,280 C.F. (DRY WELLS)
- 101.6 C.F. (750 GAL. EXTRA STORED FOR IRRIGATION)

DRIVE/WALK WATER

- 6,409.9 S.F. PAVE. x 2.5" = 1,335.4 C.F.
- 1,335.4 C.F. (STORM WATER)
- 1,422 C.F. (INFILTRATION VAULTS)
- 86.6 C.F. (ADDITIONAL VOLUME)

- 4,500 GAL CORRUGATED METAL TANK (6' DIA., 24' HEIGHT)
- 750 GAL IRRIGATION STORAGE

- (8) 1,200 GAL CONC. DRY WELLS

INFILTRATION VAULTS

- ① IN: 592.7  
OUT: 592.5  
VOLUME: 81 C.F.
- ② IN: 592.5  
OUT: 592.3  
VOLUME: 273 C.F.
- ③ IN: 592.3/594.5  
OUT: 592.1  
VOLUME: 343 C.F.
- ④ IN: 595  
OUT: 594.5  
VOLUME: 725 C.F.



Conceptual Storm Water Control Improvements  
8th Street & Boardman Avenue Site

Mansfield Land Use Consultants 3-29-17



# NEED FOR BROWNFIELD INCENTIVES

<b>Phase I</b>	<b>24,000 FT2</b>
<b>Construction Cost (inc property acq &amp; site dev)</b>	<b>\$197.50/FT2</b>
<b>Amortized Cost</b>	<b>\$21.92/FT2/Month</b>
<b>Available Average Revenues</b>	<b>\$16.78/FT2/Month</b>
<b>Difference</b>	<b>\$5.14/FT2/Month</b>
<b>Financial Gap</b>	<b>\$1,100,000</b>







# NEED FOR BROWNFIELD INCENTIVES

<b>Phase II</b>	<b>36,000 FT2</b>
<b>Construction Cost (inc property acq &amp; site dev)</b>	<b>\$218.33/FT2</b>
<b>Amortized Cost</b>	<b>\$124.23/FT2/Month</b>
<b>Available Average Revenues</b>	<b>\$19.17/FT2/Month</b>
<b>Difference</b>	<b>\$5.07/FT2/Month</b>
<b>Financial Gap</b>	<b>\$1,595,000</b>



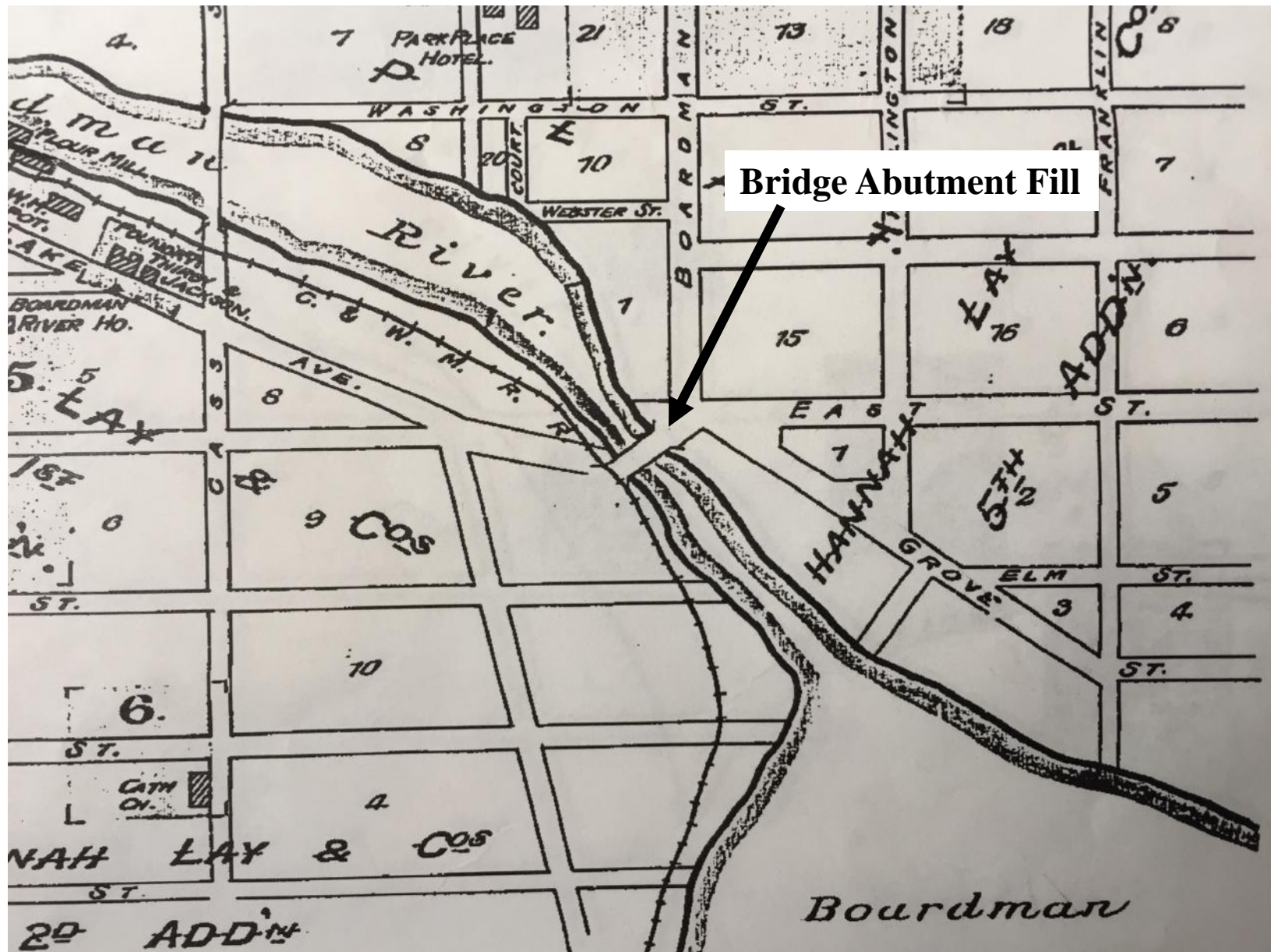


# ENVIRONMENTAL ISSUES

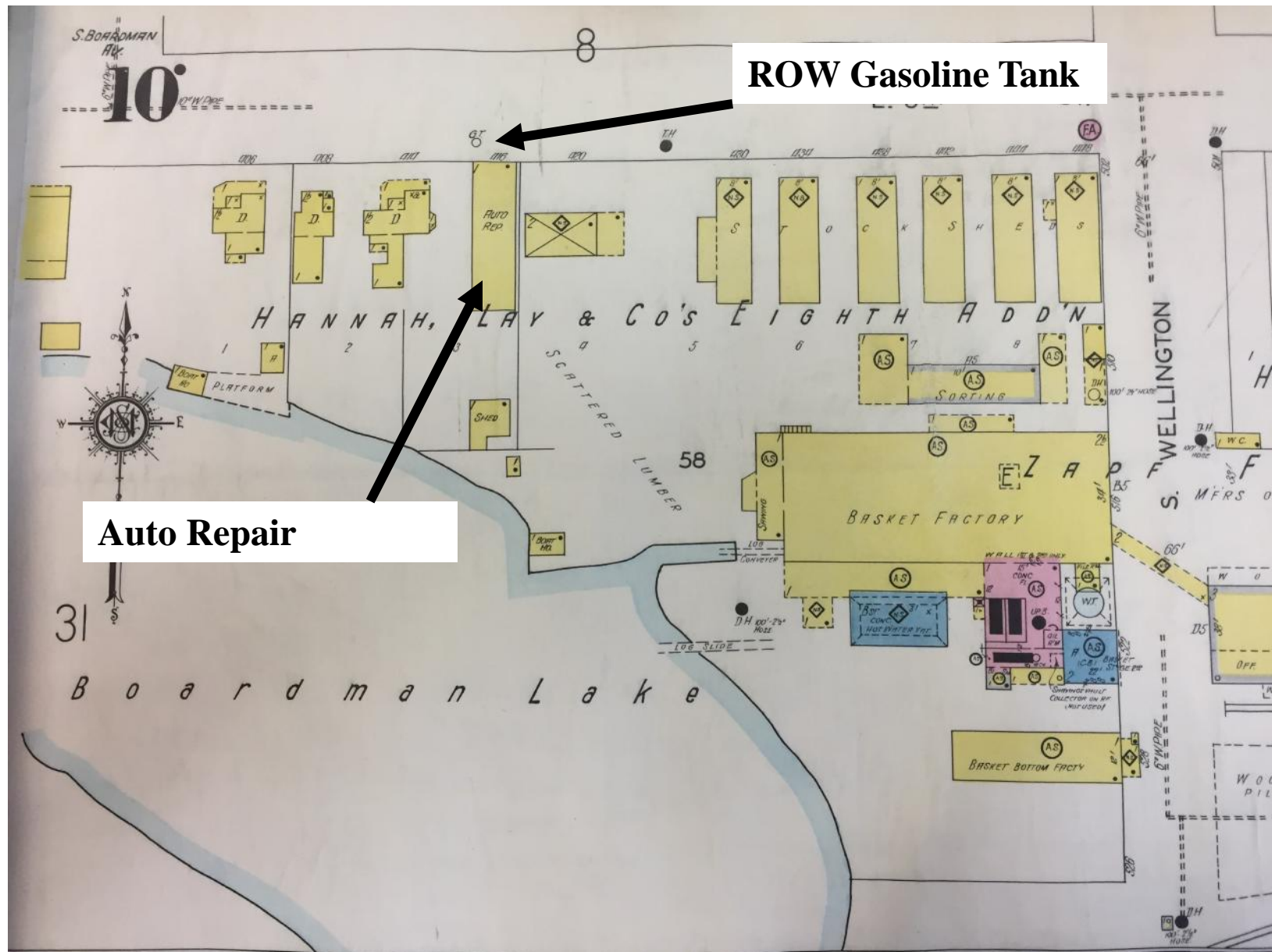
- Phase I Environmental Site Assessment identified Recognized Environmental Conditions:
  - Historic fill material along river bank
  - Historic use as auto repair
  - Historic gasoline tank along the north property boundary







1890 Sanborn Map



1929 Sanborn Map

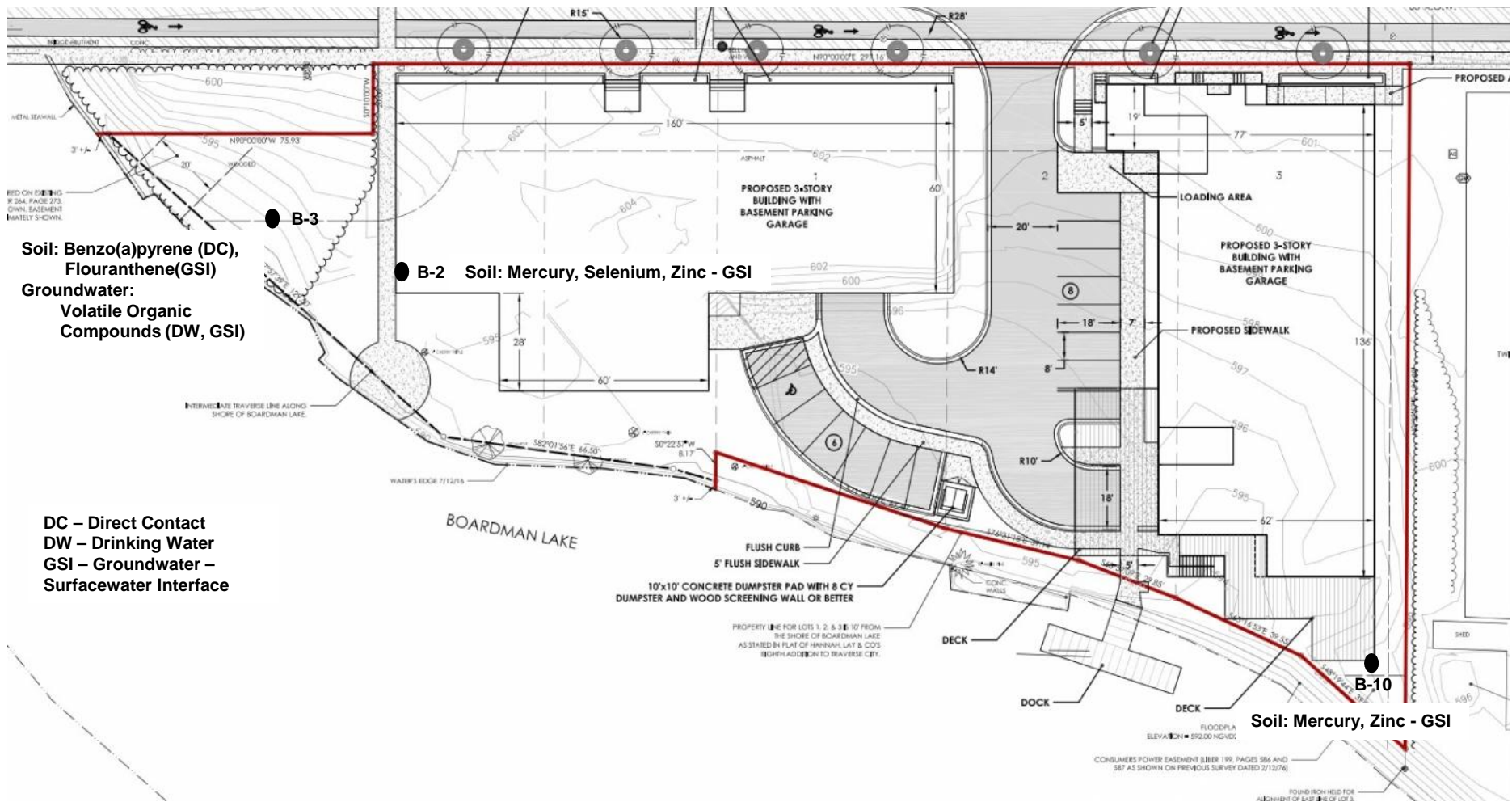


# ENVIRONMENTAL ISSUES

- Phase II ESA identified contamination above MDEQ criteria – Part 201 Facility
- Brownfield Eligible Property







# Initial Phase II Results



# BROWNFIELD ELIGIBLE ACTIVITIES

- Environmental
  - Baseline Environmental Assessment (including Phase I and Phase II)
  - Due Care (assessment and soil removal)
- Non-Environmental
  - Lead and Asbestos Abatement
  - Building and Site Demolition
  - Site Preparation
  - Infrastructure



# Environmental Eligible Activities Costs

Eligible Activities		
Baseline Environmental Assessment		\$19,000
Phase I Environmental Site Assessment	<i>\$2,000</i>	
Phase II Environmental Site Assessment	<i>\$15,000</i>	
Baseline Environmental Assessment	<i>\$2,000</i>	
Due Care Activities		\$98,000
Due Care Assessment/Plan	<i>\$23,000</i>	
Soil Disposal	<i>\$75,000</i>	
	Subtotal	\$117,000
	Contingencies (15%)	<u>\$17,550</u>
	Eligible Activities Subtotal	\$134,550
	Interest	\$28,457
Work Plan Development and Review Costs		<u>\$5,000</u>
Environmental Eligible Activities Subtotal		\$168,007





# Non-Environmental Eligible Activities Costs

Eligible Activities		Cost
Lead and Asbestos Abatement		\$40,000
Demolition		\$130,000
Site Preparation		\$1,212,579
Staking, Geotech, Temp Facilities	\$149,650	
Clearing, Excavation, Land Balance, Fill	\$228,365	
Dewatering, Sheeting, Shoring	\$272,000	
Special Foundations	\$465,000	
Engineering	<u>\$97,564</u>	
Infrastructure		\$1,061,500
Underground Parking	\$705,000	
Low Impact Stormwater System	\$200,000	
Canoe Launches	\$90,000	
Engineering	\$66,500	
	Subtotal	\$2,404,079
	Contingencies	<u>\$360,612</u>
	Eligible Activities Total	\$2,764,691
	Interest	\$711,621
Work Plan Development and Review Costs		<u>\$20,000</u>
Non-Environmental Eligible Activities Subtotal		\$2,406,242





# UNDERGROUND PARKING

- Act 381 Amendment – Privately financed Underground/Multi-Level Parking as Eligible Activity
- Hardy and Old Towne Decks
- Lack of Public Parking outside DDA
- No On-Street Parking on Eighth Street
- Public Access – Evenings and Weekends
- Localized Distributed Parking
- Increase Development Value







# DEVELOPMENT WITH UNDERGROUND PARKING

