AGENDA
WYOMING CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
MONDAY, MARCH 2, 2020, 7:00 P.M.

1) **Call to Order**
2) **Invocation –** Pastor Tim Ryder, Grand Rapids First
   If you wish and are able, please stand for the invocation. The Pledge of Allegiance will immediately follow the invocation.
3) **Pledge of Allegiance**
4) **Roll Call**
5) **Student Recognition**
6) **Approval of Minutes**
   From the February 3, 2020 Committee of the Whole and the February 17, 2020 Regular Meeting
7) **Approval of Agenda**
8) **Public Hearings**
   If you wish to speak to an item during a public hearing you are welcome to do so. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Comments made during a public hearing may become part of the meeting's permanent record. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.
9) **Public Comment on Agenda Items**
   This public comment period is reserved for comment on agenda items only. If you wish to speak about an item that is not on the agenda, please hold your comments until the acknowledgement of visitors at the end of the meeting. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.
10) **Presentations and Proclamations**
    a) Presentations
    b) Proclamations
11) **Petitions and Communications**
    a) Petitions
    b) Communications
12) **Reports from City Officers**
    a) From City Council
    b) From City Manager
13) **Budget Amendments**
    a) Budget Amendment No. 35 – To Appropriate an Additional $7,500.00 of Budgetary Authority for a Building Space Planning Study and Report
14) **Consent Agenda**
    All items under this section are considered to be routine and will be enacted by one motion with no discussion. If discussion is desired by a Councilmember, that member may request removal from the Consent Agenda.
    a) Of Appreciation to Rachel Connell for Her Service as a Member of the Historical Commission for the City of Wyoming

b) Of Appreciation to Ted Westerman for His Service as a Member of the Historical Commission for the City of Wyoming
c) Of Appreciation to Anne Kladder for Her Service as a Member of the Historical Commission for the City of Wyoming
d) Of Appreciation to Cecilia Mund for Her Service as a Member of the Community Enrichment Commission for the City of Wyoming
e) Of Appreciation to Marietta Sutton for Her Service as a Member of the Community Enrichment Commission for the City of Wyoming
f) Of Appreciation to Teresa Womble for Her Service as a Member of the Community Enrichment Commission for the City of Wyoming

15) Resolutions

g) To Extend a Moratorium on Consideration of Applications for Approvals of PUD-4 Rezoning, Plans, and Projects
h) To Approve and Authorize the Mayor and City Clerk to Sign a Municipal Services Agreement for Pine Oak 2020 Limited Dividend Housing Association Limited Partnership Housing Project

16) Award of Bids, Contracts, Purchases, and Renewal of Bids and Contracts

i) To Authorize Payment to Grand Elk Railroad, Inc., for Annual Maintenance of Traffic Control Devices at Railroad Crossings in the City of Wyoming
j) To Award a Bid for the Jackson Park Phase One Development Project (Budget Amendment No. 36)
k) For Award of Bids
1. Brass Water Service, Meter Installation Materials, and Meter Mountings
2. Fertilizer
3. Shredded Bark and Wood Chips
4. Topsoil
5. Bituminous Paving Materials
6. Ready Mixed Concrete
7. Sand
8. Stainless Steel Clamp Couplings

17) Ordinances

4-20 To Amend Section 90-32 of the Code of the City of Wyoming by Adding Subsection (122) to Rezone 1011, 959, and 958 Aldon Ave SW; 2541 and 2553 Rogers Ave SW; 2357 Newstead Ave SW; 1010 Locksley Dr SW; 1011 and 1006 26th St SW; 962 and 948 Blackburn St SW; and 2531 and 2550 Rogers Lane Ave SW from R-2 to PUD-4 (Final Reading)

5-20 To Amend Section 90-32 of the Code of the City of Wyoming by Adding Subsection (123) to Rezone 135 and 137 36th St SW from R-3, RO-1 and P-1 to R-4 (Final Reading)

6-20 To Amend Section 90-32 of the Code of the City of Wyoming by Adding Subsection (124) to Rezone 3566 Michael Ave SW from B-1 to PUD-4 (Final Reading)

9-20 To Amend Chapter 2, Article IV, Division 5 of the Code of Ordinances to Provide for a Service Charge in Lieu of Taxes for the Pine Oak 2020 Limited Dividend Housing Association Limited Partnership Housing Project (Final Reading)

18) Informational Material

19) **Acknowledgment of Visitors**
This public comment period is an opportunity to share concerns or present topics to the City Council that were not part of this meeting's agenda. This is not an opportunity for dialog with Council, but Council may make referrals or request staff to follow up. Please provide your name and address when approaching the podium. There is a 3 minute limit per person.
20) **Closed Session** (as necessary)
21) **Adjournment**

CITY OF WYOMING BUDGET AMENDMENT

Date: March 2, 2020 **Budget Amendment No. 035**

To the Wyoming City Council:

A budget amendment is requested for the following reason: To appropriate an additional $7,500.00 of budgetary authority for a building space planning study and report as per the attached proposal.

Description/Account Code	Current	Increase	Decrease	Amended
General Fund				
Facilities - Facilities Maintenance - Repairs and Maintenance				
101-136-13610-956.000	-	7,500.00		7,500.00
Fund Balance/Working Capital (Fund 101)		-	7,500.00	

Recommended: Kati Bacon
Finance Director

Deputy City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2019-2020 be amended by adoption of the foregoing budget amendment.

Motion carried: Yes _____, No _____

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

_____
City Clerk

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

February 21, 2020

Curtis Holt
City Manager
City of Wyoming
1155 28th Street
Grand Rapids, MI 49509

Wyoming Court Building Space Planning Study and Report

Dear Curtis:

Below is our proposal for the Court Building Space Planning Study. Thank you for the opportunity and we look forward to working with you, Scott, and Chris on this project.

Statement of Understanding

The existing configuration of the first floor of the Court Building no longer supports the needs of the Court. The Court needs offices for in-house attorneys, visiting defense attorneys and a reconfigured Bailiff's Security Office. The project will also include renovating or relocating the Detainee/Attorney meeting room(s) to the non-secure side of the Holding Area and renovating Court Room 2 to a more traditional layout with the bench at the front of the Courtroom. The small Magistrates Courtroom and other spaces on the first floor may also be renovated.

In general, most of the spaces on the first floor will be evaluated to determine the best layout and the scope of a future renovation project to support the Court's needs. The second floor will not be included in this study and the City does not wish to move staff to the basement level so there will be minimal, if any, changes to the basement floor plan.

Scope of Services

Fishbeck will provide the following services:

- Collect and review the existing plans.
- Interview key staff to determine the project requirements and document this information in a written program.
- Tour the building to become more familiar with the building construction (we will not do any destructive testing or detailed analysis of the structure).
- Prepare up to three conceptual first floor plan options that would meet the needs of the Court.
- Review these options with City and Court staff to determine the best solution.
- Refine the selected option into the recommended conceptual plan.
- Prepare a square foot cost estimate of the recommended conceptual plan.
- Combine the information above into a final Report for the City and Court's review and approval.

Schedule

If we are authorized to proceed by February 28, 2020, we can complete the Report by April 10, 2020.

Items not included

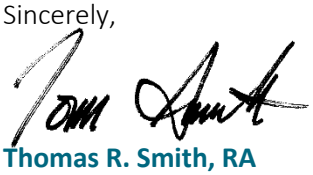
Our scope of services does not include detailed plans and specifications for bidding or construction, review of local building or zoning codes, geotechnical or hazardous materials investigations or abatement or construction phase services. Also excluded is any detailed analysis of the buildings mechanical (HVAC) and electrical systems. We will assume that these systems need to be upgraded or modified in the area of the renovation and will include that cost in our estimate.

Fee for Professional Services

Our professional fee for the Scope of Services described in this proposal is a lump sum fee of $7,500.00 which includes reimbursable expenses for copying, etc.

If you have any questions or require additional information, please contact me at 616.464.3896 or trsmith@fishbeck.com.

Sincerely,



Thomas R. Smith, RA
Vice President/Senior Architect

By email

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO RACHEL CONNELL FOR HER SERVICE AS A MEMBER OF THE HISTORICAL COMMISSION FOR THE CITY OF WYOMING

WHEREAS:

1. Rachel Connell has served faithfully and effectively as a member of the Historical Commission since August 3, 2009.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Rachel Connell for her dedicated service as a member of the Historical Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO TED WESTERMAN FOR HIS SERVICE AS A MEMBER OF THE HISTORICAL COMMISSION FOR THE CITY OF WYOMING

WHEREAS:

1. Ted Westerman has served faithfully and effectively as a member of the Historical Commission since December 17, 2012.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Ted Westerman for his dedicated service as a member of the Historical Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO ANNE KLADDER FOR HER SERVICE
AS A MEMBER OF THE HISTORICAL COMMISSION
FOR THE CITY OF WYOMING

WHEREAS:

1. Anne Kladder has served faithfully and effectively as a member of the Historical Commission since July 21, 2014.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Anne Kladder for her dedicated service as a member of the Historical Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO CECILIA MUND FOR HER SERVICE AS A MEMBER OF THE COMMUNITY ENRICHMENT COMMISSION OF THE CITY OF WYOMING

WHEREAS:

1. Cecilia Mund has served faithfully and effectively as a member of the Community Enrichment Commission since November 20, 2017.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Cecilia Mund for her dedicated service as a member of the Community Enrichment Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO MARIETTA SUTTON FOR HER SERVICE AS A MEMBER OF THE COMMUNITY ENRICHMENT COMMISSION OF THE CITY OF WYOMING

WHEREAS:

1. Marietta Sutton has served faithfully and effectively as a member of the Community Enrichment Commission since February 5, 2018.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Marietta Sutton for her dedicated service as a member of the Community Enrichment Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03/02/20
Clerk/IJ

RESOLUTION NO. _____

RESOLUTION OF APPRECIATION TO TERESA WOMBLE FOR HER SERVICE AS A MEMBER OF THE COMMUNITY ENRICHMENT COMMISSION OF THE CITY OF WYOMING

WHEREAS:

1. Teresa Womble has served faithfully and effectively as a member of the Community Enrichment Commission since August 20, 2018.

NOW, THEREFORE, BE IT RESOLVED:

1. Councilmembers and citizens of the City of Wyoming wish to express their deep appreciation to Teresa Womble for her dedicated service as a member of the Community Enrichment Commission.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03.02.2020
City Planner

RESOLUTION NO. _____

RESOLUTION TO EXTEND A MORATORIUM ON CONSIDERATION OF APPLICATIONS FOR APPROVALS OF PUD-4 REZONING, PLANS, AND PROJECTS

WHEREAS:

1. Sections 90-416C through 90-419C of the Code of Ordinances, City of Wyoming were recently added to provide for the PUD-4 General Planned Development District.
2. On December 2, 2019 City Council adopted a Resolution establishing a moratorium on consideration of PUD-4 proposals due to discussions which revealed that Council members may have differing views about their interpretation and application of the ordinance.
3. It is recognized that the City is currently in the process of updating the community's Master Plan which shall have a direct impact on future land use and zoning recommendations.
4. City staff recommends that considerations of amending the PUD-4 are best informed through the adoption of a new Master Plan and new Future Land Use Plan and, as a result, further recommends that the current moratorium on the PUD-4 zoning be extended until the Master Plan and Future Land Use Plan are adopted.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council extends the current moratorium on the acceptance, consideration, or approval of any application of a PUD-4 rezoning, plan, or project. During this moratorium, City officers, employees, boards and commissions are directed not to (i) process, consider, approve, or issue any approval for a PUD-4 rezoning, plan, or project that is filed during the moratorium or, (ii) accept any new application for a PUD-4 rezoning, plan, or project.
2. This moratorium, unless terminated earlier by action of the City Council, will expire upon final adoption of the Wyoming (re) imagined Master Plan, including the Future Land Use Plan.
3. All resolutions and parts of resolutions are, to the extent any conflict with this Resolution, rescinded.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

03.02.2020
City Mgr.

RESOLUTION NO. _____

RESOLUTION TO APPROVE AND AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN A MUNICIPAL SERVICES AGREEMENT FOR PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP HOUSING PROJECT

WHEREAS:

1. Pine Oak 2020 Limited Dividend Housing Association Limited Partnership has proposed improvements of its housing development located at 850- 36th St SW in the City but is seeking certain incentives from the Michigan State Housing Development Authority ("MSHDA").
2. To qualify for those incentives, it is necessary to have an exemption from *ad valorem* general property taxes for the project and the property on which it will be located, the terms of which have been negotiated to benefit the City in order for the new MSHDA incentives to be provided.
3. MSHDA allows the payment to the City of a municipal services fee pursuant to a municipal services agreement to partially pay the cost of municipal services provided by the City to the project and the property on which it is located.

NOW, THEREFORE, BE IT RESOLVED:

1. The Municipal Services Agreement for the Pine Oak 2020 Limited Dividend Housing Association Limited Partnership housing project is approved in substantially the form attached as Exhibit A subject to such changes as the Mayor, City Manager and City Attorney may approve. The Mayor and City Clerk are authorized and directed to that agreement on behalf of the City.
2. All resolutions and parts of resolutions are, to the extent of conflict with this resolution, rescinded.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENTS:
Staff Report
Municipal Services Agreement

STAFF REPORT

Date: February 26, 2020

Subject: Pine Oaks Housing Project Approvals

From: Megan Sall, Deputy City Manager

Meeting Date: March 2, 2020

RECOMMENDATION:

It is recommended City Council approve the Ordinance to Amend Chapter 2, Article IV, Division 5, of the Code of Ordinances to Provide for a Service Charge in Lieu of Taxes for the Pine Oak 2020 Limited Dividend Housing Association Limited Partnership Housing Project and approve the Resolution Approving and Authorizing the Mayor and City Clerk to Sign a Municipal Services Agreement for Pine Oak 2020 Limited Dividend Housing Association Limited Partnership Housing Project.

COMMUNITY, SAFETY, STEWARDSHIP:

These are the final steps in approving a modified payment in lieu of taxes to support the renovations to be undertaken at this housing project at 850- 36th St SW in the City. It furthers the ability to provide affordable housing and will improve the units occupied by current residents. The improvements will be undertaken in a manner so no residents will be displaced while they are made except for a few hours on a single day.

DISCUSSION:

These approvals will increase the revenues the City receives for municipal services provided while ensuring continuance of the tax exemption for the duration of the new MSHDA financing to be provided in support of the project.

BUDGET IMPACT:

This will increase revenues to the City.

MUNICIPAL SERVICES CONTRACT

(Pine Oak 2020 Limited Dividend Housing Association Limited Partnership Housing Project)

This Municipal Services Contract is made as of _____, 2020, between the City of Wyoming, a Michigan municipal corporation of 1155 28th Street SW, Wyoming, MI 49509 (the "**City**"), and Pine Oak 2020 Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, with offices at 834 King Hwy, Ste 100, Kalamazoo, MI 49001 (the "**Sponsor**").

RECITALS

A. The Sponsor has applied for low income housing tax credits and a federally- or MSHDA-aided mortgage from the Michigan State Housing Development Authority ("**MSHDA**") in order to renovate the following described low- and moderate-income of the housing development (the "**Project**") on the following described property (the "**Property**").

Project Description: The housing project for Low Income Persons and Families and related amenities and development located on the Project Property acquired, constructed, owned and operated by the Sponsor, subject to income and rent restrictions under the LIHTC Program and a Mortgage Loan, including the 127-unit, 6-story building originally built about 1973, 126 units of which are 528 square feet and one is a 1-bedroom unit serving as the manager's residence, with a community room for use of residents, 124 units of which will be rented at 60% area median income (6 of which will be High Home), 2 units will be rented at 50% area median income, and one manager unit, with renovation of the units and facilities to bring them in compliance with the project capital needs assessment.

Property Description: real property and all buildings and other improvements located on it located at 850- 36th St SW in the City:

That part of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence South 88 degrees 17 minutes East 360.35 feet along the North line of said section to the West line of the East 300.0 feet of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence South 00 degrees 00 minutes East 664.12 feet along said West line to South line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 15 minutes West 360.41 feet along said South line to the West line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 0 degrees 00 minutes West 663.93 feet along said West line to place of beginning.

B. The State Housing Development Authority Act of 1966, 1996 PA 346, MCL 126.1401 *et seq.* (the "**Act**"), empowers municipalities to grant property tax exemptions for such housing developments.

C. The City has adopted Ordinance No. 9-20 providing that the Project is eligible for a property tax exemption under the Act, a copy of which is attached as **Exhibit A** (the "**Ordinance**").

D. The City wishes to ensure the Sponsor acquires, renovates, owns and operates the Project as depicted in Exhibit A within the promised time.

E. The Sponsor wishes to ensure that municipal services will be provided to residents of the Housing Development throughout the period when the Project is exempt from property taxes.

TERMS AND CONDITIONS

In exchange for the consideration in and referred to by this Contract, the parties agree as follows:

1. Development.

A. The Sponsor will acquire, renovate, own and operate the Project on the Property with renovation beginning not later than _____, 202_.

B. If renovation has not begun (by the pouring of footings and foundations following the issuance of building permits for the buildings and other improvements constituting the Project), by _____, 202_, the City Council may choose to repeal the Ordinance and terminate this Agreement. Before undertaking action to do so, the City shall give the Sponsor and MSHDA written notice of the meeting at which such

action will be considered and provide the Sponsor and MSHDA an opportunity to address the City Council before any such action is formally considered.

2. Municipal Services. The City shall provide municipal services to the Property, the Project and the Project's occupants just as it does for all similar property in the City.

3. Municipal Services Fee.

A. To the extent permitted by law, there shall be paid to the City a municipal services fee equal to 5.0% of the Annual Shelter Rent (as defined in the Ordinance) collected for the Project during each operating year.

B. The annual municipal services fee for each operating year shall be payable not later than each August 31 immediately following the conclusion of that operating year and thereafter will be subject to interest and penalties and shall be collectible in the same manner as for *ad valorem* property taxes under the City Charter, this Code of Ordinances and the General Property Tax Act, 1893 PA 206, MCL 211.1 *et seq*.

C. The amounts paid pursuant to this agreement shall be in addition to the amounts paid pursuant to the Ordinance.

4. Annual Reporting. Beginning in the year in which the Sponsor first receives the benefit of the tax exemption granted under the Ordinance (the "**Tax Exemption**"), the Sponsor shall annually submit to the city assessor on or before April 30 an audit report showing the Annual Shelter Rent collected and the utilities paid by the Sponsor in the prior year.

5. Term. This agreement shall take effect as of the date first written about and shall remain in effect for each year that the tax exemption provided under the Ordinance remains in effect**.**

6. General Provisions.

A. Any notice, request or other communication given pursuant to this Agreement to either party shall be in writing and shall be deemed given when (i) delivered personally, (ii) when actually delivered by FedEx, UPS or similar delivery service, or (iii) when delivered and acknowledged by e-mail to the other party at the addresses first set forth above, unless the other party has designated in writing a different address for the serving of notices by a notice given in compliance with this subsection 6.A.

B. This is the entire agreement between the parties as to its subject matter. It supersedes and replaces all prior agreements. It cannot be amended or modified except in writing signed by all the parties. It shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

C. This Agreement and the rights and obligations of the parties under this Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Michigan.

E. The captions are for reference only and shall not affect the interpretation of this Agreement. However, the recitals are an integral part of this Agreement.

F. This Agreement and the rights and obligations under this Agreement are unassignable and non-transferable without the consent of the other parties. It shall, however, be binding upon any successors or permitted assigns of the parties.

G. This Agreement shall be enforceable only by the parties and no other person shall have the right to enforce any provision.

H. No delay on the part of either party in the exercise of any right or remedy shall operate as a waiver of such right or any other right; a waiver on any one occasion shall not be construed as a bar to or waiver of any subsequent breach of the same or any other provision of this Agreement on a future occasion.

I. To the extent permitted by law, the jurisdiction and venue for any action brought pursuant to, arising from or to enforce any provision of this Agreement shall be solely in the state courts in Kent County, Michigan and the prevailing party in any such action shall, in addition to any other remedy, be entitled to recover its costs, including, without limitation, actual, reasonable filing fees, legal fees, expert fees, discovery expenses and other costs incurred to investigate, bring, maintain or defend any such action for its first accrual or first notice thereof through all appellate and collection proceedings.

The parties have signed this Agreement as of the date first written above.

CITY OF WYOMING

By:_____
Jack A. Poll, Mayor

By:_____
Kelli A. VandenBerg, City Clerk

Approved as to form:

_____
Scott G. Smith, City Attorney

STATE OF MICHIGAN
COUNTY OF KENT

On _____, 2020, Jack A. Poll and Kelli A. VandenBerg, known to me as the Mayor and Clerk, respectively for the City of Wyoming, acknowledged their signatures before me.

_____
*
Notary public, Kent County, MI
Acting in Kent County, MI
My commission expires: _____

PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

By: Craftsmen Holdings LLC, a Michigan limited liability company
Its General Partner
By: TPenland LLC, a Michigan limited liability company
Its Manager

By:_____
Thomas P. Penland, Manager

STATE OF MICHIGAN
COUNTY OF _____

On _____, 2020, Thomas P. Penland, known to me as the Manager of TPenland LLC, a Michigan limited liability company, acknowledged his signature before me.

_____
*
Notary public, _____ County, MI
Acting in _____ County, MI
My commission expires: _____

EXHIBIT A TO MUNICIPAL SERVICES AGREEMENT

ORDINANCE NO. 9-20

ORDINANCE TO AMEND CHAPTER 2, ARTICLE IV, DIVISION 5, OF THE CODE OF ORDINANCES TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR THE PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP HOUSING PROJECT

THE CITY OF WYOMING ORDAINS:

Section 1. Amendment. That Chapter 2, Article IV, Division 5 of Code of Ordinances, City of Wyoming, Michigan to read as follows:

DIVISION 5
TAX EXEMPTION AND SERVICE CHARGE FOR PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP HOUSING PROJECT

Sec. 2-295. **Purpose**.

(a) Pursuant to section 15a of the Act, MCL 125.1415a, the city may encourage the development of low- and moderate-income housing by providing a service charge in lieu of property taxes. The city is authorized by that statute to establish or change the service charge to be paid in lieu of taxes by classes of housing exempt from property taxation under that statute at an amount the city chooses, not to exceed the taxes that would be paid.

(b) The city finds that (i) housing Low Income Persons and Families is a public necessity, (ii) the city will be benefited and improved by such housing, (iii) the encouragement of the development of such housing by providing a property tax exemption for such housing is a valid public purpose, (iv) the provisions of this ordinance for tax exemption and the service charge in lieu of taxes during the period provided by this Division are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption, and (v) development of such housing will further related public purposes such as development of the Project to enhance the downtown area of the city.

(c) The Sponsor has offered, subject to receipt of an allocation under the LIHTC Program by the Authority and a Mortgage Loan, to acquire and construct, own and operate the Project to serve Low Income Persons and Families and the Sponsor has offered to pay the city on account of the Project an annual service charge for public services in lieu of all *ad valorem* property taxes.

Sec. 2-296. **Definitions**.

(a) *Act* means the State Housing Development Authority Act of 1966, 1966 PA 346, 125.1401 *et seq*.

(b) *Authority* means the Michigan State Housing Development Authority.

(c) *Annual Shelter Rent* means the total collections during an agreed annual period from or paid on behalf of all occupants of the Project for rent or occupancy charges, exclusive of Utilities charges.

(d) *LIHTC Program* means the Low Income Housing Tax Credit program administered by the Authority under section 42 of the United States Internal Revenue Code of 1986, 26 USC §42.

(e) *Low Income Persons and Families* means persons and families eligible to move into a housing project.

(f) *Mortgage Loan* means a loan that is federally-aided (as defined in section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the acquisition, construction, and/or permanent financing of the Project on the Project Property and secured by a mortgage on the Project.

(g) *Project* means the housing project for Low Income Persons and Families and related amenities and development located on the Project Property acquired, constructed, owned and operated by the Sponsor, subject to income and rent restrictions under the LIHTC Program and a Mortgage Loan, including the 127-unit, 6-story building originally built about 1973, 126 units of which are 528 square feet and one is a 1-bedroom unit serving as the manager's residence, with a community room for use of residents, 124 units of which will be rented at 60% area median income (6 of which will be High Home), 2 units will be rented at 50% area median income, and one manager unit, with renovation of the units and facilities to bring them in compliance with the project capital needs assessment.

(h) *Project Property* means the following described of real property and all buildings and other improvements located on it located at 850- 36th St SW in the city:

That part of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence South 88 degrees 17 minutes East 360.35 feet along the North line of said section to the West line of the East 300.0 feet of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence South 00 degrees 00 minutes East 664.12 feet along said West line to South line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 15 minutes West 360.41 feet along said South line to the West line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 0 degrees 00 minutes West 663.93 feet along said West line to place of beginning.

(i) *Sponsor* means Pine Oak 2020 Limited Dividend Housing Association Limited Partnership and any entity that assumes a Mortgage Loan for the Project on the Property.

(j) *Utilities* means charges for gas, electric, water, sanitary sewer and other utilities furnished to the Project or its occupants and paid by the Sponsor.

Sec. 2-297. **Property Tax Exemption**.

(a) Pursuant to section 15a of the Act, from the time construction of the Project begins the Project and the land on which it is located shall be exempt from *ad valorem* property taxes.

(b) This exemption shall remain in effect during the period any portion of the Mortgage Loan remains outstanding and that the Project remains subject to income and rent restrictions, but not longer than 50 years**.**

Sec. 2-298. **Annual Service Charge**.

(a) To the extent permitted by law, there shall be paid to the city an annual service charge in lieu of *ad valorem* property taxes equal to 5.0% of the Annual Shelter Rent collected for the Project during each operating year.

(b) The annual service charge in lieu of taxes for each operating year of the Project shall be payable in the same manner as general property taxes are payable to the city and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be payable not later than each August 31 immediately following the conclusion of that operating year. Delinquent payments will be subject to the same interest and penalties, and shall be collectible in the same manner as provided for under the City Charter, this Code of Ordinances and the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*).

(c) To the extent permitted by law, the amounts paid pursuant to this section shall be in addition to the amounts paid pursuant to any municipal services agreement between the Sponsor and the city.

Sec. 2-299. **Contractual Effect of Ordinance**.

(a) To the extent not otherwise prohibited by the constitution and laws of the state of Michigan, regardless of any part of subsection 15a(5) of the Act, MCL 125.1415a(5), to the contrary, a contract between the city and the Sponsor with the Authority as a third party beneficiary of the contract to provide the tax exemption and accept payments in lieu of taxes as provided in preceding sections of this division is create and effectuated by the adoption of this division of the Code of Ordinances, City of Wyoming, Michigan.

(b) The Authority and the Sponsor are relying on this adoption and continued effect of this Division to determine the Project's financial feasibility and its qualification for the LIHTC Program and Mortgage Loan. The city is relying on (i) the allocation under the LIHTC Program and the making of the Mortgage Loan for the Project, and (ii) on the acquisition, construction, ownership and operation of the Project as defined in this Division.

Sec. 2-300 – Sec. 2-304. Reserved.

Section 2. Effective Date. This ordinance shall take effect on the later of 15 days after its adoption or upon its publication as required by law.

Section 3. Severability. The sections and provisions of this ordinance are severable. If any section or provision of this ordinance is determined by any court of competent jurisdiction to be unconstitutional or invalid that determination shall not affect the validity of this ordinance as a whole or any section or provision of this ordinance, other than the section or provision so declared to be unconstitutional or invalid.

Section 4. Inconsistency. To the extent permitted by law, provisions of ordinances that are inconsistent with this ordinance are repealed. If such a general repealer is ruled ineffective and any provision of this ordinance is inconsistent with any provision of any other ordinance, the provision of this ordinance shall be controlling.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2020.

Kelli A. VandenBerg,
Wyoming City Clerk

Ordinance No. 9-20
Introduced: 2.17.2020

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE PAYMENT TO GRAND ELK RAILROAD, INC., FOR ANNUAL MAINTENANCE OF TRAFFIC CONTROL DEVICES AT RAILROAD CROSSINGS IN THE CITY OF WYOMING

WHEREAS:

1. Grand Elk Railroad owns railroad tracks within the City of Wyoming crossing several major streets which require the use of proper traffic control devices.
2. State of Michigan Act 354 of 1993 requires that all road authorities participate in the annual maintenance cost of railroad crossings with active traffic control devices.
3. The rate per crossing is established in Act 354 and depends on the various traffic control devices at each location.
4. Grand Elk Railroad, Inc., has completed maintenance of these traffic control devices for calendar year 2019, and has submitted an invoice to the City of Wyoming in the amount of $19,350 for reimbursement.
5. It is recommended that City Council authorize payment to Grand Elk Railroad, Inc., for the cost of annual maintenance of its control devices in the amount of $19,350.
6. This cost can be funded out of the major street fund account number 202-441-47400-930.000.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council hereby authorize payment to Grand Elk Railroad, Inc., for annual maintenance of traffic control devices to railroad crossings in the amount of $19,350.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENTS:
Staff Report
Invoice
Act No. 354

STAFF REPORT

Date: February 20, 2020

Subject: Authorize Payment to Grand Elk Railroad, Inc.

From: Russ Henckel, Assistant Director of Public Works – Engineering

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council authorize payment to Grand Elk Railroad, Inc., in the amount of $19,350 for the cost of annual maintenance on its control devices for the 2019 calendar year.

COMMUNITY, SAFETY, STEWARDSHIP:

Wyoming continues to maintain a high-quality street and utility infrastructure. Annual maintenance is required to ensure systems are operating correctly and efficiently. Well maintained Railroad crossings promote safe and efficient vehicular travel for the residents of Wyoming and add to the economic strength of the community.

DISCUSSION:

Grand Elk Railroad owns railroad tracks within the City of Wyoming, crossing several major streets which require the use of proper traffic control devices including flashing signals and cantilever arms. Per the MCL 462.311, the road authorities participate in the annual maintenance cost of the railroad crossings with active traffic control devices. Grand Elk Railroad, Inc. has completed maintenance of these traffic control devices for calendar year 2019 and has submitted an invoice to the City of Wyoming in the amount of $19,350 for reimbursement.

BUDGET IMPACT:

Sufficient funds are available in the major street fund account number 202-441-47400-930.000.

02/04/202009:43:52

Invoice

Grand Elk Railroad, Inc.
315 West 3rd Street
Pittsburg KS 66762

WATCO COMPANIES

For Billing Questions or Disputes Contact:

Sold-To-Party
City of Wyoming
1155 28th St. SW
Wyoming MI 49509

Information	
Invoice Number	91126017
Invoice Date	01/31/2020
PO No.	2019-Signal Mainte
PO Date	01/31/2020
Customer No.	9029
Invoice Amt	19,350.00
Terms of Payment	30 Days

Include Invoice Number with Payment

Bill-To-Party:

City of Wyoming
1155 28th St. SW
Wyoming MI 49509

Additional Billing Comments:

Item	Material Description	Quantity	Unit Price	Total
10	typo ~~2018~~ 1-Signal Maint-MCL 462315(3) 2019 Signal Maintenance	1 EA	19,350.00	19,350.00

Total Amount in Currency USD 19,350.00

Please Remit Check Payments to:
Grand Elk Railroad, Inc.
39575 Treasury Center
Chicago, IL 60694-9500

Please Remit ACH or EFT Payments to:
BMO Harris Bank
ABA# 071000288
ACCOUNT# 1430137371
ACCT NAME: Watco Companies, L.L.C.

RAILROAD CODE OF 1993 (EXCERPT)
Act 354 of 1993

462.311 Passive traffic control devices; street lighting.

Sec. 311. (1) The road authority, at its own expense, shall furnish, renew, and maintain all passive traffic control devices on public streets or highways approaching grade crossings of streets and highways with railroad tracks, including the various advance warning signs, railroad pavement markings, railroad grade crossing signs, number of tracks signs, and other special signs located, designed, and maintained as prescribed by the Michigan manual of uniform traffic control devices. The number of tracks sign shall include a designation "railroad crossing _____ tracks" (insert number of tracks), indicating the actual number of tracks to be crossed. If there is only 1 track in the crossing, the sign stating the number of tracks shall be omitted. These passive traffic control devices shall conform to designs prescribed by the department and shall be subject to revision from time to time as the department considers necessary in the interest of public safety, conforming as closely as possible with generally recognized national standards.

(2) The department, for the purposes of this act, may install and maintain or arrange for the installation and maintenance of highway street lighting at any grade crossing of a state trunkline highway.

History: 1993, Act 354, Imd. Eff. Jan. 14, 1994.

© Legislative Council, State of Michigan Courtesy of www.legislature.mi.gov

03/02/20
Community Services/RR

RESOLUTION NO._____

RESOLUTION TO AWARD A BID FOR THE
JACKSON PARK PHASE ONE DEVELOPMENT PROJECT

WHEREAS:

1. As detailed in the attached staff report, bids were received for the Jackson Park phase one development project.
2. It is recommended the City Council accept the lowest bid from Katerberg Verhage, Inc. in the amount of $1,317,435.
3. It is further recommended that the City Council authorize an additional 13%, or $171,260 of the bid value for construction contingency.
4. Funds for the Jackson Park development project will require approval of the attached budget amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby award the general contractor bid for the Jackson Park phase one development project in the amount of $1,317,435 and authorizes a construction contingency amount of $171,260.
2. The City Council does hereby approve the attached budget amendment.

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENTS:
Budget Amendment
Staff Report

CITY OF WYOMING BUDGET AMENDMENT

Date: March 2, 2020 **Budget Amendment No. 036**

To the Wyoming City Council:

A budget amendment is requested for the following reason: To appropriate an additional $1,488,695.00 of budgetary authority for the Jackson Park development project as per the attached resolution.

Description/Account Code	Current	Increase	Decrease	Amended
Capital Projects Revolving Fund				
General Government - Capital Outlay - Capital Outlay				
800-000-57300-975.000	301,967.20	1,488,695.00		1,790,662.20
Fund Balance/Working Capital (Fund 800)		-	1,488,695.00	

Recommended: Kara Bradford
Finance Director

Deputy City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2019-2020 be amended by adoption of the foregoing budget amendment.

Motion carried: Yes _____, No _____

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

_____
City Clerk

STAFF REPORT

Date: February 18, 2020

Subject: Jackson Park Phase One Development Project
Approval of Contractor (Lowest Bidder)

From: Rebecca Rynbrandt, Director of Community Services

Meeting Date: March 2, 2020

RECOMMENDATION:

1. That the City Council award the Jackson Park Phase One Development Project to the lowest bidder Katerberg Verhage, Inc. in the amount of $1,317,435 with a related construction contingency of 13% or $171,260.

2. To approve a budget amendment in the amount of $1,488,695 to provide for the overall construction cost with contingency.

COMMUNITY, SAFETY, STEWARDSHIP:

The City of Wyoming strives to provide a safe, convenient, and pleasant living environment, with minimal burden to the taxpayer. Well-maintained park lands and recreation facilities directly impact property values, community aesthetics and the economic vitality of the city.

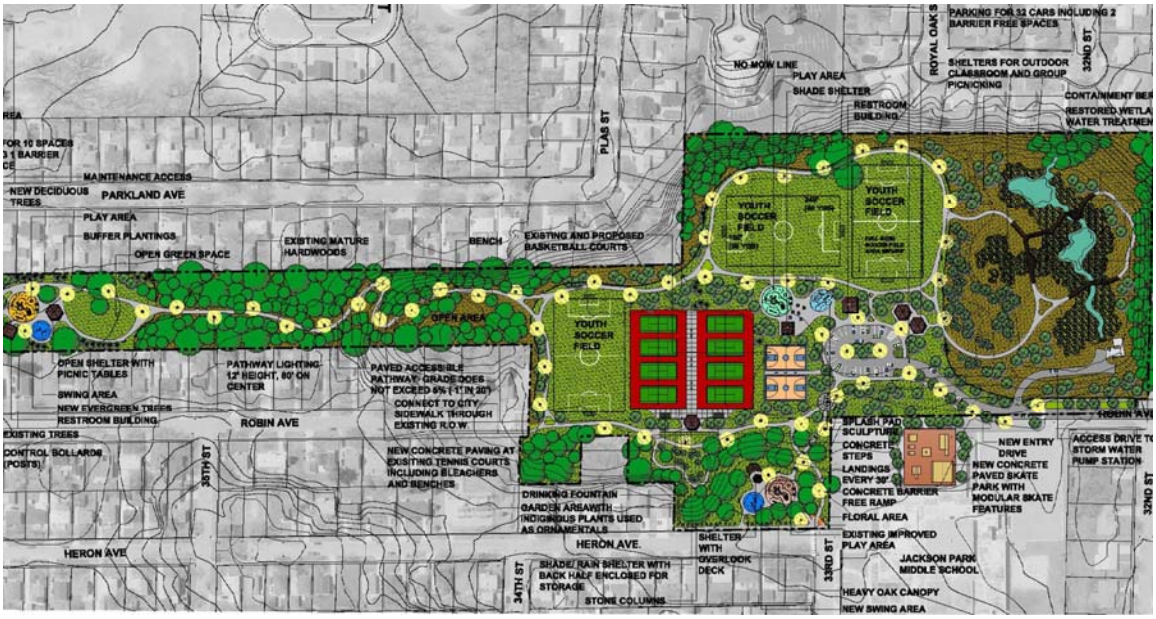
As the City is committed to providing leisure and recreation opportunities by developing and maintaining green spaces, facilities, and programs to enrich the quality of life for the residents of the city, the improvement of Jackson Park increases our ability to equitably provide for recreation and leisure services to a significant, residentially dense geographic area of our community.

DISCUSSION:
Jackson Park is approximately 22 acres located at 1331 – 33rd Street SW. It resides in a densely populated residential area of our community which is primarily made up of single-family homes. A large green space in the center of the park provides for storm water storage for the neighborhoods. The City of Wyoming seeks to develop contemporary, accessible facilities with improved functional relationships related to programmed and passive uses.

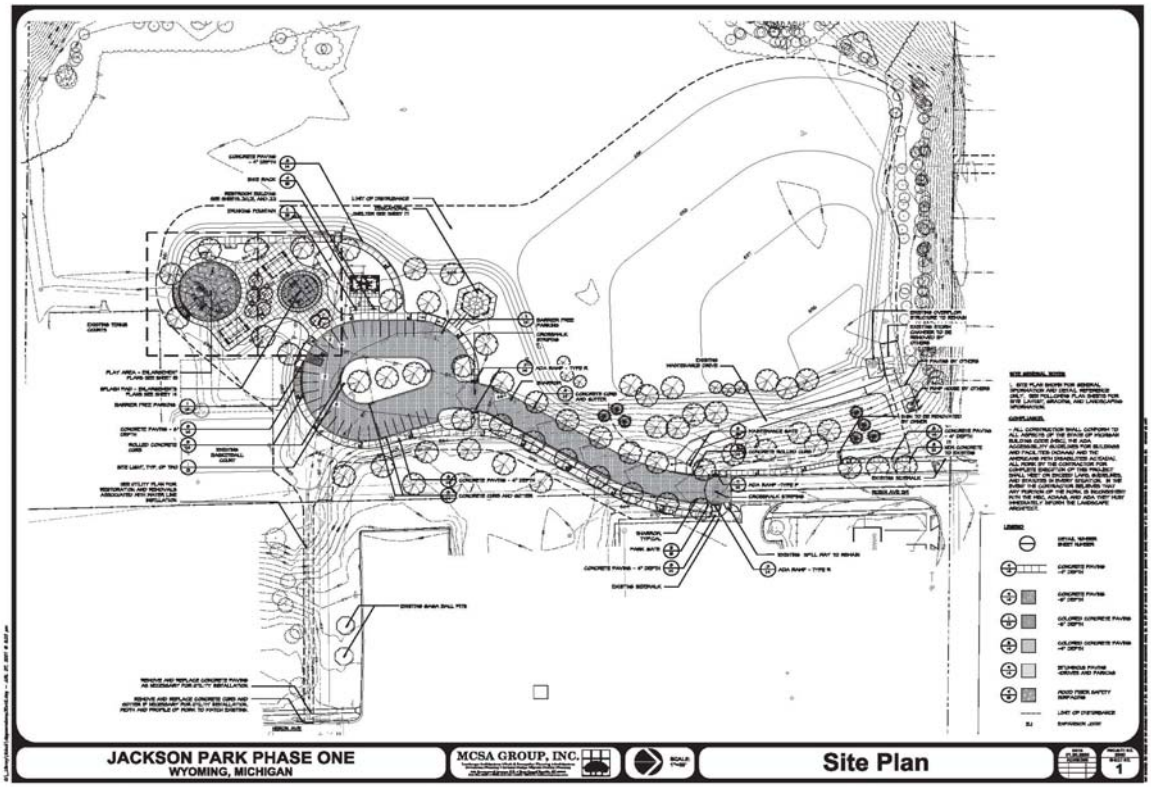
On April 20, 2009, the City Council approved a master development plan for Jackson Park (Resolution #23242). On July 2, 2018, the City Council authorized staff to engage MCSA to develop construction plans and bid documents for the development of phase one of the new master plan. In the fall of

2019, the construction plans were completed and in January 2020 bidding occurred with bids returned on Tuesday, February 11, 2020.

City Council Adopted Master Plan (Resolution #23242)



Phase One Development



Bid Advertising:

The City of Wyoming advertises bid opportunities via its website. Registered contractors, vendors, and plan review houses are notified electronically of opportunities. This included several plan houses, such as BidClerk, Bidnet, Builders Exchange of Michigan, North America Procurement Council, Envisobidnet, and Bid Ocean which distribute bid opportunities to a wide audience. Additionally, our primary project consultant, MCSA Inc. also distributed the bid documents throughout the construction community.

Over 30 general contractors, excavators and other registered interested parties were invited to bid. Two complete bids were received:

$1,317,435 Katerberg Verhage Inc.
$1,355,000 Denny's Excavating

As is the case for all City projects and bid awards, City staff and consultants engaged in a review to award the contract in the best interests of the City and the project. The process of review was thorough, duly careful and diligent, and fair to all bidders.

It is recommended that the bid be awarded to the lowest bidder Katerberg Verhage, Inc. They extensive experience in working within and adjacent to stormwater affiliated areas. Through their current work on the Ideal Park development project, they have proven themselves to be quality general contractors.

BUDGET IMPACT:

A budget amendment is necessary to activate funds within the FY 2020 budget for the payment of this bid award. Funds identified, as discussed during the FY 2020 budget preparation, are those of the Capital Projects Revolving Fund, account number 800-000-57300-975.000.

Capital Projects Revolving Fund 800-000-57300-975.000	**Amount**
General contractor Katerberg Verhage bid	$1,317,435
Contingency (13%)	$171,260
Total project construction cost (including Contingency)	$1,488,695
Budget amendment needed for expense:	$1,488,695

Attachments: Bid Bond, Bid/Proposal Form, Addendums 1 & 2, Pricing Sheets, Bid Tabulation, MCSA recommendation of bid award, and Budget Amendment

WEST BEND
A MUTUAL INSURANCE COMPANY

Bond Number 2430183

Bid Bond

KNOW ALL BY THESE PRESENTS, That We, Katerberg VerHage Inc as Principal, and WEST BEND MUTUAL INSURANCE COMPANY, a corporation organized under the laws of the State of Wisconsin and having its principal office in Middleton, Wisconsin, in said State, as Surety, are held and firmly bound unto City of Wyoming as Owner, in the full and just sum of Five Percent (5 %) of amount bid for the payment whereof said Principal binds its heirs, administrators, and executors and said Surety binds itself, its successors and assigns firmly by these presents

WHEREAS, said Principal has submitted to said Owner a bid or proposal for City of Wyoming Improvements to Jackson Park

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if within Sixty days hereof and in accordance with said proposal a contract shall be awarded to said Principal and the said Principal shall enter into a contract for said work and shall furnish bond with surety as required for its faithful performance then this obligation shall be void, otherwise remain in full force and virtue.

Signed and Sealed this 11 day of February , 20 20

Principal:

Katerberg VerHage Inc

Witness: Macky Wynn

By: Joel Franken (SEAL)

Name Typed: JOEL FRANKEN PROJECT MANAGER

Title

Surety:

West Bend Mutual Insurance Company

Witness: Jackie Vandyk

By: (SEAL)

Name Typed: Sara Rouse , Attorney-In-Fact

Title

Agency Name: OLIVIER-VANDYK INS AGENCY

Address: 2780 44TH ST SW

WYOMING, MI 49519

Phone Number: (616) 454-0800

MICHIGAN ONLY: This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA 218 and MCL 500.2236.

PO Box 620976 | Middleton, WI 53562 | Phone: (608) 410-3410 | Fax: (877) 674-2663 | www.thesilverlining.com

WEST BEND
A MUTUAL INSURANCE COMPANY

THE SILVER LINING®

Bond No. 2430183

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Sara Rouse

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Ten Million Dollars ($10,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 22nd day of September, 2017.

Attest _____
Christopher C. Zwygart
Secretary

CORPORATE SEAL

_____
Kevin A. Steiner
Chief Executive Officer/President

State of Wisconsin
County of Washington

On the 22nd day of September, 2017, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

NOTARY PUBLIC STATE OF WISCONSIN

_____
Juli A. Benedum
Senior Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 11th day of February, 2020.

CORPORATE SEAL

_____
Heather Dunn
Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.

BID/PROPOSAL FORM

Bid/Proposal for PHASE ONE CONSTRUCTION AT JACKSON PARK – CITY OF WYOMING, MI

The proponent identified below submits the attached bid/proposal materials, including the price(s) stated on the attached pricing sheet.

By signing this bid/proposal form, the proponent identified below represents, attests and promises, the proponent:

1. Has reviewed and is familiar with all plans and specifications, including any issued addenda and any interpretations, and any information provided at any pre-bid meeting.
2. Has reviewed, meets, and will comply with all the Standard Terms and Conditions except those specifically stated in the materials submitted with this bid/proposal form, including, without limitation, all of the applicable insurance and bonding requirements.
3. If applicable, is familiar with the Work site and Work site conditions.
4. Accepts full responsibility for its conclusions relative to the nature and probable difficulties of performing the work specified, and no additional payments will be made by the City due to unanticipated difficulties encountered in performing the actual work.

RECEIVED
FEB 11 2020

Unless the specifications otherwise state, the following is provided for statistical purposes only.

Is the bidder/contractor a:	YES	NO
Woman Owned Company?		X
Minority Owned Company?		X
Section 3 Certified Contractor?		X

If yes, Duns #: _____

KATERBERG VERHAGE INC.
[Proponent's full name]

[Signature for proponent]

[2nd signature for proponent]

JOEL FRANKEN
[Printed name and title of person signing]

Macky Lynn
[Printed name and title of 2nd person signing]

Date signed: 2/11/2020

3717 MICHIGAN ST NE
[Proponent's street address]

(616) 949-3030
[Proponent's business phone]

GRAND RAPIDS MI 49525
[City] [State] [Zip]

(616) 295-5374
[Cell phone number(s) of person(s) signing for proponent]

joelf@katerbergverhage.com
[E-mail address(s) of person(s) signing for proponent]

Corporation - Michigan
[Proponent's form of business – *e.g.* partnership, corporation, limited liability company, professional corporation and the state in which it was formed]

MCSA
GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

ADDENDUM NO. 1

FOR

PHASE ONE CONSTRUCTION AT JACKSON PARK

FOR

CITY OF WYOMING, MICHIGAN

JANUARY 31, 2020

This addendum forms a part of the contract documents and modifies the original project manual as noted below. Acknowledge receipt of this addendum by attaching a copy of the full addendum. Failure to do so may subject bidder to disqualification. This addendum consists of (1)

The Location for the Pre-Bid Meeting has been changed. The new location is as follows:

PRE-BID MEETING

A mandatory pre-bid meeting at the site will be held. Attendance is required.

Date and time: **Tuesday, February 4, 2020, 10:00 A.M., local time**

Place: **Wyoming City Hall**
West Conference Room
1155 28th Street SW
Wyoming, MI 49509

2/11/2020

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

ADDENDUM NO. 2

FOR

PHASE ONE CONSTRUCTION AT JACKSON PARK

FOR

CITY OF WYOMING, MICHIGAN

February 7, 2020

This addendum forms a part of the contract documents and modifies the original project manual as noted below. Acknowledge receipt of this addendum by attaching a copy of the full addendum. Failure to do so may subject bidder to disqualification. This addendum consists of (3) pages

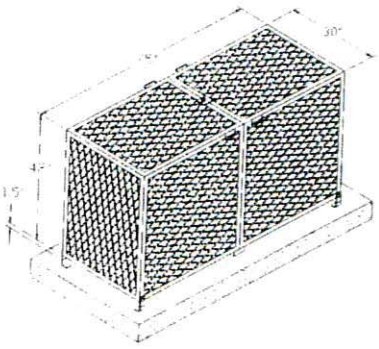
1. Sign in Sheets Attached
2. Playground equipment shall be bid as specified
3. BackFlow Protection Cover as referenced on detail 8 on sheet 9 shall be a StrongBox High Profile Expanded Metal Cover Model BC-75CR 75"x43.5"x30" color dark Green

High Profile Expanded Metal Cover

	"A" Length	Height	Width
BC-75CR	75"	43.5"	30"

Note: For inside dimensions, see Backflow Cover Sizing Chart on page 18.

- Plasticote Powder Coat Finish
- Accepts Padlock
- Hinged For Easy Access
- Minimized Surface Area for Graffiti



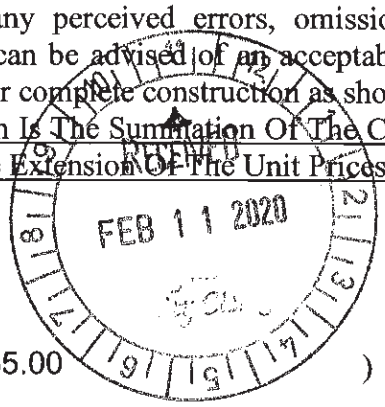
4. Parking/ Staging Area shall be on location of proposed park drive and parking area
5. Bituminous Paving Detail 9 on Sheet 14 - Aggregate Subbase shall be 21AA Limestone per the Geotechnical Investigation Report not 22A as specified

2/11/2020

PRICING SHEETS

This is not a unit price contract. The following unit prices will be utilized to assess bids, revise contract amounts, and develop change orders. Bidders must provide unit prices for every bid item at the time the bid is submitted. The Base Bid amount must be equal to the summation of the extension of all unit prices; Items 1 through (90). Bids which are incomplete or inaccurate will be subject to disqualification.

Bidders shall immediately notify the Landscape Architect of any perceived errors, omissions or discrepancy in the bid item quantities, so they and other bidders can be advised of an acceptable bid procedure. This is a Lump Sum Bid. The base bid as submitted is for complete construction as shown by the plans, details and specifications. Lump Sum Bid Amount Which Is The Summation Of The Cost Of The Items Of Work And Must Be Equal To The Summation Of The Extension Of The Unit Prices in the amount of :



one million three hundred seventeen thousand four hundred and thirty five Dollars

and zero Cents ($ 1,317,435.00)

The bidder agrees to reduce or add to the amount of the Base Bid under this proposal for any items deleted or added in accordance with the following unit prices. These unit prices shall include overhead and profit for each associated work item.

Bidders will accept as full and complete payment therefore the Lump Sum Bid Amount Which Is The Summation Of The Cost Of The Items Of Work And Must Be Equal To The Summation Of The Extension Of The Unit Prices

GENERAL CONDITIONS

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
1.	Mobilization and maintaining traffic complete.	1	LS	$ 8,000.00	$ 8,000.00
1.	The cost of project related bonds and insurance.	1	LS	$ 15,000.00	$ 15,000.00
2.	Project sign as per specifications and location as directed by Landscape Architect.	1	LS	$ 1,000.00	$ 1,000.00
3.	All layout and staking of site work elements complete.	1	LS	$ 8,500.00	$ 8,500.00
4.	General conditions: management, overhead and profit. Unit price shall not exceed 5% of the total base bid.	1	LS	$ 60,002.86	$ 60,002.86

SITE PREPARATION AND REMOVALS

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
5.	Site preparation and grading including all removal items: tree removal, ballfield fencing; and gravel paving; rough and finish grading, striping and redistributing of topsoil, any additional soil erosion control measures required but not listed below, and all other work shown on the plans but not otherwise listed below.	1	LS	$ 243,430.00	$ 243,430.00

GENERAL SITE IMPROVEMENTS

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
6.	Furnish and install Bituminous Parking and Drive Paving including striping complete as per detail 9 on sheet 14 and as per plans and specifications	2,596	SY	$ 44.93	$ 116,638.28
7.	Furnish and install 4" Concrete paving per detail no. 8 on sheet 14 and per plans and specifications.	19,906	SF	$ 4.63	$ 92,164.78
8.	Furnish and install 6" Concrete paving (Parking Area and Playground Ramp) per detail no. 8 on sheet 14 and per plans and specifications.	431	SF	$ 6.79	$ 2,926.49
9.	Furnish and install Concrete Curb and Gutter as per detail 4 on sheet 14 and as per plans and specifications	1,291	LF	$ 22.40	$ 28,918.40
10.	Furnish and install Rolled Curb and Gutter as per detail 5 on sheet 14 and as per plans and specifications	74	LF	$ 26.80	$ 1,983.20
11.	Furnish and install Maintenance and Park Gate as per detail 6 on sheet 15 and per plans and specifications	2	EA	$ 8,000.00	$ 16,000.00

SITE EQUIPMENT

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
12.	Furnish and install 5' by 5' Tree Grate Oblio Model by Iron Age Designs complete as per detail 5 on sheet 15 and as per plans and specifications	5	EA	$ 2,250.00	$ 11,250.00
13.	Furnish and install Bicycle Rack Model #125-30 by Dumor complete as per detail 4 on sheet 15 and as per plans and specifications	1	EA	$ 1,075.00	$ 1,075.00

SITE EQUIPMENT (Continued)

14.	Furnish and install Tactile Indicators per detail no.3 on sheet 13 and per plans and specifications.	64	SF	$ 45.00	$ 2,880.00
15.	Furnish and install Dumor Benches Model 160 per detail no. 7 on sheet 15 and per plans and specifications.	9	EA	$ 1,620.00	$ 14,580.00
16.	Furnish and install Wabash Valley 4-Seat Picnic Tables Model SG251 as per detail 8 on sheet 15 and as per plans and specifications	4	EA	$ 1,920.00	$ 7,680.00
17.	Furnish and install Wabash Valley 3-Seat Picnic Tables Model SG251 as per detail 8 on sheet 15 and as per plans and specifications	2	EA	$ 1,920.00	$ 3,840.00
18.	Furnish and install Barrier Free Parking Signs as per detail 11 on sheet 14 and as per plans and specifications	2	EA	$ 300.00	$ 600.00

PLAY AREA IMPROVEMENTS

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
19.	Furnish and Install Engineered Wood Fiber Surfacing complete as per detail no. 9 on sheet 16 and per plans and specifications.	385	SY	$ 12.47	$ 4,800.95
20.	Furnish and Install Concrete Stairs complete as per detail no. 2 on sheet 16 and per plans and specifications.	31	SF	$ 25.32	$ 784.92
21.	Furnish and Install Concrete Access Ramp complete as per detail no.10 on sheet 16 and per plans and specifications.	1	EA	$ 850.00	$ 850.00
22.	Furnish and Install Hand Railing for Ramp and Stairs complete as per detail no. 1,2 and 6 on sheet 16 and per plans and specifications.	79	LF	$ 235.00	$ 18,565.00
23.	Furnish and Install Control Bollard complete as per detail no. 5 on sheet 16 and per plans and specifications.	1	EA	$ 500.00	$ 500.00
24.	Construct Concrete Wall with Stone Face complete as per detail no. 1,3 and 7 on sheet 16 and per plans and specifications.	43	LF	$ 340.70	$ 14,650.10
25.	Construct Concrete Wall complete as per detail no.2,3 and 4 on sheet 16 and per plans and specifications.	40	LF	$ 151.25	$ 6,050.00
26.	Construct Concrete Thickened Edge complete as per detail no. 8 on sheet 16 and per plans and specifications.	177	LF	$ 14.15	$ 2,504.55

PLAY EQUIPMENT

Gametime – Sinclair Recreation 800.0444.49540

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
27.	Furnish and Install Gametime Powerscape Structure Model #PSJP618 complete per plans and specifications.	1	EA	$ 55,658.00	$ 55,658.00
28.	Furnish and Install Primetime Solo Swing Frame Model #5151 with Zero-G Chair (2-5) Model #SS8554 complete per plans and specifications.	1	EA	$ 3,627.00	$ 3,627.00
29.	Furnish and Install Primetime Swings Model #18826 with 2 Belt Seat Model #SS8910 complete as per plans and specifications	1	EA	$ 2,000.00	$ 2,000.00
30.	Furnish and Install Tree Stump Model #38111 complete as per plans and specifications	3	EA	$ 993.00	$ 2,979.00
31.	Furnish and Install Log Crawl Thru Model #38112 complete as per plans and specifications	1	EA	$ 6,448.00	$ 6,448.00
32.	Furnish and Install Forked Balance Beam Model #38233 complete as per plans and specifications	1	EA	$ 5,158.00	$ 5,158.00

SPLASHPAD

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
33.	Furnish and Install Water Distribution System including Equipment Cabinet, Water Distribution Manifold, Chassis, Pressure Gauge, Controller and all Required connections for complete installation of the Splashpad per plans and specifications.	1	LS	$ 60,930.00	$ 60,930.00
34.	Furnish and Install PLAYSAFE DRAIN N°1 VOR-1001.4000 complete per plans and specifications.	1	LS	$ 4,405.00	$ 4,405.00
35.	Furnish and Install FIRE HYDRANT ACTIVATOR VOR-7559 complete per plans and specifications.	1	EA	$ 8,655.00	$ 8,655.00
36.	Furnish and Install FOOT ACTIVATOR VOR-606 complete per plans and specifications.	1	EA	$ 4,455.00	$ 4,455.00
37.	Furnish and Install AQUALIEN FLOWER N°2 VOR-1331 complete per plans and specifications.	1	EA	$ 6,205.00	$ 6,205.00
38.	Furnish and Install DIRECTIONSAL JET N°1 VOR-305 complete per plans and specifications.	2	EA	$ 1,703.00	$ 3,406.00
39.	Furnish and Install JET STREAM N°1 VOR-7512 complete per plans and specifications.	3	EA	$ 1,302.00	$ 3,906.00

SPLASHPAD (Continued)

40.	Construct Splash Pad 6" Reinforced Colored Concrete Slab complete as per attached details, plans and specifications.	1165	SF	$ 11.90	$ 13,863.50
41.	Construct Splash Pad 4" Colored Concrete Slab complete as per attached details, plans and specifications.	536	SF	9.12 $	4,888.32 $

BUILDINGS AND SHELTERS

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
42.	Furnish and install Restroom Building Complete including Electrical, Plumbing and Mechanical as per sheets 20-22 and per plans and specifications	1	LS	$ 130,500.00	$ 130,500.00
43.	Furnish and install Shade Systems 27'x'18'x10' Cantilevered Shelter Model #RC271810lG Complete as per plans and specifications	2	EA	$ 12,767.50	$ 25,535.00
44.	Furnish and install RCP 34' Hex Shelter with Stone Columns Model#SLF-HE34-08-M Complete as per plans and specifications	1	LS	$ 60,950.00	$ 60,950.00

ELECTRICAL WORK

45.	Furnish and install LED Site Lights and Concrete Base complete as per detail no. 1 on sheet 15 and per plans and specifications	2	EA	$ 3,500.00	$ 7,000.00
46.	Furnish and install Shelter Light complete as per sheet no. 11 and specifications	1	EA	$ 1,000.00	$ 1,000.00
47.	Furnish and install GFI Outlets complete as per sheet no. 11 and specifications	2	EA	$ 400.00	$ 800.00
48.	Electrical Distribution for Site Lighting and Shelter including Service Meters, Connections for Lights and Restroom Building complete as per sheet 11 and per specifications	1	LS	$ 4,400.00	$ 4,400.00
49.	Furnish and install 1" Conduit for Future Security System as per plans and specifications	212	LF	$ 3.00	$ 636.00
50.	Site Electrical Service complete to Restroom Building per sheet 11 and per specifications	1	LS	$ 4,500.00	$ 4,500.00

STORM SEWER AND DRAINAGE WORK

51.	Furnish and Install 4" Drainage Pipe complete per plans and specifications	152	LF	$ 10.92	$ 1,659.84
52.	Furnish and Install 6" Drainage Pipe complete with flared end sections per plans and specifications	276	LF	$ 9.28	$ 2,561.28
53.	Furnish and Install 8" Drainage Pipe complete with flared end sections per plans and specifications.	160	LF	$ 17.50	$ 2,800.00
54.	Furnish and Install 12" Drainage Pipe complete with flared end sections per plans and specifications.	212	LF	$ 27.59	$ 5,849.08
55.	Furnish and Install 18" Drainage Pipe complete with flared end sections per plans and specifications.	187	LF	$ 37.84	$ 7,076.08
56.	Furnish and Install 15" Drainage Pipe complete with flared end sections per plans and specifications.	74	LF	$ 31.08	$ 2,299.92
57.	Furnish and Install 4' Catch Basin with Curb Inlet Casting complete as per detail no 2 on sheet 15 and per plans and specifications.	5	EA	$ 2,200.00	$ 11,000.00
58.	Furnish and Install 4' Catch Basin with Manhole Casting complete as per detail no 2 on sheet 15 and per plans and specifications.	2	EA	$ 2,200.00	$ 4,400.00
59.	Furnish and Install 2' Yard Drain as per detail 7 on sheet 17 and per plans and specifications	2	EA	$ 1,850.00	$ 3,700.00

SITE UTILITIES

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
60.	4" Sanitary Line including connections as per sheet 10 and per specifications	245	LF	$ 30.61	$ 7,499.45
61.	Furnish and Install Sanitary Manhole as per detail no. 1 on sheet 10 and per plans and specifications	1	EA	$ 2,700.00	$ 2,700.00
62.	Furnish and Install 2" water line for Splashpad and Irrigation per plans and specifications	62	LF	$ 100.00	$ 6,200.00
63.	Furnish and Install 4" water line, meters and valves from 6" Hydrant to Restroom Building per plans and specifications	209	LF	$ 74.16	$ 15,499.44
64.	Furnish and Install 6" water line and tap to City 6" Water Main per plans and specifications	322	LF	$ 76.09	$ 24,500.98

SITE UTILITIES (Continued)

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
65.	Furnish and install Dependable Drinking Fountain and Bottle Filler as per detail 11 on sheet 15 and per plans and specifications.	1	LS	$ 5,500.00	$ 5,500.00
66.	Furnish and install connection and 3/4" dia. waterline to drinking fountain as per plans and specifications.	44	LF	$ 52.27	$ 2,299.88
67.	Furnish and install 1-1/2" dia. Sanitary Line as per plans and specifications.	31	LF	$ 49.68	$ 1,540.08
68.	Furnish and Install 6" Fire 6" Hydrant as per City of Wyoming Standards and per plans and specifications	1	EA	$ 4,250.00	$ 4,250.00

IRRIGATION

Item No.	Description	Qty.	Unit *	Installed Unit Price	Unit Total
69.	Furnish and Install Irrigation System complete as per sheet 8 and 9 and per plans and specifications	1	LS	$ 23,000.00	$ 23,000.00

LANDSCAPE PLANT MATERIALS

Furnish and install the following landscape plant material, complete as per details 9-12 on sheet no 15 and per plans and specifications.

Deciduous Canopy Trees (Balled and Burlap)

Item No.	Botanical Name Common Name	Qty.	Min. Size/ Unit	Installed Unit Price	Unit Total
70.	Acer rubrum Red Maple	7	3 " Caliper	$ 578.00	$ 4,046.00
71.	Aesculus x carne Red Horsechestnut	6	3" Caliper	$ 773.00	$ 4,638.00
72.	Aesculus x hippocastanum Horsechestnut	8	3" Caliper	$ 773.00	$ 6,184.00
73.	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	3	1 1/2" Caliper per Stem	$ 533.00	$ 1,599.00
74.	Betula nigra River Birch	6	1 1/2" Caliper per Stem	$ 443.00	$ 2,658.00
75.	Carpinus caroliniana American Hornbeam	4	3" Caliper	$ 765.00	$ 3,060.00
76.	Celtis occidentalis Common Hackberry	6	3" Caliper	$ 705.00	$ 4,230.00
77.	Ginki biloba Ginko	5	3" Caliper	$ 773.00	$ 3,865.00
78.	Gleditsia Triacanthos 'Skycole' Skyline Honeylocust	2	3" Caliper	$ 773.00	$ 1,546.00
79.	Liquidamber styraciflua 'Godzam' Gold Dust Sweetgum	10	3" Caliper	$ 576.00	$ 5,760.00

Deciduous Canopy Trees (Balled and Burlap)

Item No.	Botanical Name Common Name	Qty.	Min. Size/ Unit	Installed Unit Price	Unit Total
80.	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Lilac	3	3" Caliper	$705.00	$2,115.00
81.	Tilia cordata 'corzam' Corinthian Corinthian Littleleaf Linden	1	3" Caliper	$773.00	$773.00
82.	Tilia cordata Greenspire Linden	10	3" Caliper	$773.00	$7,730.00
83.	Zelkova serrata 'Green Vase' Green Vase Zelkova	6	3" Caliper	$675.00	$4,050.00

Evergreen Trees

Item No.	Botanical Name Common Name	Qty.	Min. Size/ Unit	Installed Unit Price	Unit Total
84.	Picea Glauca Black Hills Spruce	4	8' Height	$428.00	$1,712.00
85.	Picea Omorika Serbian Spruce	3	8' Height	$428.00	$1,284.00

Edging, Soils and Seeding

86.	Furnish and install Mastermark Edging complete per plans and specifications	375	LF	$7.00	$2,625.00
87.	Furnish and install lawn seeding complete per plans and specifications	13,013	SY	$1.00	$13,013.00
88.	Furnish and install Dry Short Grass Prairie Seeding complete as per plans and specifications	2,347	SY	$1.20	$2,816.40
89.	Furnish and install Bioswale/Rain Garden Seeding complete as per plans and specifications	7,730	SY	$1.10	$8,503.00

Unit Descriptions

LS = Lump Sum
LF = Lineal Feet
SF = Square Feet
SY = Square Yard
EA = Each
Cal. = Caliper

Provide Additional Unit Cost for Clean Topsoil

	Furnish and install 6" clean topsoil complete per plans and specifications		SY	$6.00	$6.00

BID TABULATION

PROJECT: Wyoming – Phase One at Jackson Park
City of Wyoming, MI

PROJECT NO.: 2050

BID DATE: Tuesday, February 11, 2020 @ 11:00 am

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

CONTRACTOR	BASE BID	ADDENDUM #1	ADDENDUM #2	BOND
Katerberg VerHage Inc.	**$1,317,435.00**	**X**	**X**	**X**
Denny's Excavating	**$1,355,000.00**	**X**	**X**	**X**

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

February 18, 2020

Ms. Rebecca Rynbrandt, Director of Community Services
City of Wyoming
P.O. Box 905
1155 - 28th Street SW
Wyoming, MI 49509

RE: Jackson Park Bids

Dear Rebecca,

Bids for Ferrand Park Improvements were received and opened at the City Offices on Tuesday, February 11, 2020 at 11:00 a.m. There were two (2) bids received on the project. Bids were received from Katerburg VerHage, Inc. and Denny's Excavating. Attached is the Bid Tabulation.

Improvements for this project include new playground, restroom, splashpad, shelters, park drive and parking area.

Katerburg VerHage, Inc. bid was $1,317,435.00. We recommend that Katerburg VerHage, Inc. of Grand Rapids, Michigan, be awarded the project.

I spoke with Joel Franken, of Katerburg VerHage, Inc., and he indicated he was excited to continue working with the City of Wyoming. Katerburg VerHage, Inc. is currently working on Ideal Park for the City of Wyoming.

Although we have worked with Katerburg VerHage, Inc. on many past projects, I did ask for a list of references.

Katie Chase from OCBA stated that the work completed by Katerburg VerHage on the most recent City of Grand Rapids Parks (Coit, Cambridge, Belnap and Joe Taylor) was good. She stated that Joe Franken was fantastic to work with.

Karie Enriquez of the Grand Rapids Park and Recreation worked with Katerburg VerHage, Inc. of the Veterans Memorial Project for the City of Grand Rapids in 2017. She started that Joel was easy to work with and their communication was very good. She also stated that they were great working with changes.

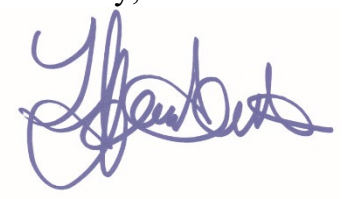
MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Katerburg is currently finishing the Settlers Grove Park for Ada Township. Mike Oezer of Progressive stated that Katerburg VerHage, Inc. has been very responsive, the quality of work is good, and with the additional scope they will be completed on time.

If you have any questions or need additional information concerning this recommendation, please feel free to contact me.

Sincerely,



Tiffany Smith
President
MCSA Group, Inc.

03/02/20
Purchasing/LAJ

RESOLUTION NO._____

RESOLUTION FOR AWARD OF BIDS

WHEREAS:

1. Formal bids have been obtained on the below listed items.
2. The bids received have been reviewed and evaluated as per the attached Staff Reports.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby award the bids for the listed items as recommended in the attached Staff Reports and summarized below.

Item	Recommended Bidder	Cost
Brass Water Service, Meter Installation Materials, and Meter Mountings	ETNA Supply Company	Bid prices as shown on the attached tabulation sheets
Fertilizer	SiteOne Landscape Supply and Michigan Turf and Ornamental	Bid prices as shown on the attached tabulation sheet
Shredded Bark and Wood Chips	Brinkwood Products, Inc. and Superior Ground Cover, Inc.	Bid prices as shown on the attached staff report
Topsoil	Bultsma Construction Co.	$7.85/ton
Bituminous Paving Materials	Rieth-Riley Construction Company, Inc.	Bid prices as shown on the attached staff report
Ready Mixed Concrete	Consumers Concrete Corporation	Bid prices as shown on the attached staff report
Sand	Top Grade Aggregates, LLC	$6.90/ton
Stainless Steel Clamp Couplings	Core and Main	Bid prices as shown on the attached staff report

Moved by Councilmember:
Seconded by Councilmember:
Motion Carried Yes
No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on March 2, 2020.

_____
Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENTS:
Staff Reports

Resolution No. _____

STAFF REPORT

Date: February 18, 2020

Subject: Bid Award - Brass Water Service and Meter Installation Materials and Meter Mountings

From: Aaron Vis, Assistant Director of Public Works

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for brass water service and meter installation materials and meter mountings to the low bidder, ETNA Supply Company, for the prices as shown on the attached bid tabulation.

COMMUNITY, SAFETY, STEWARDSHIP:

Brass water service and meter installation materials and meter mountings are used throughout the City when repairing or replacing water services or water meters. These no-lead brass materials will reduce the exposure of lead to the public, providing safe living and working conditions for our residents and protect the environment from lead contamination.

DISCUSSION:

On Tuesday, February 11, 2020, the City received four bids for brass water service and meter installation materials and meter mountings. Seventy-eight invitations to bid were sent to prospective bidders. ETNA Supply Company was the low bidder.

The Public Works Department utilizes brass water service and meter installation materials to repair and replace broken water services and water meters throughout the City of Wyoming. Federal regulations require that all of the brass fittings be free of lead. Bids are received each year in order to acquire quality brass water service and meter installation materials.

The City is anticipating that it will spend approximately $25,000 for brass water service materials and approximately $15,000 on meter installation materials on an annual basis.

BUDGET IMPACT:

Sufficient funds are available in the water service maintenance and water meter maintenance accounts: 591-441-56700-775.000 and 591-591-56500-775.000.

ATTACHMENT:
Bid Tabulation

City of Wyoming Michigan

TABULATION OF BIDS
FOR BRASS WATER SERVICE AND METER INSTALLATION MATERIALS AND WATER METER MOUNTINGS
OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020 AT 11:00 A.M. O'CLOCK

Est. Qty.	Item Description	Etna Supply Company		Core & Main		Ferguson Waterworks		EJ USA Inc.	
		Unit Price	Total (based on est. qty.)	Unit Price	Total (based on est. qty.)	Unit Price	Total (based on est. qty.)	Unit Price	Total (based on est. qty.)
0	1" corporation stop	$41.10	$0.00	$40.41	$0.00	$41.06	$0.00	$42.44	$0.00
200	1" curb stop	$87.75	$17,550.00	$86.43	$17,286.00	$87.71	$17,542.00	$90.66	$18,132.00
500	5/8" x ¾" x ¾" coupling	$8.10	$4,050.00	$7.86	$3,930.00	$8.08	$4,040.00		$0.00
250	1" compression coupling	$17.35	$4,337.50	$17.00	$4,250.00	$17.34	$4,335.00	$17.92	$4,480.00
10	1½" corporation stop	$118.40	$1,184.00	$116.69	$1,166.90	$118.18	$1,181.80	$122.35	$1,223.50
20	1½" compression coupling	$48.00	$960.00	$47.29	$945.80	$48.00	$960.00	$49.65	$993.00
0	1½" curb stop, 1½" x 1½" compression coupling	$203.55	$0.00	$200.72	$0.00	$204.31	$0.00	$210.39	$0.00
10	2" corporation stop	$195.80	$1,958.00	$193.07	$1,930.70	$195.78	$1,957.80	$202.36	$2,023.60
20	2" curb stop, 2" x 2" compression coupling	$283.80	$5,676.00	$280.00	$5,600.00	$284.23	$5,684.60	$293.38	$5,867.60
20	2" compression coupling	$78.35	$1,567.00	$77.18	$1,543.60	$78.18	$1,563.60	$80.97	$1,619.40
30	Curb box, 5'6" depth	$31.15	$934.50	$34.68	$1,040.40	$33.87	$1,016.10	$36.44	$1,093.20
50	Curb box lid w/plug	$10.35	$517.50	$10.63	$531.50	$11.50	$575.00		$0.00
0	Copper meter insetters, 5/8" x ¾", "M" Style Insetter, 43 2-NNMD 43x403 NO LEAD	$90.00	$0.00	$86.10	$0.00	$97.80	$0.00	$90.31	$0.00
50	1" Full port straight curb valve, ball style 300 PSI w/lock wing mac-pak compression x 1" FIP	$75.90	$3,795.00	$74.76	$3,738.00	$86.60	$4,330.00	$78.42	$3,921.00
0	¾" MIP union for copperhorn insetter	$4.40	$0.00	$4.46	$0.00	$4.60	$0.00		$0.00
200	1" x ¾" Brass Bushings	$2.90	$580.00	$2.33	$466.00	$2.30	$460.00		$0.00
50	¾" x 2 1/2" meter couplings, ¾ ribbed tail piece	$8.10	$405.00	$7.86	$393.00	$9.15	$457.50		$0.00
100	1" x 2 5/8" meter coupling, ribbed tail piece	$12.45	$1,245.00	$12.27	$1,227.00	$14.08	$1,408.00		$0.00
10	¾" FIP ball valve, full port	$7.95	$79.50	$8.50	$85.00	$24.99	$249.90		$0.00
75	1½" female flanged coupling	$36.00	$2,700.00	$35.49	$2,661.75	$40.69	$3,051.75	$37.18	$2,788.50
150	1" Full port angle curb valves, ball style 300 PSI lockwing with Mac-Pak Compression X1" FIP	$86.45	$12,967.50	$85.18	$12,777.00	$97.74	$14,661.00		$0.00
50	2" female flanged coupling	$47.00	$2,350.00	$46.25	$2,312.50	$53.00	$2,650.00		$0.00
2	¾" FIP gate valves	$9.15	$18.30	$5.92	$11.84	$49.96	$99.92	$6.16	$12.32
150	1" FIP gate valves	$13.60	$2,040.00	$9.02	$1,353.00	$58.77	$8,815.50	$9.29	$1,393.50
5	1½" FIP gate valves	$24.35	$121.75	$15.15	$75.75	$102.94	$514.70	$15.57	$77.85
5	2" FIP gate valves	$37.05	$185.25	$21.65	$108.25	$123.86	$619.30	$25.92	$129.60
20	¾" x close brass nipple	$1.35	$27.00	$1.24	$24.80	$1.28	$25.60		$0.00
20	1" x close brass nipple	$1.95	$39.00	$1.83	$36.60	$2.02	$40.40		$0.00
20	¾" x 2" brass nipple	$1.70	$34.00	$1.57	$31.40	$1.72	$34.40		$0.00
20	¾" x 2 ½" brass nipple	$1.95	$39.00	$1.82	$36.40	$1.99	$39.80		$0.00
20	¾" x 3" brass nipple	$2.25	$45.00	$2.09	$41.80	$2.30	$46.00		$0.00
20	¾" x 3 ½" brass nipple	$2.50	$50.00	$2.35	$47.00	$2.50	$50.00		$0.00
20	¾" x 4" brass nipple	$2.90	$58.00	$2.73	$54.60	$2.89	$57.80		$0.00
20	¾" x 4 ½" brass nipple	$3.15	$63.00	$2.97	$59.40	$3.10	$62.00		$0.00
20	¾" x 5" brass nipple	$3.50	$70.00	$3.28	$65.60	$3.40	$68.00		$0.00
20	¾" x 5 ½" brass nipple	$3.80	$76.00	$3.58	$71.60	$3.70	$74.00		$0.00
20	¾" x 6" brass nipple	$4.25	$85.00	$3.99	$79.80	$4.07	$81.40		$0.00
20	1" x 2" brass nipple	$2.40	$48.00	$2.26	$45.20	$2.48	$49.60		$0.00
20	1" x 2½" brass nipple	$2.80	$56.00	$2.64	$52.80	$2.80	$56.00		$0.00
20	1" x 3" brass nipple	$3.25	$65.00	$3.04	$60.80	$3.20	$64.00		$0.00
20	1" x 3 ½" brass nipple	$3.75	$75.00	$3.52	$70.40	$3.55	$71.00		$0.00
20	1" x 4" brass nipple	$4.20	$84.00	$3.96	$79.20	$4.00	$80.00		$0.00
20	1" x 4 ½" brass nipple	$4.70	$94.00	$4.41	$88.20	$4.70	$94.00		$0.00
20	1" x 5" brass nipples	$5.20	$104.00	$4.88	$97.60	$5.20	$104.00		$0.00
20	1" x 5 ½" brass nipples	$5.70	$114.00	$5.34	$106.80	$7.30	$146.00		$0.00
20	1" x 6" brass nipple	$6.20	$124.00	$5.83	$116.60	$6.00	$120.00		$0.00
20	1½" x close brass nipple	$3.85	$77.00	$3.60	$72.00	$3.70	$74.00		$0.00
20	1 ½" x 3" brass nipple	$5.65	$113.00	$5.33	$106.60	$5.40	$108.00		$0.00
20	1½" x 4" brass nipple	$7.40	$148.00	$6.94	$138.80	$7.00	$140.00		$0.00
10	1 ½" x 5" brass nipple	$9.15	$91.50	$8.62	$86.20	$9.00	$90.00		$0.00
10	1½" x 6" brass nipple	$10.90	$109.00	$10.25	$102.50	$11.24	$112.40		$0.00
20	2" x close brass nipple	$5.85	$117.00	$5.48	$109.60	$6.00	$120.00		$0.00
5	2" x 2 ½ " brass nipple	$6.30	$31.50	$5.91	$29.55	$6.00	$30.00		$0.00
10	2" x 6" brass nipple	$14.00	$140.00	$13.18	$131.80	$13.00	$130.00		$0.00
10	2" x 9" brass nipple	$20.85	$208.50	$19.61	$196.10	$19.22	$192.20		$0.00
10	2" x 12" brass nipple	$27.60	$276.00	$25.97	$259.70	$25.30	$253.00		$0.00

20	1" Meter Washers	$0.16	$3.20		$0.00	$0.44	$8.80		$0.00
20	1 ½" Adjustable MNPT Oval Meter Flange	$38.90	$778.00	$146.82	$2,936.40	$105.86	$2,117.20		$0.00
20	2" Adjustable MNPT Oval Meter Flange	$51.85	$1,037.00	$182.02	$3,640.40	$126.95	$2,539.00		$0.00
20	1" Brass Threaded Couplings	$4.60	$92.00	$3.54	$70.80	$3.74	$74.80		$0.00
10	2" x 1" brass bushings	$11.80	$118.00	$9.05	$90.50	$8.93	$89.30	$10.35	$103.50
10	1 ½" x 1" brass bushings	$6.60	$66.00	$5.07	$50.70	$5.00	$50.00	$5.79	$57.90
300	Curb Box Plug 1 ¼" – MEPLG 1 ¼ Brass Plug	$2.80	$840.00	$2.77	$831.00	$2.87	$861.00		$0.00
25	1" NIBCO Full Port Ball Valve	$11.95	$298.75	$9.66	$241.50	$19.46	$486.50	$12.40	$310.00
5	1" APOLLO third Full Port Ball Valve	$11.95	$59.75	$8.48	$42.40	$27.00	$135.00		$0.00
10	¾" NIBCO Full Port Ball Valve	$7.95	$79.50	$6.13	$61.30	$12.36	$123.60	$8.41	$84.10
300	1 ½" Drop In Gaskets for 1 ½" Flanged Meter	$0.80	$240.00	$2.04	$612.00	$2.11	$633.00	$2.14	$642.00
300	2" Drop In Gaskets for 2" Flanged Meter	$0.95	$285.00	$2.32	$696.00	$2.40	$720.00	$2.43	$729.00
5	2" x 1 ½ Brass Bushings	$9.80	$49.00	$7.51	$37.55	$7.11	$35.55	$8.59	$42.95
15	1" x ¾" Brass Bushings	$3.05	$45.75	$2.33	$34.95	$2.32	$34.80	$2.66	$39.90
5	1 ½" x ¾" Brass Bushings	$8.10	$40.50	$6.20	$31.00	$5.74	$28.70		$0.00
0	AY McDonald 5/8" x ¾" meter to 1" meter adapter	$20.65	$0.00	$10.19	$0.00	$11.58	$0.00		$0.00
2	AY McDonald Converts 1" meter to 2" flanged meter	$122.90	$245.80	$60.56	$121.12	$68.76	$137.52		$0.00
2	AY McDonald Converts 1" meter to 1 ½" flanged meter	$120.05	$240.10	$59.19	$118.38	$67.20	$134.40		$0.00
2	AY McDonald Converts 1 ½" meter to 2" flanged meter	$176.80	$353.60	$80.13	$160.26	$91.15	$182.30		$0.00
20	¾" Brass 90's	$3.75	$75.00	$2.88	$57.60	$2.80	$56.00		$0.00
20	¾" Brass Threaded couplings	$3.05	$61.00	$2.32	$46.40	$2.30	$46.00		$0.00
5	2" Brass Pentagon Stopbox Cap Plugs (plugs only)	$7.15	$35.75	$7.20	$36.00	$7.31	$36.55		$0.00
30	1 ¼" Stopbox lid with plug	$10.35	$310.50	$10.44	$313.20	$10.66	$319.80	$10.95	$328.50
15	2" Stopbox lid with plug	$13.90	$208.50	$15.58	$233.70	$31.58	$473.70	$16.34	$245.10
5	2" Brass THD Coupling	$16.15	$80.75	$12.34	$61.70	$11.46	$57.30		$0.00
5	2" x 1.5" Brass THD Bushing	$9.80	$49.00	$7.50	$37.50	$7.23	$36.15		$0.00
12	2" Meter Flange THD	$47.00	$564.00	$20.60	$247.20	$54.24	$650.88		$0.00
6	1.5" Meter Flange THD	$36.00	$216.00	$19.06	$114.36	$52.57	$315.42		$0.00
20	1" Brass 90's	$5.80	$116.00	$4.43	$88.60	$5.00	$100.00		$0.00
200	5/8" x ¾" gaskets	$0.10	$20.00	$0.46	$92.00	$0.25	$50.00		$0.00
50	1'' full port flared angle valve	$51.30	$2,565.00	$129.00	$6,450.00	$86.43	$4,321.50		$0.00
10	3'' Brass Meter Flange Kit– THD	$90.75	$907.50	$135.10	$1,351.00	$91.41	$914.10		$0.00
5	3'' Brass Meter Flange Kit– THD	$224.00	$1,120.00	$334.43	$1,672.15	$246.49	$1,232.45		$0.00
5	4'' Brass Meter Flange Kit –THD	$272.00	$1,360.00	$510.20	$2,551.00	$393.83	$1,969.15		$0.00
Total		**$80,444.25**		**$89,062.11**		**$97,757.54**		**N/A**	

STAFF REPORT

DATE: February 20, 2020

SUBJECT: Fertilizer

FROM: Jeff Anderson, Parks & Facilities Supervisor
Laura Jackson, Secretary II

CC: Rebecca Rynbrandt, Director of Community Services
Kim Oostindie, Director of Human Resources

MEETING DATE: March 2, 2020

RECOMMENDATION:

It is recommended that the bid for fertilizer be awarded to SiteOne Landscape Supply and Michigan Turf and Ornamental in the amounts indicated on the attached tabulation sheet.

COMMUNITY, SAFETY, STEWARDSHIP:

Community – The City uses fertilizer to maintain the City's parks and municipal building properties. Healthy turf reduces water run-off and erosion into our sewer system.

Safety – Healthy turf in athletic fields creates safer playing surfaces for recreation programs.

Stewardship – Well maintained properties have a positive direct impact on property values. Healthy fertilized turf will serve all City of Wyoming user groups and citizens.

DISCUSSION:

On January 21, 2020 three bids were received to provide fertilizer for the City's Parks and Facilities. Seventy-six invitations to bid were sent to prospective bidders.

The bids received are as shown on the attached tabulation sheet and it is recommended the bid be awarded to SiteOne Landscape Supply and Michigan Turf and Ornamental based on the type of fertilizer, analysis, square foot per bag, and delivery charges.

BUDGET IMPACT:

Funds for the purchase of the fertilizer are budgeted in various departmental accounts with the appropriate account being charged at the time of requisition. It is estimated the annual expenditure for fertilizer will total approximately $10,000.00.

City of Wyoming Michigan

TABULATION OF BIDS
FERTILIZER
OPENED BY THE CITY CLERK ON JANUARY 21, 2020 AT 11:00 A.M.

	SiteOne Landscape Supply		BFG Supply		Michigan Turf and Ornamental	
	Sq. Ft. (per bag)	Bid Price (per bag)	Sq. Ft. (per bag)	Bid Price (per bag)	Sq. Ft. (per bag)	Bid Price (per bag)
18-0-4 25% u-plus w/.10% Dimension (pre-emergent)	12,000	$ 15.67	12,500	$ 18.13	12,500	$ 15.90
			12,500	$ 18.13		
30-0-6 50% pcu (regular fertilizer)	15,000	$ 15.80	15,000	$ 14.38	16,000	$ 15.76
18-0-4 30% polyplus w/ lockup extra 2 (weed and feed)	14,000	$ 19.06	10,000	$ 20.09	12,500	$ 17.35
Number of days require for deliveries from date of receipt of orders	2-10		7-14		5-7	
Minimum truckload quantity for deliveries	0		1		40	
Additional delivery charge for deliveries that fall below the minimum truckload	$ 25.00		$ 75.00		$ 35.00	
Indicates Alternate Item Bid			Minimum Order $700; 2.75% Delivery Charge			

STAFF REPORT

DATE: February 24, 2020

SUBJECT: Shredded Bark and Wood Chips

FROM: Jeff Anderson, Parks & Facilities Supervisor

CC: Rebecca Rynbrandt, Director of Community Services

MEETING DATE: March 2, 2020

RECOMMENDATION:

It is recommended that the bid for shredded bark and wood chips be awarded to Brinkwood Products, Inc. and Superior Ground Cover, Inc. at the bid prices as shown on the attached tabulation sheet.

COMMUNITY, SAFETY, STEWARDSHIP:

Community – The City uses shredded bark as mulch, to retain soil moisture and to help with weed prevention around the trees and shrubs in the parks and other City Facilities. By placing shredded bark in our landscaping and ADA compliant playground chips in our playgrounds we work to create safe and attractive community public spaces.

Safety – ADA compliant playground chips (engineered wood fiber) will be used in park playground areas to comply with safety and accessibility standards – working to ensure all children, regardless of ability or disability, have the opportunity to benefit from recreation resources.

Stewardship – Vibrant communities are built upon attractive, safe public spaces. Well maintained properties have a positive direct impact on property values. Parks and recreation services work to ensure families want to live, work, and play in our community – a backbone to economic development.

DISCUSSION:

On February 18, 2020 six (6) bids were received to provide shredded bark and ADA playground chips for City facilities and parks. Seventy (70) invitations to bid were sent to prospective bidders.

The shredded bark is utilized at various facilities for landscaping, weed suppression and moisture retention around trees. The ADA compliant playground chips will be used in playground areas to comply with the Americans with Disabilities Act and National Playground Safety Standards.

It is recommended that the bid for shredded bark be awarded to bidder, Brinkwood Products, Inc. and the ADA approved playground wood chips to Superior Ground Cover, Inc. based on cubic yard bid price, price to blow bark into location and minimum truckload with no delivery charges.

BUDGET IMPACT:

Funds for the purchase of the shredded bark are budgeted in various departmental accounts with the appropriate account being charged at the time of requisition. It is estimated the annual expenditure for shredded bark and ADA compliant chips will total approximately $18,600.00.

BID TABULATION:

Bark Description	Bidder	Bid Price (cu. yd.)	Bid price to blow bark into location (cu. yd.)	Minimum Cu. Yds. Truckload per delivery (no delivery charges)	Delivery Charge (for deliveries under the minimum truckload)	Number of days for deliveries
Delivered to any City building, facility, property and job site in the City of Wyoming						
Hardwood (Brown) Shredded Bark	Brinkwood Products, Inc.	$ 14.95	$ 41.50	30	$ 45.00	4
	C&J Bark Haulers, Inc.	$ 15.50		140	$ 100.00	2- 3
	Superior Ground Cover, Inc.	$ 18.00	$ 37.00	70	$ 45.00	5
	Timber Ridge Wood Products	$ 18.95	$ 41.95	20	$ 45.00	1*
	Everett's Landscape Management Inc.	$ 28.00	$ 63.00	20	$ 75.00	2
	Three Oaks Ground Cover		$ 38.00			15
ADA Approved Playground Wood Chips	Brinkwood Products, Inc.	$ 13.00	$ 21.00	30	$ 45.00	4
	C&J Bark Haulers, Inc.	$ 16.00		140	$ 100.00	2- 3
	Superior Ground Cover, Inc.	$ 13.00	$ 20.45			5
	Everett's Landscape Management Inc.	$ 42.00	$ 73.00	20	$ 75.00	2
	Three Oaks Ground Cover		$ 22.00			15
Delivered the City of Wyoming Drinking Water Plant						
Hardwood (Brown) Shredded Bark	Brinkwood Products, Inc.	$ 14.95	$ 41.50	30	$ 60.00	4
	C&J Bark Haulers, Inc.	$ 15.50		140	$ 100.00	2- 3
	Superior Ground Cover, Inc.	$ 18.00	$ 37.00	70	$ 45.00	5
	Timber Ridge Wood Products	$ 18.95	$ 43.95	20	$ 75.00	1*
	Everett's Landscape Management Inc.	$ 32.00	$ 63.00	20	$ 150.00	2
	Three Oaks Ground Cover		$ 38.00			15
ADA Approved Playground Wood Chips	Brinkwood Products, Inc.	$ 13.00	$ 21.00	30	$ 60.00	4
	C&J Bark Haulers, Inc.	$ 16.00		140	$ 100.00	2- 3
	Superior Ground Cover, Inc.	$ 13.00	$ 20.45			5
	Everett's Landscape Management Inc.	$ 46.00	$ 73.00	20	$ 150.00	2
	Three Oaks Ground Cover		$ 22.00			15
* 2 weeks notice needed for blown installs.						

STAFF REPORT

DATE: February 19, 2020

SUBJECT: Bid Award – Topsoil

FROM: Jodie Theis, Public Services Supervisor

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for topsoil to the low bidder, Bultsma Construction Co., at a unit price of $7.85 per ton of screened topsoil.

COMMUNITY, SAFETY, STEWARDSHIP:

Topsoil is used throughout the City by the Public Works Department to restore surface damage caused by maintenance practices such as utility repairs, sidewalk repairs or tree removals. Topsoil purchased and used by the City is made from composted materials.

DISCUSSION:

On Tuesday, February 11, 2020, the City received two bids for topsoil. Sixty-eight invitations to bid were sent to prospective bidders. Bultsma Construction Co. was the low bidder.

The Public Works Department uses approximately 1,200 tons of screened topsoil each year. The unit price of screened topsoil will be $7.85 per ton, for an estimated yearly total cost of approximately $9,420. The unit price is a decrease of 1% from last year's bid price of $7.95. The material is delivered to the Public Works Department where a stockpile of topsoil is maintained.

BUDGET IMPACT:

Sufficient funds are available in the street, sidewalk, sewer and water maintenance accounts: 202-441-46300-775.000, 203-441-46300-775.000, 211-441-44210-775.000, 590-441-54200-775.000, 591-441-56200-775.000 and 591-441-56700-775.000.

BID TABULATIONS:

City of **Wyoming** Michigan

TABULATION OF BIDS
FOR TOPSOIL - BID # 1810

OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020
AT 11:00 A.M. O'CLOCK

Bidder	Screened Topsoil (per Ton)
Bultsma Construction Co.	$ 7.85
Oetman Excavating LLC	$ 7.95

STAFF REPORT

DATE: February 19, 2020

SUBJECT: Bid Award – Bituminous Paving Materials

FROM: Jodie Theis, Public Services Supervisor

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for bituminous paving materials to the low bidder, Rieth-Riley Construction Company, Inc., at $58.00 per ton for 36A top mix asphalt and $57.00 per ton for 13A base mix asphalt.

COMMUNITY, SAFETY, STEWARDSHIP:

The Public Works Department repairs asphalt streets damaged by weather and utility failures throughout the City. The use of asphalt, made from materials that can be recycled, reduces the consumption of natural resources and the dumping of asphalt materials in landfills.

DISCUSSION:

On Tuesday, February 11, 2020, the City received three bids for bituminous paving materials. Forty-three invitations to bid were sent to prospective bidders. Rieth-Riley Construction Company, Inc. was the low bidder.

The Public Works Department uses approximately 1,400 tons of asphalt top mix and approximately 1,000 tons of asphalt base mix each year. The unit price of 36A top mix is $58.00 per ton, for an estimated yearly total cost of $81,200.00. The unit price of 13A base mix is $57.00 per ton, for an estimated yearly total cost of $57,000.00. The low bid for 36A top mix is a decrease of 3% from last year's bid price of $60.00, and the low bid for 13A base mix is a decrease of 4% from last year's bid price of $59.00.

BUDGET IMPACT:

Sufficient funds are available in the street, sewer and water maintenance accounts: 202-441-46300-775.000, 203-441-46300-775.000, 590-441-54200-775.000, 591-441-56200-775.000 and 591-441-56700-775.000.

BID TABULATIONS:

City of **Wyoming** Michigan

TABULATION OF BIDS
FOR BITUMINOUS PAVING MATERIALS - BID # 1809
OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020 AT 11:00 A.M. O'CLOCK

Bidder	36A Bituminous Top Mix			13A Bituminous Base Mix		
	Est. Qty. (Tons)	Unit Price (Per Ton)	Total (Based on Est. Qty.)	Est. Qty. (Tons)	Unit Price (Per Ton)	Total (Based on Est. Qty.)
Michigan Paving & Materials Co.	1,400	$ 61.50	$ 86,100.00	1,000	$ 60.00	$ 60,000.00
Reith-Riley Construction Co.	1,400	$ 58.00	$ 81,200.00	1,000	$ 57.00	$ 57,000.00
Superior Asphalt, Inc.	1,400	$ 66.00	$ 92,400.00	1,000	$ 64.00	$ 64,000.00

STAFF REPORT

DATE: February 19, 2020

SUBJECT: Bid Award – Ready Mixed Concrete

FROM: Jodie Theis, Public Services Supervisor

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for ready mixed concrete to the sole bidder, Consumers Concrete Corporation at $104.00 per cubic yard for 6.0 sack MDOT P1 concrete and $128.00 per cubic yard for 9.0 sack concrete with natural limestone.

COMMUNITY, SAFETY, STEWARDSHIP:

The Public Works Department utilizes concrete to repair and maintain the City's streets, curbs, drives, sidewalks and other infrastructure damaged by weather and utility failures throughout the year.
The use of concrete, made from materials that can be recycled, reduces the consumption of natural resources and the dumping of concrete materials in landfills.

DISCUSSION:

On Tuesday, February 11, 2020, the City received one bid for ready mixed concrete. Thirty-five invitations to bid were sent to prospective bidders. Consumers Concrete Corporation was the sole bidder.

The Public Works Department is anticipating a yearly total of $30,000.00 for ready mixed concrete. The unit price for 6.0 sack MDOT P1 concrete is a decrease of 6.5% from last year's bid price of $111.00. The unit price for 9.0 sack concrete is a decrease of 3% from last year's bid price of $132.00. The concrete is to be delivered to the various job sites throughout the City.

BUDGET IMPACT:

Sufficient funds are available in the street, sidewalk, sewer and water maintenance accounts: 202-441-46300-775.000, 203-441-46300-775.000, 211-441-44210-775.000, 590-441-54200-775.000, 591-441-56200-775.000 and 591-441-56700-775.000.

BID TABULATIONS:

City of **Wyoming** Michigan

TABULATION OF BIDS
FOR READY MIX CONCRETE - BID # 1807

OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020 AT 11:00 A.M. O'CLOCK

Bid Item	Consumers Concrete	
6.0 Sack A/E Concrete	$104.00	
6.0 Sack, 100% Limestone Aggregate, MDOT P1, 3,500 PSI Mix Concrete	$107.00	
9.0 Sack HI-Early Concrete w/Natural Stone	$128.00	
1% Calcium Chloride	$2.25	Per Cu. Yd.
Deliveries under 5 1/4 Cubic Yards	$80.00	Per Delivery
Uploading time in excess of one hour	$120.00	Per hour, or fraction thereof
Truck batched after 5:00 p.m.	$0.00	Per Truck
Fuel or Delivery Surcharge	$10.00	Per Load
Concrete Retarder	$3.00	Per Cu. Yd. of Concrete

STAFF REPORT

DATE: February 19, 2020

SUBJECT: Bid Award – Sand

FROM: Jodie Theis, Public Services Supervisor

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for sand to the low bidder, Top Grade Aggregates, LLC, at a unit price of $6.90 per Ton of Class II, Bank-Run Sand.

COMMUNITY, SAFETY, STEWARDSHIP:

Sand is used as backfill material when completing utility infrastructure repairs throughout the City. The sand specified ensures proper water drainage and to is screened to meet state construction standards.

DISCUSSION:

On Tuesday, February 11, 2020, the City received four bids for sand. Sixty-six invitations to bid were sent to prospective bidders. Top Grade Aggregates, LLC was the low bidder.

The Public Works Department uses approximately 3,500 tons of sand each year. The unit cost of the sand will be $6.90 per Ton, for an estimated yearly total cost of $24,150. The bid for sand is an increase of 3% from last year's bid price of $6.70 per Ton. The material is delivered to the Public Works Department, where a stockpile of sand is maintained.

BUDGET IMPACT:

Sufficient funds are available in the street, sidewalk, sewer and water maintenance accounts: 202-441-46300-775.000, 203-441-46300-775.000, 211-441-44210-775.000, 590-441-54200-775.000, 591-441-56200-775.000 and 591-441-56700-775.000.

BID TABULATIONS:

City of **Wyoming** Michigan

TABULATION OF BIDS
FOR TOPSOIL - BID # 1810
OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020 AT 11:00 A.M. O'CLOCK

Bidder	Sand (per Ton)
Top Grade Aggregates, LLC	$ 6.90
Stoneco of Michigan	$ 7.05
Yellow Rose Transport	$ 7.95
Lucas Concrete Construction	$ 22.45

STAFF REPORT

DATE: February 19, 2020

SUBJECT: Bid Award – Stainless Steel Clamp Couplings

FROM: Jodie Theis, Public Services Supervisor

Date of Meeting: March 2, 2020

RECOMMENDATION:

It is recommended that the City Council award the bid for stainless steel clamp couplings to the low bidder, Core and Main, at the unit prices listed below.

COMMUNITY, SAFETY, STEWARDSHIP:

The use of stainless steel clamp couplings allows the Public Works Department to provide quality water and sewer mains repairs that otherwise would need extensive excavation, repair and restoration. The use of couplings ensures that utility service is returned in a timely and economical manner.

DISCUSSION:

On Tuesday, February 11, 2020, the City received two bids for stainless steel clamp couplings. Fifty-six invitations to bid were sent to prospective bidders. Core and Main was the low bidder.

The Public Works Department utilizes stainless steel clamp couplings to repair damaged water mains and sewers throughout the City. Sewer main and water main breaks can be caused by several factors, including age, freezing or thawing of soil, pipe corrosion, soil conditions, or ground movement.

The Public Works Department is anticipating a yearly total of approximately $9,000 for stainless steel clamp couplings. The total price based on estimated quantities is an increase of 5.5% from last year's total price.

BUDGET IMPACT:

Sufficient funds are available in the sewer and water maintenance accounts: 590-441-54200-775.000, 591-441-56200-775.000 and 591-441-56700-775.000.

BID TABULATION:

City of **Wyoming** Michigan

TABULATION OF BIDS
FOR STAINLESS STEEL CLAMP COUPLINGS - BID # 1811

OPENED BY THE CITY CLERK ON FEBRUARY 11, 2020 AT 11:00 A.M. O'CLOCK

Est. Qty.	Nom. Size (inches)	O.D. Range (inches)	Width (inches)	Weight (pounds)	Core and Main		Ferguson Waterworks	
					Unit Price	Total (based on est. qty.)	Unit Price	Total (based on est. qty.)
2	4	4.74-5.14	12	10.5	$75.41	$150.82	$185.75	$371.50
30	6	6.84-7.24	12	12.2	$91.85	$2,755.50	$227.56	$6,826.80
6	6	6.84-7.24 with 1" tap	12	12.2	$91.85	$551.10	$279.20	$1,675.20
6	6	6.84-7.24	15	14.6	$112.73	$676.38	$250.53	$1,503.18
15	8	8.99-9.39	12	14.5	$107.05	$1,605.75	$265.16	$3,977.40
4	8	8.99-9.39 with 1" tap	12	14.5	$178.63	$714.52	$315.79	$1,263.16
2	8	8.99-9.39	20	23.2	$178.63	$357.26	$442.28	$884.56
2	10	11.04-11.44	12	16.5	$136.59	$273.18	$338.23	$676.46
2	12	13.10-13.50	12	18.7	$165.39	$330.78	$409.53	$819.06
2	6	6.84-7.24 with 1" tap	20	20	$179.81	$359.62	$302.17	$604.34
2	8	8.99-9.39 with 1" tap	20	23	$199.50	$399.00	$356.47	$712.94
2	12	13.10-13.50 with 1" tap	20	29	$278.01	$556.02	$715.03	$1,430.06
0	16	17.15-18.35	20	53	$603.15	$0.00	$1,146.19	$0.00
Total					**$8,729.93**		**$20,744.66**	
Brand of clamps bid					Smith Blair		Smith Blair	
Is there a location within 15 miles to the City of Wyoming limits available for 24/7 Emergency Purchases?					Yes		Yes	

02.03.2020
Planning/City Atty

ORDINANCE NO. 4-20

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CODE OF THE CITY OF WYOMING BY ADDING SUBSECTION (122) TO REZONE 1011, 959, AND 958 ALDON AVE SW; 2541 AND 2553 ROGERS AVE SW; 2537 NEWSTEAD AVE SW; 1010 LOCKSLEY DR SW; 1011 AND 1006 26TH ST SW; 962 AND 948 BLACKBURN ST SW; AND 2531 AND 2550 ROGERS LANE AVE SW FROM R-2 TO PUD-4

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-32 of the Code of the City of Wyoming is amended by adding subsection (122) to read as follows:

(122) "Grace Christian University":

(a) To rezone the following described properties at 1011, 959, and 958 Aldon Ave SW; 2537 Newstead Ave SW; 2541 and 2553 Rogers Ave SW; 1010 Locksley Dr SW; 1011 and 1006 26th St SW; 962 and 948 Blackburn St SW; and 2531 and 2550 Rogers Lane Ave SW from the R-2 Residential District to PUD-4 General Planned Zoning District:

DESCRIPTIONS:

PROPERTY ADDRESS: 962 BLACKBURN ST SW
DESCRIPTION
LOTS 36 37 & 38 ALSO THAT PART OF VACATED ALLEY ADJ THERETO ON THE S * CAMPBELL & BREEZE'S ADD

PROPERTY ADDRESS: 948 BLACKBURN ST SW
DESCRIPTION
LOTS 39 40 & 41 ALSO THAT PART OF VACATED ALLEY ADJ THERETO ON THE S * CAMPBELL & BREEZE'S ADD

PROPERTY ADDRESS: 959 ALDON ST SW
DESCRIPTION
LOT 25 * ALDON PLAT

PROPERTY ADDRESS: 958 ALDON ST SW
DESCRIPTION
LOT 24 * ALDON PLAT

PROPERTY ADDRESS: 2531 ROGERS LANE AVE SW
DESCRIPTION
PART NW 1/4 SE 1/4 COM 27 FT WLY ALONG N LINE OF LOCKSLEY DR /60 FT WIDE/ FROM E 1/8 LINE TH N PAR WITH E 1/8 LINE 132 FT TH W PERP TO E 1/8 LINE 61.4 FT TO A PT 120 FT E OF E LINE OF LOT 22 OF SHERWOOD FOREST TH S 129.4 FT PAR WITH E LINE OF SD LOT TO NLY LINE OF SD DR TH ELY ALONG N LINE OF SD DR 61.65 FT TO BEG * SEC 11 T6N R12W 0.18 A.

PROPERTY ADDRESS: 1011 ALDON ST SW
DESCRIPTION
PARCEL A: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 12 WEST, LYING EASTERLY OF SHERWOOD FOREST NO. 2, SECTION 11, TOWN 6 NORTH, RANGE 12 WEST AND NORTHERLY OF THE NORTH LINE OF THE CONSUMERS POWER COMPANY 165 FOOT RIGHT-OF-WAY EXTENDED NORTHEASTERLY TO THE EASTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, EXCEPTING THEREFROM ALL THAT PART THEREOF WHICH LIES WEST OF A LINE DRAWN BETWEEN THE NORTHEAST CORNER OF LOT 150 AND THE SOUTHEAST CORNER OF LOT 151 OF THE SAID SHERWOOD FOREST NO.2, SECTION 11, TOWN 6 NORTH, RANGE 12 WEST, WYOMING CITY, KENT COUNTY, MICHIGAN. ALSO, THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 12 WEST, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION WITH THE NORTH LINE OF LOCKSLEY DRIVE; THENCE WEST ALONG THE NORTH LINE OF LOCKSLEY DRIVE 27 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE 132 FEET; THENCE WEST AT RIGHT ANGLES 182 FEET MORE OR LESS TO THE EAST LINE OF LOT 22 OF SHERWOOD FOREST PLAT; THENCE NORTH ALONG THE SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 22 AND TO THE SOUTHERLY LINE OF THE CONSUMERS POWER COMPANY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE EXTENDED SOUTHERLY LINE OF THE SAID CONSUMERS POWER COMPANY RIGHT-OF-WAY TO A POINT WHICH IS 27 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTHERLY PARALLEL TO AND AT A DISTANCE OF 27 FEET FROM THE SAID EAST LINE OF THE NORTHWEST OF THE SOUTHEAST 1/4 TO THE SOUTH LINE OF PARCEL A, ABOVE DESCRIBED; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, ABOVE DESCRIBED, TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTHERLY ALONG THE SAID EAST LINE TO THE PLACE OF BEGINNING. ALSO THE WEST 1,000 FEET OF THE FOLLOWING DESCRIPTION: THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 12 WEST.

PROPERTY ADDRESS: 2537 NEWSTEAD AVE SW
DESCRIPTION
PART OF S 1/2 OF SEC COM AT NE COR OF LOT 38 OF SHERWOOD FOREST TH W 108.58 FT TO ELY LINE OF DEHOOP AVE TH NLY ALONG ELY LINE OF SD AVE 120.55 FT TO SW COR OF LOT 40 OF SD PLAT TH N 62D 23M E TO A PT 27 FT W FROM E 1/8 LINE TH S PAR WITH E 1/8 LINE TO A LINE BEARING N 62D 23M E FROM BEG TH S 62D 23M W TO BEG. EXCEPT THAT PART LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF NEWSTEAD AVENUE. ALSO S 1/4 N 1/2 NE 1/4 SE 1/4 * SEC 11 T6N R12W

PROPERTY ADDRESS: 2541 ROGERS LANE AVE SW
DESCRIPTION
LOT 21 * SHERWOOD FOREST

PROPERTY ADDRESS: 1010 LOCKSLEY DR SW
DESCRIPTION
LOT 20 * SHERWOOD FOREST

PROPERTY ADDRESS: 2553 ROGERS LANE AVE SW
DESCRIPTION
LOT 62 * SHERWOOD FOREST NO. 1

PROPERTY ADDRESS: 1011 26TH ST SW
DESCRIPTION
LOT 61 * SHERWOOD FOREST NO. 1

PROPERTY ADDRESS: 2550 ROGERS LANE AVE SW
DESCRIPTION
W 609 FT OF E 1144 FT OF S 1/2 S 1/2 NE 1/4 SE 1/4 * SEC 11 T6N R12W 4.75 A. ALSO LOTS 56 TO 60 INCL *SHERWOOD FOREST NO. 1

PROPERTY ADDRESS: 1006 26TH ST SW
DESCRIPTION
PART SW 1/4 SE 1/4 COM ON S LINE OF 26TH ST 185.12 FT N 89D 49M E FROM NE COR OF LOT 66 OF SHERWOOD FOREST NO. 1 TH S 89D 49M W 65.08 FT TH S 2D 10M E 134 FT TH N 89D 49M E TO A PT S OF BEG TH N 133.92 FT TO BEG * SEC 11 T6N R12W 0.19 A.

(b) This rezoning is conditional upon all development being consistent with the overall development plan for the Grace Christian University project as approved by the City's Planning Commission at its meeting of January 21, 2020, consisting of a 9-page project narrative titled "Grace Christian University Seeks Approval to be Designated as PUD-4 Zoning District," dated 12.19.2019 including a "Proposed PUD/Master Plan" drawing dated 12.17.19 and developed by Exxel Engineering.

(c) This rezoning is also subject to the following conditions:

a) A separate sign package shall be submitted for review and approval by Planning Commission in the final review of the PUD.
b) The Grace Christian University campus is required to have 20% of its land area be common open space as defined in Section 90-419C(E) Common Open Space. A restrictive covenant or other approved measure listed in the ordinance must be submitted to the city with the final development plan.

(d) This rezoning is also subject to the following modifications to minimum requirements:

a) Request to reduce the front yard setbacks to 10'
b) Request to reduce the rear yard setbacks to 20'
c) Request to reduce side yard setback for non-residential to 20'
d) Request to reduce side yard abutting street to 10' (note: staff is supportive as long as site plan approval demonstrates no vision clearance issues)
e) Request to reduce front yard and secondary front yard greenbelt setback for non-residential uses to 20'
f) Request to increase permitted height to allow 40' tall buildings.
g) Request to reduce required ground floor area per unit as follows:
h) One story: 900 sf
i) Request to remove basement requirement

Section 2. This ordinance shall take effect on _____, 2020.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2020.

_____
Kelli A. VandenBerg,
Wyoming City Clerk

City of **Wyoming** Michigan

Planning & Community Development | 1155 28th St SW, Wyoming, MI 49509
616.530.7266 | Fax 616.249.3442 | wyomingmi.gov

January 28, 2020

Ms. Kelli A. VandenBerg
City Clerk
Wyoming, MI

Subject: Request to grant a rezone from R-2 to PUD-4 at 1011, 959, and 958 Aldon Ave. SW; 2541 and 2553 Rogers Ave. SW; 2537 Newstead Ave SW; 1010 Locksley Drive SW; 1011 and 1006 26th Street SW; 962 and 948 Blackburn Street SW; and 2531 and 2550 Rogers Lane Ave. SW (Section 11) (Grace Christian University).

Recommendation: To grant the PUD-4 rezoning request.

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at their regular meeting on January 21, 2020. A motion was made by Arnoys, supported by Goodheart, to recommend to City Council approval of the request for a rezone to PUD-4. The motion passed following discussion.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following please find a general summary of the proposed project.

The petitioner proposes to rezone approximately 29 acres from R-2 to PUD-4. Grace Christian University (GCU) is an existing educational institution in the City of Wyoming operating at its current location since 1961. Due to the limitations of the R-2 zoning district, and the University's desire to expand and offer additional classroom, housing, and support space for students, the University is pursuing a rezone to a PUD-4 district.

Section 90-418C Permitted Uses, permits public/quasi-public uses in a PUD-4 including colleges and universities under the condition that the use is "developed as the principal use with other related and/or accessory uses within a contiguous, integrated, and walkable campus setting."

The proposed PUD includes a request from GCU to modify the minimum requirements as outlined in *Section 90-419C*. The following modifications have been requested by the University and recommended by Planning Commission:

a. Request to reduce the front yard setbacks to 10'

b. Request to reduce the rear yard setbacks to 20'

#WeCare We Care The Wyoming Community Cares

WYOMING MICHIGAN CITY OF VISION AND PROGRESS

CITY COUNCIL
Sheldon DeKryger Dan Burrill Kent Vanderwood Marissa Postler Robert Postema Sam Bolt
Jack A. Poll, Mayor

c. Request to reduce side yard setback for non-residential to 20’

d. Request to reduce side yard abutting street to 10’ (note: staff is supportive as long as site plan approval demonstrates no vision clearance issues)

e. Request to reduce front yard and secondary front yard greenbelt setback for non-residential uses to 20’

f. Request to increase permitted height to allow 40’ tall buildings.

g. Request to reduce required ground floor area per unit as follows:

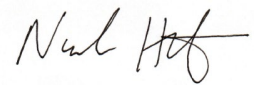
- One story: 900 sf

h. Request to remove basement requirement

With City Council approval, detailed site plans meeting all ordinance requirements will be submitted to the Planning Commission for approval prior to any development.

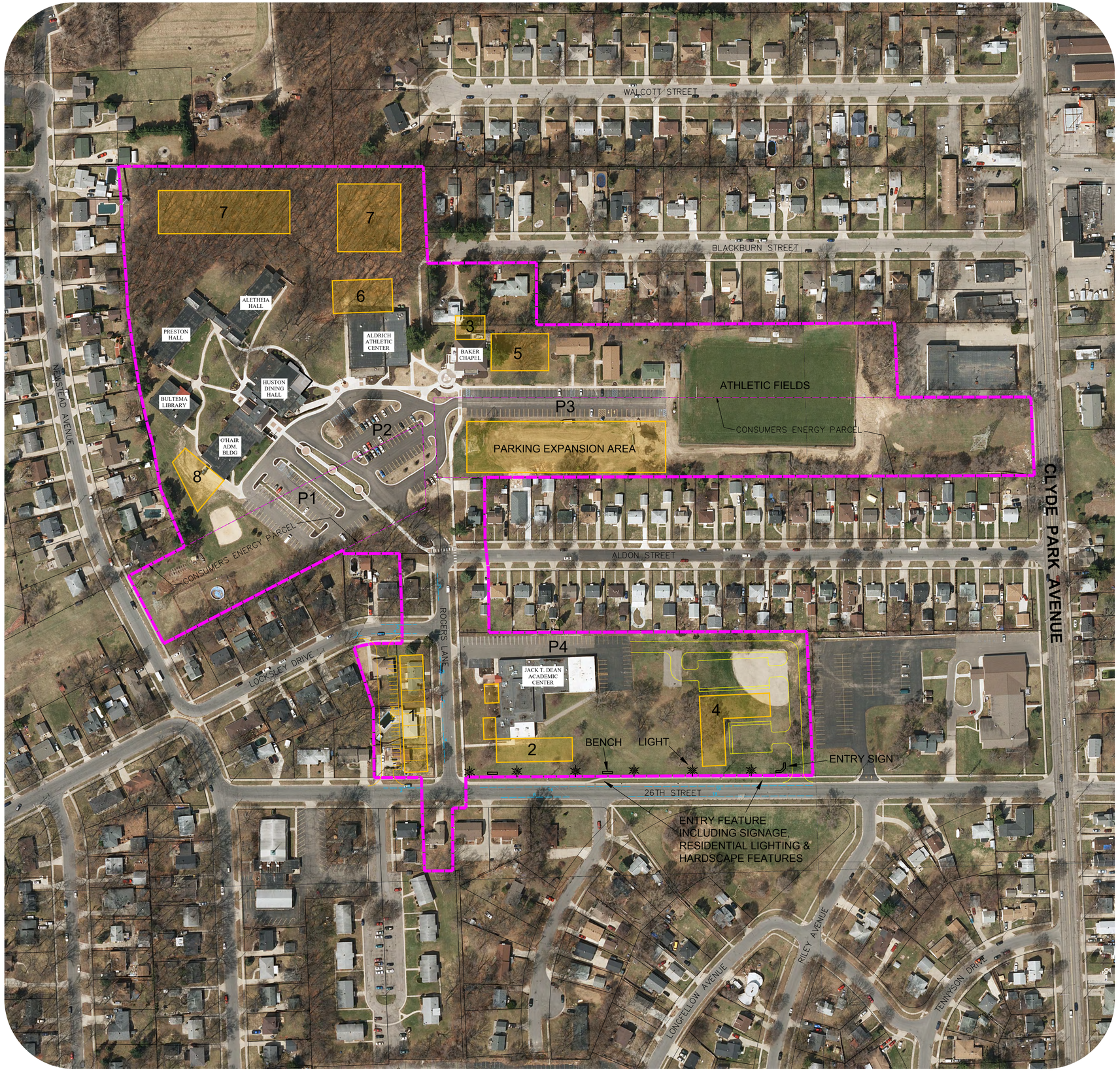
During the public hearing at the Planning Commission meeting 17 neighborhood residents spoke both in favor (4) of and in opposition (10) to the development, and 3 voiced both support and concerns. Please refer to the Planning Commission minutes for a detailed summary of the comments received.

Respectfully submitted,



Nicole Hofert, City Planner
Department of Community Services

Cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services



LEGEND

= PROPERTY OWNED BY GRACE UNIVERSITY
= PROPERTY OWNED BY CONSUMERS ENERGY
= EXISTING ON-STREET PARKING

MASTER PLAN – CAMPUS EXPANSION ITEMS

•1	STUDENT HOUSING-TOWNHOME (3 STORY)	2020
•2	ACADEMIC CLASSROOM/OFFICES	2022
•3	WORSHIP ARTS SPACE	2023
•4	ADMINISTRATION BUILDING (2 STORY)	2025
•5	CHAPEL EXPANSION	2028
•6	ATHLETIC CENTER EXPANSION	2030
•7	STUDENT HOUSING	2033
•8	STUDENT COMMONS ADDITION	2033

EXISTING ON-CAMPUS PARKING COUNT

•P1	81 (4 BF)
•P2	73 (6 BF)
•P3	83 (7 BF)
•P4	63 (6 BF)
TOTAL	300 (23 BF)

EXISTING ON-STREET PARKING COUNT

•26TH STREET	57
•ROGERS LANE (WEST SIDE ONLY)	10
•LOCKSLEY DRIVE	8
TOTAL	75

0' 50' 100'
SCALE: 1" = 100'
PHOTO: USGS AERIAL FROM 2014

GRACE CHRISTIAN UNIVERSITY

PROPOSED PUD / MASTER PLAN

GRACE CHRISTIAN UNIVERSITY

FOR: GRACE CHRISTIAN UNIVERSITY
ATTN: BRIAN SHERSTAD
1011 ALDON STREET
GRAND RAPIDS, MI 49509

PART OF THE SE 1/4, SECTION 11, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR
APPROVED BY: DDG
FILE NO.: 191238E
PROJ. ENG.: DDG
PROJ. SURV.: BMF
DATE: 12/17/2019

SHEET 1 of 1

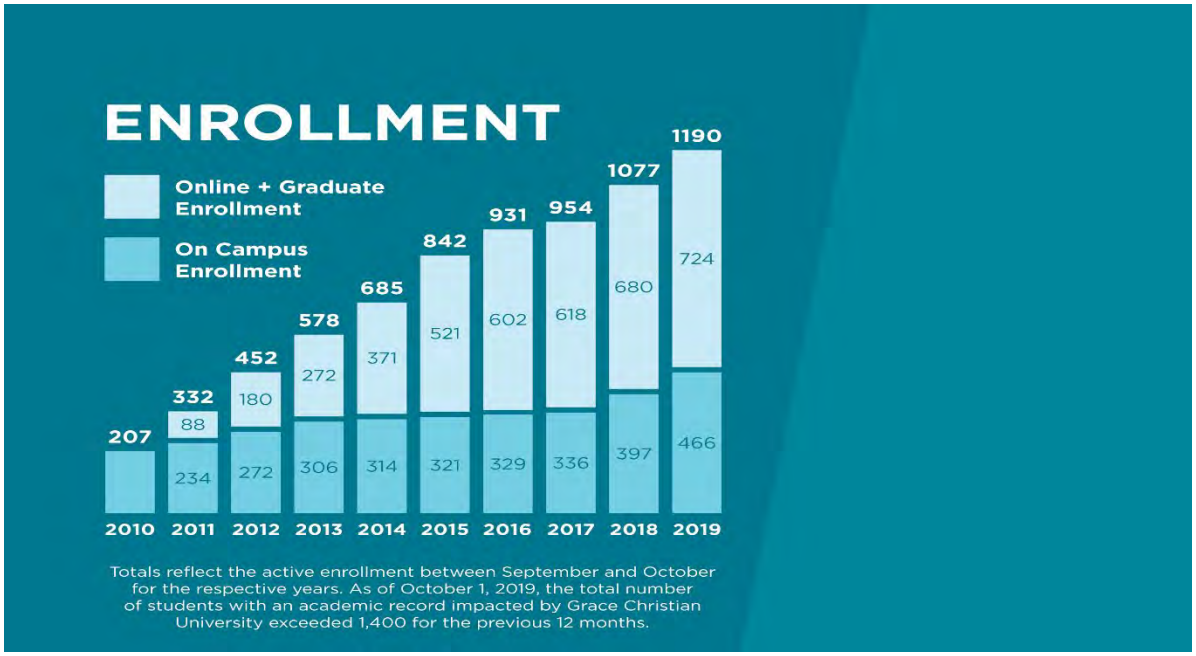
P:\Projects\2019\191238\Drawings\191238-BASE.dwg, PUD, 12/17/2019 2:09:29 PM, jroot

Grace Christian University seeks approval to be designated as

PUD-4 Zoning District

Grace Christian University (GCU) established its current location at 1011 Aldon Street SW, Wyoming MI in 1961. Since that time, GCU has maintained a valuable relationship with the leadership and citizens of the City of Wyoming. For over forty years, GCU maintained stable student enrollment. Under the visionary leadership of the University's current President, Dr. Ken Kemper, the University has experienced significant growth. In fact, GCU was recognized by the Association for Biblical Higher Education as the fastest growing Bible College in the United States for the year 2016. The growth in student enrollment has led to the need for expanded facilities including purchasing 2550 Rogers Lane SW from Wyoming Public Schools. This purchase met the growth needs for classrooms, faculty offices and GCU's music program. As the student body has continued to grow, GCU has purchased a number of single family homes on parcels adjacent to either 1011 Aldon or 2550 Rogers Lane properties. GCU currently owns 11 single family homes in addition to the original 1011 Aldon parcel and the 2550 Rogers Lane academic building.

Grace Christian University asks the City of Wyoming to rezone the listed properties as a PUD-4 Zoning District.



Current R-2 zoning across the multiple properties creates a challenge for the University to develop a space in which a cohesive campus culture can thrive and within which the University can continue to grow.

Approving the PUD for Grace Christian University will meet the following purposes as stated in Section 90-416C:

(A) provide for flexibility in development.

The University campus contains structures for varied uses including housing, dining, athletics, worship, and, of course, academic pursuits. While the City has accommodated GCU by granting variances for facility development, strict application of the current residential zoning limits the University in its ability to create the best place for its students. The PUD would give the University additional flexibility in future development to meet its educational goals while providing a safe learning environment for students. The University requests flexibility to incorporate parallel street parking and minimal building set backs.





(D) provide better housing suited to the needs of the residents of the city

Grace Christian University students who live on campus do reside in the City of Wyoming. GCU desires to provide the best possible living arrangements for students. GCU seeks to develop strong learning communities in which students are able to learn the content from their courses as well as learn how to live in community.

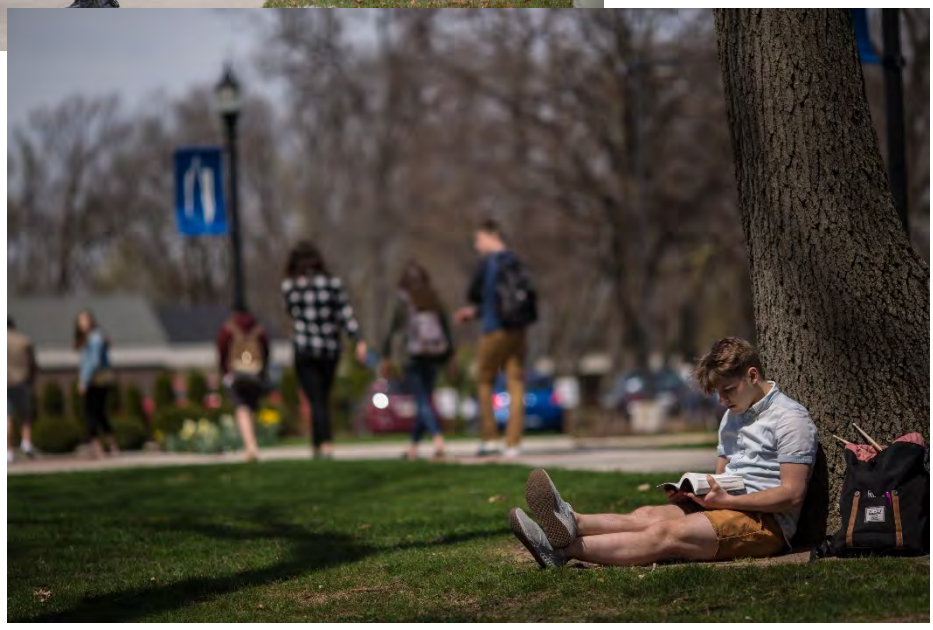




(H) encourage the efficient use of land

Grace Christian University's campus plan makes for the best use of land by strategically locating various structures. For example, GCU is able to provide sufficient parking for the daily flow of students and staff to the campus while at the same time enforcing parking policies which encourage pedestrian movement on campus while limiting the movement of vehicles from one building to the next throughout the day.





(I) offer a unique attribute of development not achievable under conventional zoning requirements.

It is important to the University to create a cohesive space which reinforces the values and culture of the Institution. One way in which this is accomplished is through consistent application of walkways with pavers, outdoor lighting, signage and architectural features.





The Vision of the University includes continued student body growth. The University currently has 320 students studying on campus (versus those studying through online classes). Year to year, approximately one half of students reside in campus housing. Future plans anticipate a student body of 550 - 600 students with up to 300 students residing in campus housing. To serve these students as well as a growing online student population, GCU anticipates growing from the current 100 employees to 150 employees.

Due to the nature of higher education courses, not all students nor all faculty / staff are physically on campus each day of the week. GCU's campus master plan provides for sufficient housing, classroom space, office space, parking as well as recreational spaces to accommodate this growth.





Important to creating a sense of place at Grace Christian University is the institution's effort to push visual and actual entrance to the campus to the east property line of 2550 Rogers Lane Ave. A substantial front entrance sign as well as walkway lighting with banners. Not only will this expand the sense of place for the University, this change will also reduce traffic flow through the more residential areas of campus.



Parcels Included in PUD Proposal:

Grace Christian University is the owner of all properties which comprise of the proposed PUD:

Address	Permanent Parcel Number
1011 Aldon Street SW	41-17-11-403-014
2531 Rogers Lane Ave SW	41-17-11-403-023
1010 Locksley Drive SW	41-17-11-404-005
2541 Rogers Ave SW	41-17-11-404-006
2553 Rogers Ave SW	41-17-11-404-010
1011 – 26th Street SW	41-17-11-404-011
962 Blackburn Street SW	41-17-11-427-001
948 Blackburn Street SW	41-17-11-427-002
959 Aldon Ave SW	41-17-11-428-002
958 Aldon Ave SW	41-17-11-429-001
2550 Rogers Lane Ave SW	41-17-11-429-028
1006 – 26th Street SW	41-17-11-476-002

The exception to parcel ownership by Grace Christian University is limited to the property owned by Consumers Energy. Grace Christian University has a long term lease and usage agreement for this parcel:

Address	Permanent Parcel Number
2537 NEWSTEAD AVE SW	41-17-11-402-046

GRACE CHRISTIAN UNIVERSITY

City of Wyoming
PUD - Proposal

Approval of the PUD for Grace Christian University will facilitate a path for future development along the following schedule:

	Area of Need	Comment
2020	Student Housing	Add 30 unit student housing building
2022	Academic Classroom/Office	Addition and renovation of Jack T. Dean Academic Center to increase office and classroom space
2023	Worship Arts Space	Addition of Music, Worship and Technology classrooms and recording studio
2025	Administration Building	Two story Administrative Building to accommodate Business Office, Financial Aid, Enrollment, Advancement and Online Education
2028	Chapel Expansion	Expand chapel to accommodate student growth
2030	Athletic Center	Expansion of Aldrich Athletic Center to include auxiliary gym and expanded student fitness center
2033	Student Housing	Add 20 unit student housing building

AGENDA ITEM NO. 4

Request for Rezone from R-2 to PUD-4 at 1011, 959, and 958 Aldon Ave. SW; 2541, and 2553 Rogers Ave. SW; 2537 Newstead Ave SW; 1010 Locksley Drive SW; 1011 and 1006 26th Street SW; 962 and 948 Blackburn Street SW; and 2531 and 2550 Rogers Lane Ave. SW (Section 11) (Grace Christian University).

Hofert explained that the site includes multiple parcels and in total is approximately 29 acres. The addresses are 1011, 959, and 958 Aldon Ave. SW; 2541, and 2553 Rogers Ave. SW; 2537 Newstead Ave SW; 1010 Locksley Drive SW; 1011 and 1006 26th Street SW; 962 and 948 Blackburn Street SW; and 2531 and 2550 Rogers Lane Ave. SW. The site is zoned R-2 and is surrounded by R-2 zoning in all adjacent directions. In addition, there are also some B-2 zoned parcels to the east.

Hofert presented details on the site. She explained that Grace Christian University is an existing educational institution in the City of Wyoming operating at its current location since 1961. Due to the limitations of the R-2 zoning district, and the University's desire to expand and offer additional classroom, housing, and support space for students, the University is pursuing a rezone to a PUD-4 district.

Section 90-418C Permitted Uses, permits public/quasi-public uses in a PUD-4 including colleges and universities under the condition that the use is "developed as the principal use with other related and/or accessory uses within a contiguous, integrated, and walkable campus setting."

Hofert stated that when a PUD-4 rezone is requested, the following qualifying conditions shall be considered:

Qualifying Conditions

(a) Location- The proposed site meets the location requirements.

(b) PUD Purpose- The project achieves more than three of the required purposes listed in *Section 90-416C*. The project will create a unified campus for Grace Christian University that could not be created under the current R-2 or any other traditional zoning district.

(c) Size- The project site is 29 acres and meets the minimum size requirement.

(d) Residential Density- Per *Table 90-420C(2) Permitted Maximum Density by PUD Size,* the maximum permitted density without a density bonus for PUD's ranging from 5.1 – 35 acres is 18 dwelling units /acre. The proposed campus will not exceed this permitted density.

(e) Housing Variety- The project will include adding multi-family student housing to the campus. The housing type will include both townhomes and apartments.

(f) Utilities- The PUD will be served by public water and sanitary sewer facilities. The

development works within the existing system.

(g) Ownership and Control- This condition has been met. The owner of all parcels is Grace Christian University. A long-term usage and lease agreement is in place between GCU and Consumers Energy for 2537 Newstead Ave.

(h) Recognizable Public Benefit- At least two public benefits must be achieved. The following benefits will be accrued to the community as a result of the proposed PUD:

(i) A complementary mix of land uses or housing types within the PUD – The project is mixed-use institutional and will incorporate student housing, including apartment and townhome types, into a campus setting.

(ii) Coordinated redevelopment of multiple lots or parcels – The project will create an official campus for Grace Christian that includes multiple adjacent parcels and properties, many of which will be redeveloped to serve the institutional use.

Along with these qualifying conditions, Hofert made the Planning Commission aware of the following staff comments:

(A) Parking – The PUD-4 requires a minimum of 1.3 parking spaces per residential unit and a maximum of 1.5 parking spaces per residential unit. The proposed project will not exceed the parking maximum. However, as an educational institution, parking units may flex in the future to accommodate either more on-site students or more off-site students. In the future, it may be appropriate to revise the parking requirements to meet the needs of the evolving institution.

(B) Traffic Impact Analysis- No report was completed as the campus is existing and the rezoning will not substantially alter the current traffic patterns.

(C) Open Space Requirement – As a PUD-4, the campus will be required to retain 20% open space (5.8 acres) as required by ordinance. In the future if additional land is added to the PUD/campus, the amount of open space required will increase accordingly.

It was also clarified that the Developer had requested some modifications to minimum requirements of the proposal to be recommended by the Planning Commission and granted by City Council, which included:

a. Request to reduce the front yard setbacks to 10’
b. Request to reduce the rear yard setbacks to 20’
c. Request to reduce side yard setback for non-residential to 20’
d. Request to reduce side yard abutting street to 10’ (note: staff is supportive as long as site plan approval demonstrates no vision clearance issues)
e. Request to reduce front yard and secondary front yard greenbelt setback for non-residential uses to 20’

f. Request to increase permitted height to allow 40' tall buildings.
g. Request to reduce required ground floor area per unit as follows:
   - One story: 900 sf
h. Request to remove basement requirement

Hofert stated the Development Review Team is supportive of all the developer's modification requests as they help to accomplish the goal of creating a walkable, urban campus setting. The proposed "District Regulations" found on the Proposed PUD/Master Plan shall be used to determine appropriate minimum requirements.

Hofert added that the Development Review Team recommends the Planning Commission grant the PUD-4 rezoning request and recommend the same to the City Council subject to the following conditions.

1. The conceptual Master Plan and project narrative shall be accepted as part of approved PUD-4.

2. A separate sign package shall be submitted for review and approval by Planning Commission in the final review of the PUD.

3. The Grace Christian University campus is required to have 20% of its land area be common open space as defined in *Section 90-419C(E) Common Open Space*. A restrictive covenant or other approved measure listed in the ordinance must be submitted to the city with the final development plan.

Chair DeLange opened the public hearing at 10:05 pm.

Kelly Morey, 1013 Locksley Dr., opposed the rezoning. When she bought the property, the neighborhood was quiet, and she had not expected the university to grow. She objected to GCU buying residential houses and using them to house students. She does not like students parking on the lawns. She said if GCU cannot fit in the area, they needed to move. The neighbors should not be forced out because of the changes.

Gabe Jensen, 785 26th St. SW, opposed the rezoning because of the traffic and number of accidents on Clyde Park. He was concerned students will drink and drive. He did not want any more people living in the area.

Bruce Jensen, 785 26th St. SW, opposed the rezoning. He agreed with the previous comments from Gabe Jensen and added there were rampant safety issues.

Daniel Sak, 2452 Newstead, opposed the rezoning because of street parking issues. He specifically was concerned about snow plowing by the City. He was also concerned there would not be adequate utilities available to handle the extra amount of sewage. There has been issues in the past. He did not like the fact the neighborhood was changing.

Robert Block, 926 Blackburn, liked the college and thought they were great neighbors, but he also complained about street snow plowing issues. He did not like the previous closing of the through street from Blackburn to 26th St. There are problems with parking, especially on-street.

Michael Verstrat, 822 Aldon, opposed the rezoning. He was concerned with speeding. He would like to see speed bumps installed. He also thought the proposed multi-story buildings would be too big of a change for the area. He wondered why GCU did not reach out to the neighborhood. Instead, the neighbors had very little warning about the proposed rezoning notice.

Ann Clahassey, 920 Blackburn, opposed the rezoning. She wanted to know how the proposed zoning would affect the current houses. Where would the access to the proposed buildings be located? She was concerned about the loss of woods and wildlife.

Jan Hembroff, 1021 Locksley, opposed the rezoning. She was concerned about the amount of people and future expansion of the university. She did not want to be forced to live on a college campus. She was unhappy with on-street parking.

Ted Tembroff, 1021 Locksley, opposed the rezoning. He was concerned that having dormitories will negatively impact the value of his house although he acknowledged GCU probably had a need for dormitories.

Robin Broth, 60 36th St. SE, supported GCU but said they did not have enough parking. She suggested they move to Site 36.

Laura White, 925 Blackburn St., liked GCU, and thought it was great the wanted to expand. She was concerned though that the proposed building would negatively affect her street. There would be more traffic and more on-street parking. She was also concerned about the existing wildlife being impacted.

Jacob Rodgers, 1113 Locksley, was an employee of the college and supported the rezoning. His property values have increased. The local Safety and Fire report does not show any increase in emergency incidents in the area. He loves the location and felt confident GCU will solve any problems the neighbors may have.

Steve Gowdy, 1020 Locksley, was an employee of the college and supported the rezoning. He enjoys the community and stated GCU wanted to be a part of the community. Currently a significant number of students are commuters. He suggested having dormitories would decrease the traffic.

Tim Rumley, 2645 Newstead, was an employee of the college and supported the rezoning. He stated GCU has a vested interest in the community.

Kim Pilieci, 1131 Locksley, was an employee of the college and supported the rezoning. She chose to move into the neighborhood because of the proximity of GCU. The staff and students are good neighbors. There are problems with parking and speed but it is not only the fault of

students because she recognizes the faces of students in passing cars, and not all cars have student drivers.

Mike Carson, 953 Aldon, opposed the rezoning. He did not like the fact that GCU had bought houses and used them for student housing. He did not believe dormitories would be a good solution.

(Editor's Note: At 10:33 PM Bueche was excused and was not present for remainder of meeting.)

Kathie Gill, 900 Blackburn, opposed the rezoning. She did not believe there was room for expansion. She also was concerned with the traffic and speed. She thought GCU needed to find a new location.

Chair DeLange closed the Public Hearing at 10:34 pm and invited the developer to the podium.

Brian Sherstad, Executive Vice President Grace Christian University, 3651 Black Creek Dr., thanked the neighbors for their comments. He apologized the university had not contacted the neighbors prior to the meeting. End of school term and holidays made it difficult for GCU to do any type of notification. The Board of GCU had previously looked at relocating the campus and purposely chose to stay within the community. The submitted drawings were created by Exxel Engineering to provide a concept. They do not currently have a detailed site plan to submit for review.

He went on to say the students are repeatedly encouraged to park legally, and to access the campus from Clyde Park. The proposed Master Plan will concentrate the campus location, the administration building specifically, closer to Clyde Park and 26th St. That will eliminate a lot of traffic from Locksley and Aldon. The rezoning would facilitate GCU's plans. The current zoning of R-2 does not correctly identify the current use of the property. They are asking for more suitable and proper zoning for the site. At this time the dormitories are not planned for construction until 2033. In order to survive, the university needs to grow consistently. GCU had to purchase houses for students until they can construct dormitories. GCU has a long-term lease with Consumers Power for easement under the power lines, however the use of the area is limited to parking. With dormitories, however, parking can be located away from the buildings. GCU can provide adequate parking for staff and students.

Chair DeLange had noticed GCU had a current fund drive. He asked if fund drives were critical to the timing of future development.

Mr. Shertad answered to keep tuition costs down, they hold fund drives to make improvements to the GCU community. The need for funding determines the timing of development.

A motion was made by Arnoys, supported by Goodheart, to recommend to City Council approval of the request for a rezone from R-2 to PUD-4. Discussion followed.

Arnoys saw the similarity between GCU and Hope College. He remembered a time when Hope had the same growth activity and how it affected the surrounding community. He believes a partnership between the neighboring residents and the university will benefit everyone. He agreed parking for dormitories would not necessarily be near the structures.

Micele asked if the university had a safety program and if there were safety officers. He also asked if GCU had a parking program.

Mr. Sherstad said GCU had a safety program on a limited basis, not 24 hours. GCU requires parking permits for on campus parking. They do not police parking on public streets.

Goodheart asked about a traffic study, at what point would that happen and when could a traffic light be warranted at Clyde Park and 26th St.?

Hofert said traffic is always a part of any site plan discussion. Engineering continually reviews traffic counts. The intent of GCU's future planning is to make 26th St. a figurative and literal corridor to the location.

Goodheart asked if traffic was involved in the DRT review.

Hofert noted that as Russ Henkel, Assistant Director Engineering/Public Works, is member of the DRT committee, Engineering is involved with any development review.

The Board had further general discussion regarding traffic, parking, student housing and PUD conditions regarding proposed buildings. Hofert noted all these issues would be addressed during site plan review.

Weller thought growth at GCU's present location would be preferable to them relocating and leaving a vacancy at their present location. He felt the growth could revitalize the area and increase values. He also suggested GCU could be a good source if any of the neighbors were looking to sell their houses.

A vote on the motion to recommend approval carried unanimously.

AGENDA ITEM NO. 5

> Request for a Special Use Approval for a rental car business. The property is located at 640 28th Street SE. Includes site plan approval. (Section 18) (Chris Miller).

Hofert explained that the site is currently vacant and is zoned B-2 General Business. The surrounding properties to the south and west are zoned B-2 General Business, while the parcels to the north and east are located in the City of Grand Rapids.

Hofert described that the proposed use of a Hertz rental car facility would be in the existing building located on the site. The existing building is 2,536 square feet and its exterior will not be

02.03.2020
Planning/City Atty

ORDINANCE NO. 5-20

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CODE OF THE CITY OF WYOMING BY ADDING SUBSECTION (123) TO REZONE 135 AND 137 36TH ST SW FROM R-3, RO-1 AND P-1 TO R-4

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-32 of the Code of the City of Wyoming is amended by adding subsection (123) to read as follows:

(123) To rezone the following described property at 135 and 137 36th St SW from R-3 Residential, RO-1 Restricted Office, and P-1 Parking to R-4 Residential.

DESCRIPTION:

PARCEL 1:
LOT 40, HALE'S PLAT, SECTION 18, PARIS TOWNSHIP (NOW CITY OF WYOMING), KENT COUNTY, MICHIGAN, AS RECORDED IN LIBER 29 OF PLATS, PAGE 10.

PARCEL 2:
LOTS 35, 36, 37, 38, AND 39, HALE'S PLAT, SECTION 18, PARIS TOWNSHIP (NOW CITY OF WYOMING), KENT COUNTY, MICHIGAN, AS RECORDED IN LIBER 29 OF PLATS, PAGE 10.

Section 2. This ordinance shall take effect on _____, 2020.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2020.

_____
Kelli A. VandenBerg,
Wyoming City Clerk

City of **Wyoming** Michigan

Planning & Community Development | 1155 28th St SW, Wyoming, MI 49509
616.530.7266 | Fax 616.249.3442 | wyomingmi.gov

January 28, 2020

Ms. Kelli A. VandenBerg
City Clerk
Wyoming, MI

Subject: Request to grant a rezone from R-3, RO-1 and P-1 to R-4 at 135 and 137 36th Street SE (Section 18) (Linc Up)

Recommendation: To grant the subject rezoning request.

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at their regular meeting on January 21, 2020. A motion was made by Weller, supported by Goodheart, to recommend to City Council approval of the request for a rezone to R-4. The motion passed following discussion.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following please find a general summary of the proposed project.

The petitioner proposes to rezone a vacant lot currently owned by the Godwin Heights school district to R-4 to permit the construction of 12 townhomes. The property sits on the end of a block adjacent to R-3 residential uses.

Three residents spoke in opposition at the public hearing. Please refer to the Planning Commission minutes for a detailed summary of the comments received.

Respectfully submitted,

Nicole Hofert, City Planner
Department of Community Services

Cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services

#WeCare We Care The Wyoming Community Cares

WYOMING MICHIGAN CITY OF VISION AND PROGRESS

CITY COUNCIL
Sheldon DeKryger Dan Burrill Kent Vanderwood Marissa Postler Robert Postema Sam Bolt
Jack A. Poll, Mayor

LINC Up Wyoming Townhomes
Narrative

LINC Up Nonprofit Housing Corporation proposes to develop up to 12 attached single family units on a one-acre site at 135 & 137 36th Street SE. LINC Up has a purchase agreement with Godwin Heights Public Schools contingent upon meeting the City approvals to construct single family attached housing on the site. LINC Up is submitting a request for rezoning from Commercial /Parking to R-4 to accommodate the proposed site plan as well as a request for Non-use Variance from the Zoning Board of Appeals.

The site would be developed as a site condominium with zero lot line units in two phases. The first phase of six (6) townhouse units is proposed for the north side of the site, facing Wexford Street SE. Each two-story townhouse would contain 3 bedrooms, two and a half baths and a detached garage behind the unit. Homes would be finished with high quality cabinets, hard-surface countertops and LVT consistent with other units in the market. The detached garage would exit to a private drive entering and exiting onto Jefferson Avenue SE. The project would be designed to meet LEED for HOME certification.

Development timeline: The property is currently under site control contingent upon rezoning and meeting County HOME environmental program requirements. The proposed timeline is submission of rezoning and requests for variances in December. Plans and specifications for the homes would be developed and submitted to City of Wyoming for review in February. Upon approval of zoning, variances, and building permits the target construction start date is April 2020 with a 10-12 month construction schedule for phase one including obtaining permits, staking for excavation, complete to certificates of occupancy. The site condominium will be developed by an entity of LINC Up Nonprofit Housing Corporation.

LINC Up has a commitment of HOME Funds from Kent County Community Action Agency to construct Phase 1, which requires that all the homes be for sale to homebuyers at or below 80% Area Median Income. Construction financing will be provided by a private lender.

The project meets community goals for additional affordable single family home ownership options in Wyoming. According to the Grand Rapids Association of REALTORS ® statistics, the average sale price of single family homes in Kent County for 2019 is $246,484 which is beyond the reach of low income households. The average days on market for single family homes is currently 24 days for sold homes to date in 2019.

The inventory of single family homes for sale has been at a low point for the past three years at 1.7 months. The low inventory creates an upward pressure on home sales prices. An initial analysis suggests a sales price of $139,000 which is affordable to households earning between 60-80% Area Median Income. A recapture provision based on HOME regulations will be utilized to ensure affordability at the sale of the home.

To date the community has highly supported the project. This involvement has been limited to representatives of the City of Wyoming Planning and Community Development staff and speaking with Godwin Heights staff, the owner of the parcel. LINC Up will reach out to neighbors with the proposed design and hold an informational meeting to inform the community of the proposed project.



36th Street Elevation



Perspective



Wexford Street Elevation

Isaac V. Norris and Associates, P.C.
architects ◦ planners ◦ designers
1209 KALAMAZOO AVE. SE
GRAND RAPIDS, MICHIGAN 49507
PH: (616) 452-3535
www.ivna-pc.com
e-mail : isaac@ivna-pc.com

LINC UP

WYOMING TOWNHOMES

135-137 36th St SE
Wyoming, MI

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12/19/2019

SITE CONCEPTS

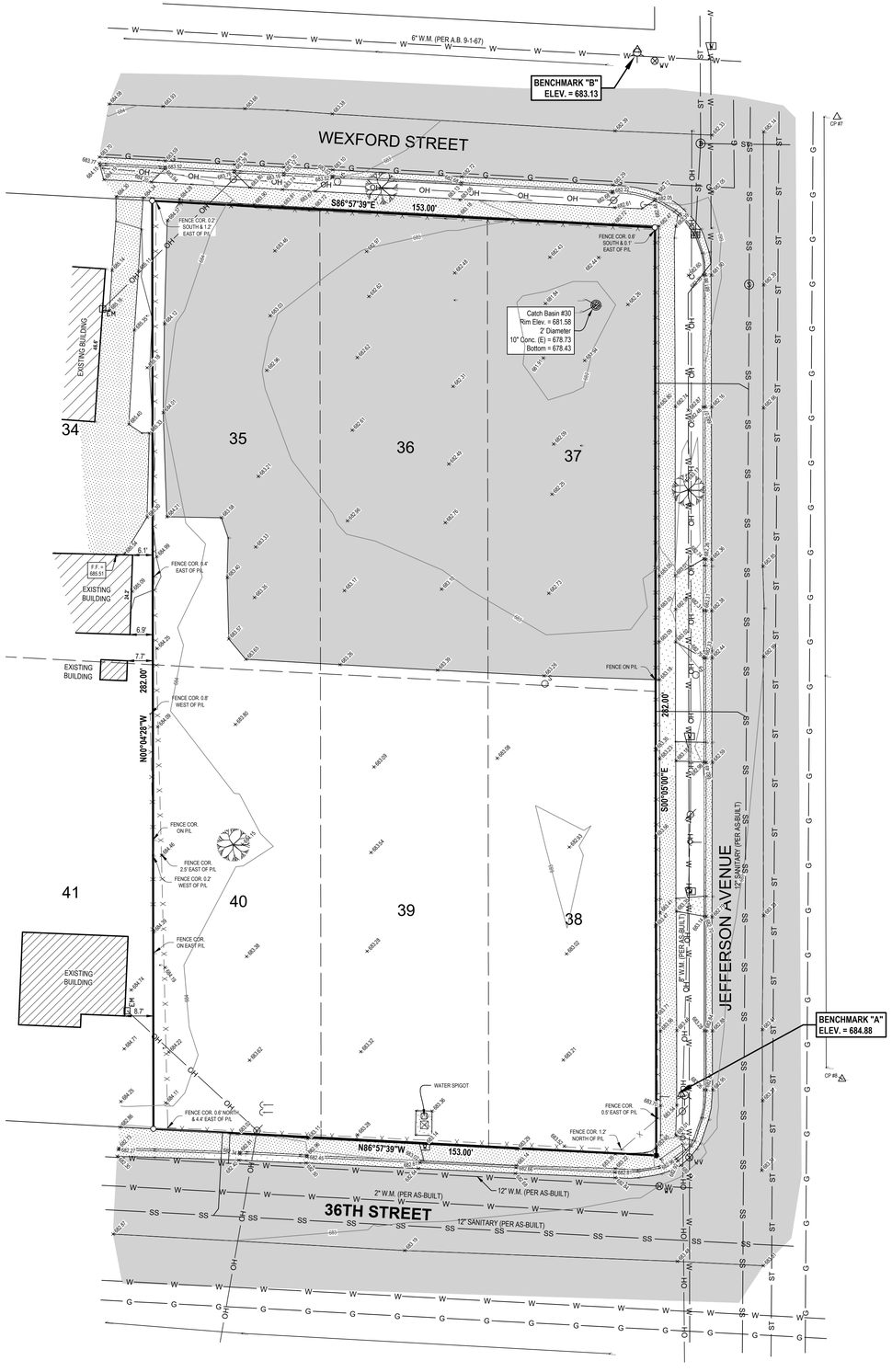
CONCEPT ELEVATION

A201

Job No. 190828

LEGEND

- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Culvert
- Deciduous Tree
- EM — Electric Meter
- Guy Anchor
- Hydrant
- Iron - Set
- Iron - Found
- Miss Dig Flag - Water
- M — Manhole
- S — Sign
- Utility Pole
- WV — Water Valve
- C — Cable TV
- E — Electric
- FO — Fiber Optic
- G — Gas
- OH — Overhead Utility
- SS — Sanitary
- ST — Storm
- T — Telephone
- W — Watermain
- X — X — Fence
- Asphalt
- Concrete
- Existing Building





LOCATION MAP
NOT TO SCALE

0' 10' 20' 40'
SCALE: 1" = 20'

BENCHMARKS

BENCHMARK "A" ELEV. = 684.88 (NAVD88)
Set benchmark on Northwest flange bolt to hydrant located ±25' West of centerline of Jefferson Avenue and ±51' North of centerline of 36th Street, 1.2' above ground level.

BENCHMARK "B" ELEV. = 683.13 (NAVD88)
Set benchmark on Northwest flange bolt to hydrant located ±25' North of centerline of Wexford Street and ±38' West of centerline of Jefferson Avenue, 0.7' above ground level.

TITLE DESCRIPTION

Parcel 1:
Lot 40, Hale's Plat, Section 18, Paris Township (Now City of Wyoming), Kent County, Michigan, as recorded in Liber 29 of Plats, Page 10.

Parcel 2:
Lots 35, 36, 37, 38, and 39, Hale's Plat, Section 18, Paris Township (Now City of Wyoming), Kent County, Michigan, as recorded in Liber 29 of Plats, Page 10.

SCHEDULE B - SECTION II NOTES

(10) Easement granted to Consumers Energy Company dated August 17, 1928 and recorded July 6, 1931 in Liber 56 of Miscellaneous Records, Page 431. The easement described in this document is a blanket easement over Lot 36, Hale's Plat.

(11) Easement granted to Consumers Energy Company dated August 16, 1928 and recorded July 31, 1931 in Liber 57 of Miscellaneous Records, Page 231. The easement described in this document is a blanket easement over Lot 35, Hale's Plat.

SURVEYOR'S NOTES

1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260111, Panel Number 0015C, Revised Date of February 5, 1992, shows this parcel to be located in Zone "X".
2) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in the area.
3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

811 Know what's **below.** **CALL** before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
LINC Communities Revitalization Inc.
Stephanie Gingerich

1167 Madison Avenue SE
Suite 101
Grand Rapids, MI 49507-1200

REVISIONS:
Title: City Planning Commision Submittal
Drawn: BEM Checked: CAA Date: 12.19.19

WYOMING TOWNHOMES

Existing Site Conditions Plan

PART OF SECTION 18, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

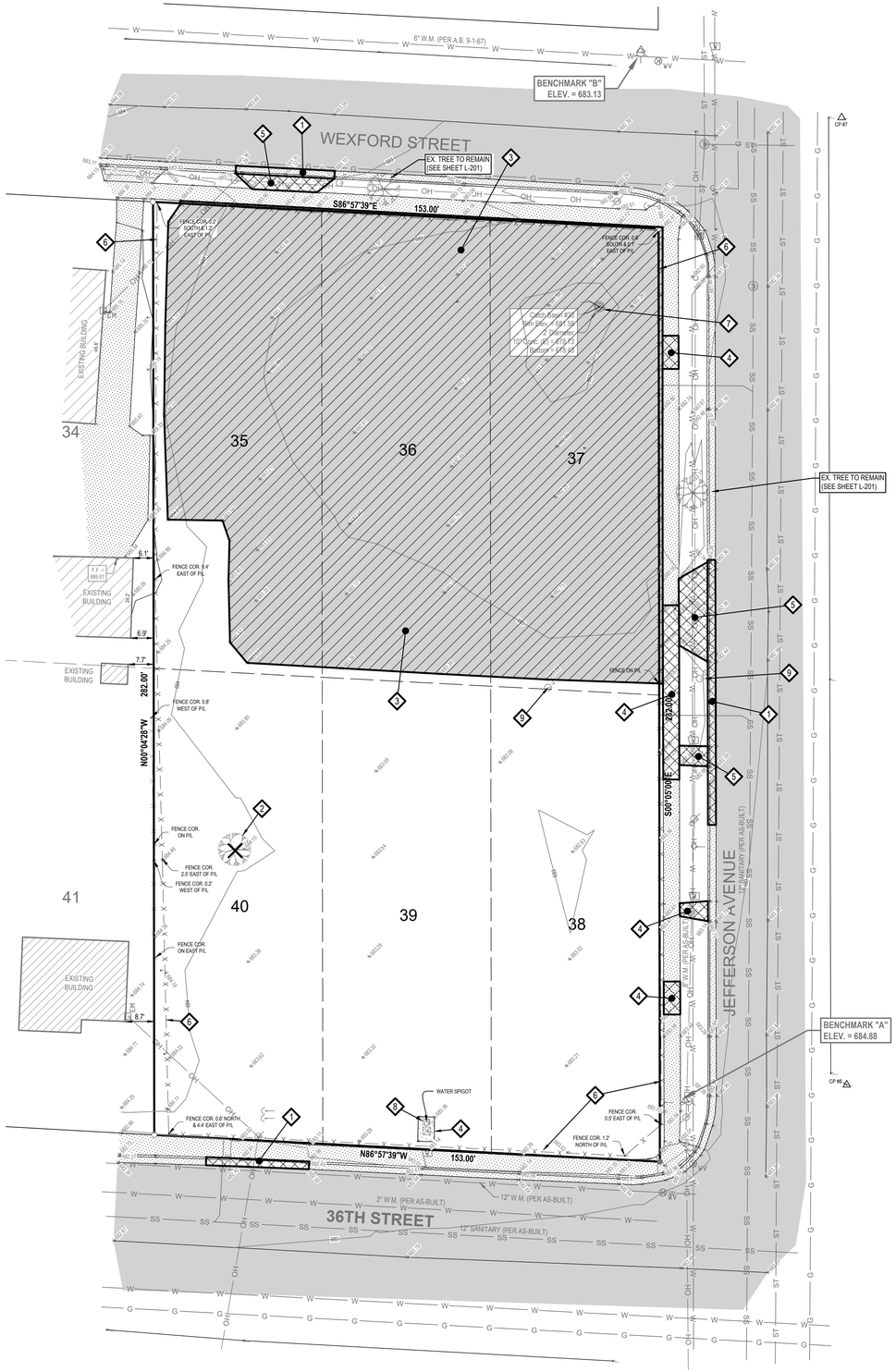
STAMP:
STATE OF MICHIGAN
RANDAL J. VUGTEVEEN
PROFESSIONAL SURVEYOR
NO. 28429
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
19401219

SHEET NO:
C-201

19401219-CP1.dwg BM 12/19/2019 14:25

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LOCATION MAP

NOT TO SCALE

0' 10' 20' 40'

SCALE: 1" = 20'

REMOVAL / DEMOLITION NOTES

1. SAWCUT & REMOVE EXISTING CONCRETE CURB & GUTTER
2. REMOVE EXISTING TREES/SHRUBS
3. SAWCUT & REMOVE EXISTING ASPHALT
4. SAWCUT & REMOVE EXISTING CONCRETE SIDEWALK
5. REMOVE EXISTING CONCRETE DRIVEWAY
6. REMOVE EXISTING FENCE
7. REMOVE EXISTING CATCH BASIN
8. REMOVE EXISTING WATER SPIGOT
9. REMOVE / RELOCATE EXISTING SIGN

LEGEND

- EXISTING GRADE CONTOUR
- EXISTING BITUMINOUS REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING TREE REMOVAL

REMOVAL / DEMOLITION NOTES

1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS: THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.
12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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PREPARED FOR:
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Stephanie Gingerich

1167 Madison Avenue SE
Suite 101
Grand Rapids, MI 49507-1200

REVISIONS:
Title: City Planning Commision Submittal
Drawn: BEM Checked: CAA Date: 12.19.19

WYOMING TOWNHOMES

Demolition Plan

PART OF SECTION 18, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

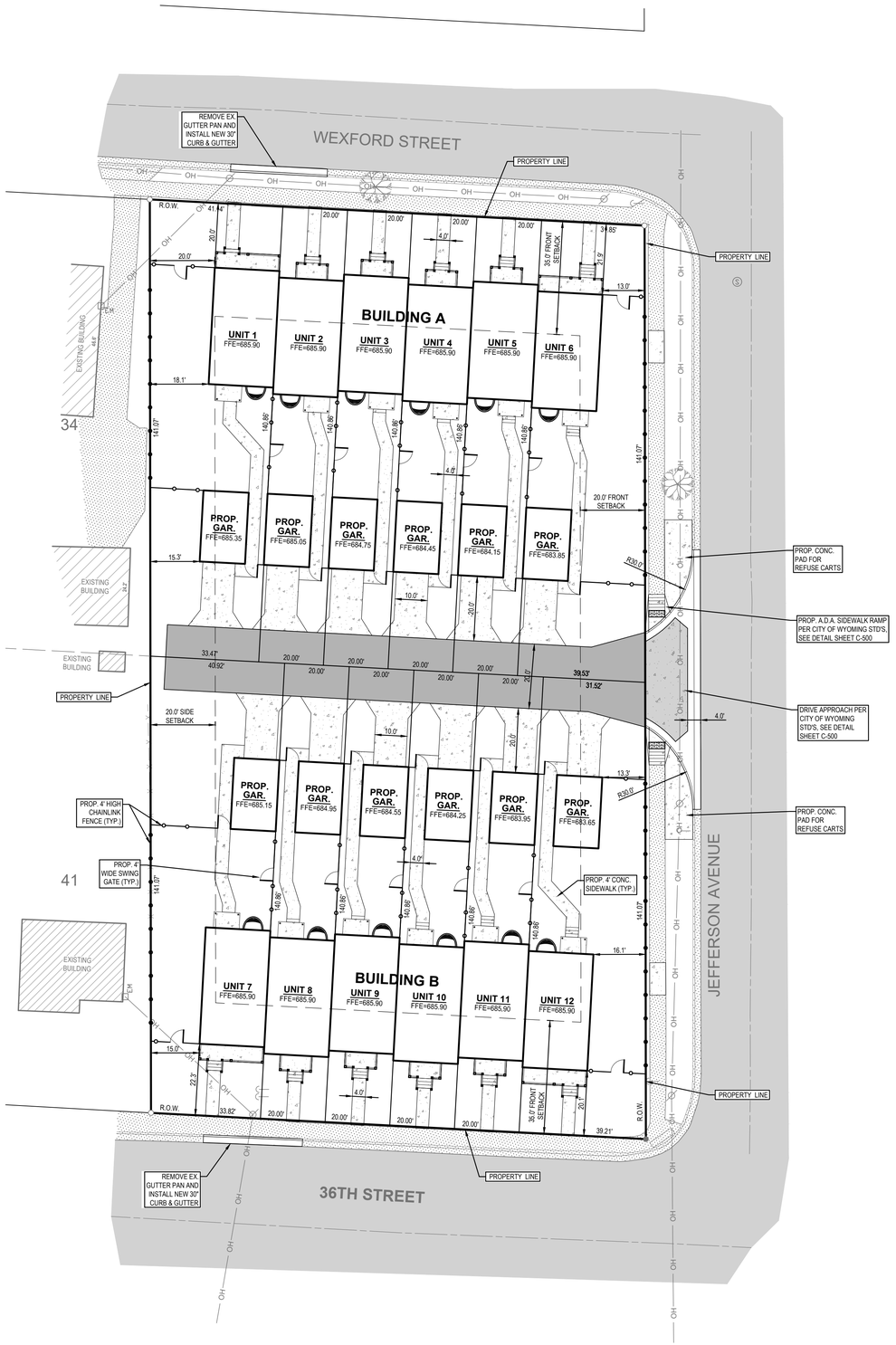
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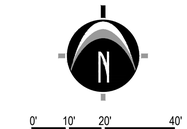
PROJECT NO:
19401219

SHEET NO:
C-203

19401219-CP1.dwg BM 12/19/2019 14:25

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LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

1) EXISTING ZONING OF PROPERTY: P-1 VEHICULAR PARK DISTRICT & R-3 RESIDENTIAL DISTRICT
   PROPOSED ZONING OF PROPERTY: R-4 RESIDENTIAL DISTRICT
   A) MINIMUM LOT AREA = 43,560 SQ.FT.
   B) MINIMUM LOT WIDTH = 120 FT.
   C) MAXIMUM BUILDING HEIGHT = 35 FT
   D) MAXIMUM LOT COVERAGE = 40%
   SETBACKS
   A) FRONT YARD = 35 FT.
   B) SIDE YARD = 20 FT.
   C) REAR YARD = 35 FT.
2) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE = 0.99 ACRES (43,105 SQ.FT.) (EXCLUDING R.O.W.)
   B) AREA OF PROPOSED BUILDINGS = 8,640 SQ.FT.
   C) BUILDING HEIGHT = APPROX. XX FT.
   D) LOT COVERAGE = 20%
   E) EXISTING IMPERVIOUS AREA = 19,946 SQ.FT.
   F) EXISTING PERVIOUS ARE = 23,159 SQ.FT.
   G) PROPOSED IMPERVIOUS AREA = 22,580 SQ.FT.
   H) PROPOSED PERVIOUS AREA = 20,525 SQ.FT.
   I) NET INCREASE IN IMPERVIOUS AREA = 2,634 SQ.FT.
   J) ZONING OF PARCELS TO NORTH, SOUTH AND WEST = R-3 RESIDENTIAL DISTRICT
   ZONING OF PARCELS TO EAST = I-1 LIGHT INDUSTRIAL
3) PARKING REQUIREMENTS:
   A) NUMBER OF SPACES REQUIRED = 24 (BASED ON CITY REQUIREMENTS)
   B) NUMBER OF SPACES PROVIDED = 24
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
9) THE PERMANENT PARCEL NUMBERS FOR THE SITE ARE: 41-18-18-354-019 & 41-18-18-354-018
   THE ADDRESS OF THE PROPERTY IS 135 & 137 36TH STREET SE.
10) THE PARCELS ARE CURRENTLY VACANT WITH NO STRUCTURES ON THEM.

811 Know what's **below.** **CALL** before you dig.

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NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
LINC Communities Revitalization Inc.
Stephanie Gingerich

1167 Madison Avenue SE
Suite 101
Grand Rapids, MI 49507-1200

REVISIONS:
Title: City Planning Commision Submittal
Drawn: BEM Checked: CAA Date: 12.19.19

WYOMING TOWNHOMES

Site Layout Plan

PART OF SECTION 18, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

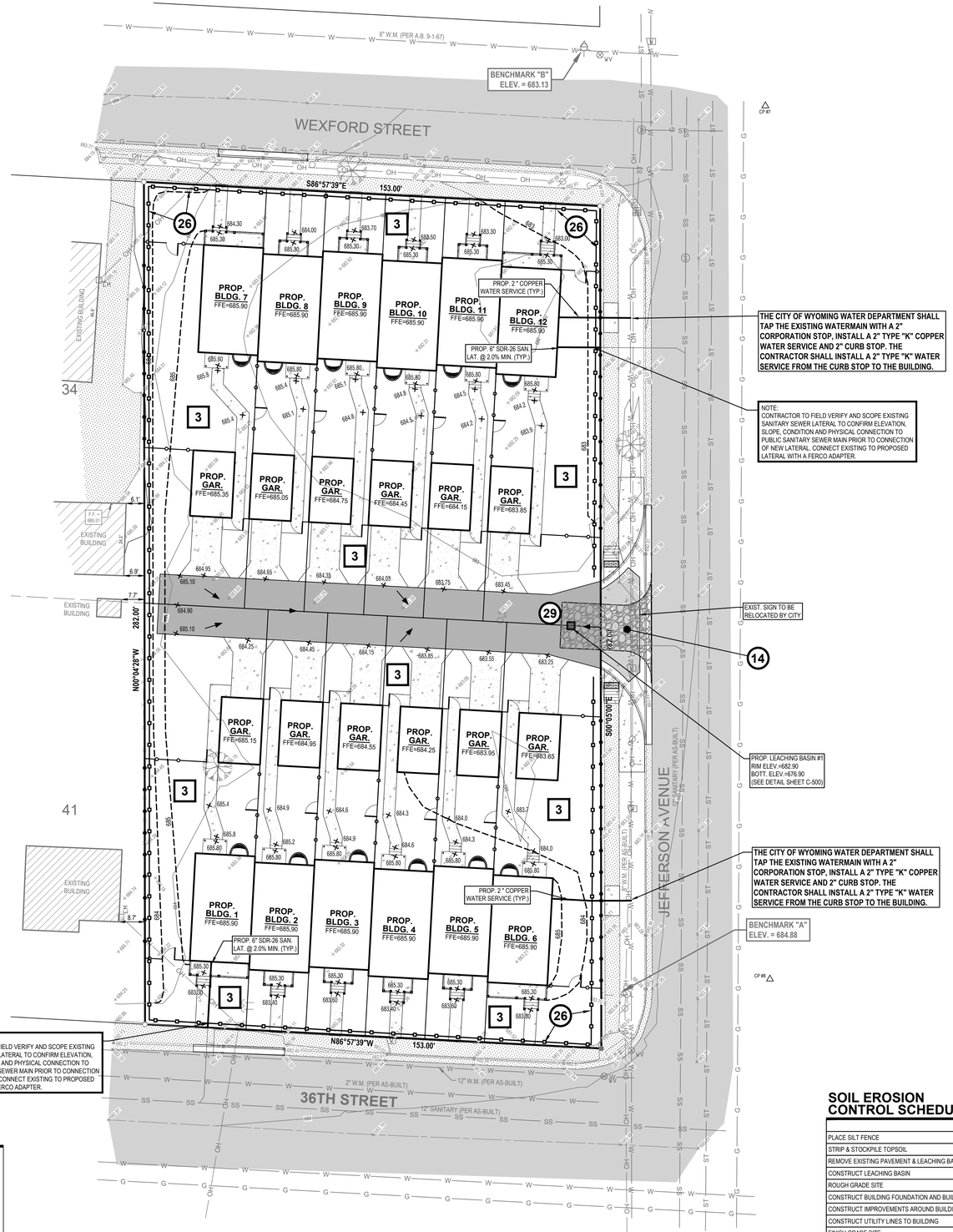
STAMP:
STATE OF MICHIGAN
CLEMENT A. AUDU
ENGINEER
No. 40934
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
19401219

SHEET NO:
C-205

19401219-CPI.dwg BM 12/30/2019 14:25

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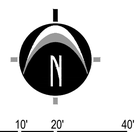




LOCATION MAP
NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV.
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY LATERAL
- PROP. WATER SERVICE
- FLOW DIRECTION
- PROP. LIMITS OF GRADING
- SILT FENCE



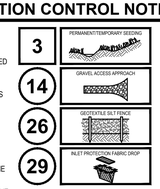
0' 10' 20' 40'
SCALE: 1" = 20'

SOIL EROSION CONTROL SCHEDULE 2020

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
REMOVE EXISTING PAVEMENT & LEACHING BASIN												
CONSTRUCT LEACHING BASIN												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION
5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



○ = TEMPORARY MEASURE
□ = PERMANENT MEASURE
REFER TO MDOT STANDARD PLAN R-96-E

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WYOMING TOWNHOMES

S.E.S.C. & Grading Plan

PART OF SECTION 18, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
CLEMENT A. AUDU
ENGINEER
No. 40934
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
19401219

SHEET NO:
C-300

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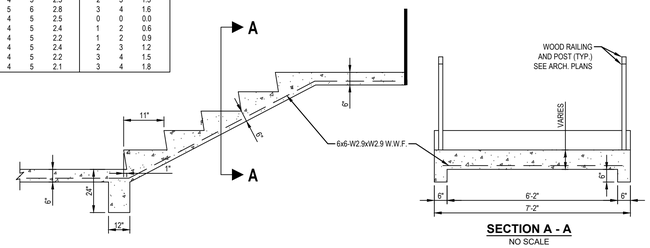
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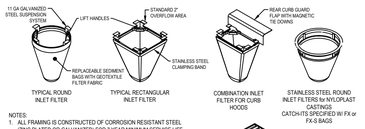
UNIT	FRONT TREADS	FRONT RISERS	FRONT HEIGHT	REAR TREADS	REAR RISERS	REAR HEIGHT
1	2	3	1.5	0	0	0.0
2	3	4	1.8	0	1	0.5
3	4	5	2.1	1	2	0.7
4	4	5	2.3	1	2	1.0
5	4	5	2.5	2	3	1.3
6	5	6	2.8	3	4	1.6
7	4	5	2.5	0	0	0.0
8	4	5	2.4	1	2	0.6
9	4	5	2.2	1	2	0.9
10	4	5	2.4	2	3	1.2
11	4	5	2.2	3	4	1.5
12	4	5	2.1	3	4	1.8



SECTION A - A
NO SCALE

EXTERIOR STAIRCASE DETAIL

N.T.S.

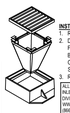


TYPICAL ROUND INLET FILTER | TYPICAL RECTANGULAR INLET FILTER | COMBINATION INLET FILTER FOR CURB HOODS | STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

NORMAL BAG SIZE	SOLIDS STORAGE (CuFt)	FILTERED FLOW RATE AT 50% MAX (CFS) FX (WOVEN)	X (NONWOVEN)
SMALL	16	12	0.90
MEDIUM	2.10	1.70	1.30
LARGE	3.80	2.70	1.90
XL	4.20	3.60	2.60

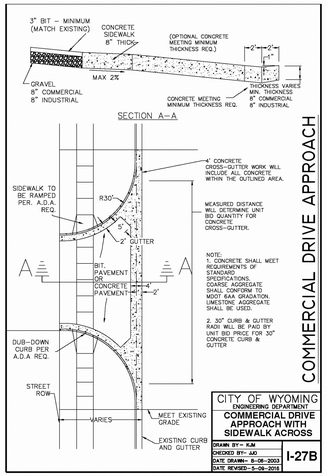


INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (800) 331-4754 IN (800) 518-3675 FX INFO@INLETFILTERS.COM

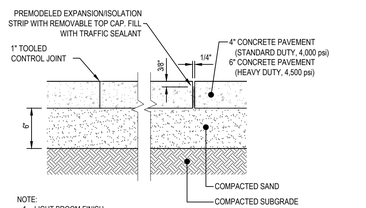
FLEXSTORM INLET FILTER DETAIL

N.T.S.



COMMERCIAL DRIVE APPROACH

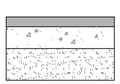
CITY OF WYOMING
ENGINEERING DEPARTMENT
COMMERCIAL DRIVE APPROACH WITH SIDEWALK ACROSS
DRAWN BY– KJM
CHECKED BY– JJO
DATE DRAWN– 8–06–2003
DATE REVISED– 5–09–2016
I-27B



NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. 1.0#/CU.YD. FIBER REINFORCEMENT
6. AIR ENTRAINMENT –6% ± 1%
7. SLUMP 4"±1"

CONCRETE PAVEMENT DETAIL

N.T.S.

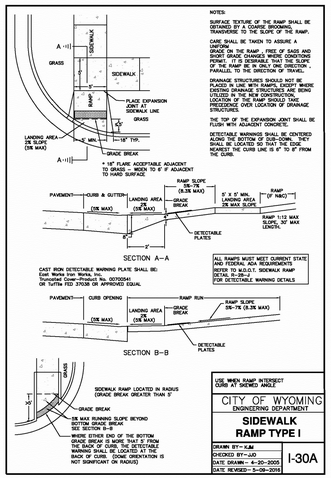


4" MDOT BIT. PAVING (TWO COURSES)
8" MDOT CLASS 21AA GRAVEL BASE
12" MDOT CLASS 2 SAND SUBBASE

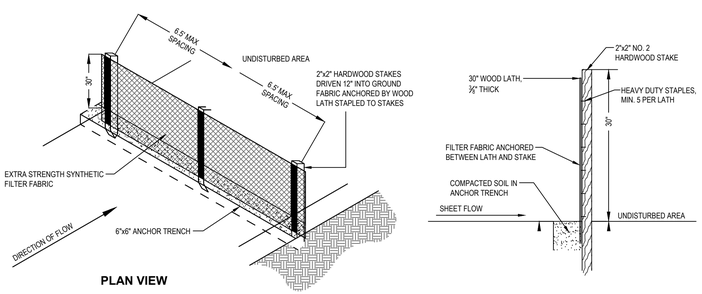
NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY PAVEMENT CROSS SECTION

N.T.S.

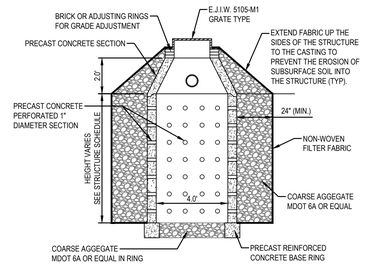


CITY OF WYOMING
ENGINEERING DEPARTMENT
SIDEWALK RAMP TYPE I
DRAWN BY– KJM
CHECKED BY– JJO
DATE DRAWN– 4–20–2005
DATE REVISED– 5–09–2016
I-30A



SILT FENCE DETAIL

N.T.S.



LEACHING BASIN DETAIL

N.T.S.

CONSTRUCTION NOTES

GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE CITY. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOD WHERE NEEDED AND SHALL BE RESEEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
10. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
11. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROLS LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13. ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
16. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
17. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
19. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
20. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, EGLE OR ANY OTHER GOVERNING AUTHORITY.
21. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
22. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
23. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY AND THE ENGINEER.
24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25. COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
26. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
27. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
28. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
29. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
30. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
31. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERALS TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.

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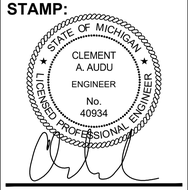
REVISIONS:
Title: City Planning Commision Submittal
Drawn: BEM Checked: CAA Date: 12.19.19

WYOMING TOWNHOMES

Details & Specifications

PART OF SECTION 18, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

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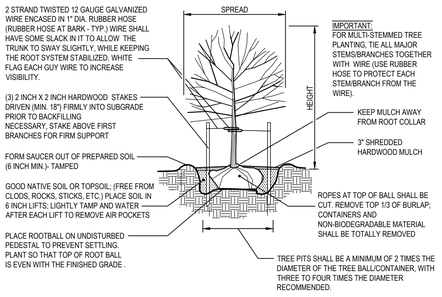


PROJECT NO:
19401219

SHEET NO:
C-500

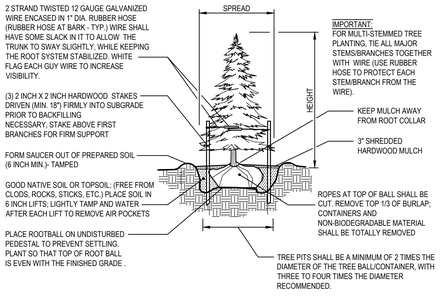
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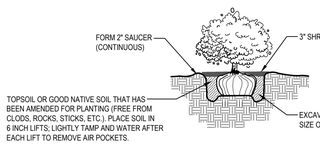
TYPICAL TREE PLANTING DETAIL

N.T.S.



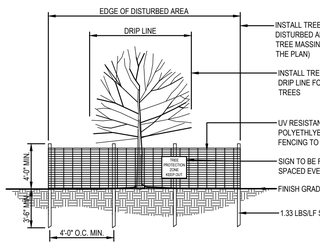
TYPICAL EVERGREEN TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED.
- THERE SHALL BE NO STORAGE OF MATERIAL OR EQUIPMENT WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL TREE PROTECTION SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF DEMOLITION AND NEW CONSTRUCTION

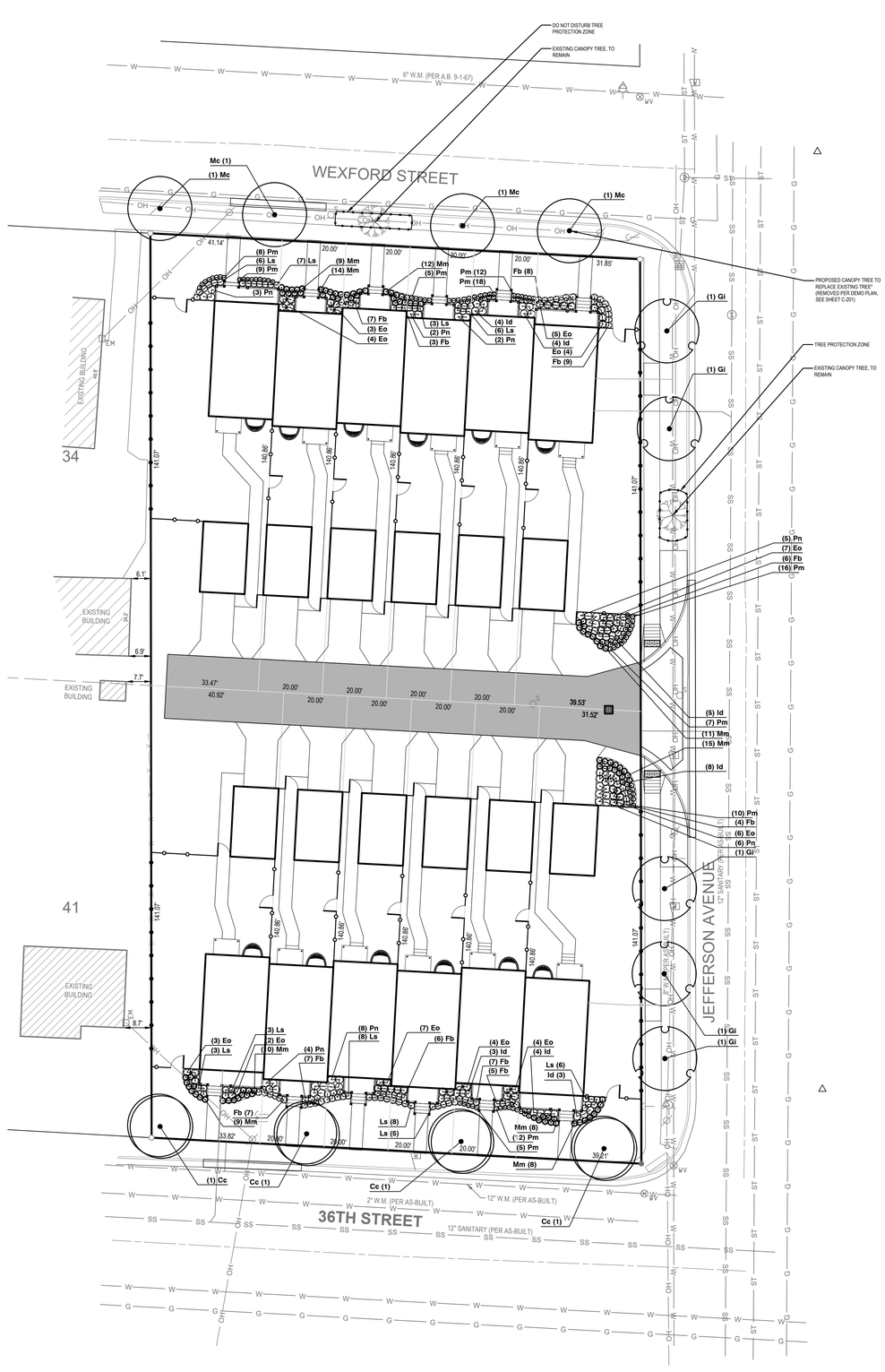
TREE PROTECTION FENCING DETAIL

N.T.S.

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cc	Crataegus laevigata `Crimson Cloud` / Crimson Cloud Hawthorn	2.5" cal. min.	4
	Gi	Gleditsia triacanthos inermis `Impcole` TM / Imperial Honeylocust	2.5" cal. min.	5
	Mc	Malus hupehensis `Cardinal` / Cardinal Tea Crabapple	2.5" cal. min.	4
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Eo	Euonymus alatus `Odom` TM / Little Moses Dwarf Burning Bush	#1	49
	Fb	Fothergilla gardenii `Blue Mist` / Blue Mist Fothergilla	#1	69
	Id	Ilex glabra `Densa` / Inkberry Holly	#1	31
	Ls	Lavandula angustifolia `Super Blue` / English Lavender	#1	55
	Mm	Miscanthus sinensis `Morning Light` / Eulalia Grass	#1	96
	Pm	Pennisetum alopecuroides `Moudry` / Oriental Fountain Grass	#1	102
	Pn	Physocarpus opulifolius `Nanus` / Dwarf Ninebark	#1	30



LOCATION MAP

NOT TO SCALE



SCALE: 1" = 20'

LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND SEED NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL BE HYDROSEEDED. SEED SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT SEED UNTIL ACCEPTANCE OF FINISH GRADE.
4) SEED SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

REQUIREMENT NOTES:

1) PER ARTICLE 3 - GENERAL REQUIREMENTS, CITY OF WYOMING ZONING ORDINANCE

FRONT YARDS AND SECONDARY FRONT YARDS

1 (ONE) SHADE TREE, 2.5" CAL. MIN. OR 1 (ONE) EVERGREEN TREE, 6' HT. MIN. OR COMBINATION REQUIRED EVERY 50 LF.

WEXFORD STREET: 153 LF. = 4 TREES REQUIRED / 4 TREES PROPOSED (1 TO REPLACE REMOVED TREE*) + 1 EXISTING CANOPY TREE TO REMAIN
JEFFERSON AVE: 282 LF. = 6 TREES REQUIRED / 5 TREES PROPOSED + 1 EXISTING CANOPY TREE TO REMAIN
36TH STREET: 153 LF. = 4 TREES REQUIRED / 4 TREES PROPOSED

GREENBELT AREAS

AT LEAST 10% OF REQUIRED GREENBELT AREA MUST CONTAIN TREES, SHRUBBERY, FLOWER BEDS, BERMS, GROUNDCOVER, LANDSCAPE MULCH, WOODCHIPS, STONE AND/OR OTHER TYPES OF LANDSCAPE MATERIALS

REQUIRED

WEXFORD ST: SIDEWALK TO BUILDING FACADE	=	2,328 SF. GREENBELT AREA
JEFFERSON AVE: SIDEWALK TO CONCRETE DRIVE**	=	493 SF. GREENBELT AREA
36TH ST: SIDEWALK TO BUILDING FACADE	=	2,081 SF. GREENBELT AREA
TOTAL GREENBELT AREA	=	4,902 SF., 10% REQUIRED AREA = 490 SF.

PROPOSED

WEXFORD ST: EDGE OF PLANTING BED TO BUILDING FACADE	=	715 SF. GREENBELT AREA
JEFFERSON AVE: EDGE OF PLANTING BED TO SIDEWALK	=	327 SF. GREENBELT AREA
36TH ST: EDGE OF PLANTING BED TO BUILDING FACADE	=	656 SF. GREENBELT AREA
TOTAL GREENBELT AREA	=	1,698 SF. PROPOSED GREENBELT AREA

NOTES: *TWO (2) EXISTING TREES HAVE BEEN SAVED AND ONE (1) EXISTING TREE HAS BEEN REPLACED WITH ONE (1) CANOPY TREE AS SHOWN ON LANDSCAPE PLAN.
**CALCULATION DOES NOT INCLUDE AREA INSIDE FENCE

NEDERVELD
www.nederveld.com
800.222.1868
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

LINC Communities Revitalization Inc.
Stephanie Gingerich

1167 Madison Avenue SE
Suite 101
Grand Rapids, MI 49507-1200

REVISIONS:

Title: City Planning Commision Submittal
Drawn: BEM Checked: CAA Date: 12.19.19

WYOMING TOWNHOMES

Landscape Plan

PART OF SECTION 19, T6N, R11W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
JAMES C. WALTER, JR.
LANDSCAPE ARCHITECT
No. 1588
REGISTERED LANDSCAPE ARCHITECT

PROJECT NO:
19401219

SHEET NO:
L-201

19401219-CP1.dwg BM 12/19/2019 14:58

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AGENDA ITEM NO. 6

Request for Rezone from R-3, RO-1 and P-1 to R-4 at 135 and 137 36th Street SE (Section 18) (Linc Up).

Hofert explained that the site is currently zoned R-3, P-1, and RO-1. Adjacent parcels are zoned R-3 Residential to the north, south, and west, and I-1 Industrial to the east. The site is currently used for Godwin Heights Middle School parking, as well as a community garden.

Hofert then stated the site is envisioned to be used for two townhouse buildings, each with six units that will be part of a condominium. The LEED certified units will be two stories tall, with three bedrooms and two and a half baths. One townhouse will face 36th Street, the other will face Wexford Street. These will be constructed in two phases, with the building facing Wexford being built first. It is proposed that each townhouse will have its own accessory garage located behind each unit. The homes will have a shared ownership agreement including a shared driveway and trash services. The driveway is accessible via Jefferson Ave. If rezoned, the applicant would apply to combine the two parcels.

Unlike other zoning procedures such as special use approval, site plan review, or planned unit development, ordinance amendments and rezonings are legislative decisions, not tied to specific standards listed in the ordinance. However, certain factors are commonly considered with respect to rezonings, including:

a. *Consistency with the adopted master plan*;
When the City's Master Plan was updated in 2006, it had envisioned for this site to allow for low-medium density residential uses in the future. Rezoning this property from RO-1 Restricted Office and P-1 Vehicular Parking to R-4 would allow future opportunities for the envisioned type of residential uses.

b. Compatibility of the allowed uses with existing and future land uses;
The proposed R-4 District would allow for medium density residential units to become permitted. This medium-density type development is compatible with the envisioned land use of the City's Master Plan.

c. *Capability of the property to be served by public services*;
There are no apparent impediments that would prevent public services from serving the site.

d. *Ability of the property to be used as currently zoned*;
This parcel is currently zoned RO-1 and P-1, which only permits office and vehicular uses. For the proposed low-medium density residential development to be built, the site must be rezoned to a land-use that permits this residential use. The rezoning would allow for the property to become consistent with the zoning and the residential character of adjacent sites.

e. Appropriateness of all uses allowed within the proposed district at the property location.
All principal permitted uses in the proposed R-4 district would be appropriate at this location.

Hofert stated the Development Review Team recommends that the Planning Commission approve the request for rezone from R0-1 Restricted Office and P-1 Vehicular Parking to R-4 Residential for 135 & 137 36th St. SE, and recommend the same to the City Council subject to the following conditions:

1. The two parcels will need to be combined. A land combination application will need to be completed and submitted by the owner to the City Assessor's Office.

2. The developer must receive variances from the City's Zoning Board of Appeals for front yard setbacks, secondary front yard setbacks, side yard setbacks, accessory building setbacks, accessory building lot coverage, and substandard lot size.

3. Developer must apply for site plan approval pending approval of this rezone petition. A copy of the proposed condominium agreement must be included in the proposed site plan application.

Currently the lot is used by Godwin Heights Public Schools for staff parking. City staff has spoken with the school, and the school has stated there is available parking for staff on campus. Hofert stated a letter has been supplied to staff which confirms the school has appropriate parking space to accommodate the relocated vehicles.

Chair DeLange opened the public hearing at 11:15 pm.

Sarah Vroma, 152 Freedom, opposed the rezoning. She said she spoke on behalf of everyone who had used the garden plots. She would like the condominiums to be relocated. There will be more traffic, and there is a lot of children that walk in the area because of the school.

Lee Groth, 60 – 36th St. SE, opposed the rezoning. He and his wife had started the South Godwin Neighborhood Association. They had helped to improve the neighborhood. He wanted to see the garden saved. He thought the money used to build the condominiums should be used to improve the current neighborhood houses.

Robin Groth, 60 – 36th St. SE, opposed the rezoning. She expounded on her husband's comments regarding the neighborhood improvements. She thanked the commissioners for their service. She thought the density of the proposal was excessive. She does not want the new units used for section 8 housing.

Chair DeLange closed the Public Hearing at 11:24 pm and invited the developer to the podium.

Jeremy DeRoo, Linc Up, 1167 Madison Ave., Grand Rapids, explained Linc Up is a non-profit organization created to expand housing opportunities. They had connected with the Godwin Heights School District regarding this site. The proposed would be twelve homes with resident ownership. This would allow full time working families to purchase new homes at affordable rates. Linc Up tries to work within the fabric of the neighborhood. The rezoning would help

make the project work and would add value to the neighborhood. The school system is supportive. The school's best use of the land is to sell it, and the best use of the land would be affordable housing.

A motion by Weller, supported by Goodheart, to recommend to City Council approval of the request for a rezone from R-3, RO-1, and P-1 to R-4.

Chatterley thought it was a great development proposal. She reaffirmed the city needs more affordable housing according to the needs assessment, but she also believed it was important for residents to grow their own food. She wondered if the city could relocate the garden to a new location.

Rynbrandt clarified the property is not under the City's authority. The City cannot mandate any extension or relocation of the community garden.

Hofert pointed out that the City code had recently been amended to allow gardens in residential side yards, thereby expanding available garden area for residents.

Chair DeLange affirmed the Groths have been passionate supporters of their area. He believed the Groths and the city shared some of the same goals for the area.

Weller had never seen a similar project but thought it should be allowed. He thought if it worked, it might spark redevelopment of the area.

Chair DeLange thought the development would be great for that area although he asked staff to encourage the school to reduce the on-street parking.

There was general discussion about funding assistance for existing residences, and concern about the removal of the community garden.

A vote on the motion to recommend rezoning carried unanimously.

INFORMATIONAL

Analysis of Impediments (AI) to Fair Housing Choice and Housing Needs Assessment

Rynbrandt asked all the commissioners to take the time to read the analysis and encouraged them to attend the joint City Council, Planning Commission, Zoning Board of Appeals, and CDBG meeting on February 3, 2019 at 5:00 pm.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 11:38 p.m.

_____
William Hegyi, Secretary
Wyoming Planning Commission

_____
Char Bell, Acting Recording Secretary
Wyoming Planning Commission

02.03.2020
Planning/City Atty

ORDINANCE NO. 6-20

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CODE OF THE CITY OF WYOMING BY ADDING SUBSECTION (124) TO REZONE 3566 MICHAEL AVE SW FROM B-1 TO PUD-4

THE CITY OF WYOMING ORDAINS:

Section 1. That Section 90-32 of the Code of the City of Wyoming is amended by adding subsection (124) to read as follows:

(124) "Union Suites at Michael":

(a) To rezone the following described property at 3566 Michael Ave SW from the B-1 Local Business District to PUD-4 General Planned Zoning District:

DESCRIPTION:

BEGINNING 40 FEET NORTH AND THENCE 40 FEET SOUTH 88 DEGREES 01 MINUTES 13 SECONDS EAST FROM THE SOUTH 1/4 POST OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 12 WEST AND RUNNING THENCE WITH BEARINGS REFERENCED TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION AND THE RECORDED PLAT OF SUNSET PARK AS A MERIDIAN, NORTH 796.33 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 59 SECONDS EAST, 287.30 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 139.60 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 59 SECONDS WEST 15 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 60 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 59 SECONDS EAST 15 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 120.95 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 58 SECONDS EAST 102.5 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 45 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 58 SECONDS EAST 102.5 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS WEST 423.31 FEET TO THE NORTHERLY LINE OF 36TH STREET (47 FEET NORTH OF SECTION LINE); THENCE NORTH 88 DEGREES 01 MINUTES 13 SECONDS WEST 437.05 FEET; THENCE SOUTH 7 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 13 SECONDS WEST 55 FEET TO BEGINNING.

(b) This rezoning is conditional upon all development being consistent with the overall development plan for Union Suites at Michael project as approved by the City's Planning Commission at its meeting of January 21, 2020, consisting of 10-page project narrative and the following pages of narratives, drawings and renderings, and including all conditions included by the Planning Commission:

(1) Enterprise Green Communities Narrative;

(2) 2015 Enterprise Green Communities Criteria Checklist;

(3) Twelve renderings of renovated existing AT&T Building, new addition, and townhomes;

(4) An elevation drawing entitled, "36th and Michael Renovation" LOTT3 METZ ARCHITECTURE 11/13/19, Sheet No. A201;

(5) An elevation drawing entitled, "36th and Michael Renovation" LOTT3 METZ ARCHITECTURE 11/13/19, Sheet No. A202

(6) An elevation drawing entitled, "36th and Michael Renovation" LOTT3 METZ ARCHITECTURE 11/13/19, Sheet No. A203

(7) A drawing prepared by Nederveld dated 12.17.19, Project No. 19400478, Sheet No. C-201, entitled "Existing Site Conditions Plan;"

(8) A drawing prepared by Nederveld dated 12.17.19, Project No. 19400478, Sheet No. C-205, entitled "Preliminary Site Layout Plan;"

(9) A drawing prepared by Nederveld dated 12.17.19, Project No. 19400478, Sheet No. C-210, entitled "Fire Truck Access;"

(10) A drawing prepared by Nederveld dated 12.17.19, Project No. 19400478, Sheet No. C-400, entitled "Preliminary Utility Plan;" and

(11) A drawing prepared by Nederveld dated 12.17.19, Project No. 19400478, Sheet No. L-200, entitled "Preliminary Landscape Plan;"

(c) This rezoning is also subject to the following modifications to minimum requirements:

a) Request to reduce the front yard setback along Michael Ave. from 35' to 15'.
b) Request to reduce the rear yard setback from 35' to 27.6' (existing nonconforming, and proposed building)
c) Request to reduce the spacing between buildings to 9'

Section 2. This ordinance shall take effect on _____, 2020.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2020.

_____
Kelli A. VandenBerg,
Wyoming City Clerk

City of **Wyoming** Michigan

Planning & Community Development | 1155 28th St SW, Wyoming, MI 49509
616.530.7266 | Fax 616.249.3442 | wyomingmi.gov

January 28, 2020

Ms. Kelli A. VandenBerg
City Clerk
Wyoming, MI

Subject: Request to grant a rezone from B-1 to PUD-4. The property is located at 3566 Michael Avenue SW (Section 14) (Union Suites, LLC).

Recommendation: To grant the PUD-4 rezoning request.

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at their regular meeting on January 21, 2020. A motion was made by Arnoys, supported by Bueche, to recommend to City Council approval of the request for a rezone to PUD-4. The motion passed following discussion.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following please find a general summary of the proposed project.

The petitioner proposes to rezone 7.3 acres from B-1 to PUD-4. The PUD-4 request includes a conceptual plan to develop a 163-unit dedicated affordable senior housing complex consisting of apartment and townhome style housing. The project includes the redevelopment of the existing former AT&T building.

The proposed PUD includes a request from the developer to modify the minimum requirements as outlined in *Section 90-419(C)*. The following modifications have been requested by the developer and recommended by Planning Commission:

a. Request to reduce the front yard setback along Michael Ave. from 35’ to 15’

b. Request to reduce the rear yard setback from 35’ to 27.6’ (existing nonconforming, and proposed building)

c. Request to reduce the spacing between buildings to 9’

With City Council approval, a detailed site plan meeting all ordinance requirements will be submitted to the Planning Commission for approval prior to any development.

#WeCare We Care The Wyoming Community Cares

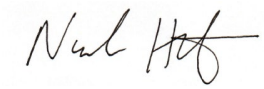
WYOMING MICHIGAN CITY OF VISION AND PROGRESS

CITY COUNCIL
Sheldon DeKryger Dan Burrill Kent Vanderwood Marissa Postler Robert Postema Sam Bolt
Jack A. Poll, Mayor

Wyoming's 2013 Analysis of Impediments (AI) to Fair Housing Choice and Housing Needs Assessment confirmed the City needs more housing diversity throughout the entire community. Staff is currently working on updating both the City's Master Plan and the Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment and preliminary data reinforces and continues to prioritize the 2013 results showing a need for affordable senior housing.

During the public hearing at the Planning Commission meeting four (4) neighborhood residents spoke both in favor (2) of and in opposition (2) to the development. Please refer to the Planning Commission minutes for a detailed summary of the comments received.

Respectfully submitted,



Nicole Hofert, City Planner
Department of Community Services

Cc: Curtis Holt, City Manager
Rebecca Rynbrandt, Director of Community Services

Union Suites at Michael
Proposed PUD-4 Zoning Narrative



Overview

The Union Suites at Michael project is a proposed redevelopment that will consist of 80 units in the existing former AT&T structure, 53 units in a new three story building which will be connected to the AT&T building, and 30 townhouses (for a total of 163 rental units). The units will be a mix of one (1) and two (2) bedroom units. The project will include 1.52 acres of open space within the total site area of ~7.3 acres. This equates to 21% of the total site area. This PUD will result in a recognizable and substantial benefit to the users of the project and members of the community. It is designed to accomplish the intent of Wyoming Planning Article 4C as well as further the goals of the City of Wyoming Master Plan.

A general description of the proposed development schedule and anticipated phases is listed below:

The planned Union Suites at Michael project will be constructed in two phases. The first phase to begin will be the renovation of the existing AT&T building (80 units) and the townhouses (21 units). The second phase is expected to lag the first phase by ~6-8 months and will include the 53 unit new apartment complex and 9 townhouses. Total construction time is expected to take ~12-18 months for each phase.

Narrative

This narrative is drafted in alignment with Wyoming Planning Article 4C excerpt section 90.

> Sec. 90-416C Purpose
> It is recognized that traditional zoning, with its segregation of uses and rigid dimensional requirements may not be suitable in all situations to best achieve the objectives of the city relative to desired land use and preservation of its resources and character. In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Wyoming Master Plan, Planned Unit Development (PUD) may be permitted as a zoning district to achieve one or more the following purposes:
>
> (A) provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the city, in general;
>
> ***Flexibility with density, green space, and parking requirements afforded by the PUD make Union Suites at Michael viable for affordable housing from a developer standpoint. Fresh new affordable housing will be a great benefit to residents and the city of Wyoming in general. The ability to receive the bonus density is imperative to the financial success of the proposed project. The increased density allows for more funding, in turn providing higher end exterior finishes such as increased brick, increased amounts of windows, and more community areas both indoor and outdoor.***
>
> (B) accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this ordinance;
> (C) achieve economy and efficiency in the use of land, natural resources, energy and the providing of public services and utilities;
> (D) provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the city;
> (E) preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
> (F) encourage the utilization of open space and development of recreational amenities generally located within walking distance of all living units;
>
> ***The proposed Union Suites at Michael plan includes over an acre of open space complete with walking paths, outdoor cooking area, and sitting area for recreational use.***

(G) encourage the use of lands in ways which are most in accord with their character and adaptability;

The current and future planned use for the city of Wyoming is office space. The proposed use is multi-family residential. This new proposed use fits the character of the area since the Union Suites at Michael parcel is surrounded by residential single and multi-family housing. Conversion of the land to multi-family housing aligns with the character of the area and neighbors. In addition, the demand for senior housing in this area is substantial.

(H) encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features; and

The proposed Union Suites at Michael will optimize use of the land and existing access to streets via two existing curb cuts on Michael St.

(I) offer a unique attribute of development not achievable under conventional zoning requirements.

The Union Suites at Michael project is unique in that it makes use of existing open space, parking, and an obsolete building for mixed income affordable housing. Conventional zoning would not allow the density bonus required to make affordable housing a viable option. Affordable housing projects financed through MSHDA have increased soft costs due to the nature of the financing such as legal counsel, lease up reserves, replacement reserves, and operating reserves, among other soft costs. Due to the soft costs it is necessary to have a high unit count to be able to provide substantial rental income in order to receive a large enough mortgage to finance the construction of the project as well as the soft costs. For informational purposes, all reserves are required to be escrowed at MSHDA.

Sec. 90-417C Qualifying Conditions

(A) Location. PUD's may be located in any part of the city, subject to meeting all other applicable requirements.

3566 Michael (the proposed site) is located in the City of Wyoming.

(B) PUD Purpose. The applicant shall demonstrate that the PUD will achieve three (3) or more of the purposes listed in Section 90-416C.

The proposed Residences PUD will achieve purposes (A), (F), (G), (H), and (I) as mentioned above.

(C) Size. The PUD shall comprise an area of at least three (3) acres; provided, a smaller area may be allowed when it is demonstrated to the Planning Commission that the proposed project will satisfy all other qualifying conditions of this section and the acquisition of additional contiguous land is not reasonably possible.

The proposed Union Suites at Michael PUD area is comprised of ~7.3 acres.

(D) Residential Density. Proposed density shall conform to the requirements of Table 90-420C(2).

The Union Suites at Michael proposed density conforms to the requirements of Table 90-420C(2)

(E) Housing Variety. A residential PUD shall contain a variety of housing types and/or lot sizes and/or contribute to housing needs identified in current housing needs assessments to provide for varying lifestyles, diversity, and affordability.

The proposed Union Suites at Michael will contain two housing types. New construction townhouses, new construction apartments, and adaptive reuse of the existing two story building for apartments. The proposed development will have a mix of affordable housing units ranging from 30% AMI to 80% AMI tenants.

(F) Utilities. The PUD shall be served by public water and sanitary sewer facilities.

The proposed development will be served by public water and sanitary sewer facilities.

(G) Ownership and Control. The tract(s) of land for which a PUD application is submitted must be either in single ownership or the subject of an application filed collectively by all owners of the property. A PUD applicant shall submit written documentation that the owners of all property included within the PUD have consented to the PUD application. Where property is jointly owned, the consent must be from all owners. Written documentation must include the signatures of all individuals with an ownership interest and the signature of an officer, member, general partner or other individual authorized to sign on behalf of any entity with an ownership interest. Consent may be demonstrated by signatures on the PUD application or may be in the form of a letter or other signed written documentation consenting to the application or authorizing the applicant to file it.

The Kent County Land Bank is the owner of 3566 Michael and Union Suites LLC has an option to buy. All members of Union Suites LLC (Nicholas Lovelace and Thomas Ralston) and the Kent County Land Bank representative will be signers on the PUD application.

(H) Recognizable Public Benefit. The PUD shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification(s). At least two (2) of the following benefits shall be accrued to the community as a result of the proposed PUD:

(1) Preservation of significant natural features that would not be preserved under a conventional development,
(2) A complementary mix of land uses or housing types within the PUD,

Two housing types will be used in this PUD (townhomes and apartments).

(3) Preservation of common open space beyond the minimum required,

Zoning calls for 20% open space, the Union Suites at Michael plan includes 1.52 acres open space (~21% of the PUD land).

(4) Connectivity of preserved open space with adjacent open space, greenways or public trails,

(5) Connectivity of residential uses with adjacent dedicated public transit options,

The proposed Union Suites at Michael PUD includes a permanent bus shelter at stop 6721 for the public transit line 16, the dedicated main bus line connecting Wyoming and downtown Grand Rapids.

(6) Coordinated redevelopment of multiple lots or parcels, and/or
(7) Removal or renovation of deteriorating and/or obsolete buildings, sites or contamination clean-up.

Plans call for renovation of obsolete AT&T building. Currently, the building sits vacant & has no use. It is considered obsolete and is providing no

taxable income to the city of Wyoming. The proposed project will activate the building by remodeling the exterior by repairing the masonry, repairing and adding new windows, and adding a new atrium at the main entrance. The inside of the building will be renovated into one and two-bedroom apartments. It will also have a mail room, leasing office, library, hair salon, & coffee café. The building will be the central hub of the development as all tenants of Union Suites at Michael will have card-access to the building to be able to utilize the community space. The new construction building and surrounding townhouses were designed with brick & many windows to conform to the existing building & convey a cohesive campus.

Sec. 90-418C Permitted Uses

Any land use, except as noted in this section, or combination of land uses may be considered for inclusion within a PUD; provided, the development standards of Section 90-419C are met. Public/quasi-public uses such as, but not limited to, churches, schools, colleges and universities, municipal buildings, and parks shall only be permitted within a PUD under the following conditions:

(1) when developed as the principal use with other related and/or accessory uses within a contiguous, integrated, and walkable campus setting or

(2) when included as an amenity or supplementary service to a residential or mixed-use PUD.

No public/quasi-public use planned.

Sec. 90-419C Development Standards

(A) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district specified in the following table for the proposed use shall apply to all such uses within a PUD, unless modified in accordance with the provisions of Section 90-419C(C). Within a PUD, minimum buffer requirements between uses otherwise specified in this ordinance shall not apply; provided, the Planning Commission or City Council may require separation or buffering of uses as a condition of concept plan approval.

Table 90-420C(1), Zoning Requirements by Use Type	
Land Use Type	Applicable Development Standards
Detached single family residential	R-2
Two family residential	R-3
Attached single family residential	R-4
Multiple family	
Commercial	B-2
Industry	I-1
Public/Quasi-public	ER

(B) Project Scale. Based on the total area of the PUD site, the following shall be permitted:

Table 90-420C(2), Permitted Maximum Density by PUD Size		
PUD Size	Permitted Density	
	Maximum Density	Maximum w/ Density Bonus
< 5 Acres	20 du/ac*	30 du/ac^
5.1 - 35 Acres	18 du/ac*	25 du/ac^
35.1 - 100 Acres	15 du/ac*	20 du/ac^

*Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a

traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density
^ Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density and developer receives a density bonus from Planning Commission and City Council

The proposed Union Suites at Michael project is based on ~7.3 acres with density bonus per criteria listed below.

(C) Modification of Minimum Requirements. Regulations applicable to a land use in the PUD District may be altered from the requirements specified in Table 90-420C(1), including the following: modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. However, for any residential use, a reduction in lot size shall not result in an increase in the number of dwellings otherwise permitted by the applicable zoning district, unless the PUD is under the maximum permitted density outlined in Table 90-420C(2) or a density bonus is also granted in accordance with Subsection D below. In the absence of a density bonus, land gained by the reduction in lot sizes shall be added to the open space required within the PUD. The applicant for a PUD shall identify, in writing, all proposed deviations from the zoning district requirements. Modifications may be approved by the City Council during the preliminary development plan review stage, after Planning Commission recommendation. Adjustments to the minimum requirements may be permitted only if they will result in a higher quality and more sustainable development, consistent with the purpose of the PUD District, as expressed in Section 90-416C.

The setback on Michael Avenue for the townhouses will be at a minimum of 15 feet which is a deviation to the required zoning setback of 35 feet.

The rear yard setback will be 27.6 feet(existing non-conforming, and proposed building) which is a deviation to the required zoning setback of 35 feet.

The spacing between the townhouses will be 9 feet.

The dumpster is being placed in front of the existing AT&T loading dock which is the proposed service courtyard. The proposed dumpster location will be blocked from view by a gated fence. It should be noted that this is the same location as the existing AT&T building had.

The building height is required to be below 35 feet and the new apartment addition will be beyond the required maximum. The height to the mid-point of the roof on the apartment building is 39'-6 3/4".

(D) Density Bonus. In addition to the modification of minimum requirements permitted in Section 90-419C (C), the City Council, after Planning Commission recommendation, may permit an increase in the total number of residential units otherwise allowed within a PUD, according to the requirements in Table 90-420C(2), where it is demonstrated that:

(1) The appearance and construction will result in a development of high quality, as evidenced by:

(a) varied roof and wall lines, unique architectural features, innovative transportation amenities, extraordinary energy efficiency, etc.;

The Proposed Union Suites at Michael will feature varied roof and wall lines as shown in the rendering, Enterprise Green energy efficiency (See attached Enterprise Green detail), and onsite transportation amenities (Rapid Line 16).

(b) use of more durable and aesthetically pleasing building materials and finishes (*e.g.*, stone, masonry, wood, hardi-plank, and glass rather than vinyl or aluminum siding on exterior walls; slate, copper, steel, tile or other higher grade roofing materials rather than standard asphalt, vinyl or membranes; and using composite, concrete and steel decking materials rather than treated wood); and/or

Aesthetically pleasing brick masonry that closely resembles the existing AT&T building will be put into the new construction (townhouses and new apartment building). The development is mostly brick material (~73% brick for the entire site) utilized on the exterior which has many benefits such as longevity, limited maintenance, and higher quality material that enhances the neighborhood. In addition, the roofing material for the new construction will be architectural grade shingles.

(c) unique transportation-related improvements (*e.g.*, artful bicycle and other 2-wheeled transportation racks, bicycle maintenance or storage facilities; parking areas that are integrated into a pathway system and landscaping).

Artful bicycle and two-wheel transportation racks will be used.

(2) The PUD site is within one-quarter mile of a dedicated transit route and includes a fixed transit shelter.

Stop 6721 of the Rapid line 16 (adjacent to the proposed Union Suites at Michael) will be improved to a fixed transit shelter.

(3) Amenities, beyond the minimum required open space, will be provided to create a more desirable and enjoyable living environment (e.g., universally accessible playground structures, made of the durable, high quality materials that offer unique play experiences);

Open space at the proposed Union Suites at Michael will include a walking path, outdoor cooking area, and sitting area.

and

(4) At least three (3) of the following will be included within the development:

(a) Dedicated common open space is provided in excess of the minimum required, per Section 90-419C (E)(1).

1.52 Acres open space planned, this is~ 21% of the PUD land, 20% is the minimum requirement.

(b) The PUD site is within one-quarter mile of a full-line grocery store and is accessible via sidewalks.

(c) One (1) or more parking structures are proposed within a mixed-use or nonresidential PUD to meet the minimum parking requirements of this ordinance.

(d) One (1) or more LEED-certified buildings will be constructed.

(e) Significant natural features will be preserved and/or substantial landscaping beyond the minimum requirements will be incorporated into the development.

(f) Decorative pavers, public plazas, fountains, or similar aesthetic enhancements will be incorporated into the vehicular and pedestrian circulation system.
(g) Sustainability enhancements such as rain gardens, electric vehicle charging stations, wind energy systems, or green infrastructure are incorporated into the PUD.

Enterprise Green (see attached detail) building standards will be followed in construction of the proposed Union Suites at Michael.

(h) A commercial and/or office component is proposed within the PUD.

(i) Affordable or missing middle housing[1] will be incorporated into the residential design.

The proposed Union Suites at Michael is an affordable housing project with a 40+ year commitment to affordability for all units. The project will have 86 Units with at or below 60% AMI, all these units are considered affordable for low-income households. The remaining 77 units will be affordable for households making 90% AMI or less. These units address the "Missing Middle" population. All the units will be rent restricted based off the Kent County Income and Rent Limits published annually by MSHDA. The current income and corresponding rent limits are listed in the table below.

AMI	Income Minimum	Income Maximum	Unit Type	Bedrooms	Baths	Contract Rent
30%	$16,110	$18,390	Apartment	1	1	$370
30%	$16,110	$22,980	Apartment/Townhome	2	1	$445
40%	$21,480	$24,520	Apartment	1	1	$515
40%	$21,480	$30,640	Apartment/Townhome	2	1	$615
50%	$26,850	$30,650	Apartment	1	1	$655
50%	$26,850	$38,300	Apartment/Townhome	2	1	$787
60%	$32,220	$36,780	Apartment	1	1	$828
60%	$32,220	$45,960	Apartment/Townhome	2	1	$960
80%	$42,960	$49,040	Apartment	1	1	$1,100
80%	$42,960	$61,280	Apartment/Townhome	2	1	$1,250
90%	$48,330	$55,170	Apartment	1	1	$1,100
90%	$48,330	$68,940	Apartment/Townhome	2	1	$1,300 / $1,400

(j) Three (3) or more public benefits, as identified in Section 90-417C(H), will be achieved.

The proposed Union Suites at Michael includes renovation of an obsolete building, connectivity with public transportation (Rapid line 16), and a mixed composition of housing types.

(E) Common Open Space. For purposes of the PUD requirements, "common open space" is defined as an area of land or water, or a combination of land and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the general public. Common open space may contain accessory structures and improvements necessary or desirable for non-commercial educational, recreational or cultural uses. A variety of open space and recreational

areas is encouraged such as: children's informal play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic areas and playgrounds; pathways and trails; scenic open areas and communal, non-commercial recreation facilities; and natural conservation areas. At a minimum, the following regulations shall apply to all common open space within a PUD:

(1) The area of common open space shall not be less than 20 percent of the total land area of a PUD containing any residential units and not less than 10 percent of the total land area in non-residential developments. Land dedicated for recreation, in accordance with Section 90-419C(E)(3), shall count toward the common open space requirement.

(2) The Planning Commission may reduce or waive open space requirements for PUD's on sites less than 5 acres in size upon an agreement with the City to provide funding for improving or sustaining public park amenities located within one-quarter mile of the development site. Such fees paid in lieu of land dedication shall satisfy the open space requirement.

(3) All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association or other legal entity, by means of a restrictive covenant, easement or through other legal instrument. The terms of such legal instrument must include provisions guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.

(4) The open space shall meet the following minimum dimensions, contiguity and connectivity requirements:

(a) The required open space shall be centrally located: along the street frontage of the PUD to protect or enhance views; located to preserve significant natural features; adjacent to dwellings; and/or located to interconnect other open spaces throughout the development or on contiguous properties.

(b) Required open space areas shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of these regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the adjacent yard of those lots abutting it.

(c) If the site contains a lake, stream or other body of water, the city may require that a portion of the required open space abuts the body of water.

(d) All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors, and other users of the development. The minimum size of a required open space area shall be 15,000 square feet; provided, however, that the required open space abutting a public street may be less than 15,000 square feet; and, further provided, that the City Council, upon recommendation of the Planning Commission, may approve other open space areas of less than 15,000 square feet if these areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be open space reasonably usable by residents, visitors, and other users of the development. The minimum average dimension of a required open space area shall be 100 feet.

(e) Open space areas shall be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.

(f) Grading in the open space shall be minimal, with the intent to preserve existing topography, trees and other natural features, where practical.

(g) A sign, structure, or building may be erected within the required open space if it is determined to be accessory to a recreation or conservation use or an entryway. These accessory structure(s) or building(s), shall not

exceed, in the aggregate, one (1) percent of the open space area. Accessory structures or uses shall not be located near the boundary of the development if they are determined by the Planning Commission to be inconsistent with the use, scale, or character of adjacent residential development. Pathways or sidewalks shall be exempt from this limitation.

(h) The following areas shall not qualify as required common open space for the purposes of this section.

(i). The area within any public street right-of-way.

(ii). The area within private road easements.

(iii). The area within a subdivision lot.

(iv). Land within any required yard or setback area.

(v). Parking and loading areas.

(vi). Fifty percent of any easement for overhead utility lines.

(vii). Fifty percent of any steep slopes (12 percent or over).

(viii). Fifty percent of any lakes, streams, detention ponds, wetlands or floodplains that are not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway or reasonable means of access for enjoyment of all owners, visitors or others, in which case the total area may qualify as required common open space.

(ix). Seventy percent of the area of any golf course[2].

(F) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the PUD and along all perimeter streets to ensure connectivity between uses and with adjacent properties. Pathways and sidewalks shall be constructed in accordance with the city design standards.

(G) Parking. Minimum required parking ratio per residential unit is 1.3 spaces. This ratio may be decreased if the PUD has a dedicated transit line within one-quarter mile of the site and the developer provides transit supportive facilities e.g. bicycle facilities or covered bus stop. The maximum parking ratio per residential unit allowed in a PUD is 1.5 spaces. Requirements for minimum number of spaces for all non-residential uses shall be in accordance with Section 90-600(7). Modifications to the required parking minimums and maximums may be granted by Planning Commission with sufficient justification provided to support any amendments.

The parking ratio proposed is 1.3 spaces per dwelling unit. As mentioned above stop 6721 of The Rapid line 16 is adjacent to the property. The development team will work with The Rapid to provide a covered bus stop structure.

Enterprise Green Communities Narrative

Union Suites at Michael

3566 Michael SW Wyoming MI

Summary of Requirements and Commitment

The development team at Union Suites at Michael has committed to meeting Enterprise Green Communities standards. The criteria for this require comprehensive design and build planning that meet and in many cases far exceed local code requirements. The following summary provides specific detail for each point both mandatory and optional that the Union Suites at Michael will earn to achieve Enterprise Green for Communities status. References supplemental to this summary are the Enterprise Green Communities Criteria Checklist and 2015 Enterprise Green Communities manual. Numbered sections below correspond to these reference materials.

1.1a Goal Setting

A successful integrative design process is more art than science. It also is often the determining factor in ultimately achieving a successful project. Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.

2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.

3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

The development team has committed to this.

1.1b Criteria Documentation

Create design and construction documentation (e.g., plans, details, specifications, subcontractor scopes of work) to include information on implementation of appropriate Enterprise Green Communities Criteria, and other mission-critical design features. Plans and specs should include a performance specification, examples of products that meet the specification, the metrics used to measure compliance and how compliance will be confirmed.

The development team has committed to this.

1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being. Using the matrix on pages 22 and 23 of the 2015 Enterprise Green Communities Criteria, the project team will:

• Use readily accessible community health data sets and/or community engagement processes and identify at least one relevant Resident Health Campaign (left-hand column) for their project.

• Indicate which sources of information were used to select the most relevant Resident Health Campaign (complete second column). These may include specific local and regional health data, insights from community meetings or resident surveys, or reports from local health professionals.

• Identify building design and programming factors that can optimize the health of the residents (column three).

• Incorporate at least one optional criterion (column four) associated with the selected Resident Health Campaign(s) into project documents.

The development team has committed to this process and will complete the aforementioned matrix.

1.3a Resilient Communities: Design for Resilience

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one of the optional Design for Resilience Criteria listed below that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others. Design for Resilience Criteria

1.3b: Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment*

2.10: Passive Solar Heating/Cooling

3.6: Surface Stormwater Management

4.2: Advanced Water Conservation [Must achieve at least 3 points if selecting this criterion]

4.5: Water Reuse [Must achieve at least 3 points if selecting this criterion]

4.6: Access to Potable Water during Emergencies*

5.2a: Additional Reductions in Energy Use

5.2b: Advanced Certification: Nearing Net Zero

5.8a: Resilient Energy Systems: Floodproofing*

5.8b: Resilient Energy Systems: Islandable Power*

This requirement will be met through the use of advanced water conservation.

2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.

2. Land on slope greater than 15%.

3. Land with prime soils, unique soils or soils of state significance per USDA designations.

4. Public parkland.

5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.

6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

Our site meets these guidelines.

2.2 Connections to Existing Development and Infrastructure

Locate the project on a site that has access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development.

Connect the project to the pedestrian grid by creating new or enhancing existing sidewalks or other all-weather pathways to link the project to public spaces, open spaces and adjacent development.

Do not build on tracts of land that require installing a septic tank within 1,000 feet or more of the property line of the tract being developed or a sanitary sewer line extension of 2,500 feet or more from the property line of the tract being developed.

Our site meets these guidelines.

2.3 Compact Development

At a minimum, build to the residential density (dwelling units /acre) of the census block group in which your project is located. Find the density of your census block group by typing your project address into the Center for Neighborhood Technology “Residential Density of a Location” calculator found at *http://apps.cnt.org/residential-density*.

Any acreage maintained as open space per Criteria 2.6 and 2.7 may be deducted from total project acreage in terms of determining project density.

In Rural / Tribal / Small Towns that do not have zoning requirements, use the following: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.

Our site meets these guidelines.

2.4 Compact Development

Exceed the residential density (dwelling units /acre) of the census block group in which your project is located. Find the density of your census block group by typing your project address into the Center for

Neighborhood Technology “Residential Density of a Location” calculator found at http://apps.cnt.org/residential-density/.

EXCEED THE CNT RESIDENTIAL DENSITY	OPTIONAL POINTS
2x	5 points
3x	7 points

In Rural / Tribal / Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two-stories. [5 points]

Our site qualifies for 7 points.

2.5 Proximity to Services

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, services. (See page 48 of 2015 Enterprise Green Community Criteria handbook for list of services).

Each “service” type may not be counted more than twice. For example, if there are five banks within the required distance, only two may be counted.

For projects that qualify as Rural / Tribal / Small Town, locate your project within 5 miles of at least four services.

The Union Suites at Michael meets this requirement with Public Library, Place of Worship, Government office (Wyoming City Hall), and Senior Community Center within 0.5 miles of the site.

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns

Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents.

OR

Option 2

Locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.

Note: For either option, land that is set aside for future development cannot be included as open space in these calculations.

The Union Suites at Michael is not Rural/Tribal or Small Town however does meet the open space requirement.

2.7 Preservation of and Access to Open Space

Set aside a percentage of non-paved open space for use by all residents.

PERCENTAGE OF OPEN SPACE SET ASIDE	NUMBER OF OPTIONAL POINTS

20%	2 points
30%	4 points
40% + submitted written statement of preservation / conservation policy for set-aside land (for 15 years)	6 points

The Union Suites at Michael has set aside over 20% of non-paved open space for use by all residents (2 Points).

2.8 Access to Public Transportation

Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry) combined, constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. [8 points]

For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public–private regional transportation. [8 points]

For an additional [2 points]: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.

The Union Suites at Michael is adjacent to stop 6721 of The Rapid line 16. Other transit services are available within a 0.5 mile walk distance (8 points).

2.11 Adaptive Reuse

To receive credit for adaptive reuse building, rehabilitate an existing structure that was not previously used as housing.

The Union Suites at Michael will rehabilitate the existing AT&T call center structure on the site.

3.1 Environmental Remediation

Determine whether there are any hazardous materials present on-site by conducting either 1) a Phase I Environmental Site Assessment, 2) a Tier II Environmental Review Assessment per HUD funding requirements, 3) an environmental site assessment approved by HUD through the Part 50 or Part 58 process, or 4) an environmental assessment approved by USDA through the 1940-G or 1794 process, and any additional required assessments.

If an environmental site assessment reveals any hazardous materials, mitigate these before proceeding with development.

The Union Suites at Michael development team has completed a Phase 1 Environmental Site Assessment, any hazardous materials will be mitigated.

3.2 Erosion and Sediment Control

Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.

This requirement will be met.

3.3 Low-Impact Development

Projects located on greenfields must meet the following low-impact development criteria:

• Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls on the entire site in a 24-hour period. (Option 1 of Criterion 3.6 Surface Stormwater Management).

• Design roadways to be along topographic contours and ridgelines so as to avoid erosion and unnecessary cut and fill.

• Design roadway plans to utilize the minimum necessary pavement required by code, such as narrower roads, minimized parking and thoughtful road layout. Consult with local fire department(s) regarding roadway sizing as needed.

• Design roadway sections with localized retention such as swales, retention basins, plantings and permeable paving to convey, capture, infiltrate and/or reuse stormwater. This can be accomplished in a manner that also complies with Option 2 of Criterion 3.6 Surface Stormwater Management.

• For projects located in Rural/Tribal/Small Towns as defined in Introduction of the Location + Neighborhood Fabric category, do not implement a curb and gutter system. Minimize sidewalks or pathways to one side of the road where people would naturally travel. Projects located in municipalities that require curb and gutter infrastructure for all developments are exempt from this sub-requirement.

3566 Michael is not in a Greenfield, this requirement does not apply.

3.4 Landscaping

If providing plantings, all (trees, shrubs and groundcover, including grasses) should be native or adapted to the region. All new plants must be appropriate to the site's soil and microclimate, and none should be invasive species. All disturbed areas should be reseeded or xeriscaped.

This requirement will be met.

3.5a Efficient Irrigation and Water Reuse

If irrigation is utilized, install an efficient irrigation or water reuse system. These irrigation requirements are mandatory only for permanent landscaping that requires regular irrigation.

An efficient irrigation system must include the following at a minimum:

• a drip irrigation system for landscape planting beds

• separately zoned turf and bedding areas, based on watering needs of turf/plantings

• a timer /controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants and obeying local regulations and water-use guidance

• a moisture sensor controller or rain delay controller

For all projects, watering tubes for trees are allowed for a period of two years.

This requirement will be met.

4.1 Water Conserving Fixtures

Install water-conserving fixtures in all units and any common facilities with the following specifications:

• Toilets: WaterSense-labeled and 1.28 gpf (gallons per flush) or less, including dual-flush toilets and pressure-assisted toilets

• Urinals: WaterSense-labeled and 0.5 gpf or less

• Showerheads: WaterSense-labeled and 2.0 gpm (gallons per minute) or less

• Kitchen faucets: 2.0 gpm or less (WaterSense label not available)

• Lav faucets: WaterSense-labeled and 1.5 gpm or less

AND

For all single-family homes and all dwelling units in buildings three stories or fewer:

The static service pressure must not exceed 60 pounds per square inch (psi) (414 kilopascal [kPa]). For units in multifamily buildings, the service pressure within each unit must not exceed 60 psi. Compliance for homes supplied by groundwater wells shall be achieved by use of a pressure tank. Compliance for single-family homes with publicly supplied water may be achieved by one of the following methods:

• Use of a pressure-regulating valve (PRV) downstream of the point of connection. All fixture connections shall be downstream of the PRV.

• Determination that the service pressure at the home is 60 psi or less at the time of inspection and documentation from the public water supplier that service pressure is unlikely to regularly exceed 60 psi at the home on a daily or seasonal basis. Piping for fire sprinkler systems is excluded from this requirement and should comply with state and local codes and regulations.

Piping for fire sprinkler systems is excluded from this requirement and should comply with state and local codes and regulations.

This requirement will be met.

4.2 Advanced Water Conservation

Reduce water consumption by one of the two following methods:

Option 1 [3 points maximum]

Install water-conserving fixtures in all units and all common space bathrooms with the following specifications:

• Toilets: WaterSense-labeled and 1.1 gpf (gallons per flush) or less [1 point]

• Showerheads: WaterSense-labeled and 1.5 gpm (gallons per minute) or less [1 point]

• Kitchen faucets: 1.5 gpm or less AND Lav faucets: WaterSense-labeled and 1.0 gpm or less [1 point]

The Union Suites at Michael will follow option 1 guidelines (3 Points).

5.1a Building Performance Standard

Certify each dwelling unit in the project through the ENERGY STAR New Homes program. Use the appropriate specification version of ENERGY STAR New Homes depending on when the project is permitted, when construction will be completed and local ENERGY STAR guidelines. To determine the appropriate specification version for each project: www.energystar.gov/homes.

This requirement will be met.

5.1c Building Performance Standard

For each dwelling unit in the project types identified above, achieve a HERS Index score of 85 or less. The software used for the energy modeling during the design stage and to generate the HERS Index and certificate must be approved by either RESNET or, for projects in California, the California Energy Commission. Any method or strategy, except for electric-generating renewable energy systems, can be implemented to satisfy the targeted minimum energy performance. Exception: Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer* and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer* and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.

*or four or five stories, where each dwelling unit has its own heating, cooling and hot water system

This requirement will be met.

5.3 Heating and Cooling Equipment Sizing

Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

Note that projects in compliance with Criterion 5.1a automatically meet this Criterion 5.3 by virtue of their ENERGY STAR New Homes certification requirements.

Auto complies based on meeting criterion 5.1a.

5.4 Appliances

If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 Building Operations & Maintenance (O&M) Manual and Plan and Criterion 8.4 Resident and Property Staff Orientation.

This requirement will be met.

5.5 Lighting

For all permanently installed lighting fixtures, install high-efficacy lighting (including compact fluorescent bulbs, LEDs, and T-8 or smaller diameter linear fluorescents) with an efficacy of at least 40 to 60 lumens per watt.

Recessed light fixtures (recessed cans): If recessed light fixtures are used anywhere in the project, install ballasted compact fluorescent fixtures or ENERGY STAR–qualified LED lamps. All recessed light fixtures must be Insulation Contact Air-Tight (ICAT) models.

Common Area Lighting

Non-apartment building spaces must use ballasted compact fluorescents and/or LED bulbs and be controlled by occupancy sensors or automatic bi-level lighting controls.

Emergency Lighting

Any new exit signs shall consume 5 watts or less. Fixtures located above stairwell doors and other forms of egress shall contain a battery backup feature. Photoluminescent exit signs may be used.

Exterior Lighting

100% of outdoor lighting must use fluorescent and/or LED bulbs, and lamps must be ENERGY STAR–certified when that certification is available for the product category.

All exterior lighting must be a Dark-Sky–approved "Friendly Fixture" and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation.

Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt.

These requirements will be met.

5.6 Electricity Meter

Install individual or submetered electric meters for all dwelling units.

This requirement will be met.

6.1 Low / No VOC Paints, Coatings and Primers

All interior paints and primers must have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113. Projects must follow the most recent revision available at time of product specification. For the latest rules: www.aqmd.gov/home/regulations/rules.

As of July 1, 2013, SCAQMD Rule 1113 thresholds are listed as:

PAINT TYPE	MAXIMUM VOC LIMIT
Primers and sealers	100 g/L
Coatings, flats and non-flats	50 g/L
Opaque floor coatings	50 g/L
Rust preventative coatings	100 g/L
Clear wood finishes	275 g/L

This requirement will be met.

6.2 Low / No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District (SCAQMD) Rule 1168. Projects must follow the most recent revision available at time of product specification. For the latest rules: www.aqmd.gov/home/regulations/rules.

As of January 7, 2005, SCAQMD Rule 1168 thresholds are listed as:

VOC LIMIT PRODUCT TYPE	(G / L)
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Structural wood member adhesive	140
Architectural sealants, including caulk	250

This requirement will be met with weather considerations outlined in the recommendation section.

6.6 Composite Wood Products that Emit Low / No Formaldehyde

All composite wood products (plywood, OSB, MDF, cabinetry, etc.) must be certified as compliant with California 93120 Phase 2. Or, if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

This requirement will be met.

6.7a Environmentally Preferable Flooring

Prohibited Locations

Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms with floors that are in direct contact with the foundation slabs.

Products

Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or must meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).

All carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives.

This requirement will be met.

6.8 Mold Prevention: Surfaces

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

This requirement will be met.

6.9 Mold Prevention: Tub and Shower Enclosures

Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.

We will use a one-piece enclosure to meet this requirement.

6.12 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies.

Mandatory: All projects must select either one pathway in Option 1 (a or b), two pathways in Option 2 (c–h), or one pathway in Option 3 (i or j). No points are accrued for compliance with this mandatory requirement.

Optional: Projects may select additional pathways to accrue optional points. These pathways may be from within a different Option from what the project chose to comply with as mandatory. Not to exceed 6 optional points.

Option 1: Measured by Percentage (Mandatory: select one)

a. Provide a waste plan that diverts 50% of the construction waste from the landfill. [1 point]

b. Provide a waste plan that diverts 75% of the construction waste from the landfill. [2 points]

Option 2: Material Specific (Mandatory: select two)

c. Recycle all cardboard. [1 point]

d. Recycle all wood. [1 point]

e. Recycle all drywall. [1 point]

f. Recycle all metals. [1 point]

g. Recycle all concrete, brick and asphalt. [1 point]

h. Develop and implement a comprehensive efficient framing plan that minimizes all waste by design. [1 point]

Option 3: Minimizing Construction Waste — New Construction only (Mandatory: select one)

i. Total construction waste to landfill or incinerator <2.5 lbs/SF of building [1 points]

j. Total construction waste to landfill or incinerator <1.5 lbs/SF of building [2 points]

We plan to recycle cardboard and metal per option 2.

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. And in single-family homes, note that points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

This requirement will be met. A recycling waste bin will be included in each kitchen under the sink and in community room kitchenette.

7.1 Ventilation

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install:

• A local mechanical exhaust system in each bathroom [4 points if Moderate Rehab]

• A local mechanical exhaust system in each kitchen [4 points if Moderate Rehab]

• A whole-house mechanical ventilation system [4 points if Moderate Rehab]

Note: Local exhaust airflow may be credited toward the whole-house ventilation airflow requirement when local exhaust fans are used to provide whole-house mechanical ventilation.

Also, for each multifamily building of four stories or more, in full accordance with ASHRAE 62.1-2010, install:

• A mechanical ventilation system for all hallways and common spaces [3 points if Moderate Rehab]

For all project types, in addition to the above requirements:

• All systems and associated ductwork must be installed per manufacturer's recommendations.

• All individual bathroom fans must be ENERGY STAR–labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).

• If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

Note: For Substantial and Moderate Rehab projects, particularly those of a historic or landmark nature, consult Appendix A of ASHRAE 62.2-2010 for compliance options for ventilation in existing buildings.

These requirements will be met.

7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork, except for condensing dryers, which must be plumbed to a drain.

This requirement will be met.

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct initial combustion safety testing. Conduct the combustion safety testing for central systems and for 10% of these individual dwelling unit systems per RESNET or BPI Combustion Safety Test Procedures. Report any deficiencies immediately to the owner or owner's representative in any failed tested system.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

Projects without any combustion equipment (i.e., space and water heating equipment, cook tops, dryers or any other combustion equipment) and projects with combustion equipment located only in detached utility buildings or open-air facilities are exempt from this measure.

These requirements will be met.

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment used for cooking (to include, but not limited to, ranges, cooktops, stoves, ovens) as part of the building project.

Electric cooking appliances will be installed (9 Points).

7.5 Vapor Retarder Strategies

<u>Beneath Concrete Slabs</u> (including those in basements and crawl spaces)

• Install a capillary break as follows: 4-inch layer of 1⁄2-inch diameter or greater clean aggregate

OR

Install a 4-inch uniform layer of sand, overlain with a layer or strips of geotextile drainage matting installed according to the manufacturer's instructions

• Immediately above the capillary break, install at least 6-mil polyethylene sheeting overlapped at least 6 inches at the seams to serve as a vapor retarder in direct contact with the slab above.

<u>Beneath Crawl Spaces</u>

• Install at least 8-mil cross-laminated polyethylene on the crawl floor, extended up at least 12 inches on piers and foundation walls, and with joints overlapping at least 12 inches. The 8-mil and the cross-lamination ensure longevity of the poly.

• Line the likely “high-traffic” areas of the crawl space with foam board, so the polyethylene beneath will not be disturbed.

These requirements will be met.

7.6 Water Drainage

Provide water drainage away from walls, windows and roofs by implementing the following techniques:

Water Management: Wall Systems

• Provide a continuous housewrap/weather-resistive barrier with sheets lapped shingle-style to prevent bulk water that penetrates the finished exterior cladding system from entering the wall assembly or being introduced through window or door openings or through other penetrations. Alternatively, install a fluid applied weather-resistive barrier in accordance with manufacturer’s instructions.

• Flashings at roof/wall intersections and wall penetrations (i.e., plumbing, electrical, vents, HVAC refrigerant lines and the like in addition to windows and doors) must be integrated with the weather-resistive barrier and drainage plane to prevent bulk water from entering the exterior wall assembly.

• Provide a pathway for bulk water that may be behind the exterior cladding system to safely exit the exterior wall assembly. For example, a drainage plane and weep holes for brick-clad structures.

Water Management: Roof Systems

• Install drip edge at entire perimeter of roof.

• At wall/roof intersections, maintain ≥2" clearance between wall cladding and roofing materials, install flashing along the intersection, and use kick-out flashing.

These requirements will be met.

7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

Water heaters should be located in rooms with non–water-sensitive floor coverings. Drain pans should be sloped and corrosion-resistant (e.g., stainless or plastic) with drains at the low point. Condensate lines should be drained to a drainage system, and not just deposited under slab.

Note: Tankless water heaters do not require drains or catch pans with drains piped to the exterior of the building.

These requirements will be met. We will use vented natural gas water heaters in each unit.

7.8 Radon Mitigation

New Construction

In EPA Zone 1 areas, install passive radon-resistant features below the slab. Also install a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. Use of the following standard is recommended: ANSI-AARST Standard: Reducing Radon in New Construction: 1 & 2 Family Dwellings and Townhouses, CCAH-2013.

Substantial Rehab

Substantial Rehab projects located in EPA Zone 1 areas should be tested under the supervision of a radon professional for the presence of radon in accordance with the American Association of Radon Scientists and Technologists' Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2012). In time-sensitive situations, consistent with HUD's radon policy, a radon professional may sample a minimum of 25% of randomly selected ground-level dwelling units.

If the radon level is above the EPA action level of 4 pCi/L (pico curies per liter), install radon- reduction measures per ANSI-AARST Provisional Standard: Radon Mitigation Standards for Multifamily Buildings ANSI/AARSTR RMS-MF (PS) 2013 or ASTM E 2121-11: Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

A radon professional shall have:

• Certification from either the American Association of Radon Scientists and Technologists' (AARST) National Radon Proficiency Program (NRPP) or the National Radon Safety Board (NRSB), and

• Certification/License from the state in which the testing or mitigation work is being conducted, if the state has this requirement.

These requirements will be met.

7.9 Garage Isolation

• Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.

• Do not install ductwork or air handling equipment in a garage.

• Fix all connecting doors between conditioned space and garage with gaskets, or otherwise make substantially airtight with weather stripping.

• Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

These requirements will be met.

7.10 Integrated Pest Management

Design for easy inspection of all pest-prone areas (interior and exterior), and engineer slabs and foundations to minimize pest entry.

Seal all wall, floor and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods (window screens, door sweeps, escutcheon plates, elastomeric sealants) to prevent pest entry. Use rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh or rigid metal cloth) for openings greater than 1⁄4-inch. Also pay close attention to sealing off entry points under kitchen and bathroom sinks.

During all future repair work by building staff, utilities and contractors should reseal these areas once repair or installation work is completed.

These requirements will be met.

7.12 Active Design: Promoting Physical Activity Within the Building

Option 1: Stairs

Provide at least one building stairway for everyday travel between floors, whether in the form of a grand staircase or fire stairs. Provide access to and from all floors via the staircase. Place point-of-decision signage at building entrance and corridor intersections to promote stair use for health and other benefits. Ensure that stairway lighting is consistent with, or better than, building corridor lighting to encourage use.

OR

Option 2: Pathways

For buildings without stairs, or in an instance when using stairs may be hazardous, incorporate at least one strategy inside the building designed to increase frequency and duration of physical activity. Elements such as natural light along pathways, designated resting areas (seating), grab bars, informational displays about walking paths within the building, incremental distance markers, and/or thoughtfully placed exercise equipment in visible and easily accessible shared areas can improve the duration and frequency of physical activity. Include a narrative describing your selection process and how your selected strategy will increase frequency and duration of physical activity.

Option 1 selected. These requirements will be met.

7.14 Interior and Outdoor Activity Spaces for Children and Adults

Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents. The space must be at least 400 square feet (37 square meters), include adult exercise and/or children's play equipment for a minimum of 5–10% of building occupants, and ensure minimum operational hours for use of 10 hours/day at least 3 days/week. Complementary resident engagement strategies may promote outdoor play, exercise, gardening or other physical activity.

Fitness Room included in design to meet this requirement (9 Points).

7.15 Reduce Lead Hazards in Pre-1978 Buildings

Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust. Follow EPA or state and/or local laws and requirements, where applicable. Alternatively, follow standard

lead treatments defined by HUD as a series of hazard reduction measures designed to reduce all lead-based paint hazards in a dwelling unit without the benefit of a risk assessment or other evaluation (25 CFR 34.110).

Lead testing and abatement to be completed to meet these requirements.

7.16 Smoke Free Building

Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects. Lease language must prohibit smoking in these locations and specify that it is a violation of the lease to smoke. The no-smoking restriction applies to all owners, tenants, guests and service people. The use of e-cigarettes is prohibited wherever smoking is prohibited.

These requirements will be met (10 Points).

8.1 Building Operations & Maintenance (O&M) Manual and Plan

Develop a manual with thorough building operations & maintenance guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development and construction stages and should include sections/chapters addressing the following topics:

• Operations & maintenance guidance for all mechanical and electrical equipment and appliances (building level and dwelling unit level)

• HVAC specifications, and operations & maintenance schedules

• Operations, maintenance and replacement guidance for any other specialized systems (e.g., solar photovoltaics, solar water heating, ground source heating, microgrid) within the project

• Location of mechanical, electrical, gas and water-system turnoffs

• Lighting equipment specifications and replacement guidance

• Landscaping and hardscaping specifications and maintenance plan, including any specific instructions for community gardens or growing spaces

• Green cleaning product specifications and cleaning schedules

• Pest control guidelines, referencing the Integrated Pest Management strategies developed in Criterion 7.10

• Building accessibility for residents, including security and safety protocols, whether by leaving doors unlocked, by using a security device such as a card key, or by other measures

• Maintenance of active recreation and play spaces (e.g., playgrounds, ground markings, exercise equipment) for adults, youth and children

• Information on how energy and water information will be collected and reviewed to ensure that the project is meeting performance goals (see Criteria 1.1c, 8.5 and 8.6)

• An occupancy turnover plan that describes the dwelling unit turnover process, including all materials that are frequently replaced at turnover and the process for educating the residents about proper use and maintenance of all building systems

These requirements will be met by creating a manual per Enterprise Green standards.

8.2 Emergency Management Manual

Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics including but not limited to:

• communication plans for staff and residents to use in the event of an emergency

• useful contact information for public utility and other service providers

• infrastructure and building "shutdown" procedures

Emergency Management Manuals should be responsive to information generated from successful completion of Criterion 1.3a Resilient Communities: Design for Resilience and, if applicable, Criterion 1.3b Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment.

This information should be readily available to all building residents, staff and visitors.

These requirements will be met by creating a manual per Enterprise Green standards.

8.3 Resident Manual

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities.

A range of topics should be discussed. Those topics should include, but are not limited to:

• a routine maintenance plan, outlining responsibilities of residents and maintenance staff, as applicable

• operations and maintenance guidance for all lights, appliances and fixtures (e.g., dual-flush toilets) (Criteria 4.1, 4.2, 5.1a–d, 5.4, 5.5)

• HVAC operation

• location of electrical, mechanical, gas and water-system turnoffs

• interior finish materials, including paints, caulks and flooring (Criteria 6.1, 6.2, 6.7a, 6.7b, 6.8, 6.9, 6.10)

• paving materials and landscaping (Criterion 3.4)

• recycling and waste management (Criteria 6.12 and 6.13)

• pest control (Criterion 7.10)

• interior Active Design features (e.g., stairwells) and signage (Criteria 7.12, 7.13, 7.14)

• information on community connectivity amenities, including transportation, car-share, bike-share and other accessibility features (Criterion 2.5, 2.8, 2.9)

• community garden and other fresh food resources (Criterion 2.12)

• special health considerations if recycled water (greywater) is used indoors (e.g., do not drink from the toilet in emergency situations)

• energy and water consumption information (Criteria 8.5 and 8.6)

• if applicable, procedures to contact building management in the case of a building-related problem

• green cleaning guidelines

• any other systems that are part of the home

These requirements will be met by creating a resident manual per Enterprise Green standards.

8.4 Resident and Property Staff Orientation

Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1–8.3) as the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols.

For all rental properties, walk-throughs and orientations with residents, property managers and building operations staff should take place annually, at a minimum. For home-ownership properties, walk-throughs and orientations should take place at sale.

The management team will follow these guidelines to meet this requirement.

8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts

For rental properties, collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data.

These requirements will be met with the help of the management team (Planned KMG Prestige).

Conclusion

Enterprise Green Communities is a set of standards intended to ensure long term wellbeing of community residents with considerations for health, fitness, and the environment in which they live. The standards go above and beyond municipality building code and are MSHDA approved for participants in the Low Income Housing Tax Credit program. The aforementioned reference materials (Enterprise Green Communities Criteria Checklist and 2015 Enterprise Green Communities manual) are attached for reference.

M = MANDATORY
# = OPTIONAL POINTS

2015 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. **To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.**

1. INTEGRATIVE DESIGN

● YES ○ NO ○ MAYBE — M

1.1a Goal Setting

Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.
2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.
3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

● YES ○ NO ○ MAYBE — M

1.1b Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

○ YES ○ NO ○ MAYBE — 9

1.1c Designing for Project Performance

Identify how the expected performance of your project compares to the actual performance of other projects in your portfolio and/or community.

● YES ○ NO ○ MAYBE — M

1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23.

○ YES ○ NO ○ MAYBE — 12

1.2b Resident Health and Well-Being: Health Action Plan

At pre-design and continuing throughout the project life cycle, collaborate with public health professionals and community stakeholders to assess, identify, implement and monitor achievable actions to enhance health-promoting features of the project and minimize features that could present health risks. Specifically, create a Health Action Plan and integrate the selected interventions and a plan for monitoring and evaluating progress per the full criterion.

● YES ○ NO ○ MAYBE — M

1.3a Resilient Communities: Design for Resilience *(New Construction and Substantial Rehab only)*

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.

M = MANDATORY
# = OPTIONAL POINTS

INTEGRATIVE DESIGN *(continued)*

YES NO MAYBE — 15

1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment

Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building/construction type and resident population.

SUBTOTAL OPTIONAL POINTS

2. LOCATION + NEIGHBORHOOD FABRIC

New Construction: All new construction projects must earn optional points under Criterion 2.8 Access to Public Transportation, **OR** earn 8 optional points through selecting one or more of the following:

- 2.7 Preservation of and Access to Open Space
- 2.9 Improving Connectivity to the Community
- 2.12 Access to Fresh, Local Foods
- 2.13 LEED for Neighborhood Development Certification
- 2.14 Local Economic Development and Community Wealth Creation

YES NO MAYBE — M

2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.
2. Land on slope greater than 15%.
3. Land with prime soils, unique soils or soils of state significance per USDA designations.
4. Public parkland.
5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.
6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

YES NO MAYBE — M

2.2 Connections to Existing Development and Infrastructure *(Except for projects located on rural tribal lands, in colonias communities, or in communities with populations of less than 10,000)*

Locate the project on a site with access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the pedestrian grid.

YES NO MAYBE — M

2.3 Compact Development

At a minimum, build to the residential density (dwelling units/acre) of the census block group in which your project is located.

YES NO MAYBE — 5 or 7

2.4 Compact Development

Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for *[5 points]*; exceed by 3x for *[7 points]*.

3.65 units / Acre for census

163 / 7.31 = 22.29

M = MANDATORY
# = OPTIONAL POINTS

LOCATION + NEIGHBORHOOD FABRIC *(continued)*

YES ○ NO ○ MAYBE — M

2.5 Proximity to Services

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.

YES ○ NO ○ MAYBE — M

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns

Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents **OR** locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.

YES ○ NO ○ MAYBE — 6 max

2 Points

2.7 Preservation of and Access to Open Space

Set aside a percentage of non-paved open space for use by all residents. 20% *[2 points]*; 30% *[4 points]*; 40% + written statement of preservation/conservation policy for set-aside land *[6 points]*.

YES ○ NO ○ MAYBE — 8 or 10

2.8 Access to Public Transportation

Locate projects within a 0.5-mile walk distance of transit services combined (bus, rail and/or ferry), constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. *[8 points]*

For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of at least one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public–private regional transportation. *[8 points]*

For an additional 2 points: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.

YES ○ NO ○ MAYBE — 2 to 8

2.9 Improving Connectivity to the Community

Improve access to community amenities through at least one of the transit, auto or biking mobility measures listed.

YES ○ NO ○ MAYBE — 5 max

2.10 Passive Solar Heating/Cooling

Design and build with passive solar design, orientation and shading that meet specificed guidelines.

YES ○ NO ○ MAYBE — 4

2.11 Brownfield Site or Adaptive Reuse Building

Rehabilitate an existing structure that was not previously used as housing or locate the project on a brownfield site.

YES ○ NO ○ MAYBE — 6

2.12 Access to Fresh, Local Foods

Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens, community-supported agriculture, or proximity to farmers markets.

YES ○ NO ○ MAYBE — 4

2.13 LEED for Neighborhood Development Certification

Locate building(s) in a Stage 2 Pre-Certified or Stage 3 Certified Neighborhood Development.

YES ○ NO ○ MAYBE — 6 max

2.14 Local Economic Development and Community Wealth Creation

Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process *[2 points]* **OR** demonstrate that you achieved at least 20% local employment *[3 points]* **OR** provide physical space for small business, nonprofits, and/or skills and workforce education *[3 points]*.

SUBTOTAL OPTIONAL POINTS

M = MANDATORY
# = OPTIONAL POINTS

3. SITE IMPROVEMENTS

YES NO MAYBE — M

3.1 Environmental Remediation
Conduct an environmental site assessment to determine whether any hazardous materials are present on-site; mitigate any found.

YES NO MAYBE — M

3.2 Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*
Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.

YES NO MAYBE — M

3.3 Low-Impact Development
Projects located on greenfields must meet the list of low-impact development criteria.

YES NO MAYBE — M

3.4 Landscaping
If providing plantings, all should be native or adapted to the region, appropriate to the site's soil and microclimate, and none of the new plants is an invasive species. Reseed or xeriscape all disturbed areas.

YES NO MAYBE — M

3.5a Efficient Irrigation and Water Reuse
If irrigation is used, install an efficient irrigation or water reuse system per the guidelines.

YES NO MAYBE — 4 or 8

3.5b Efficient Irrigation and Water Reuse
Install an efficient irrigation system equipped with a WaterSense-labeled weather-based irrigation controller (WBIC) **OR** at least 50% of the site's irrigation should be satisfied by reusing water.

YES NO MAYBE — 4 or 8

3.6 Surface Stormwater Management
Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls *[4 points]* **OR** as calculated for a 24-hour period of a one-year (1) storm event, so that no stormwater is discharged to drains/inlets. *[8 points]* For both options, permanently label all storm drains and inlets.

YES NO MAYBE — 1

3.7 Reducing Heat-Island Effect: Paving
Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

SUBTOTAL OPTIONAL POINTS

4. WATER CONSERVATION

YES NO MAYBE — M

4.1 Water-Conserving Fixtures
Install water-conserving fixtures in all units and any common facilities with the following specifications. *Toilets:* WaterSense-labeled and 1.28 gpf; *Urinals*: WaterSense-labeled and 0.5 gpf; *Showerheads:* WaterSense-labeled and 2.0 gpm; *Kitchen faucets*: 2.0 gpm; *Lav faucets*: WaterSense-labeled and 1.5 gpm

AND for all single-family homes and all dwelling units in buildings three stories or fewer, the static service pressure must not exceed 60 psi.

M = MANDATORY
# = OPTIONAL POINTS

WATER CONSERVATION *(continued)*

● YES ○ NO ○ MAYBE 6 max
3 Points

4.2 Advanced Water Conservation

Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications: *Toilets:* WaterSense-labeled and 1.1 gpf *[1 point]*; *Showerheads*: WaterSense-labeled and 1.5 gpm *[1 point]*; *Kitchen faucets:* 1.5 gpm and *lav faucets:* WaterSense-labeled and 1.0 gpm *[1 point]*

OR

Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing. *[6 points maximum]*

○ YES ○ NO ○ MAYBE 4

4.3 Leaks and Water Metering

Conduct pressure-loss tests and visual inspections to determine if there are any leaks; fix any leaks found; and meter or submeter each dwelling unit with a technology capable of tracking water use. Separately meter outdoor water consumption.

○ YES ○ NO ○ MAYBE 4

4.4 Efficient Plumbing Layout and Design

To minimize water loss from delivering hot water, the hot water delivery system shall store no more than 0.5 gallons of water in any piping/manifold between the hot water source and any hot water fixture.

○ YES ○ NO ○ MAYBE 6 max

4.5 Water Reuse

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's total water needs: 10% reuse *[3 points]*; 20% reuse *[4 points]*; 30% reuse *[5 points]*; 40% reuse *[6 points]*

○ YES ○ NO ○ MAYBE 8

4.6 Access to Potable Water During Emergencies

Provide residents with access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options.

SUBTOTAL OPTIONAL POINTS

5. ENERGY EFFICIENCY

● YES ○ NO ○ MAYBE M

5.1a Building Performance Standard *(New Construction: single-family and low-rise multifamily)*

Certify each dwelling unit in the project through the ENERGY STAR New Homes program.

○ YES ○ NO ○ MAYBE M
N/A

5.1b Building Performance Standard *(New Construction: mid-rise and high-rise multifamily, with some exceptions)*

Certify the project through the ENERGY STAR Multifamily High-Rise program (MFHR) **OR** follow the combined MFHR and LEED Commissioning Path outlined in the criterion.

Exception: Multifamily buildings that are four or five stories, in which all dwelling units have their own heating, cooling and hot water systems, should comply with Criterion 5.1a and certify each dwelling unit per ENERGY STAR Certified New Homes.

M = MANDATORY
# = OPTIONAL POINTS

ENERGY EFFICIENCY *(continued)*

YES NO MAYBE — M

5.1c Building Performance Standard *(Substantial and Moderate Rehab: single-family and low-rise multifamily)*

For each dwelling unit, achieve a HERS Index score of 85 or less.

Exception: Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.

YES NO MAYBE — M

N/A

5.1d Building Performance Standard *(Substantial and Moderate Rehab: mid-rise and high-rise)*

Demonstrate that the energy performance of the completed building will be equivalent to ASHRAE 90.1-2010 using an energy model created by a qualified energy services provider per Appendix G.

YES NO MAYBE — 5 to 12

5.2a Additional Reductions in Energy Use

Design and construct a building that is projected to be at least 5% more efficient than what is required of the project by Criteria 5.1a–d. (Projects receiving points in Criterion 5.2a may not receive points per Criterion 5.2b)

YES NO MAYBE — 12

5.2b Advanced Certification: Nearing Net Zero

Certify the project in a program that requires advanced levels of building envelope performance such as PHIUS, Living Building Challenge and/or DOE Zero Energy Ready Home. (Projects receiving points in Criterion 5.2b may not receive points per Criterion 5.2a)

YES NO MAYBE — M

5.3 Sizing of Heating and Cooling Equipment

Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

YES NO MAYBE — M

5.4 ENERGY STAR Appliances

If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used.

YES NO MAYBE — M

5.5 Lighting

Follow the guidance for high-efficacy lighting controls and other characteristics for all permanently installed lighting fixtures in project dwelling units, common spaces and exterior

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5.6 Electricity Meter

YES NO MAYBE — M

New Construction and Substantial Rehab

YES NO MAYBE — 6

Moderate Rehab (Except for single-room occupancy and designated supportive housing dwelling units)

Install individual or submetered electric meters for all dwelling units.

YES NO MAYBE — 4

5.7a Photovoltaic / Solar Hot Water Ready

Orient, design, engineer, wire and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.

M = MANDATORY
# = OPTIONAL POINTS

ENERGY EFFICIENCY *(continued)*

YES NO MAYBE — 10 max

5.7b Renewable Energy

Install photovoltaic (PV) panels or other electric-generating renewable energy source to provide a specified percentage of the project's estimated total energy demand or water heating energy demand. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

	5%	10%	20%	30%	40%
Single-story/Single-family	—	—	6	8	10
2 to 3 stories	—	6	8	10	—
4 stories or more	6	8	10	—	—

YES NO MAYBE — 8

5.8a Resilient Energy Systems: Floodproofing

Conduct floodproofing, including perimeter floodproofing (barriers/shields), of lower floors. Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.

YES NO MAYBE — 4 to 8

5.8b Resilient Energy Systems: Islandable Power

Provide emergency power through an islandable photovoltaic (PV) system or an efficient and portable generator that will offer at least limited electricity for critical circuits during power outages per one of the three options listed. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

SUBTOTAL OPTIONAL POINTS

6. MATERIALS

YES NO MAYBE — M

6.1 Low/No VOC Paints, Coatings and Primers

All interior paints and primers must have VOC levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113.

YES NO MAYBE — M

6.2 Low/No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have VOC levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District Rule 1168.

YES NO MAYBE — 3 max

6.3 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *[1 point]*

Building materials that make up at least 75% of their project component each receive *1 point*.

YES NO MAYBE — 4 max

6.4 Regional Materials

Use products that were extracted, processed and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value.

Select any or all of these options (each material can qualify for *1 point*):

- Framing materials
- Exterior materials (e.g., siding, masonry, roofing)
- Flooring materials
- Concrete/cement and aggregate material
- Drywall/interior sheathing materials

M = MANDATORY
# = OPTIONAL POINTS

MATERIALS *(continued)*

YES NO MAYBE — 1

6.5 Certified, Salvaged and Engineered Wood Products

For at least 25% of all structural wood products, by cost or value, commit to using either FSC-certified, salvaged products or engineered framing materials without urea formaldehyde.

YES NO MAYBE — M

6.6 Composite Wood Products that Emit Low/No Formaldehyde

All composite wood products must be certified as compliant with California 93120 Phase 2 **OR**, if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

YES NO MAYBE — M

6.7a Environmentally Preferable Flooring

Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms built on foundation slabs. Where installed, all carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives. Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).

YES NO MAYBE — 6

6.7b Environmentally Preferable Flooring: Throughout Building

Use non-vinyl, non-carpet floor coverings throughout each building in the project.

YES NO MAYBE — M

6.8 Mold Prevention: Surfaces

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

YES NO MAYBE — M

6.9 Mold Prevention: Tub and Shower Enclosures

Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.

YES NO MAYBE — 12 max

6.10 Asthmagen-Free materials

Do not install products that contain ingredients that are known to cause or trigger asthma. Key products to avoid are:

- *Insulation:* Do not use spray polyurethane foam (SPF) or formaldehyde-containing fiberglass batts. *[4 points]*
- *Flooring:* Do not use flexible vinyl (PVC) roll or sheet flooring or carpet-backed with vinyl with phthalates. Do not use fluid applied finish floors. *[4 points]*
- *Wall coverings:* Do not use wallpaper made from vinyl (PVC) with phthalates or site-applied high-performance coatings that are epoxy or polyurethane based. *[4 points]*
- *Composite wood:* Use only ULEF products for cabinetry, subflooring and other interior composite wood uses. *[4 points]*

YES NO MAYBE — 5

6.11 Reduced Heat-Island Effect: Roofing

Use an ENERGY STAR–certified roofing product for 100% of the roof area **OR** install a "green" (vegetated) roof for at least 50% of the roof area and ENERGY STAR–certified roofing product for the remainder of the roof area.

M = MANDATORY
# = OPTIONAL POINTS

MATERIALS *(continued)*

YES NO MAYBE — M or 6 max

6.12 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.

YES NO MAYBE — 3

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings, provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. In single-family homes, points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

SUBTOTAL OPTIONAL POINTS

7. HEALTHY LIVING ENVIRONMENT

7.1 Ventilation

YES NO MAYBE — M — *New Construction and Substantial Rehab*

YES NO MAYBE — 12 max — *Moderate Rehab*

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install a local mechanical exhaust system in each bathroom *[4 points]*, a local mechanical exhaust system in each kitchen *[4 points]*, and a whole-house mechanical ventilation system *[4 points]*.

For each multifamily building of four stories and more, in full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces *[3 points]*.

For all project types, in addition to the above requirements:

- All systems and associated ductwork must be installed per manufacturer's recommendations.
- All individual bathroom fans must be ENERGY STAR labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
- If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

YES NO MAYBE — M

7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork (except for condensing dryers, which must be plumbed to a drain).

M = MANDATORY
# = OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT *(continued)*

YES NO MAYBE — M

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct vent and that is not scheduled for replacement, conduct initial combustion safety testing per the given guidelines.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

YES NO MAYBE — 9 or 11

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment may be used for cooking (to include, but not limited to ranges, cooktops, stoves, ovens) as part of the building project *[9 points]* **OR** no combustion equipment may be used as part of the building project *[11 points]*.

YES NO MAYBE — M

7.5 Vapor Retarder Strategies

Install vapor barriers that meet specified criteria appropriate for the foundation type.

YES NO MAYBE — M

7.6 Water Drainage *(For all New Construction projects and those Rehab projects that include replacing particular assemblies called out below)*

Provide drainage of water away from walls, windows and roofs by implementing the list of techniques.

YES NO MAYBE — M

7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

YES NO MAYBE — M

7.8 Radon Mitigation

For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test and mitigate per the specified protocols.

YES NO MAYBE — M

7.9 Garage Isolation

- Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.
- Do not install ductwork or air handling equipment in a garage.
- Fix all connecting doors between conditioned space and garage with gaskets or otherwise make substantially airtight with weather stripping.
- Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

YES NO MAYBE — M

7.10 Integrated Pest Management

Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.

Union Suites at Michael
Proposed PUD-4 Zoning Narrative



Overview

The Union Suites at Michael project is a proposed redevelopment that will consist of 80 units in the existing former AT&T structure, 53 units in a new three story building which will be connected to the AT&T building, and 30 townhouses (for a total of 163 rental units). The units will be a mix of one (1) and two (2) bedroom units. The project will include 1.52 acres of open space within the total site area of ~7.3 acres. This equates to 21% of the total site area. This PUD will result in a recognizable and substantial benefit to the users of the project and members of the community. It is designed to accomplish the intent of Wyoming Planning Article 4C as well as further the goals of the City of Wyoming Master Plan.

A general description of the proposed development schedule and anticipated phases is listed below:

The planned Union Suites at Michael project will be constructed in two phases. The first phase to begin will be the renovation of the existing AT&T building (80 units) and the townhouses (21 units). The second phase is expected to lag the first phase by ~6-8 months and will include the 53 unit new apartment complex and 9 townhouses. Total construction time is expected to take ~12-18 months for each phase.

Narrative

This narrative is drafted in alignment with Wyoming Planning Article 4C excerpt section 90.

> Sec. 90-416C Purpose
> It is recognized that traditional zoning, with its segregation of uses and rigid dimensional requirements may not be suitable in all situations to best achieve the objectives of the city relative to desired land use and preservation of its resources and character. In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Wyoming Master Plan, Planned Unit Development (PUD) may be permitted as a zoning district to achieve one or more the following purposes:
>
> (A) provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the city, in general;
>
> ***Flexibility with density, green space, and parking requirements afforded by the PUD make Union Suites at Michael viable for affordable housing from a developer standpoint. Fresh new affordable housing will be a great benefit to residents and the city of Wyoming in general. The ability to receive the bonus density is imperative to the financial success of the proposed project. The increased density allows for more funding, in turn providing higher end exterior finishes such as increased brick, increased amounts of windows, and more community areas both indoor and outdoor.***
>
> (B) accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this ordinance;
> (C) achieve economy and efficiency in the use of land, natural resources, energy and the providing of public services and utilities;
> (D) provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the city;
> (E) preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
> (F) encourage the utilization of open space and development of recreational amenities generally located within walking distance of all living units;
>
> ***The proposed Union Suites at Michael plan includes over an acre of open space complete with walking paths, outdoor cooking area, and sitting area for recreational use.***

(G) encourage the use of lands in ways which are most in accord with their character and adaptability;

The current and future planned use for the city of Wyoming is office space. The proposed use is multi-family residential. This new proposed use fits the character of the area since the Union Suites at Michael parcel is surrounded by residential single and multi-family housing. Conversion of the land to multi-family housing aligns with the character of the area and neighbors. In addition, the demand for senior housing in this area is substantial.

(H) encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features; and

The proposed Union Suites at Michael will optimize use of the land and existing access to streets via two existing curb cuts on Michael St.

(I) offer a unique attribute of development not achievable under conventional zoning requirements.

The Union Suites at Michael project is unique in that it makes use of existing open space, parking, and an obsolete building for mixed income affordable housing. Conventional zoning would not allow the density bonus required to make affordable housing a viable option. Affordable housing projects financed through MSHDA have increased soft costs due to the nature of the financing such as legal counsel, lease up reserves, replacement reserves, and operating reserves, among other soft costs. Due to the soft costs it is necessary to have a high unit count to be able to provide substantial rental income in order to receive a large enough mortgage to finance the construction of the project as well as the soft costs. For informational purposes, all reserves are required to be escrowed at MSHDA.

Sec. 90-417C Qualifying Conditions

(A) Location. PUD's may be located in any part of the city, subject to meeting all other applicable requirements.

3566 Michael (the proposed site) is located in the City of Wyoming.

(B) PUD Purpose. The applicant shall demonstrate that the PUD will achieve three (3) or more of the purposes listed in Section 90-416C.

The proposed Residences PUD will achieve purposes (A), (F), (G), (H), and (I) as mentioned above.

(C) Size. The PUD shall comprise an area of at least three (3) acres; provided, a smaller area may be allowed when it is demonstrated to the Planning Commission that the proposed project will satisfy all other qualifying conditions of this section and the acquisition of additional contiguous land is not reasonably possible.

The proposed Union Suites at Michael PUD area is comprised of ~7.3 acres.

(D) Residential Density. Proposed density shall conform to the requirements of Table 90-420C(2).

The Union Suites at Michael proposed density conforms to the requirements of Table 90-420C(2)

(E) Housing Variety. A residential PUD shall contain a variety of housing types and/or lot sizes and/or contribute to housing needs identified in current housing needs assessments to provide for varying lifestyles, diversity, and affordability.

The proposed Union Suites at Michael will contain two housing types. New construction townhouses, new construction apartments, and adaptive reuse of the existing two story building for apartments. The proposed development will have a mix of affordable housing units ranging from 30% AMI to 80% AMI tenants.

(F) Utilities. The PUD shall be served by public water and sanitary sewer facilities.

The proposed development will be served by public water and sanitary sewer facilities.

(G) Ownership and Control. The tract(s) of land for which a PUD application is submitted must be either in single ownership or the subject of an application filed collectively by all owners of the property. A PUD applicant shall submit written documentation that the owners of all property included within the PUD have consented to the PUD application. Where property is jointly owned, the consent must be from all owners. Written documentation must include the signatures of all individuals with an ownership interest and the signature of an officer, member, general partner or other individual authorized to sign on behalf of any entity with an ownership interest. Consent may be demonstrated by signatures on the PUD application or may be in the form of a letter or other signed written documentation consenting to the application or authorizing the applicant to file it.

The Kent County Land Bank is the owner of 3566 Michael and Union Suites LLC has an option to buy. All members of Union Suites LLC (Nicholas Lovelace and Thomas Ralston) and the Kent County Land Bank representative will be signers on the PUD application.

(H) Recognizable Public Benefit. The PUD shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification(s). At least two (2) of the following benefits shall be accrued to the community as a result of the proposed PUD:

(1) Preservation of significant natural features that would not be preserved under a conventional development,
(2) A complementary mix of land uses or housing types within the PUD,

Two housing types will be used in this PUD (townhomes and apartments).

(3) Preservation of common open space beyond the minimum required,

Zoning calls for 20% open space, the Union Suites at Michael plan includes 1.52 acres open space (~21% of the PUD land).

(4) Connectivity of preserved open space with adjacent open space, greenways or public trails,

(5) Connectivity of residential uses with adjacent dedicated public transit options,

The proposed Union Suites at Michael PUD includes a permanent bus shelter at stop 6721 for the public transit line 16, the dedicated main bus line connecting Wyoming and downtown Grand Rapids.

(6) Coordinated redevelopment of multiple lots or parcels, and/or
(7) Removal or renovation of deteriorating and/or obsolete buildings, sites or contamination clean-up.

Plans call for renovation of obsolete AT&T building. Currently, the building sits vacant & has no use. It is considered obsolete and is providing no

taxable income to the city of Wyoming. The proposed project will activate the building by remodeling the exterior by repairing the masonry, repairing and adding new windows, and adding a new atrium at the main entrance. The inside of the building will be renovated into one and two-bedroom apartments. It will also have a mail room, leasing office, library, hair salon, & coffee café. The building will be the central hub of the development as all tenants of Union Suites at Michael will have card-access to the building to be able to utilize the community space. The new construction building and surrounding townhouses were designed with brick & many windows to conform to the existing building & convey a cohesive campus.

Sec. 90-418C Permitted Uses

Any land use, except as noted in this section, or combination of land uses may be considered for inclusion within a PUD; provided, the development standards of Section 90-419C are met. Public/quasi-public uses such as, but not limited to, churches, schools, colleges and universities, municipal buildings, and parks shall only be permitted within a PUD under the following conditions:

(1) when developed as the principal use with other related and/or accessory uses within a contiguous, integrated, and walkable campus setting or

(2) when included as an amenity or supplementary service to a residential or mixed-use PUD.

No public/quasi-public use planned.

Sec. 90-419C Development Standards

(A) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district specified in the following table for the proposed use shall apply to all such uses within a PUD, unless modified in accordance with the provisions of Section 90-419C(C). Within a PUD, minimum buffer requirements between uses otherwise specified in this ordinance shall not apply; provided, the Planning Commission or City Council may require separation or buffering of uses as a condition of concept plan approval.

Table 90-420C(1), Zoning Requirements by Use Type	
Land Use Type	Applicable Development Standards
Detached single family residential	R-2
Two family residential	R-3
Attached single family residential	R-4
Multiple family	
Commercial	B-2
Industry	I-1
Public/Quasi-public	ER

(B) Project Scale. Based on the total area of the PUD site, the following shall be permitted:

Table 90-420C(2), Permitted Maximum Density by PUD Size		
PUD Size	Permitted Density	
	Maximum Density	Maximum w/ Density Bonus
< 5 Acres	20 du/ac*	30 du/ac^
5.1 - 35 Acres	18 du/ac*	25 du/ac^
35.1 - 100 Acres	15 du/ac*	20 du/ac^

*Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a

traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density
^ Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density and developer receives a density bonus from Planning Commission and City Council

The proposed Union Suites at Michael project is based on ~7.3 acres with density bonus per criteria listed below.

(C) Modification of Minimum Requirements. Regulations applicable to a land use in the PUD District may be altered from the requirements specified in Table 90-420C(1), including the following: modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. However, for any residential use, a reduction in lot size shall not result in an increase in the number of dwellings otherwise permitted by the applicable zoning district, unless the PUD is under the maximum permitted density outlined in Table 90-420C(2) or a density bonus is also granted in accordance with Subsection D below. In the absence of a density bonus, land gained by the reduction in lot sizes shall be added to the open space required within the PUD. The applicant for a PUD shall identify, in writing, all proposed deviations from the zoning district requirements. Modifications may be approved by the City Council during the preliminary development plan review stage, after Planning Commission recommendation. Adjustments to the minimum requirements may be permitted only if they will result in a higher quality and more sustainable development, consistent with the purpose of the PUD District, as expressed in Section 90-416C.

The setback on Michael Avenue for the townhouses will be at a minimum of 15 feet which is a deviation to the required zoning setback of 35 feet.

The rear yard setback will be 27.6 feet(existing non-conforming, and proposed building) which is a deviation to the required zoning setback of 35 feet.

The spacing between the townhouses will be 9 feet.

The dumpster is being placed in front of the existing AT&T loading dock which is the proposed service courtyard. The proposed dumpster location will be blocked from view by a gated fence. It should be noted that this is the same location as the existing AT&T building had.

The building height is required to be below 35 feet and the new apartment addition will be beyond the required maximum. The height to the mid-point of the roof on the apartment building is 39'-6 3/4".

(D) Density Bonus. In addition to the modification of minimum requirements permitted in Section 90-419C (C), the City Council, after Planning Commission recommendation, may permit an increase in the total number of residential units otherwise allowed within a PUD, according to the requirements in Table 90-420C(2), where it is demonstrated that:

(1) The appearance and construction will result in a development of high quality, as evidenced by:

(a) varied roof and wall lines, unique architectural features, innovative transportation amenities, extraordinary energy efficiency, etc.;

The Proposed Union Suites at Michael will feature varied roof and wall lines as shown in the rendering, Enterprise Green energy efficiency (See attached Enterprise Green detail), and onsite transportation amenities (Rapid Line 16).

(b) use of more durable and aesthetically pleasing building materials and finishes (*e.g.*, stone, masonry, wood, hardi-plank, and glass rather than vinyl or aluminum siding on exterior walls; slate, copper, steel, tile or other higher grade roofing materials rather than standard asphalt, vinyl or membranes; and using composite, concrete and steel decking materials rather than treated wood); and/or

Aesthetically pleasing brick masonry that closely resembles the existing AT&T building will be put into the new construction (townhouses and new apartment building). The development is mostly brick material (~73% brick for the entire site) utilized on the exterior which has many benefits such as longevity, limited maintenance, and higher quality material that enhances the neighborhood. In addition, the roofing material for the new construction will be architectural grade shingles.

(c) unique transportation-related improvements (*e.g.*, artful bicycle and other 2-wheeled transportation racks, bicycle maintenance or storage facilities; parking areas that are integrated into a pathway system and landscaping).

Artful bicycle and two-wheel transportation racks will be used.

(2) The PUD site is within one-quarter mile of a dedicated transit route and includes a fixed transit shelter.

Stop 6721 of the Rapid line 16 (adjacent to the proposed Union Suites at Michael) will be improved to a fixed transit shelter.

(3) Amenities, beyond the minimum required open space, will be provided to create a more desirable and enjoyable living environment (e.g., universally accessible playground structures, made of the durable, high quality materials that offer unique play experiences);

Open space at the proposed Union Suites at Michael will include a walking path, outdoor cooking area, and sitting area.

and

(4) At least three (3) of the following will be included within the development:

(a) Dedicated common open space is provided in excess of the minimum required, per Section 90-419C (E)(1).

1.52 Acres open space planned, this is~ 21% of the PUD land, 20% is the minimum requirement.

(b) The PUD site is within one-quarter mile of a full-line grocery store and is accessible via sidewalks.

(c) One (1) or more parking structures are proposed within a mixed-use or nonresidential PUD to meet the minimum parking requirements of this ordinance.

(d) One (1) or more LEED-certified buildings will be constructed.

(e) Significant natural features will be preserved and/or substantial landscaping beyond the minimum requirements will be incorporated into the development.

(f) Decorative pavers, public plazas, fountains, or similar aesthetic enhancements will be incorporated into the vehicular and pedestrian circulation system.
(g) Sustainability enhancements such as rain gardens, electric vehicle charging stations, wind energy systems, or green infrastructure are incorporated into the PUD.

Enterprise Green (see attached detail) building standards will be followed in construction of the proposed Union Suites at Michael.

(h) A commercial and/or office component is proposed within the PUD.

(i) Affordable or missing middle housing[1] will be incorporated into the residential design.

The proposed Union Suites at Michael is an affordable housing project with a 40+ year commitment to affordability for all units. The project will have 86 Units with at or below 60% AMI, all these units are considered affordable for low-income households. The remaining 77 units will be affordable for households making 90% AMI or less. These units address the "Missing Middle" population. All the units will be rent restricted based off the Kent County Income and Rent Limits published annually by MSHDA. The current income and corresponding rent limits are listed in the table below.

AMI	Income Minimum	Income Maximum	Unit Type	Bedrooms	Baths	Contract Rent
30%	$16,110	$18,390	Apartment	1	1	$370
30%	$16,110	$22,980	Apartment/Townhome	2	1	$445
40%	$21,480	$24,520	Apartment	1	1	$515
40%	$21,480	$30,640	Apartment/Townhome	2	1	$615
50%	$26,850	$30,650	Apartment	1	1	$655
50%	$26,850	$38,300	Apartment/Townhome	2	1	$787
60%	$32,220	$36,780	Apartment	1	1	$828
60%	$32,220	$45,960	Apartment/Townhome	2	1	$960
80%	$42,960	$49,040	Apartment	1	1	$1,100
80%	$42,960	$61,280	Apartment/Townhome	2	1	$1,250
90%	$48,330	$55,170	Apartment	1	1	$1,100
90%	$48,330	$68,940	Apartment/Townhome	2	1	$1,300 / $1,400

(j) Three (3) or more public benefits, as identified in Section 90-417C(H), will be achieved.

The proposed Union Suites at Michael includes renovation of an obsolete building, connectivity with public transportation (Rapid line 16), and a mixed composition of housing types.

(E) Common Open Space. For purposes of the PUD requirements, "common open space" is defined as an area of land or water, or a combination of land and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the general public. Common open space may contain accessory structures and improvements necessary or desirable for non-commercial educational, recreational or cultural uses. A variety of open space and recreational

areas is encouraged such as: children's informal play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic areas and playgrounds; pathways and trails; scenic open areas and communal, non-commercial recreation facilities; and natural conservation areas. At a minimum, the following regulations shall apply to all common open space within a PUD:

(1) The area of common open space shall not be less than 20 percent of the total land area of a PUD containing any residential units and not less than 10 percent of the total land area in non-residential developments. Land dedicated for recreation, in accordance with Section 90-419C(E)(3), shall count toward the common open space requirement.

(2) The Planning Commission may reduce or waive open space requirements for PUD's on sites less than 5 acres in size upon an agreement with the City to provide funding for improving or sustaining public park amenities located within one-quarter mile of the development site. Such fees paid in lieu of land dedication shall satisfy the open space requirement.

(3) All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association or other legal entity, by means of a restrictive covenant, easement or through other legal instrument. The terms of such legal instrument must include provisions guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.

(4) The open space shall meet the following minimum dimensions, contiguity and connectivity requirements:

(a) The required open space shall be centrally located: along the street frontage of the PUD to protect or enhance views; located to preserve significant natural features; adjacent to dwellings; and/or located to interconnect other open spaces throughout the development or on contiguous properties.

(b) Required open space areas shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of these regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the adjacent yard of those lots abutting it.

(c) If the site contains a lake, stream or other body of water, the city may require that a portion of the required open space abuts the body of water.

(d) All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors, and other users of the development. The minimum size of a required open space area shall be 15,000 square feet; provided, however, that the required open space abutting a public street may be less than 15,000 square feet; and, further provided, that the City Council, upon recommendation of the Planning Commission, may approve other open space areas of less than 15,000 square feet if these areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be open space reasonably usable by residents, visitors, and other users of the development. The minimum average dimension of a required open space area shall be 100 feet.

(e) Open space areas shall be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.

(f) Grading in the open space shall be minimal, with the intent to preserve existing topography, trees and other natural features, where practical.

(g) A sign, structure, or building may be erected within the required open space if it is determined to be accessory to a recreation or conservation use or an entryway. These accessory structure(s) or building(s), shall not

exceed, in the aggregate, one (1) percent of the open space area. Accessory structures or uses shall not be located near the boundary of the development if they are determined by the Planning Commission to be inconsistent with the use, scale, or character of adjacent residential development. Pathways or sidewalks shall be exempt from this limitation.

(h) The following areas shall not qualify as required common open space for the purposes of this section.

(i). The area within any public street right-of-way.

(ii). The area within private road easements.

(iii). The area within a subdivision lot.

(iv). Land within any required yard or setback area.

(v). Parking and loading areas.

(vi). Fifty percent of any easement for overhead utility lines.

(vii). Fifty percent of any steep slopes (12 percent or over).

(viii). Fifty percent of any lakes, streams, detention ponds, wetlands or floodplains that are not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway or reasonable means of access for enjoyment of all owners, visitors or others, in which case the total area may qualify as required common open space.

(ix). Seventy percent of the area of any golf course[2].

(F) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the PUD and along all perimeter streets to ensure connectivity between uses and with adjacent properties. Pathways and sidewalks shall be constructed in accordance with the city design standards.

(G) Parking. Minimum required parking ratio per residential unit is 1.3 spaces. This ratio may be decreased if the PUD has a dedicated transit line within one-quarter mile of the site and the developer provides transit supportive facilities e.g. bicycle facilities or covered bus stop. The maximum parking ratio per residential unit allowed in a PUD is 1.5 spaces. Requirements for minimum number of spaces for all non-residential uses shall be in accordance with Section 90-600(7). Modifications to the required parking minimums and maximums may be granted by Planning Commission with sufficient justification provided to support any amendments.

The parking ratio proposed is 1.3 spaces per dwelling unit. As mentioned above stop 6721 of The Rapid line 16 is adjacent to the property. The development team will work with The Rapid to provide a covered bus stop structure.

Enterprise Green Communities Narrative

Union Suites at Michael

3566 Michael SW Wyoming MI

Summary of Requirements and Commitment

The development team at Union Suites at Michael has committed to meeting Enterprise Green Communities standards. The criteria for this require comprehensive design and build planning that meet and in many cases far exceed local code requirements. The following summary provides specific detail for each point both mandatory and optional that the Union Suites at Michael will earn to achieve Enterprise Green for Communities status. References supplemental to this summary are the Enterprise Green Communities Criteria Checklist and 2015 Enterprise Green Communities manual. Numbered sections below correspond to these reference materials.

1.1a Goal Setting

A successful integrative design process is more art than science. It also is often the determining factor in ultimately achieving a successful project. Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.

2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.

3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

The development team has committed to this.

1.1b Criteria Documentation

Create design and construction documentation (e.g., plans, details, specifications, subcontractor scopes of work) to include information on implementation of appropriate Enterprise Green Communities Criteria, and other mission-critical design features. Plans and specs should include a performance specification, examples of products that meet the specification, the metrics used to measure compliance and how compliance will be confirmed.

The development team has committed to this.

1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being. Using the matrix on pages 22 and 23 of the 2015 Enterprise Green Communities Criteria, the project team will:

• Use readily accessible community health data sets and/or community engagement processes and identify at least one relevant Resident Health Campaign (left-hand column) for their project.

• Indicate which sources of information were used to select the most relevant Resident Health Campaign (complete second column). These may include specific local and regional health data, insights from community meetings or resident surveys, or reports from local health professionals.

• Identify building design and programming factors that can optimize the health of the residents (column three).

• Incorporate at least one optional criterion (column four) associated with the selected Resident Health Campaign(s) into project documents.

The development team has committed to this process and will complete the aforementioned matrix.

1.3a Resilient Communities: Design for Resilience

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one of the optional Design for Resilience Criteria listed below that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others. Design for Resilience Criteria

1.3b: Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment*

2.10: Passive Solar Heating/Cooling

3.6: Surface Stormwater Management

4.2: Advanced Water Conservation [Must achieve at least 3 points if selecting this criterion]

4.5: Water Reuse [Must achieve at least 3 points if selecting this criterion]

4.6: Access to Potable Water during Emergencies*

5.2a: Additional Reductions in Energy Use

5.2b: Advanced Certification: Nearing Net Zero

5.8a: Resilient Energy Systems: Floodproofing*

5.8b: Resilient Energy Systems: Islandable Power*

This requirement will be met through the use of advanced water conservation.

2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.

2. Land on slope greater than 15%.

3. Land with prime soils, unique soils or soils of state significance per USDA designations.

4. Public parkland.

5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.

6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

Our site meets these guidelines.

2.2 Connections to Existing Development and Infrastructure

Locate the project on a site that has access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development.

Connect the project to the pedestrian grid by creating new or enhancing existing sidewalks or other all-weather pathways to link the project to public spaces, open spaces and adjacent development.

Do not build on tracts of land that require installing a septic tank within 1,000 feet or more of the property line of the tract being developed or a sanitary sewer line extension of 2,500 feet or more from the property line of the tract being developed.

Our site meets these guidelines.

2.3 Compact Development

At a minimum, build to the residential density (dwelling units /acre) of the census block group in which your project is located. Find the density of your census block group by typing your project address into the Center for Neighborhood Technology “Residential Density of a Location” calculator found at *http://apps.cnt.org/residential-density*.

Any acreage maintained as open space per Criteria 2.6 and 2.7 may be deducted from total project acreage in terms of determining project density.

In Rural / Tribal / Small Towns that do not have zoning requirements, use the following: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.

Our site meets these guidelines.

2.4 Compact Development

Exceed the residential density (dwelling units /acre) of the census block group in which your project is located. Find the density of your census block group by typing your project address into the Center for

Neighborhood Technology “Residential Density of a Location” calculator found at http://apps.cnt.org/residential-density/.

EXCEED THE CNT RESIDENTIAL DENSITY	OPTIONAL POINTS
2x	5 points
3x	7 points

In Rural / Tribal / Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two-stories. [5 points]

Our site qualifies for 7 points.

2.5 Proximity to Services

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, services. (See page 48 of 2015 Enterprise Green Community Criteria handbook for list of services).

Each “service” type may not be counted more than twice. For example, if there are five banks within the required distance, only two may be counted.

For projects that qualify as Rural / Tribal / Small Town, locate your project within 5 miles of at least four services.

The Union Suites at Michael meets this requirement with Public Library, Place of Worship, Government office (Wyoming City Hall), and Senior Community Center within 0.5 miles of the site.

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns

Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents.

OR

Option 2

Locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.

Note: For either option, land that is set aside for future development cannot be included as open space in these calculations.

The Union Suites at Michael is not Rural/Tribal or Small Town however does meet the open space requirement.

2.7 Preservation of and Access to Open Space

Set aside a percentage of non-paved open space for use by all residents.

PERCENTAGE OF OPEN SPACE SET ASIDE	NUMBER OF OPTIONAL POINTS

20%	2 points
30%	4 points
40% + submitted written statement of preservation / conservation policy for set-aside land (for 15 years)	6 points

The Union Suites at Michael has set aside over 20% of non-paved open space for use by all residents (2 Points).

2.8 Access to Public Transportation

Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry) combined, constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. [8 points]

For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public–private regional transportation. [8 points]

For an additional [2 points]: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.

The Union Suites at Michael is adjacent to stop 6721 of The Rapid line 16. Other transit services are available within a 0.5 mile walk distance (8 points).

2.11 Adaptive Reuse

To receive credit for adaptive reuse building, rehabilitate an existing structure that was not previously used as housing.

The Union Suites at Michael will rehabilitate the existing AT&T call center structure on the site.

3.1 Environmental Remediation

Determine whether there are any hazardous materials present on-site by conducting either 1) a Phase I Environmental Site Assessment, 2) a Tier II Environmental Review Assessment per HUD funding requirements, 3) an environmental site assessment approved by HUD through the Part 50 or Part 58 process, or 4) an environmental assessment approved by USDA through the 1940-G or 1794 process, and any additional required assessments.

If an environmental site assessment reveals any hazardous materials, mitigate these before proceeding with development.

The Union Suites at Michael development team has completed a Phase 1 Environmental Site Assessment, any hazardous materials will be mitigated.

3.2 Erosion and Sediment Control

Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.

This requirement will be met.

3.3 Low-Impact Development

Projects located on greenfields must meet the following low-impact development criteria:

• Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls on the entire site in a 24-hour period. (Option 1 of Criterion 3.6 Surface Stormwater Management).

• Design roadways to be along topographic contours and ridgelines so as to avoid erosion and unnecessary cut and fill.

• Design roadway plans to utilize the minimum necessary pavement required by code, such as narrower roads, minimized parking and thoughtful road layout. Consult with local fire department(s) regarding roadway sizing as needed.

• Design roadway sections with localized retention such as swales, retention basins, plantings and permeable paving to convey, capture, infiltrate and/or reuse stormwater. This can be accomplished in a manner that also complies with Option 2 of Criterion 3.6 Surface Stormwater Management.

• For projects located in Rural/Tribal/Small Towns as defined in Introduction of the Location + Neighborhood Fabric category, do not implement a curb and gutter system. Minimize sidewalks or pathways to one side of the road where people would naturally travel. Projects located in municipalities that require curb and gutter infrastructure for all developments are exempt from this sub-requirement.

3566 Michael is not in a Greenfield, this requirement does not apply.

3.4 Landscaping

If providing plantings, all (trees, shrubs and groundcover, including grasses) should be native or adapted to the region. All new plants must be appropriate to the site's soil and microclimate, and none should be invasive species. All disturbed areas should be reseeded or xeriscaped.

This requirement will be met.

3.5a Efficient Irrigation and Water Reuse

If irrigation is utilized, install an efficient irrigation or water reuse system. These irrigation requirements are mandatory only for permanent landscaping that requires regular irrigation.

An efficient irrigation system must include the following at a minimum:

• a drip irrigation system for landscape planting beds

• separately zoned turf and bedding areas, based on watering needs of turf/plantings

• a timer /controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants and obeying local regulations and water-use guidance

• a moisture sensor controller or rain delay controller

For all projects, watering tubes for trees are allowed for a period of two years.

This requirement will be met.

4.1 Water Conserving Fixtures

Install water-conserving fixtures in all units and any common facilities with the following specifications:

• Toilets: WaterSense-labeled and 1.28 gpf (gallons per flush) or less, including dual-flush toilets and pressure-assisted toilets

• Urinals: WaterSense-labeled and 0.5 gpf or less

• Showerheads: WaterSense-labeled and 2.0 gpm (gallons per minute) or less

• Kitchen faucets: 2.0 gpm or less (WaterSense label not available)

• Lav faucets: WaterSense-labeled and 1.5 gpm or less

AND

For all single-family homes and all dwelling units in buildings three stories or fewer:

The static service pressure must not exceed 60 pounds per square inch (psi) (414 kilopascal [kPa]). For units in multifamily buildings, the service pressure within each unit must not exceed 60 psi. Compliance for homes supplied by groundwater wells shall be achieved by use of a pressure tank. Compliance for single-family homes with publicly supplied water may be achieved by one of the following methods:

• Use of a pressure-regulating valve (PRV) downstream of the point of connection. All fixture connections shall be downstream of the PRV.

• Determination that the service pressure at the home is 60 psi or less at the time of inspection and documentation from the public water supplier that service pressure is unlikely to regularly exceed 60 psi at the home on a daily or seasonal basis. Piping for fire sprinkler systems is excluded from this requirement and should comply with state and local codes and regulations.

Piping for fire sprinkler systems is excluded from this requirement and should comply with state and local codes and regulations.

This requirement will be met.

4.2 Advanced Water Conservation

Reduce water consumption by one of the two following methods:

Option 1 [3 points maximum]

Install water-conserving fixtures in all units and all common space bathrooms with the following specifications:

• Toilets: WaterSense-labeled and 1.1 gpf (gallons per flush) or less [1 point]

• Showerheads: WaterSense-labeled and 1.5 gpm (gallons per minute) or less [1 point]

• Kitchen faucets: 1.5 gpm or less AND Lav faucets: WaterSense-labeled and 1.0 gpm or less [1 point]

The Union Suites at Michael will follow option 1 guidelines (3 Points).

5.1a Building Performance Standard

Certify each dwelling unit in the project through the ENERGY STAR New Homes program. Use the appropriate specification version of ENERGY STAR New Homes depending on when the project is permitted, when construction will be completed and local ENERGY STAR guidelines. To determine the appropriate specification version for each project: www.energystar.gov/homes.

This requirement will be met.

5.1c Building Performance Standard

For each dwelling unit in the project types identified above, achieve a HERS Index score of 85 or less. The software used for the energy modeling during the design stage and to generate the HERS Index and certificate must be approved by either RESNET or, for projects in California, the California Energy Commission. Any method or strategy, except for electric-generating renewable energy systems, can be implemented to satisfy the targeted minimum energy performance. Exception: Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer* and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer* and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.

*or four or five stories, where each dwelling unit has its own heating, cooling and hot water system

This requirement will be met.

5.3 Heating and Cooling Equipment Sizing

Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

Note that projects in compliance with Criterion 5.1a automatically meet this Criterion 5.3 by virtue of their ENERGY STAR New Homes certification requirements.

Auto complies based on meeting criterion 5.1a.

5.4 Appliances

If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 Building Operations & Maintenance (O&M) Manual and Plan and Criterion 8.4 Resident and Property Staff Orientation.

This requirement will be met.

5.5 Lighting

For all permanently installed lighting fixtures, install high-efficacy lighting (including compact fluorescent bulbs, LEDs, and T-8 or smaller diameter linear fluorescents) with an efficacy of at least 40 to 60 lumens per watt.

Recessed light fixtures (recessed cans): If recessed light fixtures are used anywhere in the project, install ballasted compact fluorescent fixtures or ENERGY STAR–qualified LED lamps. All recessed light fixtures must be Insulation Contact Air-Tight (ICAT) models.

Common Area Lighting

Non-apartment building spaces must use ballasted compact fluorescents and/or LED bulbs and be controlled by occupancy sensors or automatic bi-level lighting controls.

Emergency Lighting

Any new exit signs shall consume 5 watts or less. Fixtures located above stairwell doors and other forms of egress shall contain a battery backup feature. Photoluminescent exit signs may be used.

Exterior Lighting

100% of outdoor lighting must use fluorescent and/or LED bulbs, and lamps must be ENERGY STAR–certified when that certification is available for the product category.

All exterior lighting must be a Dark-Sky–approved "Friendly Fixture" and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation.

Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt.

These requirements will be met.

5.6 Electricity Meter

Install individual or submetered electric meters for all dwelling units.

This requirement will be met.

6.1 Low / No VOC Paints, Coatings and Primers

All interior paints and primers must have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113. Projects must follow the most recent revision available at time of product specification. For the latest rules: www.aqmd.gov/home/regulations/rules.

As of July 1, 2013, SCAQMD Rule 1113 thresholds are listed as:

PAINT TYPE	MAXIMUM VOC LIMIT
Primers and sealers	100 g/L
Coatings, flats and non-flats	50 g/L
Opaque floor coatings	50 g/L
Rust preventative coatings	100 g/L
Clear wood finishes	275 g/L

This requirement will be met.

6.2 Low / No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District (SCAQMD) Rule 1168. Projects must follow the most recent revision available at time of product specification. For the latest rules: www.aqmd.gov/home/regulations/rules.

As of January 7, 2005, SCAQMD Rule 1168 thresholds are listed as:

VOC LIMIT PRODUCT TYPE	(G / L)
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Structural wood member adhesive	140
Architectural sealants, including caulk	250

This requirement will be met with weather considerations outlined in the recommendation section.

6.6 Composite Wood Products that Emit Low / No Formaldehyde

All composite wood products (plywood, OSB, MDF, cabinetry, etc.) must be certified as compliant with California 93120 Phase 2. Or, if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

This requirement will be met.

6.7a Environmentally Preferable Flooring

Prohibited Locations

Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms with floors that are in direct contact with the foundation slabs.

Products

Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or must meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).

All carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives.

This requirement will be met.

6.8 Mold Prevention: Surfaces

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

This requirement will be met.

6.9 Mold Prevention: Tub and Shower Enclosures

Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.

We will use a one-piece enclosure to meet this requirement.

6.12 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies.

Mandatory: All projects must select either one pathway in Option 1 (a or b), two pathways in Option 2 (c–h), or one pathway in Option 3 (i or j). No points are accrued for compliance with this mandatory requirement.

Optional: Projects may select additional pathways to accrue optional points. These pathways may be from within a different Option from what the project chose to comply with as mandatory. Not to exceed 6 optional points.

Option 1: Measured by Percentage (Mandatory: select one)

a. Provide a waste plan that diverts 50% of the construction waste from the landfill. [1 point]

b. Provide a waste plan that diverts 75% of the construction waste from the landfill. [2 points]

Option 2: Material Specific (Mandatory: select two)

c. Recycle all cardboard. [1 point]

d. Recycle all wood. [1 point]

e. Recycle all drywall. [1 point]

f. Recycle all metals. [1 point]

g. Recycle all concrete, brick and asphalt. [1 point]

h. Develop and implement a comprehensive efficient framing plan that minimizes all waste by design. [1 point]

Option 3: Minimizing Construction Waste — New Construction only (Mandatory: select one)

i. Total construction waste to landfill or incinerator <2.5 lbs/SF of building [1 points]

j. Total construction waste to landfill or incinerator <1.5 lbs/SF of building [2 points]

We plan to recycle cardboard and metal per option 2.

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. And in single-family homes, note that points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

This requirement will be met. A recycling waste bin will be included in each kitchen under the sink and in community room kitchenette.

7.1 Ventilation

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install:

• A local mechanical exhaust system in each bathroom [4 points if Moderate Rehab]

• A local mechanical exhaust system in each kitchen [4 points if Moderate Rehab]

• A whole-house mechanical ventilation system [4 points if Moderate Rehab]

Note: Local exhaust airflow may be credited toward the whole-house ventilation airflow requirement when local exhaust fans are used to provide whole-house mechanical ventilation.

Also, for each multifamily building of four stories or more, in full accordance with ASHRAE 62.1-2010, install:

• A mechanical ventilation system for all hallways and common spaces [3 points if Moderate Rehab]

For all project types, in addition to the above requirements:

• All systems and associated ductwork must be installed per manufacturer's recommendations.

• All individual bathroom fans must be ENERGY STAR–labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).

• If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

Note: For Substantial and Moderate Rehab projects, particularly those of a historic or landmark nature, consult Appendix A of ASHRAE 62.2-2010 for compliance options for ventilation in existing buildings.

These requirements will be met.

7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork, except for condensing dryers, which must be plumbed to a drain.

This requirement will be met.

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct initial combustion safety testing. Conduct the combustion safety testing for central systems and for 10% of these individual dwelling unit systems per RESNET or BPI Combustion Safety Test Procedures. Report any deficiencies immediately to the owner or owner's representative in any failed tested system.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

Projects without any combustion equipment (i.e., space and water heating equipment, cook tops, dryers or any other combustion equipment) and projects with combustion equipment located only in detached utility buildings or open-air facilities are exempt from this measure.

These requirements will be met.

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment used for cooking (to include, but not limited to, ranges, cooktops, stoves, ovens) as part of the building project.

Electric cooking appliances will be installed (9 Points).

7.5 Vapor Retarder Strategies

<u>Beneath Concrete Slabs</u> (including those in basements and crawl spaces)

• Install a capillary break as follows: 4-inch layer of 1⁄2-inch diameter or greater clean aggregate

OR

Install a 4-inch uniform layer of sand, overlain with a layer or strips of geotextile drainage matting installed according to the manufacturer's instructions

• Immediately above the capillary break, install at least 6-mil polyethylene sheeting overlapped at least 6 inches at the seams to serve as a vapor retarder in direct contact with the slab above.

<u>Beneath Crawl Spaces</u>

• Install at least 8-mil cross-laminated polyethylene on the crawl floor, extended up at least 12 inches on piers and foundation walls, and with joints overlapping at least 12 inches. The 8-mil and the cross-lamination ensure longevity of the poly.

• Line the likely “high-traffic” areas of the crawl space with foam board, so the polyethylene beneath will not be disturbed.

These requirements will be met.

7.6 Water Drainage

Provide water drainage away from walls, windows and roofs by implementing the following techniques:

Water Management: Wall Systems

• Provide a continuous housewrap/weather-resistive barrier with sheets lapped shingle-style to prevent bulk water that penetrates the finished exterior cladding system from entering the wall assembly or being introduced through window or door openings or through other penetrations. Alternatively, install a fluid applied weather-resistive barrier in accordance with manufacturer’s instructions.

• Flashings at roof/wall intersections and wall penetrations (i.e., plumbing, electrical, vents, HVAC refrigerant lines and the like in addition to windows and doors) must be integrated with the weather-resistive barrier and drainage plane to prevent bulk water from entering the exterior wall assembly.

• Provide a pathway for bulk water that may be behind the exterior cladding system to safely exit the exterior wall assembly. For example, a drainage plane and weep holes for brick-clad structures.

Water Management: Roof Systems

• Install drip edge at entire perimeter of roof.

• At wall/roof intersections, maintain ≥2" clearance between wall cladding and roofing materials, install flashing along the intersection, and use kick-out flashing.

These requirements will be met.

7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

Water heaters should be located in rooms with non–water-sensitive floor coverings. Drain pans should be sloped and corrosion-resistant (e.g., stainless or plastic) with drains at the low point. Condensate lines should be drained to a drainage system, and not just deposited under slab.

Note: Tankless water heaters do not require drains or catch pans with drains piped to the exterior of the building.

These requirements will be met. We will use vented natural gas water heaters in each unit.

7.8 Radon Mitigation

New Construction

In EPA Zone 1 areas, install passive radon-resistant features below the slab. Also install a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. Use of the following standard is recommended: ANSI-AARST Standard: Reducing Radon in New Construction: 1 & 2 Family Dwellings and Townhouses, CCAH-2013.

Substantial Rehab

Substantial Rehab projects located in EPA Zone 1 areas should be tested under the supervision of a radon professional for the presence of radon in accordance with the American Association of Radon Scientists and Technologists' Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2012). In time-sensitive situations, consistent with HUD's radon policy, a radon professional may sample a minimum of 25% of randomly selected ground-level dwelling units.

If the radon level is above the EPA action level of 4 pCi/L (pico curies per liter), install radon- reduction measures per ANSI-AARST Provisional Standard: Radon Mitigation Standards for Multifamily Buildings ANSI/AARSTR RMS-MF (PS) 2013 or ASTM E 2121-11: Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings.

A radon professional shall have:

• Certification from either the American Association of Radon Scientists and Technologists' (AARST) National Radon Proficiency Program (NRPP) or the National Radon Safety Board (NRSB), and

• Certification/License from the state in which the testing or mitigation work is being conducted, if the state has this requirement.

These requirements will be met.

7.9 Garage Isolation

• Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.

• Do not install ductwork or air handling equipment in a garage.

• Fix all connecting doors between conditioned space and garage with gaskets, or otherwise make substantially airtight with weather stripping.

• Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

These requirements will be met.

7.10 Integrated Pest Management

Design for easy inspection of all pest-prone areas (interior and exterior), and engineer slabs and foundations to minimize pest entry.

Seal all wall, floor and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods (window screens, door sweeps, escutcheon plates, elastomeric sealants) to prevent pest entry. Use rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh or rigid metal cloth) for openings greater than 1⁄4-inch. Also pay close attention to sealing off entry points under kitchen and bathroom sinks.

During all future repair work by building staff, utilities and contractors should reseal these areas once repair or installation work is completed.

These requirements will be met.

7.12 Active Design: Promoting Physical Activity Within the Building

Option 1: Stairs

Provide at least one building stairway for everyday travel between floors, whether in the form of a grand staircase or fire stairs. Provide access to and from all floors via the staircase. Place point-of-decision signage at building entrance and corridor intersections to promote stair use for health and other benefits. Ensure that stairway lighting is consistent with, or better than, building corridor lighting to encourage use.

OR

Option 2: Pathways

For buildings without stairs, or in an instance when using stairs may be hazardous, incorporate at least one strategy inside the building designed to increase frequency and duration of physical activity. Elements such as natural light along pathways, designated resting areas (seating), grab bars, informational displays about walking paths within the building, incremental distance markers, and/or thoughtfully placed exercise equipment in visible and easily accessible shared areas can improve the duration and frequency of physical activity. Include a narrative describing your selection process and how your selected strategy will increase frequency and duration of physical activity.

Option 1 selected. These requirements will be met.

7.14 Interior and Outdoor Activity Spaces for Children and Adults

Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents. The space must be at least 400 square feet (37 square meters), include adult exercise and/or children's play equipment for a minimum of 5–10% of building occupants, and ensure minimum operational hours for use of 10 hours/day at least 3 days/week. Complementary resident engagement strategies may promote outdoor play, exercise, gardening or other physical activity.

Fitness Room included in design to meet this requirement (9 Points).

7.15 Reduce Lead Hazards in Pre-1978 Buildings

Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust. Follow EPA or state and/or local laws and requirements, where applicable. Alternatively, follow standard

lead treatments defined by HUD as a series of hazard reduction measures designed to reduce all lead-based paint hazards in a dwelling unit without the benefit of a risk assessment or other evaluation (25 CFR 34.110).

Lead testing and abatement to be completed to meet these requirements.

7.16 Smoke Free Building

Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects. Lease language must prohibit smoking in these locations and specify that it is a violation of the lease to smoke. The no-smoking restriction applies to all owners, tenants, guests and service people. The use of e-cigarettes is prohibited wherever smoking is prohibited.

These requirements will be met (10 Points).

8.1 Building Operations & Maintenance (O&M) Manual and Plan

Develop a manual with thorough building operations & maintenance guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development and construction stages and should include sections/chapters addressing the following topics:

• Operations & maintenance guidance for all mechanical and electrical equipment and appliances (building level and dwelling unit level)

• HVAC specifications, and operations & maintenance schedules

• Operations, maintenance and replacement guidance for any other specialized systems (e.g., solar photovoltaics, solar water heating, ground source heating, microgrid) within the project

• Location of mechanical, electrical, gas and water-system turnoffs

• Lighting equipment specifications and replacement guidance

• Landscaping and hardscaping specifications and maintenance plan, including any specific instructions for community gardens or growing spaces

• Green cleaning product specifications and cleaning schedules

• Pest control guidelines, referencing the Integrated Pest Management strategies developed in Criterion 7.10

• Building accessibility for residents, including security and safety protocols, whether by leaving doors unlocked, by using a security device such as a card key, or by other measures

• Maintenance of active recreation and play spaces (e.g., playgrounds, ground markings, exercise equipment) for adults, youth and children

• Information on how energy and water information will be collected and reviewed to ensure that the project is meeting performance goals (see Criteria 1.1c, 8.5 and 8.6)

• An occupancy turnover plan that describes the dwelling unit turnover process, including all materials that are frequently replaced at turnover and the process for educating the residents about proper use and maintenance of all building systems

These requirements will be met by creating a manual per Enterprise Green standards.

8.2 Emergency Management Manual

Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics including but not limited to:

• communication plans for staff and residents to use in the event of an emergency

• useful contact information for public utility and other service providers

• infrastructure and building "shutdown" procedures

Emergency Management Manuals should be responsive to information generated from successful completion of Criterion 1.3a Resilient Communities: Design for Resilience and, if applicable, Criterion 1.3b Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment.

This information should be readily available to all building residents, staff and visitors.

These requirements will be met by creating a manual per Enterprise Green standards.

8.3 Resident Manual

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities.

A range of topics should be discussed. Those topics should include, but are not limited to:

• a routine maintenance plan, outlining responsibilities of residents and maintenance staff, as applicable

• operations and maintenance guidance for all lights, appliances and fixtures (e.g., dual-flush toilets) (Criteria 4.1, 4.2, 5.1a–d, 5.4, 5.5)

• HVAC operation

• location of electrical, mechanical, gas and water-system turnoffs

• interior finish materials, including paints, caulks and flooring (Criteria 6.1, 6.2, 6.7a, 6.7b, 6.8, 6.9, 6.10)

• paving materials and landscaping (Criterion 3.4)

• recycling and waste management (Criteria 6.12 and 6.13)

• pest control (Criterion 7.10)

• interior Active Design features (e.g., stairwells) and signage (Criteria 7.12, 7.13, 7.14)

• information on community connectivity amenities, including transportation, car-share, bike-share and other accessibility features (Criterion 2.5, 2.8, 2.9)

• community garden and other fresh food resources (Criterion 2.12)

• special health considerations if recycled water (greywater) is used indoors (e.g., do not drink from the toilet in emergency situations)

• energy and water consumption information (Criteria 8.5 and 8.6)

• if applicable, procedures to contact building management in the case of a building-related problem

• green cleaning guidelines

• any other systems that are part of the home

These requirements will be met by creating a resident manual per Enterprise Green standards.

8.4 Resident and Property Staff Orientation

Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1–8.3) as the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols.

For all rental properties, walk-throughs and orientations with residents, property managers and building operations staff should take place annually, at a minimum. For home-ownership properties, walk-throughs and orientations should take place at sale.

The management team will follow these guidelines to meet this requirement.

8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts

For rental properties, collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data.

These requirements will be met with the help of the management team (Planned KMG Prestige).

Conclusion

Enterprise Green Communities is a set of standards intended to ensure long term wellbeing of community residents with considerations for health, fitness, and the environment in which they live. The standards go above and beyond municipality building code and are MSHDA approved for participants in the Low Income Housing Tax Credit program. The aforementioned reference materials (Enterprise Green Communities Criteria Checklist and 2015 Enterprise Green Communities manual) are attached for reference.

M = MANDATORY
# = OPTIONAL POINTS

2015 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. **To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.**

1. INTEGRATIVE DESIGN

● YES ○ NO ○ MAYBE — M

1.1a Goal Setting

Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.
2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.
3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

● YES ○ NO ○ MAYBE — M

1.1b Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

○ YES ○ NO ○ MAYBE — 9

1.1c Designing for Project Performance

Identify how the expected performance of your project compares to the actual performance of other projects in your portfolio and/or community.

● YES ○ NO ○ MAYBE — M

1.2a Resident Health and Well-Being: Design for Health

Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23.

○ YES ○ NO ○ MAYBE — 12

1.2b Resident Health and Well-Being: Health Action Plan

At pre-design and continuing throughout the project life cycle, collaborate with public health professionals and community stakeholders to assess, identify, implement and monitor achievable actions to enhance health-promoting features of the project and minimize features that could present health risks. Specifically, create a Health Action Plan and integrate the selected interventions and a plan for monitoring and evaluating progress per the full criterion.

● YES ○ NO ○ MAYBE — M

1.3a Resilient Communities: Design for Resilience *(New Construction and Substantial Rehab only)*

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.

M = MANDATORY
# = OPTIONAL POINTS

INTEGRATIVE DESIGN *(continued)*

YES NO MAYBE — 15

1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment

Carry out a Vulnerabilities Assessment and implement building elements designed to enable the project to adapt to, and mitigate, climate impacts given the project location, building/construction type and resident population.

SUBTOTAL OPTIONAL POINTS

2. LOCATION + NEIGHBORHOOD FABRIC

New Construction: All new construction projects must earn optional points under Criterion 2.8 Access to Public Transportation, **OR** earn 8 optional points through selecting one or more of the following:

- 2.7 Preservation of and Access to Open Space
- 2.9 Improving Connectivity to the Community
- 2.12 Access to Fresh, Local Foods
- 2.13 LEED for Neighborhood Development Certification
- 2.14 Local Economic Development and Community Wealth Creation

YES NO MAYBE — M

2.1 Sensitive Site Protection

Do not locate new projects, including buildings, built structures, roads or parking areas, on portions of sites that meet any of the following provisions:

1. Land within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and foot paths are allowed if at least 25 feet from the wetlands boundary.
2. Land on slope greater than 15%.
3. Land with prime soils, unique soils or soils of state significance per USDA designations.
4. Public parkland.
5. Land that is specifically identified as an existing habitat for any species on federal or state threatened or endangered lists.
6. Land that is within the Special Flood Hazard Areas (SFHA) as identified by FEMA on the Flood Insurance Rate Map.

YES NO MAYBE — M

2.2 Connections to Existing Development and Infrastructure *(Except for projects located on rural tribal lands, in colonias communities, or in communities with populations of less than 10,000)*

Locate the project on a site with access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the pedestrian grid.

YES NO MAYBE — M

2.3 Compact Development

At a minimum, build to the residential density (dwelling units/acre) of the census block group in which your project is located.

YES NO MAYBE — 5 or 7

2.4 Compact Development

Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for *[5 points]*; exceed by 3x for *[7 points]*.

3.65 units / Acre for census

163 / 7.31 = 22.29

M = MANDATORY
# = OPTIONAL POINTS

LOCATION + NEIGHBORHOOD FABRIC *(continued)*

YES ○ NO ○ MAYBE — M

2.5 Proximity to Services

Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.

YES ○ NO ○ MAYBE — M

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Towns

Set aside a minimum of 10% (minimum of 0.25 acre) of the total project acreage as non-paved open space for use by all residents **OR** locate the project within a 0.25-mile walk distance of dedicated public non-paved open space that is a minimum of 0.75 acres.

YES ○ NO ○ MAYBE — 6 max

2 Points

2.7 Preservation of and Access to Open Space

Set aside a percentage of non-paved open space for use by all residents. 20% *[2 points]*; 30% *[4 points]*; 40% + written statement of preservation/conservation policy for set-aside land *[6 points]*.

YES ○ NO ○ MAYBE — 8 or 10

2.8 Access to Public Transportation

Locate projects within a 0.5-mile walk distance of transit services combined (bus, rail and/or ferry), constituting at least 60 or more transit rides per weekday, with some type of weekend ride option. *[8 points]*

For projects that qualify as Rural/Tribal/Small Town, locate the project within a 5-mile distance of at least one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; or 5) public–private regional transportation. *[8 points]*

For an additional 2 points: Locate the project along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 3 miles.

YES ○ NO ○ MAYBE — 2 to 8

2.9 Improving Connectivity to the Community

Improve access to community amenities through at least one of the transit, auto or biking mobility measures listed.

YES ○ NO ○ MAYBE — 5 max

2.10 Passive Solar Heating/Cooling

Design and build with passive solar design, orientation and shading that meet specificed guidelines.

YES ○ NO ○ MAYBE — 4

2.11 Brownfield Site or Adaptive Reuse Building

Rehabilitate an existing structure that was not previously used as housing or locate the project on a brownfield site.

YES ○ NO ○ MAYBE — 6

2.12 Access to Fresh, Local Foods

Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens, community-supported agriculture, or proximity to farmers markets.

YES ○ NO ○ MAYBE — 4

2.13 LEED for Neighborhood Development Certification

Locate building(s) in a Stage 2 Pre-Certified or Stage 3 Certified Neighborhood Development.

YES ○ NO ○ MAYBE — 6 max

2.14 Local Economic Development and Community Wealth Creation

Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process *[2 points]* **OR** demonstrate that you achieved at least 20% local employment *[3 points]* **OR** provide physical space for small business, nonprofits, and/or skills and workforce education *[3 points]*.

SUBTOTAL OPTIONAL POINTS

M = MANDATORY
# = OPTIONAL POINTS

3. SITE IMPROVEMENTS

YES NO MAYBE — M

3.1 Environmental Remediation
Conduct an environmental site assessment to determine whether any hazardous materials are present on-site; mitigate any found.

YES NO MAYBE — M

3.2 Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*
Implement EPA's Best Management Practices for Construction Site Stormwater Runoff Control, or local requirements, whichever is more stringent.

YES NO MAYBE — M

3.3 Low-Impact Development
Projects located on greenfields must meet the list of low-impact development criteria.

YES NO MAYBE — M

3.4 Landscaping
If providing plantings, all should be native or adapted to the region, appropriate to the site's soil and microclimate, and none of the new plants is an invasive species. Reseed or xeriscape all disturbed areas.

YES NO MAYBE — M

3.5a Efficient Irrigation and Water Reuse
If irrigation is used, install an efficient irrigation or water reuse system per the guidelines.

YES NO MAYBE — 4 or 8

3.5b Efficient Irrigation and Water Reuse
Install an efficient irrigation system equipped with a WaterSense-labeled weather-based irrigation controller (WBIC) **OR** at least 50% of the site's irrigation should be satisfied by reusing water.

YES NO MAYBE — 4 or 8

3.6 Surface Stormwater Management
Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls *[4 points]* **OR** as calculated for a 24-hour period of a one-year (1) storm event, so that no stormwater is discharged to drains/inlets. *[8 points]* For both options, permanently label all storm drains and inlets.

YES NO MAYBE — 1

3.7 Reducing Heat-Island Effect: Paving
Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

SUBTOTAL OPTIONAL POINTS

4. WATER CONSERVATION

YES NO MAYBE — M

4.1 Water-Conserving Fixtures
Install water-conserving fixtures in all units and any common facilities with the following specifications. *Toilets:* WaterSense-labeled and 1.28 gpf; *Urinals*: WaterSense-labeled and 0.5 gpf; *Showerheads:* WaterSense-labeled and 2.0 gpm; *Kitchen faucets*: 2.0 gpm; *Lav faucets*: WaterSense-labeled and 1.5 gpm

AND for all single-family homes and all dwelling units in buildings three stories or fewer, the static service pressure must not exceed 60 psi.

M = MANDATORY
# = OPTIONAL POINTS

WATER CONSERVATION *(continued)*

● YES ○ NO ○ MAYBE 6 max
3 Points

4.2 Advanced Water Conservation

Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications: *Toilets:* WaterSense-labeled and 1.1 gpf *[1 point]*; *Showerheads*: WaterSense-labeled and 1.5 gpm *[1 point]*; *Kitchen faucets:* 1.5 gpm and *lav faucets:* WaterSense-labeled and 1.0 gpm *[1 point]*

OR

Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing. *[6 points maximum]*

○ YES ○ NO ○ MAYBE 4

4.3 Leaks and Water Metering

Conduct pressure-loss tests and visual inspections to determine if there are any leaks; fix any leaks found; and meter or submeter each dwelling unit with a technology capable of tracking water use. Separately meter outdoor water consumption.

○ YES ○ NO ○ MAYBE 4

4.4 Efficient Plumbing Layout and Design

To minimize water loss from delivering hot water, the hot water delivery system shall store no more than 0.5 gallons of water in any piping/manifold between the hot water source and any hot water fixture.

○ YES ○ NO ○ MAYBE 6 max

4.5 Water Reuse

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's total water needs: 10% reuse *[3 points]*; 20% reuse *[4 points]*; 30% reuse *[5 points]*; 40% reuse *[6 points]*

○ YES ○ NO ○ MAYBE 8

4.6 Access to Potable Water During Emergencies

Provide residents with access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options.

SUBTOTAL OPTIONAL POINTS

5. ENERGY EFFICIENCY

● YES ○ NO ○ MAYBE M

5.1a Building Performance Standard *(New Construction: single-family and low-rise multifamily)*

Certify each dwelling unit in the project through the ENERGY STAR New Homes program.

○ YES ○ NO ○ MAYBE M
N/A

5.1b Building Performance Standard *(New Construction: mid-rise and high-rise multifamily, with some exceptions)*

Certify the project through the ENERGY STAR Multifamily High-Rise program (MFHR) **OR** follow the combined MFHR and LEED Commissioning Path outlined in the criterion.

Exception: Multifamily buildings that are four or five stories, in which all dwelling units have their own heating, cooling and hot water systems, should comply with Criterion 5.1a and certify each dwelling unit per ENERGY STAR Certified New Homes.

M = MANDATORY
# = OPTIONAL POINTS

ENERGY EFFICIENCY *(continued)*

YES NO MAYBE — M

5.1c Building Performance Standard *(Substantial and Moderate Rehab: single-family and low-rise multifamily)*

For each dwelling unit, achieve a HERS Index score of 85 or less.

Exception: Substantial rehabs of buildings with walls made only of brick/masonry that are three stories or fewer and built before 1980, as well as moderate rehabs of buildings that are three stories or fewer and built before 1980, are permitted to instead achieve a HERS Index score of 100 or less for each dwelling unit.

YES NO MAYBE — M

N/A

5.1d Building Performance Standard *(Substantial and Moderate Rehab: mid-rise and high-rise)*

Demonstrate that the energy performance of the completed building will be equivalent to ASHRAE 90.1-2010 using an energy model created by a qualified energy services provider per Appendix G.

YES NO MAYBE — 5 to 12

5.2a Additional Reductions in Energy Use

Design and construct a building that is projected to be at least 5% more efficient than what is required of the project by Criteria 5.1a–d. (Projects receiving points in Criterion 5.2a may not receive points per Criterion 5.2b)

YES NO MAYBE — 12

5.2b Advanced Certification: Nearing Net Zero

Certify the project in a program that requires advanced levels of building envelope performance such as PHIUS, Living Building Challenge and/or DOE Zero Energy Ready Home. (Projects receiving points in Criterion 5.2b may not receive points per Criterion 5.2a)

YES NO MAYBE — M

5.3 Sizing of Heating and Cooling Equipment

Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

YES NO MAYBE — M

5.4 ENERGY STAR Appliances

If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators. If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used.

YES NO MAYBE — M

5.5 Lighting

Follow the guidance for high-efficacy lighting controls and other characteristics for all permanently installed lighting fixtures in project dwelling units, common spaces and exterior

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5.6 Electricity Meter

YES NO MAYBE — M

New Construction and Substantial Rehab

YES NO MAYBE — 6

Moderate Rehab (Except for single-room occupancy and designated supportive housing dwelling units)

Install individual or submetered electric meters for all dwelling units.

YES NO MAYBE — 4

5.7a Photovoltaic / Solar Hot Water Ready

Orient, design, engineer, wire and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.

M = MANDATORY
# = OPTIONAL POINTS

ENERGY EFFICIENCY *(continued)*

YES NO MAYBE — 10 max

5.7b Renewable Energy

Install photovoltaic (PV) panels or other electric-generating renewable energy source to provide a specified percentage of the project's estimated total energy demand or water heating energy demand. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

	5%	10%	20%	30%	40%
Single-story/Single-family	—	—	6	8	10
2 to 3 stories	—	6	8	10	—
4 stories or more	6	8	10	—	—

YES NO MAYBE — 8

5.8a Resilient Energy Systems: Floodproofing

Conduct floodproofing, including perimeter floodproofing (barriers/shields), of lower floors. Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.

YES NO MAYBE — 4 to 8

5.8b Resilient Energy Systems: Islandable Power

Provide emergency power through an islandable photovoltaic (PV) system or an efficient and portable generator that will offer at least limited electricity for critical circuits during power outages per one of the three options listed. *(Projects may earn points through Criterion 5.7b or 5.8b, but not both.)*

SUBTOTAL OPTIONAL POINTS

6. MATERIALS

YES NO MAYBE — M

6.1 Low/No VOC Paints, Coatings and Primers

All interior paints and primers must have VOC levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113.

YES NO MAYBE — M

6.2 Low/No VOC Adhesives and Sealants

All adhesives and sealants (including caulks) must have VOC levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District Rule 1168.

YES NO MAYBE — 3 max

6.3 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *[1 point]*

Building materials that make up at least 75% of their project component each receive *1 point*.

YES NO MAYBE — 4 max

6.4 Regional Materials

Use products that were extracted, processed and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value.

Select any or all of these options (each material can qualify for *1 point*):

- Framing materials
- Exterior materials (e.g., siding, masonry, roofing)
- Flooring materials
- Concrete/cement and aggregate material
- Drywall/interior sheathing materials

M = MANDATORY
# = OPTIONAL POINTS

MATERIALS *(continued)*

YES NO MAYBE — 1

6.5 Certified, Salvaged and Engineered Wood Products

For at least 25% of all structural wood products, by cost or value, commit to using either FSC-certified, salvaged products or engineered framing materials without urea formaldehyde.

YES NO MAYBE — M

6.6 Composite Wood Products that Emit Low/No Formaldehyde

All composite wood products must be certified as compliant with California 93120 Phase 2 **OR**, if using a composite wood product that does not comply with California 93120 Phase 2, all exposed edges and sides must be sealed with low-VOC sealants, per Criterion 6.2.

YES NO MAYBE — M

6.7a Environmentally Preferable Flooring

Do not install carpets in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms or any rooms built on foundation slabs. Where installed, all carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives. Any hard surface flooring products must be either ceramic tile or solid unfinished hardwood floors, or meet the Scientific Certification System's FloorScore program criteria (including pre-finished hardwood flooring).

YES NO MAYBE — 6

6.7b Environmentally Preferable Flooring: Throughout Building

Use non-vinyl, non-carpet floor coverings throughout each building in the project.

YES NO MAYBE — M

6.8 Mold Prevention: Surfaces

Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

YES NO MAYBE — M

6.9 Mold Prevention: Tub and Shower Enclosures

Use moisture-resistant backing materials such as cement board, fiber cement board or equivalent per ASTM #D3273 behind tub/shower enclosures. Projects using a one-piece fiberglass tub/shower enclosure are exempt from this requirement.

YES NO MAYBE — 12 max

6.10 Asthmagen-Free materials

Do not install products that contain ingredients that are known to cause or trigger asthma. Key products to avoid are:

- *Insulation:* Do not use spray polyurethane foam (SPF) or formaldehyde-containing fiberglass batts. *[4 points]*
- *Flooring:* Do not use flexible vinyl (PVC) roll or sheet flooring or carpet-backed with vinyl with phthalates. Do not use fluid applied finish floors. *[4 points]*
- *Wall coverings:* Do not use wallpaper made from vinyl (PVC) with phthalates or site-applied high-performance coatings that are epoxy or polyurethane based. *[4 points]*
- *Composite wood:* Use only ULEF products for cabinetry, subflooring and other interior composite wood uses. *[4 points]*

YES NO MAYBE — 5

6.11 Reduced Heat-Island Effect: Roofing

Use an ENERGY STAR–certified roofing product for 100% of the roof area **OR** install a "green" (vegetated) roof for at least 50% of the roof area and ENERGY STAR–certified roofing product for the remainder of the roof area.

M = MANDATORY
# = OPTIONAL POINTS

MATERIALS *(continued)*

YES NO MAYBE — M or 6 max

6.12 Construction Waste Management

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.

YES NO MAYBE — 3

6.13 Recycling Storage

Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

Additionally, in multifamily buildings, provide at least one easily accessible, permanent and dedicated indoor area for the collection and storage of materials for recycling. In single-family homes, points will be accrued only if curb-side recycling pickup is available.

Collected materials should include, at a minimum, paper, cardboard, glass, metals and plastics.

SUBTOTAL OPTIONAL POINTS

7. HEALTHY LIVING ENVIRONMENT

7.1 Ventilation

YES NO MAYBE — M — *New Construction and Substantial Rehab*

YES NO MAYBE — 12 max — *Moderate Rehab*

For each dwelling unit, in full accordance with ASHRAE 62.2-2010, install a local mechanical exhaust system in each bathroom *[4 points]*, a local mechanical exhaust system in each kitchen *[4 points]*, and a whole-house mechanical ventilation system *[4 points]*.

For each multifamily building of four stories and more, in full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces *[3 points]*.

For all project types, in addition to the above requirements:

- All systems and associated ductwork must be installed per manufacturer's recommendations.
- All individual bathroom fans must be ENERGY STAR labeled, wired to turn on with the light switch, and equipped with a humidistat sensor, timer or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
- If using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.

YES NO MAYBE — M

7.2 Clothes Dryer Exhaust

Clothes dryers must be exhausted directly to the outdoors using rigid-type ductwork (except for condensing dryers, which must be plumbed to a drain).

M = MANDATORY
# = OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT *(continued)*

YES NO MAYBE — M

7.3 Combustion Equipment

For new construction and rehab projects, specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space.

In Substantial and Moderate Rehabs, if there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct vent and that is not scheduled for replacement, conduct initial combustion safety testing per the given guidelines.

Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 720.

YES NO MAYBE — 9 or 11

7.4 Elimination of Combustion Within the Conditioned Space

No combustion equipment may be used for cooking (to include, but not limited to ranges, cooktops, stoves, ovens) as part of the building project *[9 points]* **OR** no combustion equipment may be used as part of the building project *[11 points]*.

YES NO MAYBE — M

7.5 Vapor Retarder Strategies

Install vapor barriers that meet specified criteria appropriate for the foundation type.

YES NO MAYBE — M

7.6 Water Drainage *(For all New Construction projects and those Rehab projects that include replacing particular assemblies called out below)*

Provide drainage of water away from walls, windows and roofs by implementing the list of techniques.

YES NO MAYBE — M

7.7 Mold Prevention: Water Heaters

Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

YES NO MAYBE — M

7.8 Radon Mitigation

For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test and mitigate per the specified protocols.

YES NO MAYBE — M

7.9 Garage Isolation

- Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.
- Do not install ductwork or air handling equipment in a garage.
- Fix all connecting doors between conditioned space and garage with gaskets or otherwise make substantially airtight with weather stripping.
- Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 720.

YES NO MAYBE — M

7.10 Integrated Pest Management

Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.

M = MANDATORY
# = OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT *(continued)*

YES NO MAYBE — 9

7.11a Beyond ADA: Universal Design *(New Construction)*
Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC/ANSI A117.1, Type B.

YES NO MAYBE — 7 or 9

7.11b Beyond ADA: Universal Design *(Substantial and Moderate Rehab)*
Design a minimum of 10% of the dwelling units (one, at minimum) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. *[7 points]*

For an additional 2 points: Design the remainder of the ground-floor units and elevator-reachable units with accessible unit entrances designed to accommodate people who use a wheelchair.

YES NO MAYBE — M

7.12 Active Design: Promoting Physical Activity Within the Building
Situate at least one building stairway per the criterion to encourage use **OR** emphasize at least one strategy inside the building designed to increase frequency and duration of physical activity per the criterion.

YES NO MAYBE — 10

7.13 Active Design: Staircases and Building Circulation
A staircase must be accessible and visible from the main lobby as well as visible within a 25-foot walking distance from any edge of lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby, and that the staircase is encountered before or at the same time as the elevators.

From the corridor, accessible staircases should be made visible by: Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light **OR** providing magnetic door holds on all doors leading to the stairs **OR** removing door enclosures/vestibules.

YES NO MAYBE — 9

7.14 Interior and Outdoor Activity Spaces for Children and Adults
Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.

YES NO MAYBE — M

7.15 Reduce Lead Hazards in Pre-1978 Buildings *(Substantial Rehab)*
Conduct lead risk assessment or inspection to identify lead hazards, then control for these per EPA or state/local laws and requirements.

YES NO MAYBE — 10

7.16 Smoke-Free Building
Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects.

SUBTOTAL OPTIONAL POINTS

M = MANDATORY
# = OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT *(continued)*

YES NO MAYBE — 9

7.11a Beyond ADA: Universal Design *(New Construction)*
Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC/ANSI A117.1, Type B.

YES NO MAYBE — 7 or 9

7.11b Beyond ADA: Universal Design *(Substantial and Moderate Rehab)*
Design a minimum of 10% of the dwelling units (one, at minimum) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. *[7 points]*

For an additional 2 points: Design the remainder of the ground-floor units and elevator-reachable units with accessible unit entrances designed to accommodate people who use a wheelchair.

YES NO MAYBE — M

7.12 Active Design: Promoting Physical Activity Within the Building
Situate at least one building stairway per the criterion to encourage use **OR** emphasize at least one strategy inside the building designed to increase frequency and duration of physical activity per the criterion.

YES NO MAYBE — 10

7.13 Active Design: Staircases and Building Circulation
A staircase must be accessible and visible from the main lobby as well as visible within a 25-foot walking distance from any edge of lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby, and that the staircase is encountered before or at the same time as the elevators.

From the corridor, accessible staircases should be made visible by: Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light **OR** providing magnetic door holds on all doors leading to the stairs **OR** removing door enclosures/vestibules.

YES NO MAYBE — 9

7.14 Interior and Outdoor Activity Spaces for Children and Adults
Provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.

YES NO MAYBE — M

7.15 Reduce Lead Hazards in Pre-1978 Buildings *(Substantial Rehab)*
Conduct lead risk assessment or inspection to identify lead hazards, then control for these per EPA or state/local laws and requirements.

YES NO MAYBE — 10

7.16 Smoke-Free Building
Implement and enforce a no-smoking policy in all common and individual living areas, and within a 25-foot perimeter around the exterior of all residential projects.

SUBTOTAL OPTIONAL POINTS

M = MANDATORY
# = OPTIONAL POINTS

8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT

YES NO MAYBE | M

8.1 Building Operations & Maintenance (O&M) Manual and Plan *(For all multifamily projects)*

Develop a manual with thorough building operations and maintenance guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development and construction stages, and should include sections/chapters addressing the list of topics.

YES NO MAYBE | M

8.2 Emergency Management Manual *(For all multifamily projects)*

Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to:

- communication plans for staff and residents
- useful contact information for public utility and other service providers
- infrastructure and building "shutdown" procedures

YES NO MAYBE | M

8.3 Resident Manual

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.

YES NO MAYBE | M

8.4 Resident and Property Staff Orientation

Provide a comprehensive walk-through and orientation for all residents, property manager(s) and buildings operations staff. Use the appropriate manuals (see Criteria 8.1, 8.2, 8.3) as the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols.

YES NO MAYBE | M

8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts

For rental properties: Collect and monitor project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data.

For owner-occupied units: Collect and monitor energy and water performance data in a manner that allows for easy access and review and provides the ability to influence home operations. Also allow Enterprise access to this data.

YES NO MAYBE | 7 or 11

8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts

Collect and monitor project energy and water performance data for at least 5 years. This data must be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. Also allow Enterprise access to this data. 16–60% of units *[7 points]*; 60–100% of units *[11 points]*.

SUBTOTAL OPTIONAL POINTS

TOTAL OPTIONAL POINTS











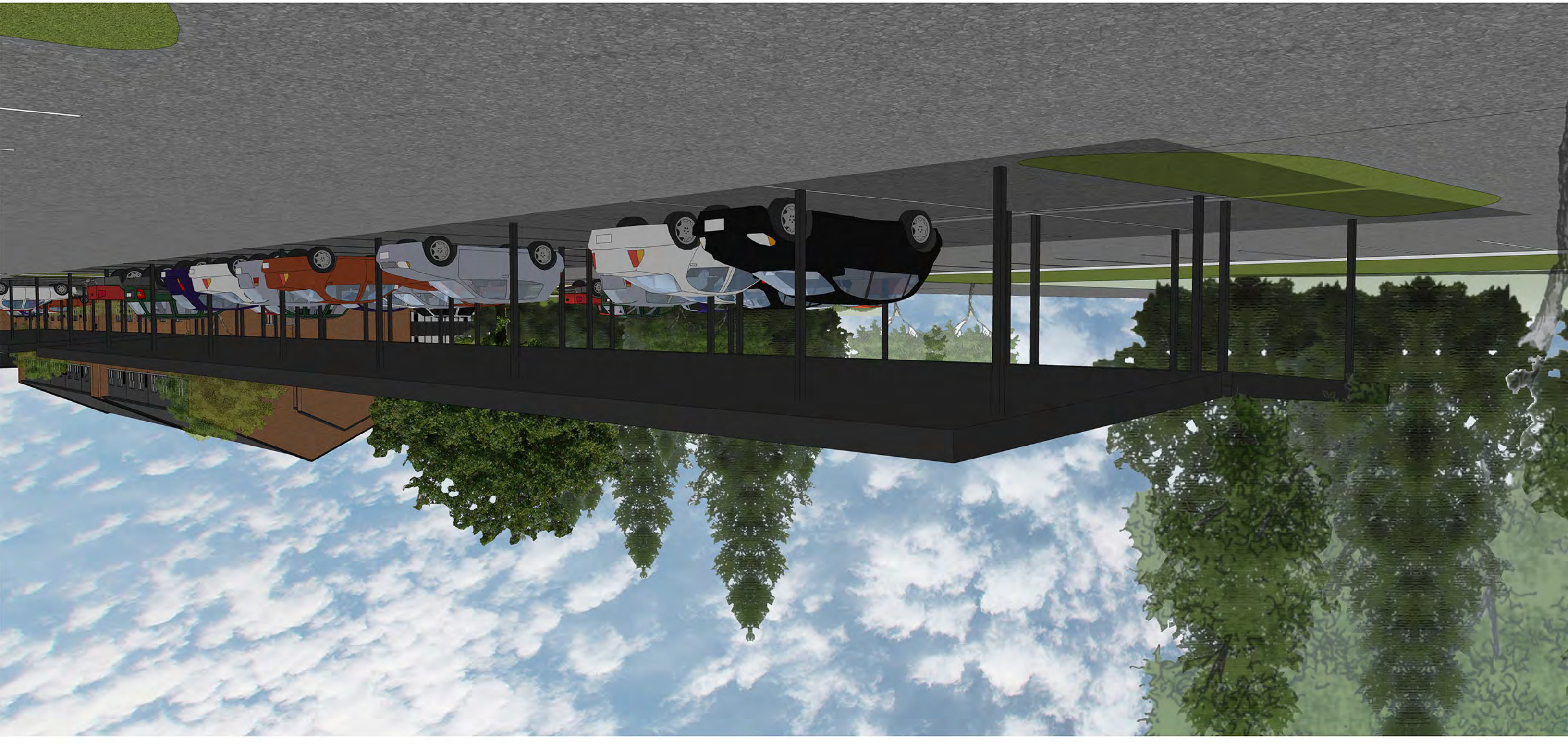








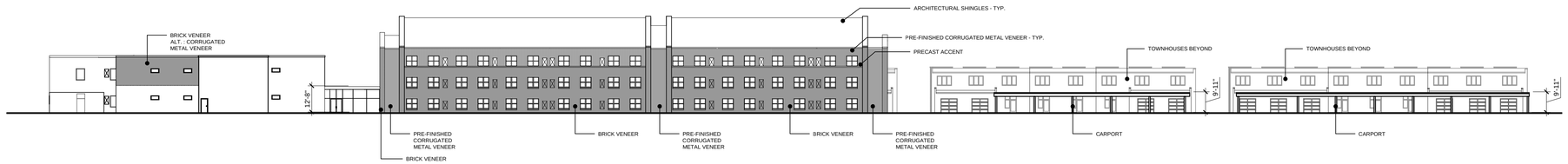








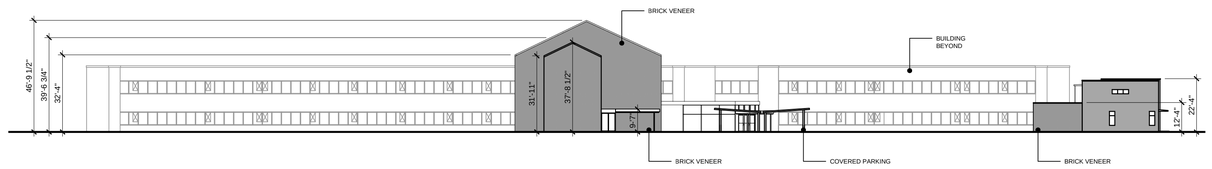
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South Elevation	02
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North Elevation	01
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Consultant:

12.16.2019
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Project Title:

LOTT3METZ ARCHITECTURE, LLC
645 CHERRY ST SE
GRAND RAPIDS, MICHIGAN 49503
616/454-5175
www.lott3metz.com

LOTT3METZARCHITECTURE

date:	issued for:
11.13.19	Zoning

Project Number:

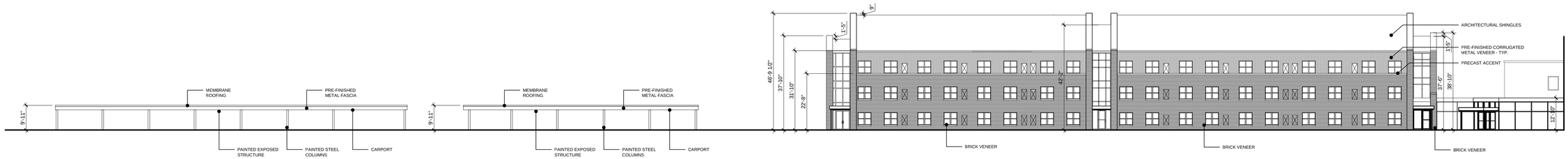
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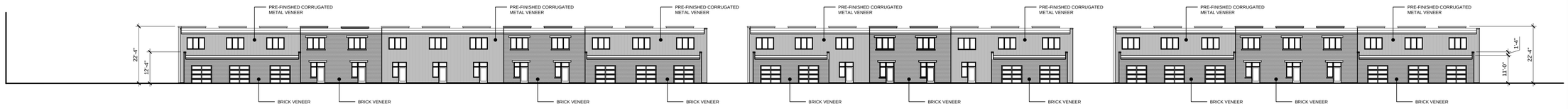
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A201

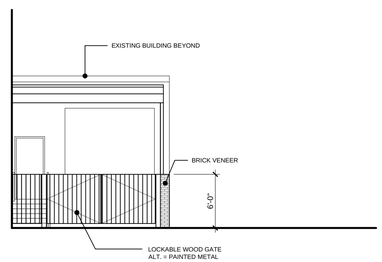
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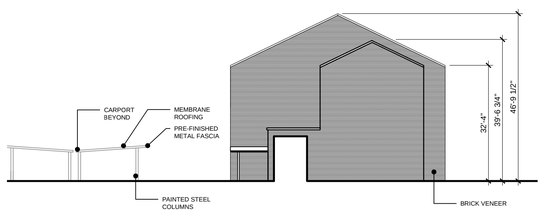
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REF:	Scale: 1" = 20'-0"



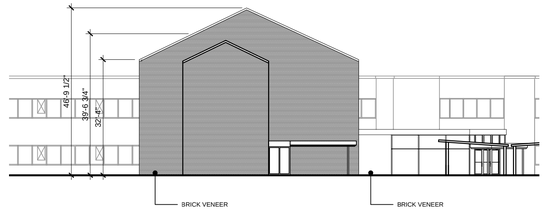
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REF:	Scale: 1" = 20'-0"



Partial North Elevation	05
REF:	Scale: 1/8" = 1'-0"



Partial South Elevation	04
REF:	Scale: 1" = 20'-0"



Partial North Elevation	01
REF:	Scale: 1" = 20'-0"

Consultant:

12.16.2019

Printed:

36th & Michael

Renovation

3566 Michael

Wyoming, Michigan

Project Title:

LOTT3METZ ARCHITECTURE, LLC
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GRAND RAPIDS, MICHIGAN 49503

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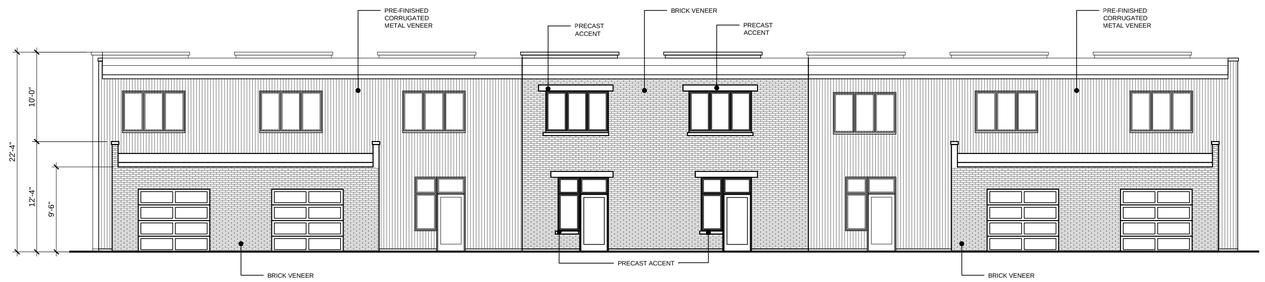
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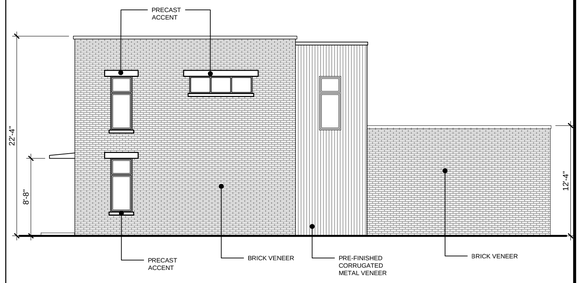
321|19|01

A202

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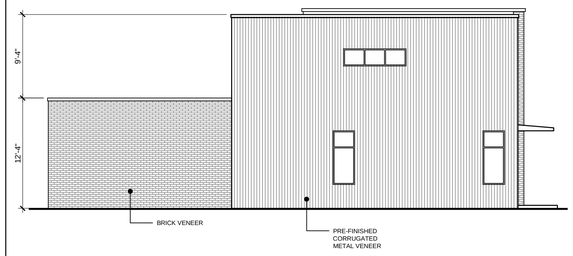
Partial South Elevation | 04
REF: Partial East Elevation | Scale: 1/8" = 1'-0"



Partial South Elevation | 02
REF: | Scale: 1/8" = 1'-0"



Partial West Elevation | 03
REF: | Scale: 1/8" = 1'-0"



Partial North Elevation | 01
REF: | Scale: 1/8" = 1'-0"

Consultant:

12.16.2019
Printed:

36th & Michael
Renovation
3566 Michael
Wyoming, Michigan

Project Title:

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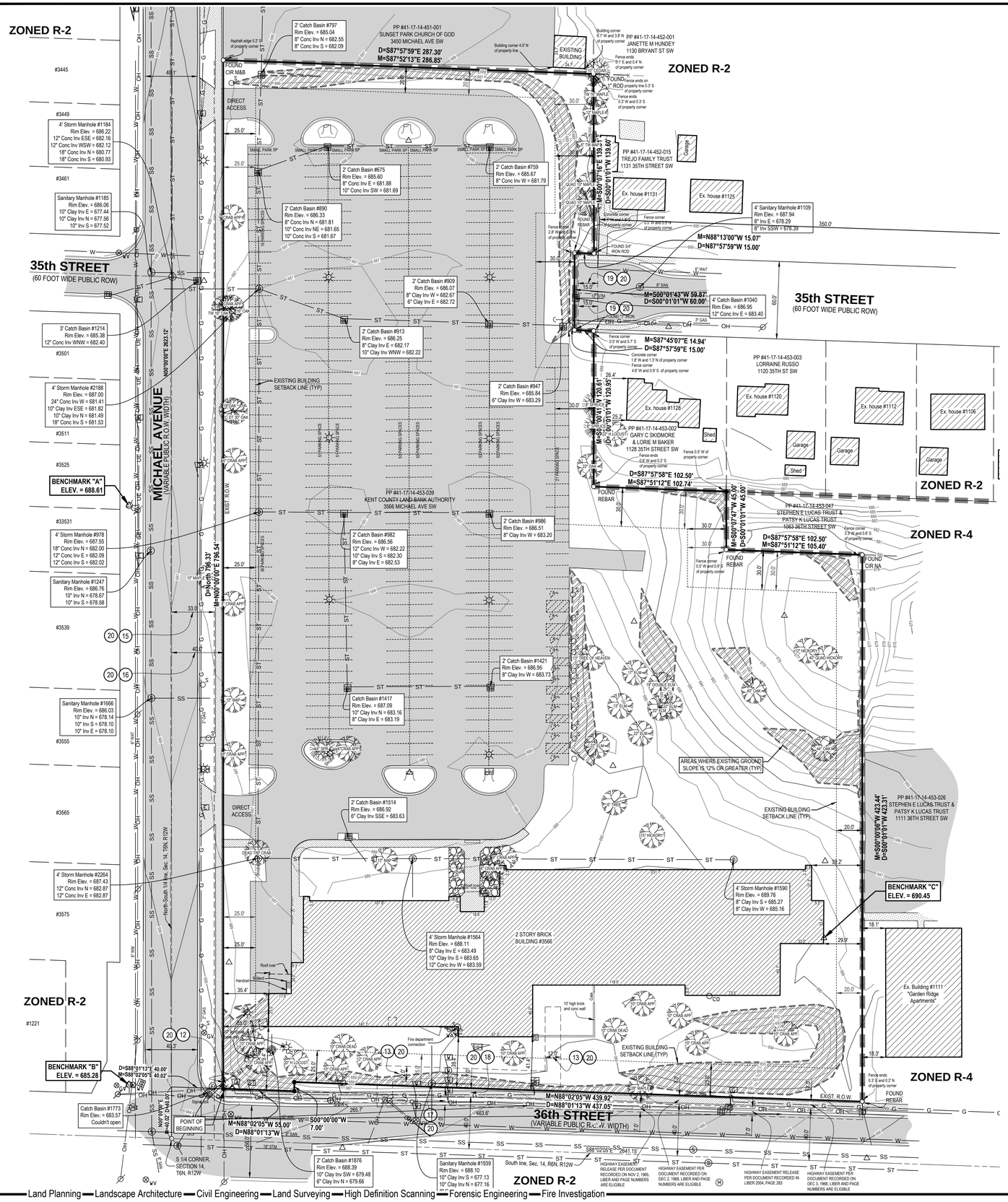
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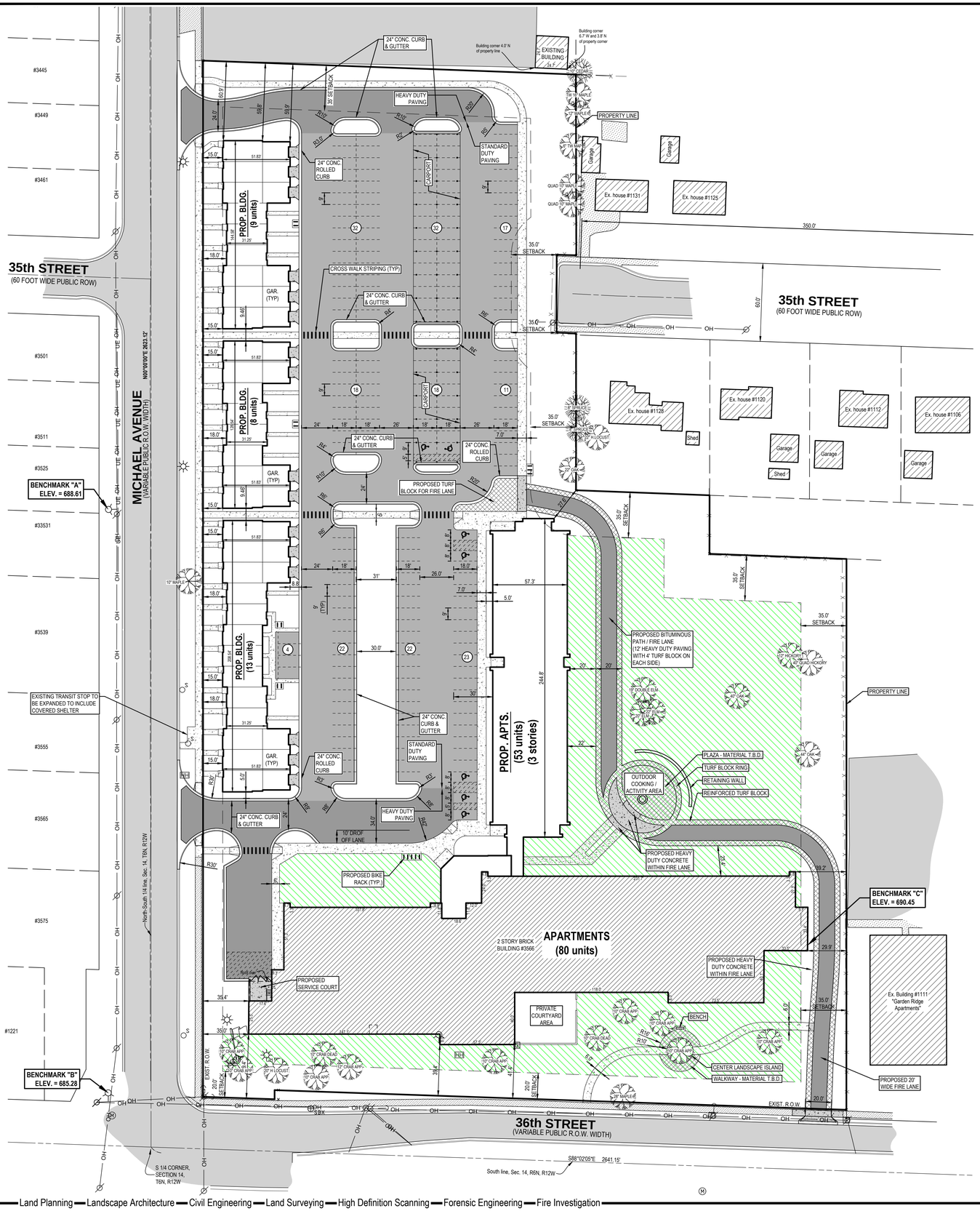
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0000
Lott3Metz Project Number:
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A203

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ZONED R-2
35th STREET
(60 FOOT WIDE PUBLIC ROW)
MICHAEL AVENUE
(VARIABLE PUBLIC R.O.W. WIDTH)
36th STREET
(VARIABLE PUBLIC R.O.W. WIDTH)
ZONED R-4
ZONED R-2
PP #41-17-14-451-001
SUNSET PARK CHURCH OF GOD
3450 MICHAEL AVE SW
D=S87°57'59"E 287.30'
M=S87°52'13"E 286.85'
PP #41-17-14-452-001
JANETTE M HUNDEY
1130 BRYANT ST SW
PP #41-17-14-452-015
TREJO FAMILY TRUST
1131 35TH STREET SW
PP #41-17-14-453-003
LORRAINE RUSSO
1120 35TH ST SW
PP #41-17-14-453-002
GARY C SKIDMORE
& LORI M BAKER
1128 35TH STREET SW
PP #41-17-14-453-047
STEPHEN E LUCAS TRUST &
PATSY K LUCAS TRUST
1063 36TH STREET SW
PP #41-17-14-453-039
KENT COUNTY LAND BANK AUTHORITY
3566 MICHAEL AVE SW
PP #41-17-14-453-026
STEPHEN E LUCAS TRUST &
PATSY K LUCAS TRUST
1111 36TH STREET SW
2' Catch Basin #797
Rim Elev. = 685.04
8" Conc Inv N = 682.55
8" Conc Inv S = 682.09
2' Catch Basin #675
Rim Elev. = 685.60
8" Conc Inv E = 681.88
10" Conc Inv SW = 681.69
2' Catch Basin #759
Rim Elev. = 685.67
8" Conc Inv W = 681.79
2' Catch Basin #890
Rim Elev. = 686.33
8" Conc Inv N = 681.81
10" Conc Inv NE = 681.65
10" Conc Inv S = 681.67
2' Catch Basin #909
Rim Elev. = 686.07
8" Clay Inv W = 682.67
6" Clay Inv E = 682.72
2' Catch Basin #913
Rim Elev. = 686.25
8" Clay Inv E = 682.17
10" Clay Inv WNW = 682.22
2' Catch Basin #947
Rim Elev. = 685.84
6" Clay Inv W = 683.29
2' Catch Basin #986
Rim Elev. = 686.51
8" Clay Inv W = 683.20
2' Catch Basin #982
Rim Elev. = 686.56
12" Conc Inv W = 682.22
10" Clay Inv S = 682.30
8" Clay Inv E = 682.53
2' Catch Basin #1421
Rim Elev. = 686.95
8" Clay Inv W = 683.73
Catch Basin #1417
Rim Elev. = 687.09
10" Clay Inv N = 683.16
8" Clay Inv E = 683.19
2' Catch Basin #1514
Rim Elev. = 686.92
6" Clay Inv SSE = 683.63
4' Catch Basin #1040
Rim Elev. = 686.95
12" Conc Inv E = 683.40
4' Storm Manhole #1109
Rim Elev. = 687.94
8" Inv E = 678.29
8" Inv SSW = 678.39
4' Storm Manhole #1590
Rim Elev. = 689.76
8" Clay Inv S = 685.27
8" Clay Inv W = 685.16
4' Storm Manhole #1564
Rim Elev. = 688.11
8" Clay Inv E = 683.49
10" Clay Inv S = 683.65
12" Conc Inv W = 683.59
Sanitary Manhole #1939
Rim Elev. = 688.10
10" Clay Inv S = 677.13
10" Clay Inv N = 677.16
2' Catch Basin #1876
Rim Elev. = 688.39
10" Clay Inv SW = 679.48
8" Clay Inv N = 679.66
Catch Basin #1773
Rim Elev. = 683.57
Couldn't open
3' Catch Basin #1214
Rim Elev. = 685.38
12" Conc Inv WNW = 682.40
4' Storm Manhole #2188
Rim Elev. = 687.00
24" Conc Inv W = 681.41
10" Clay Inv ESE = 681.82
10" Clay Inv N = 681.49
18" Conc Inv S = 681.53
4' Storm Manhole #978
Rim Elev. = 687.55
18" Conc Inv N = 682.00
12" Conc Inv E = 682.09
12" Conc Inv S = 682.02
Sanitary Manhole #1247
Rim Elev. = 686.76
10" Inv N = 678.67
10" Inv S = 678.58
Sanitary Manhole #1666
Rim Elev. = 686.03
10" Inv N = 678.14
10" Inv S = 678.10
10" Inv E = 678.10
4' Storm Manhole #2264
Rim Elev. = 687.43
12" Conc Inv N = 682.87
12" Conc Inv E = 682.87
BENCHMARK "A"
ELEV. = 688.61
BENCHMARK "B"
ELEV. = 685.28
BENCHMARK "C"
ELEV. = 690.45
POINT OF BEGINNING
S 1/4 CORNER, SECTION 14, T6N, R12W
North-South 1/4 line, Sec. 14, T6N, R12W
South line, Sec. 14, R6N, R12W
EXISTING BUILDING SETBACK LINE (TYP)
AREAS WHERE EXISTING GROUND SLOPE IS 12% OR GREATER (TYP)
2 STORY BRICK BUILDING #3566
Ex. Building #1111 "Garden Ridge Apartments"
Ex. house #1131
Ex. house #1125
Ex. house #1128
Ex. house #1120
Ex. house #1112
Ex. house #1106
M=S00°01'43"W 59.87'
D=S00°01'01"W 60.00'
M=S87°45'07"E 14.94'
D=S87°57'59"E 15.00'
M=S00°01'43"W 126.61'
D=S00°01'01"W 126.60'
M=S00°07'47"W 45.00'
D=S00°01'01"W 45.00'
D=S87°57'58"E 102.50'
M=S87°51'12"E 102.74'
D=S87°57'58"E 102.50'
M=S87°51'12"E 105.40'
M=N88°13'00"W 15.07'
D=N87°57'59"W 15.00'
M=S00°07'47"E 139.60'
D=S00°01'01"W 139.60'
M=S00°00'08"W 423.44'
D=S00°01'01"W 423.33'
M=N88°02'05"W 439.92'
D=N88°01'13"W 437.05'
M=N88°02'05"W 55.00'
D=N88°01'13"W 7.00'
S00°00'00"W 2641.15'
M=S88°01'13"E 40.00'
M=S88°02'05"E 40.02'
N00°00'00"E 796.33'
M=N00°00'00"E 796.54'
D=North 796.33'
M=N00°00'00"E 796.54'
S00°00'00"W 7.00'
Fence ends 1.1' E and 0.4' N of property corner
Fence ends 0.3' W and 0.3' S of property corner
Fence ends 0.3' E and 0.2' N of property corner
Fence ends 0.3' E and 0.2' S of property corner
Fence corner 0.5' W and 0.5' S of property corner
Fence corner 0.5' W and 0.5' N of property corner
Fence corner 2.8' W and 0.8' N of property corner
Concrete corner 1.8' W and 1.2' N of property corner
Fence corner 4.6' W and 0.9' S of property corner
Fence corner 0.5' W of property corner
Fence corner 3.7' W and 0.6' S of property corner
Building corner 6.7' W and 3.8' N of property corner
Building corner 4.0' N of property line
Asphalt edge 0.2' S of property corner
Roof overhang
Handrail
Fire department connection
10' high brick and conc wall
Gazebo
Shed
Garage
Dumpster
Spruce
Ash
Maple
Oak
Hickory
Tree of Heaven
Locust
Crab Apple
Juniper
Hackberry
Basswood
Cherry
Pine
Willow
Elm
Double 8" Oak
Double 8" Maple
Double 8" Elm
Double 8" Cherry
Double 8" Crab Apple
Double 8" Hackberry
Double 8" Basswood
Double 8" Willow
Double 8" Pine
Double 8" Spruce
Double 8" Ash
Double 8" Locust
Double 8" Tree of Heaven
Double 8" Juniper
Double 8" Hickory
Double 8" Quad Hickory
Double 8" Quad Oak
Double 8" Quad Maple
Double 8" Quad Elm
Double 8" Quad Cherry
Double 8" Quad Crab Apple
Double 8" Quad Basswood
Double 8" Quad Willow
Double 8" Quad Pine
Double 8" Quad Spruce
Double 8" Quad Ash
Double 8" Quad Locust
Double 8" Quad Tree of Heaven
Double 8" Quad Juniper
Double 8" Quad Hackberry



0' 20' 40' 80'

SCALE: 1" = 40'

DENSITY:

APARTMENTS	80	(EXISTING 2 STORY BLDG.)
	53	(PROPOSED 3 STORY BLDG.)
	133	TOTAL APARTMENTS
TOWNHOMES	30	(PROPOSED UNITS)
	163	TOTAL UNITS

PARKING SUMMARY:

REQUIRED:	212	(1.3 SPACES / UNIT)
PROVIDED:	50	COVERED SPACES
	16	ATTACHED GARAGES
	149	UNCOVERED SPACES
TOTAL	215	(1.36 SPACES / UNIT
		(INCLUDES 7 BARRIER FREE SPACES)

OPEN SPACE

OVERALL SITE:	7.31 ACRES
REQUIRED:	1.46 ACRES (20%)
PROVIDED:	1.52 ACRES (20.7%)
	(EXCLUDES YARD SETBACKS)

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED TURF BLOCK

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
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HOLLAND
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ST. LOUIS

PREPARED FOR:
Union Suite LLC
Attn: Nicholas Lovelace
email: lovelace.nicolas@gmail.com
Phone: (402) 540-4783
335 Bridge St. NW
Suite 2803
Grand Rapids, MI 49504

REVISIONS:

Title: Schematic Design		
Drawn: Brad M.	Checked: Jack B.	Date: 07.16.19
Title: Updated Schematic Design		
Drawn: DWD	Checked: Jack B.	Date: 07.25.19
Title: Revised Schematic Design		
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Drawn: DWD	Checked: John C.	Date: 11.13.19
Title: Update Setbacks & Open Space		
Drawn: DWD	Checked: John C.	Date: 12.17.19

3566 Michael Avenue SW

Preliminary Site Layout Plan

3566 Michael Avenue SW
PART OF THE SOUTHEAST 1/4 OF SECTION 14, T6N, R12W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

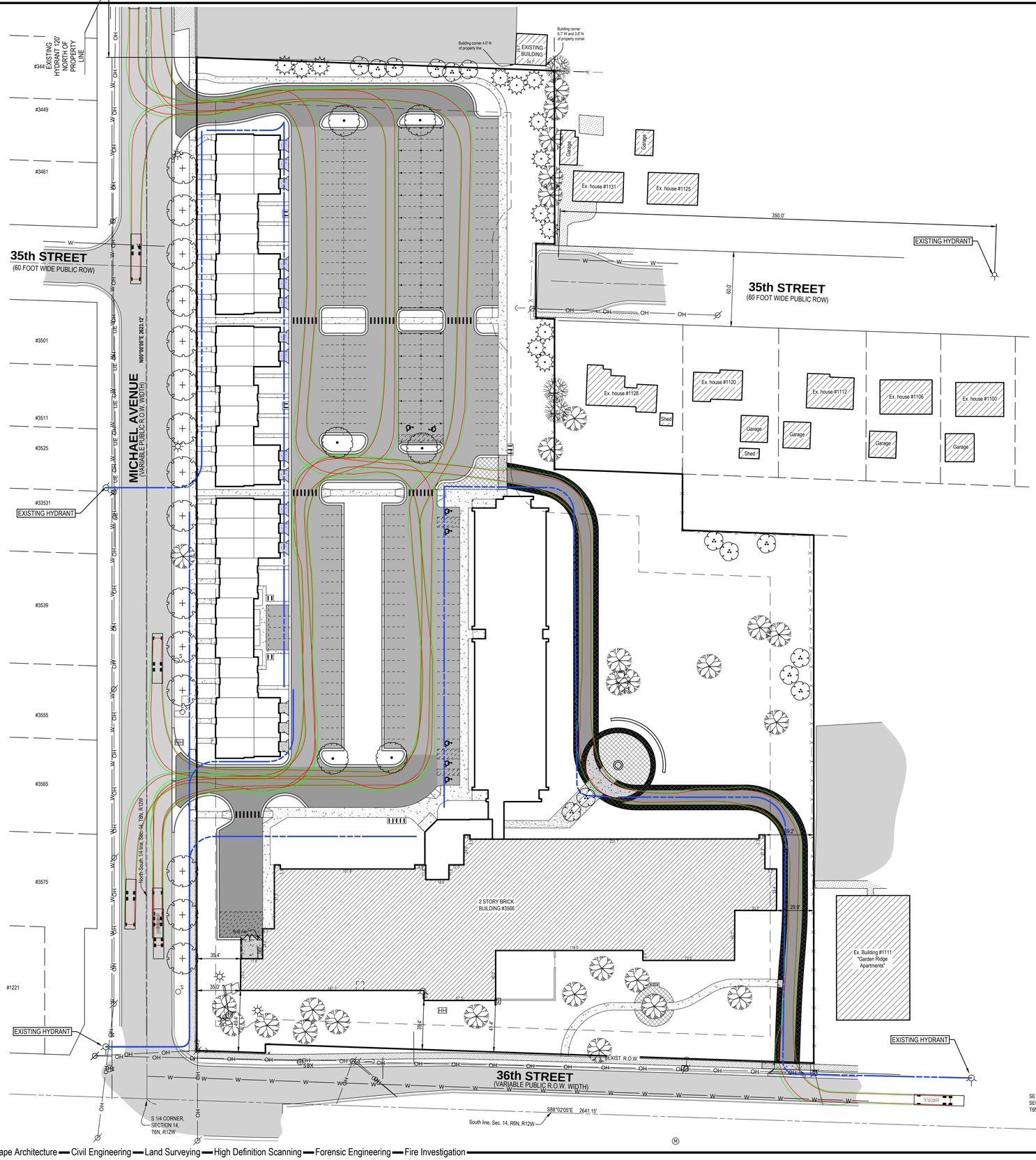
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JOHN WILLIAM CASSERLY
ENGINEER
No. 63767
LICENSED PROFESSIONAL ENGINEER

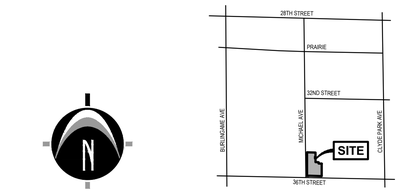
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SHEET NO:
C-205

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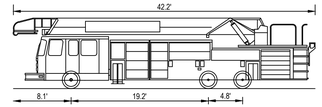




0' 20' 40' 80'

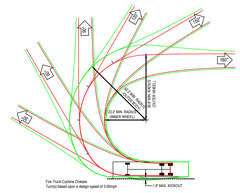
SCALE: 1" = 40'

LOCATION MAP
NOT TO SCALE



Fire Truck-Cyclone Chassis

Overall Length	42.166ft
Overall Width	8.333ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.687ft
Track Width	7.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	36.900ft



SCALE: 1" = 40'

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3566 Michael Avenue SW

Fire Truck Access

3566 Michael Avenue SW
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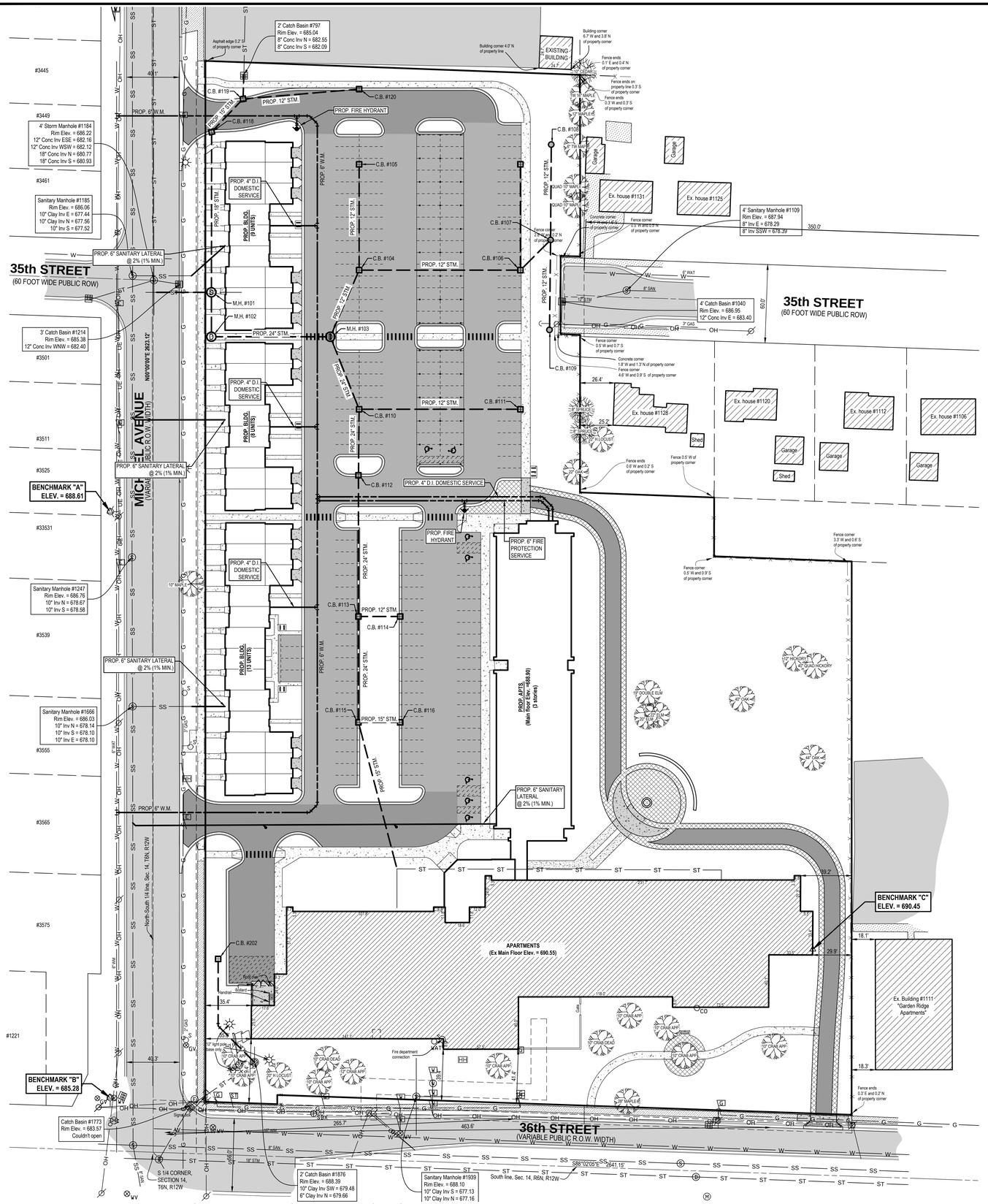
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SHEET NO:
C-210

19400478-CP1.dwg JC 12/16/2019 16:15

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0' 20' 40' 80'

SCALE: 1" = 40'

LEGEND

- Catch Basin - Round
- Catch Basin - Square
- Flag
- Guy Anchor
- Hand Hole
- Handicap Parking
- Iron - Set
- Iron - Found
- Light Pole
- Stump
- Manhole
- Post
- Phone Riser
- Sign
- Stop Sign
- Utility Pole
- Water Manhole
- Water Valve
- Underground Electric
- Fiber Optic
- Gas
- Overhead Utility
- Sanitary
- Storm
- Watermain
- Fence
- Building
- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN

Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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Preliminary Utility Plan

3566 Michael Avenue SW
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CITY OF WYOMING, KENT COUNTY, MICHIGAN

STAMP:

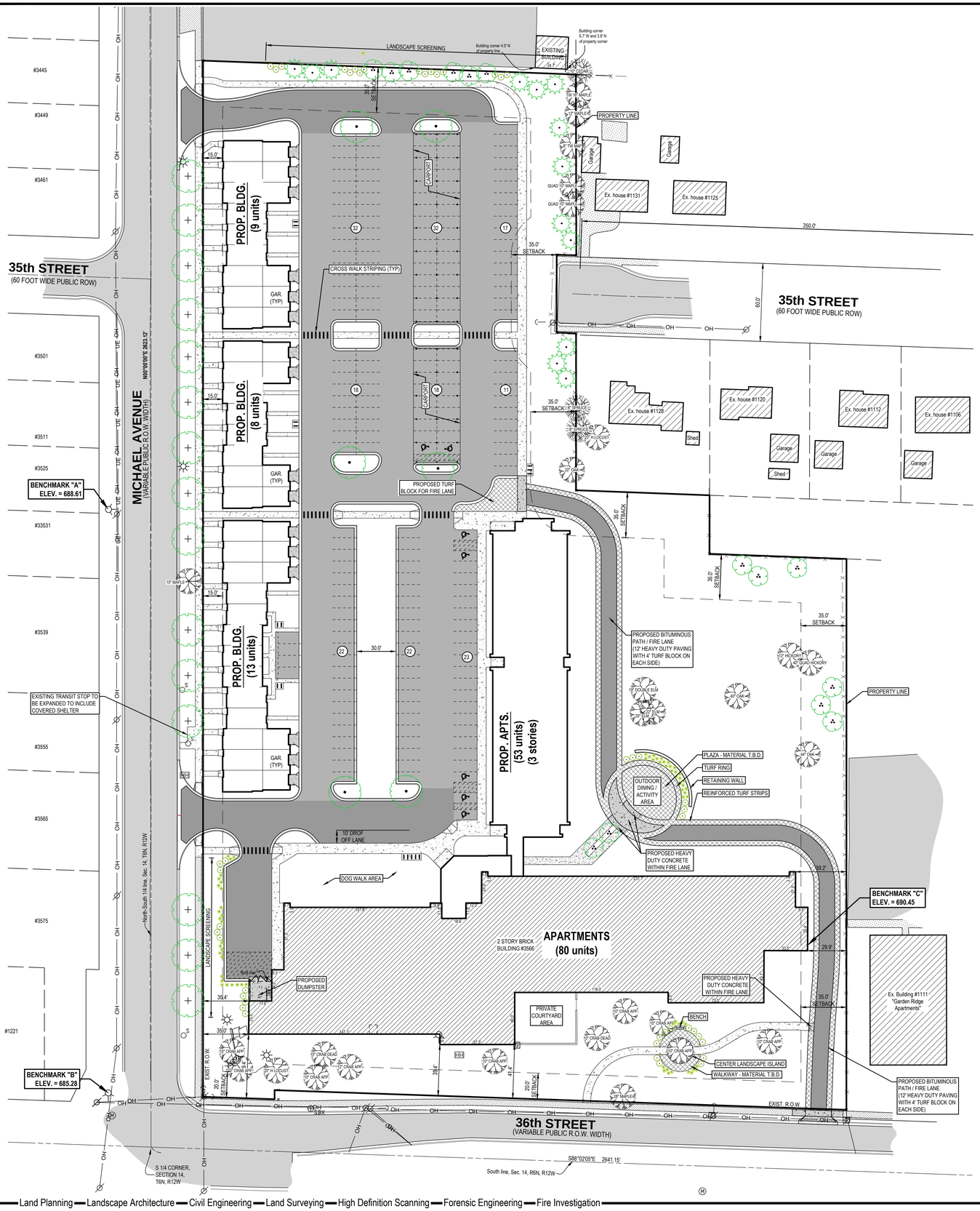
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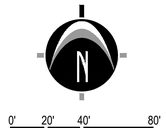
PROJECT NO:
19400478

SHEET NO:
C-400

12/16/2019 16:16
JC
19400478.CPI (Reg

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PLANT LEGEND

TREES	TREE TYPE
	Ornamental Tree
	Evergreen Tree
	Large Canopy Tree 1
	Large Canopy Tree 2

UNDERSTORY	PLANT TYPE
	Ornamental Grass
	Shrub

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED TURF BLOCK

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
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INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Union Suite LLC
Attn: Nicholas Lovelace
email: lovelace.nicolas@gmail.com
Phone: (402) 540-4783
335 Bridge St. NW
Suite 2803
Grand Rapids, MI 49504

REVISIONS:

Title: Schematic Design
Drawn: Brad M. Checked: Jack B. Date: 07.16.19
Title: Updated Schematic Design
Drawn: DWD Checked: Jack B. Date: 07.25.19
Title: Revised Schematic Design
Drawn: DWD Checked: Jack B. Date: 07.26.19
Title: Preliminary PUD Submittal
Drawn: DWD Checked: John C. Date: 11.13.19
Title: Update Setbacks & Open Space
Drawn: DWD Checked: John C. Date: 12.17.19

3566 Michael Avenue SW

Preliminary Landscape Plan

3566 Michael Avenue SW
PART OF THE SOUTHEAST 1/4 OF SECTION 14, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JOHN WILLIAM CASSERLY
ENGINEER
No. 63767
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
19400478

SHEET NO:
L-200

19400478-CP1.dwg JC 12/19/2019 15:15

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Arnoys asked staff what options the developer had if the Commission failed to recommend approval. He understood the property's current R-1 was not practical.

Rynbrandt said the City Council would still consider the request and the Commission's recommendation. The City Council would then make a motion to approve, deny, or refer the case back to Planning Commission. If the City Council accepted the commission's recommendation and denied the request, the developer could not come back with a proposal for six months. She added it would be helpful for City Council for the Council members to know the reasons the Commissioners recommended the rezoning request be denied.

Hegyi was not comfortable with the rezoning and how future development might affect the environment. He was not convinced the proposed development could be achieved on the property.

Bueche pointed out the lot was landlocked currently and this would make it challenging to develop the lot as a single-family house.

Weller suggested maybe a transition area or duplexes would be better. The proposed developments needed to "fit in."

Arnoys struggled with the request. If the rezoning is not approved, how else could the property be utilized. If it is rezoned, what would happen if the site was not approved? What options were there?

Hofert said the developer would be prevented for six months from returning to the Planning Commission with the following exceptions.

1. Circumstances have changed and there is a hardship.
2. The circumstances have changed, and the changes would affect the decision.
3. The rezoning request has been referred back to the Planning Commission from the City Council.

Arnoys thought it might be better to defer the request.

Chair DeLange asked if he was making a substitute motion.

There was no change to the motion.

A vote on the motion carried: 7 Yes 1 No (Chair DeLange)

(Editor's note: The commission took a ten-minute break starting at 7:45 PM.)

AGENDA ITEM NO. 2

Request for Rezone from B-1 to PUD-4. The property is located at 3566 Michael Avenue SW (Section 14) (Union Suites, LLC).

Hofert described the site as being one parcel that is approximately 7.3 acres and currently zoned as B-1 Local Business. Zoning surrounding the parcel is R-2 Residential to the North, East, and West with R-1 Residential and RO-1 Restricted Office to the South.

Hofert presented details on the property. The site has an existing vacant commercial building on site. The project is proposed to be a 163-unit dedicated affordable senior housing complex consisting of apartment and townhome style housing. The project included the redevelopment of the existing former AT&T building into an 80-unit apartment and includes a three-story addition that will provide an additional 53 units. There will be a mix of both 1- and 2-bedroom units. The project also includes 30 townhomes. Hofert stated that the buildings have varied roof lines, high quality finishes including a mostly brick exterior, and approximately 73% brick coverage for the whole site. The project includes 1.52 acres of open space that includes a walking trail, covered patio, and gathering areas. The proposed project is referred to as "Union Suites at Michael".

Hofert explained that when a PUD-4 rezone is requested, the following qualifying conditions shall be considered:

Qualifying Conditions

(a) Location- The proposed site meets the location requirements.

(b) PUD Purpose- The project includes a commitment to provide 21% (1.52 acres) of total greenspace as defined in the PUD-4. The design of the site provides amenities within walking distance of all units. The project provides two housing types (apartments and townhomes) that contribute to the missing middle. The project is a LIHTEC funded project that will provide age restricted 55+ affordable housing. The project achieves more than three of the required purposes listed in *Section 90-416C.*

(c) Size- The project site is 7.3 acres and meets the minimum size requirement.

(d) Residential Density- The proposed density is 22.3 dwelling units/acre. Per *Table 90-420C(2) Permitted Maximum Density by PUD Size*, the maximum permitted density without a density bonus for PUD's ranging from 5.1 – 35 acres is 18 dwelling units /acre. The proposed PUD will require a density bonus and meets the requirements outlined in *Section 90-419C(D) Density Bonus.* Specifically, the project will provide a development of quality appearance and construction, include Enterprise Green energy efficiency, transit improvements (including bike racks and a new covered Rapid Bus Stop), and enhanced green space.

(e) Housing Variety- Wyoming is a predominantly single-family detached home community with limited opportunities for residents desiring to live in developments other than detached single family homes. The proposed project will add 163 apartments and townhomes, helping to further diversify Wyoming's housing options. Additionally, these units are reserved solely for the 55+ older community and will be rent restricted based off Kent County income and rent limits published annually by MSHDA. Hofert informed the Commission that the area medium income (AMI) is just over $50,000 and that the project will provide 86 units for individuals at or below 60% AMI and 77 units for those making at or 90% AMI or less.

(f) Utilities- The PUD will be served by public water and sanitary sewer facilities. The development works within the existing system.

(g) Ownership and Control- This condition has been met. The owners of the parcel are Union Suites LLC and the Kent County Land Bank Authority.

(h) Recognizable Public Benefit- At least two public benefits must be achieved. The following benefits will be accrued to the community as a result of the proposed PUD:

(i) A complementary mix of land uses or housing types within the PUD – The project includes apartments and townhomes. These types both contribute to the needed "misisng middle" housing.

(ii) Preservation of common open space beyond the minimum requirement – The project includes 1.52 acres of dedicated open space. The project exceeds the minimum 20% requirement.

(iii) Connectivity of residential uses with adjacent dedicated public transit options- The proposed project site is located on The Rapid's route 16, Wyoming/Metro Health. This route connects this site to two major employment centers in the Grand Rapids Metro Area (Downtown Grand Rapids and the University of Michigan Metro Health campus). The project includes the creation of a permanent covered bus station in cooperation with The Rapid.

(iv) Removal or renovation of deteriorating and/or obsolete buildings, sites – The project includes the renovation of the obsolete former AT&T building. The building currently sits vacant and provides no taxable income to the City of Wyoming.

Hofert provided the following additional staff comments:

(A) Parking – The PUD-4 requires a minimum of 1.3 parking spaces per residential unit and a maximum of 1.5 parking spaces per residential unit. The proposed project provides 215 spaces or 1.36 parking spaces per residential unit and meets this condition. The project provides a variety of parking options including attached garages, covered parking (unattached), and uncovered parking.

(B) Traffic Impact Analysis- The report has been submitted to and accepted by the Engineering Department.

(C) Building Materials- The developer has provided building elevations with varied roof and wall lines and a commitment to more durable and aesthetically pleasing building materials and finishes including a commitment to include a minimum 73% brick building coverage across the site.

(D) Housing Needs Identified – There is a continued need for diversity of housing stock across all price points and locations. Current and draft Analysis to Impediments (AI) and Housing Needs Assessment (HNA) identifies need for affordable senior housing.

(E) Modifications to minimum requirements – Hofert stated the developer requested the following modifications which can be recommended by Planning Commission and granted by City Council:

a. Request to reduce the front yard setback along Michael Ave. from 35' to 15'. Hofert explained that parcels adjacent to Michael Avenue have setbacks varying from 14 feet to 20 feet from the sidewalk to the home's front door.
b. Request to reduce the rear yard setback from 35' to 27.6' (existing nonconforming, and proposed building)
c. Request to reduce the spacing between buildings to 9'

Hofert stated the Development Review Team recommended the Planning Commission grant the PUD-4 rezoning request and recommend the same to the City Council subject to the following condition:

1. The conceptual plan, building elevations, and project narrative shall be accepted as part of approved PUD-4.

Chair DeLange opened the public hearing at 8:05 pm.

Dave Bouwkamp, 3550 Raven, supported the request. At first, he was opposed but after doing research, he is in favor of the new zoning. He believed there was a need for the development, and his research indicated property values remained the same or increased when projects like this are introduced to an area. Research on crime rate indicated it would remain the same or there would be no increase. It would be a good location for senior living. The only concern he had regarded subsidized rent, but Hofert had addressed that in her presentation.

Gary Skidmore, 1128 35th St., also supported the request. The property has been neglected. He had been impressed when he spoke with the developers.

Lorie Baker, 1128 35th St., was concerned what the development would do to property values. She was also concerned about having another large complex in the area as certain deviant residents could be concentrated in one area, however she wanted to see the building re-utilized and hoped the development would help. She thought redevelopment would decrease the deviant behavior they have witnessed in the abandoned parking lot.

Pam DeGraaf, 3555 Michael Ave., opposed the rezoning. She did not like the fact the proposed buildings would be close to the road. She objected to having people being able to look in her front window. She also objected to losing the ability to use the existing parking lot to move around the cars in her driveway. She was also concerned the developers would not be held to the age restriction on the tenants. She felt there were enough apartment complexes in the area and another one is not necessary.

Chair DeLange closed the Public Hearing at 8:15 pm and invited the developers to the podium to speak.

Nick Loveland and Tom Ralston, 335 Bridge, were co-developers of the project. They clarified the 55+ tenant age limit was tied to their financing of the property and that requirement could not be changed for 40 plus years.

They have done a market analysis and confirmed there is a demand.

A motion was made by Arnoys, supported by Bueche to recommend to City Council approval of the request for a rezone from B-1 to PUD-4. Discussion followed.

Hegyi asked staff to clarify the difference between an apartment building and a townhome.

Hofert explained that an apartment building would be a single building configured to have multiple living units. Units may share a common hallway or entryway. They may be stacked on top each other. The building could be multi-storied. A townhome is a single unit, either single or multi-storied with singular access (not shared) that is attached to another unit by an exterior wall only.

Weller asked if the site plan was part of the rezoning request.

Hofert answered the project was a two-step process. The first step is the rezoning. The preliminary site plan is to give the commission an idea of the concept. If the rezoning is approved, the developer will need to come back with more details based on the preliminary drawing for site plan approval. Additionally, some of the architectural details, like the brick façade, will be tied to the approvals.

Weller suggested moving the buildings on the west side back further, even though he was aware that the City had been encouraging street front buildings. He asked if this was a new standard.

Hofert replied the intent is to bring more eyes on the street, create activity, and "hide" the parking lots behind the buildings. She listed several projects in the metropolitan area that are have been designed this way, including Wyoming's Form Based Code areas.

Goodheart asked about the request for reduced front and rear yard setbacks. If the PUD-4 zoning is approved, would the changes still require zoning variances, or would they be "tied" to the PUD conditions. He added if the 9' minimum setback between building would be an issue for the building code.

Chair DeLange said the 9' reduced setback between buildings may require additional firewalls, and that any considerations of that nature would be addressed in the permit/building process.

Hofert added that if council approved the rezoning, the proposed changes would be made a condition of the approval. She reminded the Commission that the proposed submittal had been reviewed by the City's Development Review Team. The Development Review Team consists of a staff member from The City's Manager Office, the Director of Community Services, Planning, Building Inspections, Engineering/Traffic, Police, and Fire.

A vote on the motion to recommend approval carried unanimously.

AGENDA ITEM NO. 3

Request for Rezone from B-2 and RO-1 to PUD-4 at 4022, 4075, and 4111 64th Street SW (Section 6) (Wilson Land Company, LLC).

Hofert explained that the property includes multiple parcels across a total of 62.93 acres. The addresses include 4022, 4075, and 4111 64th Street SW. The site is zoned RO-1 and B-2, with the zoning to the North being comprised of PUD-1 residential. The properties south, east, and west of the site are located in Byron Township, with the zoning to the south and east being R-R Rural Residential, and the zoning to the west being R-S PUD Suburban Residential.

Hofert described the project titled "Wilson Crossings" as a new urbanist neighborhood development that would include high walkability and connectivity, plentiful public open spaces, and a mix of uses including residential and commercial uses designated by "zones". The residential proportion of the project is proposed to include a variety of housing types, including lower density zones (e.g. duplexes and townhomes); medium density zones (e.g. 3-4 story apartment buildings); and an independent, age-restricted living zone. The commercial portion or zone of the development will include office, service, and retail uses. The project will be developed as a site condominium. The proposed PUD also includes Street Standards and Sign Standards.

Hofert explained that when a PUD-4 rezone is requested, the following qualifying conditions shall be considered:

Qualifying Conditions

(a) Location- The proposed site meets the location requirements.

(b) PUD Purpose- The project achieves more than three of the required purposes listed in *Section 90-416C*. Hofert highlighted how the project will create a mixed-use neighborhood that could not be created under a traditional singular zoning district. Additionally, Wilson Crossings will protect vast natural assets, provide varied missing middle housing, utilize land in an efficient manner, and provide housing, employment, and shopping needs well suited to the needs of Wyoming's residents.

(c) Size- The project site is 62.93 acres and meets the minimum size requirement.

(d) Residential Density- The proposed density is 9.8 dwelling units/acre on 54.80 acres (including wetland). Per *Table 90-420C(2) Permitted Maximum Density by PUD Size*, the maximum permitted density without a density bonus for PUD's ranging from 35.1 – 100 acres is 15 dwelling units /acre. The proposed Wilson Crossings PUD meets the cumulative density cap. However, when calculating the overall density exclusive of the Wetland / Detention Area, the project has a density of 16.1 dwelling units/acre.

2.17.2020
City Atty

ORDINANCE NO. 9-20

ORDINANCE TO AMEND CHAPTER 2, ARTICLE IV, DIVISION 5 OF THE CODE OF ORDINANCES TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR THE PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP HOUSING PROJECT

THE CITY OF WYOMING ORDAINS:

Section 1. Amendment. That Chapter 2, Article IV, Division 5 of Code of Ordinances, City of Wyoming, Michigan to read as follows:

DIVISION 5
TAX EXEMPTION AND SERVICE CHARGE FOR PINE OAK 2020 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP HOUSING PROJECT

Sec. 2-295. **Purpose**.

(a) Pursuant to section 15a of the Act, MCL 125.1415a, the city may encourage the development of low- and moderate-income housing by providing a service charge in lieu of property taxes. The city is authorized by that statute to establish or change the service charge to be paid in lieu of taxes by classes of housing exempt from property taxation under that statute at an amount the city chooses, not to exceed the taxes that would be paid.

(b) The city finds that (i) housing Low Income Persons and Families is a public necessity, (ii) the city will be benefited and improved by such housing, (iii) the encouragement of the development of such housing by providing a property tax exemption for such housing is a valid public purpose, (iv) the provisions of this ordinance for tax exemption and the service charge in lieu of taxes during the period provided by this Division are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption, and (v) development of such housing will further related public purposes such as development of the Project to enhance the downtown area of the city.

(c) The Sponsor has offered, subject to receipt of an allocation under the LIHTC Program by the Authority and a Mortgage Loan, to acquire and construct, own and operate the Project to serve Low Income Persons and Families and the Sponsor has offered to pay the city on account of the Project an annual service charge for public services in lieu of all *ad valorem* property taxes.

Sec. 2-296. **Definitions**.

(a) *Act* means the State Housing Development Authority Act of 1966, 1966 PA 346, 125.1401 *et seq*.

(b) *Authority* means the Michigan State Housing Development Authority.

(c) *Annual Shelter Rent* means the total collections during an agreed annual period from or paid on behalf of all occupants of the Project for rent or occupancy charges, exclusive of Utilities charges.

(d) *LIHTC Program* means the Low Income Housing Tax Credit program administered by the Authority under section 42 of the United States Internal Revenue Code of 1986, 26 USC §42.

(e) *Low Income Persons and Families* means persons and families eligible to move into a housing project.

(f) *Mortgage Loan* means a loan that is federally-aided (as defined in section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the acquisition, construction, and/or permanent financing of the Project on the Project Property and secured by a mortgage on the Project.

(g) *Project* means the housing project for Low Income Persons and Families and related amenities and development located on the Project Property acquired, constructed, owned and operated by the Sponsor, subject to income and rent restrictions under the LIHTC Program and a Mortgage Loan, including the 127-unit, 6-story building originally built about 1973, 126 units of which are 528 square feet and one is a 1-bedroom unit serving as the manager's residence, with a community room for use of residents, 124 units of which will be rented at 60% area median income (6 of which will be High Home), 2 units will be rented at 50% area median income, and one manager unit, with renovation of the units and facilities to bring them in compliance with the project capital needs assessment.

(h) *Project Property* means the following described of real property and all buildings and other improvements located on it located at 850- 36th St SW in the city:

That part of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence South 88 degrees 17 minutes East 360.35 feet along the North line of said section to the West line of the East 300.0 feet of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence South 00 degrees 00 minutes East 664.12 feet along said West line to South line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 15 minutes West 360.41 feet along said South line to the West line of said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence North 0 degrees 00 minutes West 663.93 feet along said West line to place of beginning.

(i) *Sponsor* means Pine Oak 2020 Limited Dividend Housing Association Limited Partnership and any entity that assumes a Mortgage Loan for the Project on the Property.

(j) *Utilities* means charges for gas, electric, water, sanitary sewer and other utilities furnished to the Project or its occupants and paid by the Sponsor.

Sec. 2-297. **Property Tax Exemption**.

(a) Pursuant to section 15a of the Act, from the time construction of the Project begins the Project and the land on which it is located shall be exempt from *ad valorem* property taxes.

(b) This exemption shall remain in effect during the period any portion of the Mortgage Loan remains outstanding and that the Project remains subject to income and rent restrictions, but not longer than 50 years**.**

Sec. 2-298. **Annual Service Charge**.

(a) To the extent permitted by law, there shall be paid to the city an annual service charge in lieu of *ad valorem* property taxes equal to 5.0% of the Annual Shelter Rent collected for the Project during each operating year.

(b) The annual service charge in lieu of taxes for each operating year of the Project shall be payable in the same manner as general property taxes are payable to the city and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be payable not later than each August 31 immediately following the conclusion of that operating year. Delinquent payments will be subject to the same interest and penalties, and shall be collectible in the same manner as provided for under the City Charter, this Code of Ordinances and the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*).

(c) To the extent permitted by law, the amounts paid pursuant to this section shall be in addition to the amounts paid pursuant to any municipal services agreement between the Sponsor and the city.

Sec. 2-299. **Contractual Effect of Ordinance**.

(a) To the extent not otherwise prohibited by the constitution and laws of the state of Michigan, regardless of any part of subsection 15a(5) of the Act, MCL 125.1415a(5), to the contrary, a contract between the city and the Sponsor with the Authority as a third party beneficiary of the contract to provide the tax exemption and accept payments in lieu of taxes as provided in preceding sections of this division is create and effectuated by the adoption of this division of the Code of Ordinances, City of Wyoming, Michigan.

(b) The Authority and the Sponsor are relying on this adoption and continued effect of this Division to determine the Project's financial feasibility and its qualification for the LIHTC Program and Mortgage Loan. The city is relying on (i) the allocation under the LIHTC Program and the making of the Mortgage Loan for the Project, and (ii) on the acquisition, construction, ownership and operation of the Project as defined in this Division.

Sec. 2-300 – Sec. 2-304. Reserved.

Section 2. Effective Date. This ordinance shall take effect on the later of 15 days after its adoption or upon its publication as required by law.

Section 3. Severability. The sections and provisions of this ordinance are severable. If any section or provision of this ordinance is determined by any court of competent jurisdiction to be unconstitutional or invalid that determination shall not affect the validity of this ordinance as a whole or any section or provision of this ordinance, other than the section or provision so declared to be unconstitutional or invalid.

Section 4. Inconsistency. To the extent permitted by law, provisions of ordinances that are inconsistent with this ordinance are repealed. If such a general repealer is ruled ineffective and any provision of this ordinance is inconsistent with any provision of any other ordinance, the provision of this ordinance shall be controlling.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2020.

Kelli A. VandenBerg,
Wyoming City Clerk

Ordinance No. 9-20
Introduced: 2.17.2020