REPORT TO THE DDA

Boundaries & TIF Projects

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APPROVED BY:
Grand Haven Charter Township Planning Commission
OVERVIEW

Request
The Downtown Development Authority (DDA) is nearing the completion of its original project list in the Tax Increment Financing (TIF) plan.

The DDA requested the Planning Commission review the boundaries and TIF plan for potential revisions.

Boundaries
Should the DDA boundaries be expanded to include new areas?

Projects
Are there additional projects the Township should pursue within the existing and/or expanded boundaries?
THE PROCESS

STEP 1
Introduce the request by the DDA. Discuss the creation of the DDA and its TIF Plan. Directions on how to review the boundaries and identify potential projects.

STEP 2
In depth discussion with Superintendent Cargo regarding the DDA, TIF Plan, legal nuances, and initial review of boundary expansions and new projects.

STEP 3
Final review of the proposed boundary expansions, including adjustments based on a legal review of the consolidated Acts. Finalized project list and identified priority projects.
RECOMMENDATIONS

The Planning Commission's formal recommendations on the DDA boundaries and potential projects to consider.
**EXPAND BOUNDARIES**

**New Boundaries**

The Planning Commission recommends the properties shown in yellow be added to the DDA boundaries. Includes 68 new parcels.

**Zoning Changes**

For a parcel to be located within the DDA, it must be zoned or master-planned for non-residential uses.

Of the 68 parcels, some will need to have their master-plan designation updated on the Future Land Use Map:

- 33 parcels are zoned Agricultural or Residential.
- 8 parcels are zoned Commercial, but master-planned as Agricultural Preservation.

The updates will be made to ensure consistency and cohesiveness between the DDA Boundaries, the Zoning Map, and the Future Land Use Map.
The Planning Commission recommends expanding the DDA boundaries south to include M-45 and portions of Winans Street. Including, the former Zelenka property. Two additional lots are recommended for inclusion to widen the end-caps of the north/south industrial corridor at 168th & Hayes and 168th & Johnson.

2021 will include a review of the Master Plan and Future Land Use map, which guides future growth and development patterns in the Township. The necessary updates will be completed during that process.

A primary point of consideration will be *master-planning more land for industrial uses* because the greater Grand Haven area is lacking room for growth.

The manufacturing sector plays a large role in our local economy and find it prudent to support these businesses by creating opportunities for them to stay local and grow local.
NEW PROJECTS

Recommended Additions to TIF Plan

- Second emergency interconnect with the City of Grand Rapids watermain.
- Install municipal water and sanitary sewer on US-31 between Buchanan Street & Winans Street.
- Upgrade traffic signals to "box span" style at two Comstock Street intersections:
  - 172nd Avenue
  - 168th Avenue
- Install benches and bike racks:
  - Township Hall
  - Hayes Street @ 172nd Ave
  - Hayes Street @ 168th Ave
- Build bike path connector from Ferris/168th intersection to adjacent strip mall.
- Replacement schedule to convert all lighting to LED.
Second Interconnect

- As a best practice, consider building a second emergency interconnect with the City of Grand Rapids watermain.
- The Resilient Master Plan supports and encourages multiple hazard mitigation strategies to protect the community during a disaster.

Extend Municipal Infrastructure Services

- To support growth and development along the US-31 corridor, it is recommended the DDA install municipal water and sanitary sewer. Pick up sewer at Lincoln and water at Buchanan and run south to Winans.

Upgrade Traffic Signals

- Traffic safety codes now recommend a "box span" signal now because it prevents the driver from losing sight of the traffic light when pulling forward into the intersection.
- The current designs are "diagonal spans" hung by wire over the intersection. Whereas the "box spans" have a pole on each corner with an arm stretching over the lanes. Example: intersection of Robbins Road & 172nd Avenue.
Benches & Bike Racks

- To continue improving the users experience on the pathway, new amenities should be installed at appropriate locations.

- The Township should replicate the design at Mercury Drive and Robbins Road.

- Suggested locations include:
  - Township Hall
  - Hayes at 172nd Avenue
  - Hayes at 168th Avenue

Bike Path Connector

- Find a way to connect the bike path near Ferris and 168th to the multi-tenant commercial building along US-31.

- Creating this connection will provide pathway users with direct access to a commercial center. In turn, it will help support the local economy.

- This could be a direct one-way connection that does not loop to Lincoln because the Township will be creating the loop on 160th Avenue.

LED Conversion

- Establish a schedule to convert all public lighting to LED. Including, streetlights, lighting within the parks, and all other Township buildings.

- Building a schedule will ensure all of the lights are identified. Then incorporated into a budget to implementation.
CONCLUSION

The Planning Commission appreciated the opportunity to provide input on the future direction of the DDA.

Thank you for the opportunity.