

PROPERTY FOR SALE & REDEVELOPMENT

**GRAND HAVEN, MICHIGAN
518 S. HARBOR DRIVE**



**1700 Eaton Drive
Grand Haven, Michigan 49417
Phone: (616) 846-6250**

This Request for Proposal has been prepared for the Grand Haven Board of
Light and Power by the consulting team of:

Urban Innovations LLC of Ann Arbor and Holland, Michigan
and
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**Approved by the Grand Haven Board of Light and Power
July 16, 2020**

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01 INTRODUCTION



Grand Haven, Michigan Diesel Plant Property at 518 South Harbor Drive

The Grand Haven Board of Light and Power (BLP) began generating electricity for the City of Grand Haven in the Diesel Plant at 518 S. Harbor Drive in 1930. Over the next 90 years, the plant grew its capacity to become the largest municipally-owned diesel-fired power plant in the United States. It has provided power to the City and to the regional electric grid ever since, though at a more modest scale lately. Recently, the BLP decided to close the plant and has declared the property excess and not needed to continue operations of the utility.

The Purpose of this RFP is to advertise and solicit bids from property purchasers/developers for the sale and redevelopment of this premiere location along Grand Haven's Harbor Drive.



RFP Response Deadline

Interested purchase/redevelopment teams are invited to submit their Proposals by 4:00pm September 30, 2020. Please refer to pages 19-20 for additional submittal details.

02 PROPERTY AND COMMUNITY CONTEXT



The Diesel Plant site's overall physical context is shown in the following pages. Neighboring properties include the following very significant public facilities and activities: US Coast Guard Station, US Army Corps of Engineers offices, Veterans Memorial Park, Mulligan's Hollow Park, Tri-Cities YMCA, Escanaba Park, Kelly Park, Grand Haven State Park, and Harbor Drive itself. Also nearby are significant established traditional single-family homes and newer condominium residential neighborhoods.

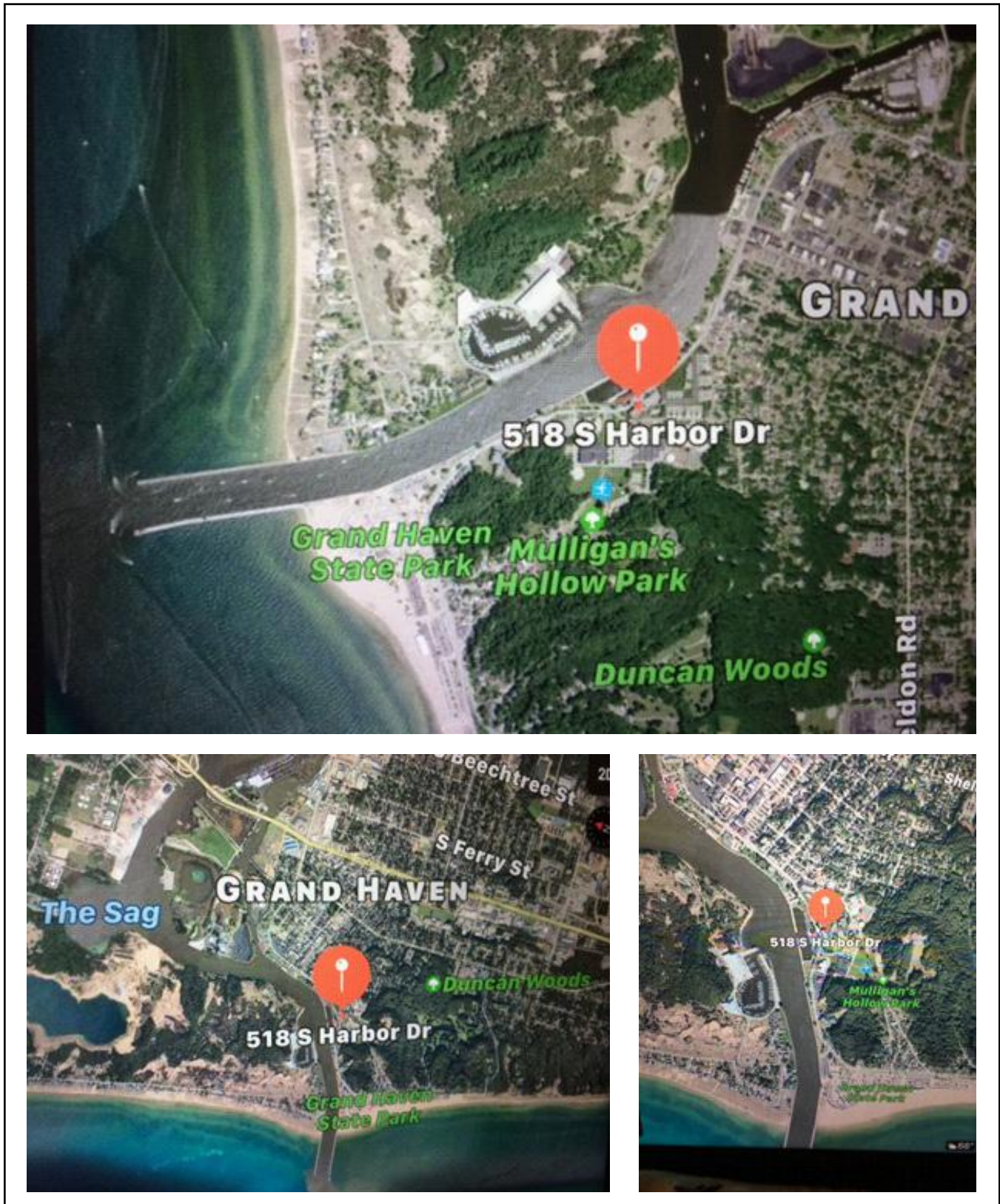


Site Context of BLP Diesel Plant, 518 S. Harbor Drive

Source: Google Maps

Additional images of the Diesel Plant and Community and Neighborhood contexts are shown on the following pages.

Context Photographs of the BLP Diesel Plant at 518 S. Harbor Drive, Grand Haven



Source: Google Maps

Grand Haven BLP Diesel Plant Sale and Redevelopment - June 2020 Images



View of BLP Diesel Plant in the context of the Grand River, Coast Guard Station, Harbor Drive, Sherman Street, and nearby neighborhoods.



View of BLP Diesel Plant in the context of Mulligan's Hollow Park, the Grand River, Coast Guard Station Harbor Drive, and Sherman Street.

BLP Diesel Plant rooftop potentially available for deck, gardens, solar panels...



View of western 2/3 of Diesel Plant roof, Coast Guard Station, and the Grand River.



View of the Grand River, Harbor Drive, and long view of the Grand Haven Lighthouses.



View up the Grand River, including the Coast Guard Station, Dewey Hill, and Downtown.



View to Mulligan's Hollow Park and the Tri-Cities YMCA.

Source: All Drone images used by permission of Hawkeye Tours, copyright 2020

03 Development Opportunity



The **Grand Haven Board of Light and Power** is seeking proposals, bids, redevelopment concepts, and qualifications from potential property purchasers/developers interested in purchasing and re-developing the BLP-owned property at 518 S. Harbor Drive, Grand Haven, popularly known as the Grand Haven Diesel Plant.

Site and Building Description

The subject property is located along Harbor Drive, the community's prime scenic roadway along the Grand River, Michigan's longest river. The Diesel Plant site features a highly visible building and property located midway between Lake Michigan and Downtown Grand Haven. The property is triangular in shape, approximately 337' x 261' x 213', about .64 acres in size.

The classically-designed industrial Diesel Plant building was completed in 1930, and has always attracted positive attention along Harbor Drive. The building itself is approximately 158' long by 70'-100' deep, about a 13,000 sq. ft. footprint, with the main generating hall having a floor-to-ceiling height of +/- 25'. The full basement (with varying levels and ceiling heights of 6'-9') extends under the entire building footprint and contains the foundations of the diesel engines and generating equipment.

Proposal Goals: Property Sale and Development Goals

The BLP is seeking proposals that reflect the inherent value of this property in its current "as is" condition, including all existing equipment and fixtures. The proposals must include redevelopment concepts for the building and property.

In general, it has been assumed that the redevelopment project would involve the rehabilitation and re-purposing of the existing Diesel Plant building. However, it is possible that the ultimately successful bidder would decide to demolish the existing building and propose an entirely new building at this location. The BLP is open to both the "rehabilitation" approach as well as a "new build" proposals.

Both the bid price and proposed redevelopment conceptual use and design will be evaluated to determine the selected proposal (as explained further in Selection Process and Criteria, page 19), including the developer's experience, qualifications, and financial capacity. Selection may be contingent on implementation of the proposal in substantially the form submitted (use or re-use, design parameters, and potential investment, contingencies, as well as the cash bid for the existing property and facilities).

04 Site Vision



The Diesel Plant building and property has emerged recently as one of the most significant development opportunities in Grand Haven. In various informal discussions about the site redevelopment, potential uses for the property include new residential units, new commercial enterprises, or potential institutional uses (such as an industrial museum...). Other ideas are encouraged to be proposed by purchasers/developers.

Current Community Plans: Downtown Vision Plan, Waterfront Strategic Plan

Over the last nearly 20 years, the City of Grand Haven has completed various planning efforts to create and clarify the City's desired future for its Downtown and Grand River Waterfront, all of which could be useful to potential property purchasers/developers of this site.

Following are excerpts from various official City of Grand Haven documents. It is strongly recommended that interested parties become familiar with the City of Grand Haven's **Downtown Vision Plan** (DVP, 2004) and **Waterfront Strategic Plan** (WFSP, 2005), as well as the City's current **Master Plan**, all of which contain key goals, plans, and aspirations for Grand Haven. (Note that the DVP and WFSP do not include the specific Diesel Plant site, but the principles and goals imbedded in all of these plans apply to this RFP process.)

Downtown Vision Plan (2004) excerpt

On June 21, 2004, City Council authorized the Waterfront Strategic Plan, and included the following quote:

"The Vision for Downtown Grand Haven report (2004) refers to the Common Good... that quality of a place that supports everyone's well-being and the collective livelihood of the Community. It is hoped that this Waterfront Strategic Plan (2005) along with the previous downtown planning efforts, will be utilized to take Grand Haven's wonderful waterfront to the next level of public amenity and private enjoyment... and in so doing, enlarge the common good of this community."

Waterfront Strategic Plan (2005) excerpts

The Vision concerning the Grand River Waterfront:

"Enhance the 'Jewel of the Community' through improved public access and usability, protection of key views and vistas, additional residential, lodging, and commercial re-development project opportunities"

"The Grand River Waterfront is the 'Jewel of the Community' today due to a series of efforts championed by the Loutit Foundation and concerned citizens in the 1960s and 1970s. During this period, the waterfront was transformed from a dilapidated industrial setting into a combination of parkland, selective building preservations and new construction."

"Today, the waterfront is a wonderful setting for public events, water-based recreation, the Musical Fountain and strolling. It is also an important though inconsistent location for commercial businesses. This entire waterfront area is positioned next to solid residential neighborhoods and the bulk of the central business district, a truly special and synergistic arrangement."

"The City of Grand Haven, in partnership with community interest groups, has embarked upon a comprehensive planning initiative focused on Downtown Grand Haven and, in this effort, the Grand Haven Waterfront. The studies and analysis performed over the past two years have brought the community to an informed position to plan the City's future. This long-range plan for the waterfront expands upon the Vision to help guide development and decision-making related to the waterfront."

05 Development Process



The City of Grand Haven would oversee any proposed property redevelopment plans. Potential purchasers/developers should refer to the City's Community Development office, managed by Jennifer Howland ((616)-847-3490, jhowland@grandhaven.org) as well as other City staff members. Other reference materials include the following Plans, all approved by Grand Haven City Council.

Master Plan and Zoning

Master Plan:

<https://grandhaven.org/residents/grand-haven-master-plan/>, link to Part 1 and Part 2.

Downtown Vision Plan:

https://grandhaven.s3.amazonaws.com/pdf_documents/departments/planning_building/downtown_vision_plan_2004.pdf

Waterfront Strategic Plan:

https://grandhaven.s3.amazonaws.com/pdf_documents/departments/planning_building/waterfront_strategic_plan_2005.pdf

Zoning Designation: Master Plan and Master Plan Map

As outlined in the City's Master Plan, the Diesel Plant property is in the WF-2 zone, the Waterfront 2 zone. The WF-2 zone covers other nearby residential, commercial, and institutional uses/properties along the east edge of S. Harbor Drive. The complete text of WF-2 section of the Zoning Ordinance is shown in Appendix B.

It is also possible that the property could be rezoned to "Planned Development", while still being guided by substantive goals and guidelines provided in the WF-2 section of the Zoning Ordinance.

Following is an excerpt related to the WF-2 zone from the City's Zoning Ordinance, Section 40-417, which is available via this weblink:

https://library.municode.com/mi/grand_haven/codes/code_of_ordinances?nodeId=PTIICOOR_CH40ZO_ARTIVZODI_S40-417WA2DI

Sec. 40-417. - WF-2. Waterfront 2 district

Sec. 40-417.01. - Intent

The WF-2 Waterfront district is intended to provide for the positive redevelopment of the east side of Harbor Drive from Howard to First Street. This district lies at the foot of the downtown and spans an area that is utilized for community festivals, recreation, viewing the Musical Fountain, and appreciating the view of the Grand River channel all the way out to the Grand Haven lighthouse. Harbor Drive is the main point of entry for the State Park and City Beach, and development along this road is visible from the water. Therefore, this district defines the impression of Grand Haven for residents and visitors alike.

The Old Town and Southside neighborhoods adjoin the WF-2 district. These neighborhoods are locally designated Historical districts and are among the first areas settled in Grand Haven. The WF-2 district must therefore provide a context sensitive transition between the activities on the waterfront and the immediately adjacent residential neighborhoods. The Waterfront Strategic Plan outlines a comprehensive vision for this key portion of the community and will be used as guidance by the planning commission and property owners in evaluating design and redevelopment proposals.



It is recognized that the public sight lines of the city are a shared resource of relatively fixed supply and thus must be regulated in a manner that reasonably balances the use afforded to private property owners with the rights of the general public. New development within the WF-2 District will require designs that provide special consideration for public site lines. While recognizing the desire of those owning property to capitalize on its value, especially property near or on the waterfront, this article also seeks to assure that the uses of such property and the size, quality, character, dimensions, of the structures built on that property positively enhance the essential character of the community.

WF-2 Zone and GHBLP Intent

The WF-2 zone includes a mix of development uses, including commercial and residential uses in a pedestrian environment that supports the City's downtown and its existing residential neighborhoods. This BLP RFP process is not specifying or limiting redevelopment uses or concepts, but recommends that proposed redevelopment concepts be compatible with the character and scale of the surrounding buildings and neighborhoods, contain architecture that reflects Grand Haven's architectural traditions, is oriented to Harbor Drive, and supports a pleasant pedestrian space along Harbor Drive.

Utilities and Development Information

The following includes key background and contact information for potential purchasers/developers:

Site Access

The site is served by Harbor Drive, with access to the site via curb cuts on Harbor Drive, the City's prominent arterial along the Grand River between Downtown Grand Haven and the Grand Haven State Park and Lake Michigan.

Responsible Persons and contact information:

Water, Streets, Storm Sewer, Right-of-Way, Sanitary Sewer:

City of Grand Haven
Derek Gaydos, Director of Public Works
Matt Wade, Manager of Streets & Utilities
616-847-3493

Electric:

Grand Haven Board of Light and Power
Erik Booth, Power Supply Manager
616-577-2054

Gas:

Michigan Gas Utilities
1-800-401-6402

Redevelopment Ready Community

The City of Grand Haven is a certified Redevelopment Ready Community in Michigan Economic Development Corporation's Redevelopment Ready Communities program. As such, MEDC recognizes the City's development regulations and processes as up-to-date, clear, and predictable, as determined by the MEDC's rigorous external assessment.



Site and Environmental Conditions

As part of the Board of Light and Power's due diligence regarding the disposition of the Diesel Plant, a Phase I environmental assessment was recently conducted. Additionally, an asbestos and lead-based paint assessment was conducted in 2020. The report from the Phase I environmental assessment and the report from the asbestos and lead-based paint assessment will be made available to potential property purchasers/developers in a more detailed bidders package.

Potential purchasers/developers may desire further environmental assessment as part of their due diligence efforts. Also, the property may be eligible for Brownfield designation and funding support, but such pursuit will be at the bidder's expense and efforts.

The BLP also commissioned an ALTA Survey of the property, and this RFP reflects information collected during this survey process. This survey is also available in the detailed bidders materials.

06 Market and Economic Conditions



The Grand Haven economy is diversified, strong, and has been steadily growing over the past 20 years with unemployment rates in the 3% range prior to COVID-19. A key foundation of the local economy are multi-generational home grown entrepreneurs in skilled manufacturing. These leaders are complimented by strong regional commercial & financial services as well as a vibrant downtown core. Grand Haven's economy is rounded out by its very strong tourist and recreational destinations which drive significant traffic and transactions in area hotels, restaurants, and retail businesses. Importantly, the real estate market has provided steady growth, particularly in the residential sector with sustained growth over the past 10 years.

The Grand Haven economy is supported by two excellent K-12 school systems, and by institutions of higher education including community colleges and four year institutions located in Muskegon and Ottawa Counties.

Over the past 20 years, the economy and overall community has also benefited from sound leadership and best practices within local units of government, public utilities, and the Chamber of Commerce that provides economic development services to Northwest Ottawa County.

The Chamber of Commerce Grand Haven, Spring Lake, Ferrysburg

Following is a link to the Chamber's recent business intelligence, employment, and demographic information:

<https://grandhavenchamber.org/work/demographic-and-market-data/>

Related Market and Economic Conditions as stated in the Master Plan

Master Plan – page 26

Housing and Neighborhoods

"Most Grand Haven neighborhoods are older, established neighborhoods, and this is supported by the fact that more than one third of the City's housing units (27.7%) were built before 1939. In 2010, there were a total of 5,815 housing units in the City. The majority consisted of single-family dwellings, while nearly a third of the City's housing units are multi-unit buildings."

Master Plan – page 29-30

Regional Trends

"Commercial development in Grand Haven serves residents, visitors, and motorists from the Greater Grand Rapids Region. While these groups are somewhat distinct, the vitality of the Grand Haven economy is dependent on each. Since Grand Haven serves as the commercial center for much of the rapidly-developing areas surrounding the City, commercial development in the City is important and serves the residents' everyday needs for goods and services. Grand Haven's accessibility and abundant recreational features have also fostered the development of tourism-related commercial uses. Establishments serve visitors who spend a day, or longer, visiting Grand Haven. In addition to the commercial needs of residents and visitors, there is a third group of consumers who have created a demand for commercial uses - motorists traveling through the City. With the opening of M-231, there are now four crossings over the Grand River in Ottawa County. Increased traffic volumes and increased commercial development in Grand Haven Township, as well as the general increase in population in the region, has influenced the development of a strip of fast food restaurants, gas stations, motels, and other highway-related commercial development."



Planning Implications

“Generally, the jobless rate in the Grand Haven-Holland region has been consistently better than the state’s average. Property values in the City are rebounding from the 2008 recession, suggesting that development and investment in the City will increase in the years ahead. Much of the past investment in the City may be a result of numerous planning efforts that have been undertaken by the City, including the Waterfront Strategic Plan, Downtown Blueprints, the Downtown Vision Plan, and the Housing Needs Assessment. These efforts have helped to define a clear vision for the future of the City. Grand Haven also functions as a center for employment and recreation in the West Michigan region. As a result, many influences outside the City’s boundaries can have a significant impact on the City’s economy. To meet the needs of this diverse base of residents, businesses and visitors, it will be important that the City continue to provide a healthy and varied housing stock and employment base.”

07 Redevelopment Incentives



The City of Grand Haven works closely with the Grand Haven Chamber of Commerce on Economic Development opportunities, and also coordinates these efforts with State Departments of Economic Development (MEDC) and Environment, Great Lakes, and Energy (EGLE) on potential State funding and grant programs.

Following are potential incentive programs - among several available - that might be leveraged by the purchaser/developer.

- Public Act 146 - Obsolete Property Rehabilitation Act (then PA 210, and 255... as drafted already)
- Public Act 210 – Commercial Rehabilitation Exemption
- Public Act 255 – Commercial Facilities Exemption

In addition to these programs being used to decrease the tax burden on new investment, the City has seen the above tax exemption programs and other state programs be utilized to leverage grant funds from the Michigan Economic Development Corporation (MEDC).

The City of Grand Haven along with its Brownfield Redevelopment Authority/Economic Development Corporation has previously partnered with developers as well as the MEDC and EGLE to successfully obtain and administer grants for development and redevelopment projects in various locations throughout the City. Note: The City BRA/EDC is not restricted to the City, they have created TIFA districts in various locations.

The County of Ottawa has recently established a Brownfield funding mechanism – with Federal funds due to the COVID-19 crisis - which provided funds for the Phase I environmental assessment. It is possible that this County funding tool might also be used in the redevelopment of the Diesel Plant. (The Diesel Plant property lies outside the Grand Haven central business district, but may still be eligible for these programs, subject to action and approval by City Council.)

08 Selection Process and Criteria



The Board of Light and Power will review and evaluate all complete proposals in response to this Request for Proposal (RFP) to identify and engage with qualified purchasers/developers for the property at 518 S. Harbor Drive. Proposers responding to this RFP must include the following information:

1. **Bid Proposal:** the proposed cash amount to purchase the property in its “as is” condition. The bid proposal must be valid for at least 120 days from the submission date.
2. **Letter of Interest:** Provide a letter (up to 3 pages) identifying the purchasing/development team and providing a brief description of the team’s development concept for the site.
3. **Concept plans or sketches for the building/site.**
4. **Development Experience / Portfolio:** Provide a short description of past projects of a similar nature completed by the development team (up to 10 pages). Include a description of the projects, cost, completion date, and references.
5. **Experience with Incentive Programs.** Describe the team’s experience with local, state, and federal development and re-development incentive programs for similar projects.
6. **Evidence of the development team’s fiscal capacity** to undertake the proposed project.
7. **Description of the lead firm** and resumes of team members.
8. **Describe your plans to market the completed project/building;** how you will recruit potential purchasers and/or tenants for the proposed development concept.

Board of Light and Power staff or their agents may seek additional information upon receipt of the RFP responses.

09 RFP Evaluation Process



The RFP and any potential property purchaser/developer responses to the RFP should not be considered a legally binding agreement. Following review of all RFP submissions, the BLP may contact and meet with qualified teams to discuss and clarify their proposed price and re-development concepts.

At the BLP's sole discretion, it may move forward with a formal Buy/Sell Agreement with the preferred purchaser/developer, subject to certain City of Grand Haven terms and conditions. Or, the BLP might negotiate with one or more of the qualified purchaser/development teams. In either scenario, an eventual Buy/Sell Agreement will include the purchase price, re-development concepts, due diligence period, and other terms and conditions. The BLP reserves the right to accept or reject all Proposals.

At the conclusion of these actions by the BLP, the preferred Proposal and its Proposer will be recommended to the City Council for its concurrence. The BLP recommendation would need to gain the approval of City Council (with at least 4 votes) to move forward with the disposal of the real property.

Proposal Format

Six (6) printed proposals and a PDF version of the Proposal shall be submitted by 4:00pm on September 30, 2020 to:

**Mr. David Walters, General Manager
Grand Haven Board of Light and Power
1700 Eaton Drive
Grand Haven, MI 49417**

10 Schedule for Review and Selection



The current schedule for receipt and evaluation of proposals is anticipated as follows:

Item	Deadline - all dates refer to the current year, 2020
Board Approval of RFP Process	July 16, 2020
Request for Proposals Posted	July 20
Pre-Bid Viewing at Site	July 27 & 28
Alternate Pre-Bid Viewing at Site	August 3 & 4
Additional Site Visits (as requested)	August 10 - September 14
Submittal of Questions on RFP	September 2
Proposals Due	September 30 at 4:00pm
GHBLP Evaluation Period	October 1-12
GHBLP Board Meeting on Proposals	October 15, 2020

11 Proposer Contact/Questions



GHBLP communications with the Proposer will be directed to the person designated below.

Proposer Contact Person, Title
Phone Number
E-Mail Address

A Community Background and Site Context



Site Context

Grand Haven, Michigan – excerpts from Wikipedia, June 2020

https://en.wikipedia.org/wiki/Grand_Haven,_Michigan

Grand Haven Description

Grand Haven is a Michigan city located on the eastern shore of Lake Michigan at the mouth of the Grand River, for which it is named. The City of Grand Haven has a resident population of 10,412 persons (2010 census), with seasonal surges in part-time residents and other visitors due to the City's and area's extensive recreational and vacation attractions. The City is part of the Grand Rapids Metropolitan Area, which had a population of 1,027,703 in 2014.



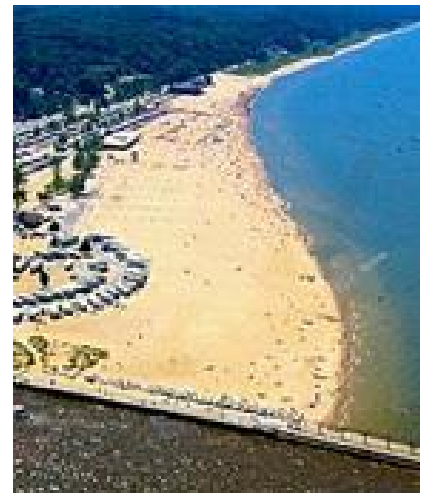
Grand Haven, Michigan: Grand River to the right, Lake Michigan up front, and two lighthouses on its iconic pier.

Recreation and Tourism Assets

The Grand Haven port community is an active beach resort with boating, fishing, sailing, biking, skating etc. along with connecting campgrounds and recreational areas. The city has over 100 miles (160 km) of bike trails, a state beach, boardwalk, two lighthouses, a pier, wharf, large charter fishing fleet and a Great Lakes port, where it imports limestone, slag, cement and coal while exporting sand. Grand Haven is a destination point for residents of inland cities of West Michigan, as well as many from the other side of the state. Grand Rapidians regularly visit to take advantage of the close proximity to the Lake Michigan beaches, State campgrounds, restaurants, bars, attractions with many even owning cottages in the area as their home away from home.

Grand Haven State Park contains beaches with, in summer, water temperatures in the low 70s°F bringing tens of thousands of visitors as a boon to the local economy. The state park is perennially cited as one of the most-visited in Michigan.

The state park also includes a campground on Lake Michigan, near the pier and lighthouses. In addition, the city features a ski park (Mulligan's Hollow Ski Bowl) and a skate park. The waterfront locations bring tourists from all over the state and region for activities which include, boating, sailing, jet skiing, tubing, wind surfing, and an annual kite festival.



Aerial view of Grand Haven State Park.



Grand Haven is home to the US Coast Guard's Sector Field Office Grand Haven. The first Coast Guard presence in the city was in 1924. The Coast Guard cutter Escanaba was based in the city until the World War II. After it was sunk by a Nazi German submarine, the citizens of Grand Haven raised more than \$1,000,000 in bonds to build a replacement cutter bearing the same name; several pieces of wreckage remain displayed on the city's waterfront. Grand Haven hosts the annual Coast Guard Festival, which draws U.S. and Canadian vessels along with parades of bands and other activities, including a memorial to the 101 sailors lost in the Escanaba sinking. The yearly attendance for this event exceeds 300,000 people over the two-week period of the festival. Grand Haven is the first city officially designated as Coast Guard City, USA by an act of Congress signed by President Bill Clinton in 1998.

The Grand Haven Musical Fountain was built on the opposite bank of the Grand River from the city center in 1969. It plays nightly during the tourist season. When it was built, it was the world's largest such fountain.

B WF-2 Zone District



WF-2 Zone District – complete text from Zoning Ordinance

Sec. 40-417. - WF-2. Waterfront 2 district

Sec. 40-417.01. - Intent

The WF-2 Waterfront district is intended to provide for the positive redevelopment of the east side of Harbor Drive from Howard to First Street. This district lies at the foot of the downtown and spans an area that is utilized for community festivals, recreation, viewing the Musical Fountain, and appreciating the view of the Grand River channel all the way out to the Grand Haven lighthouse. Harbor Drive is the main point of entry for the State Park and City Beach, and development along this road is visible from the water. Therefore, this district defines the impression of Grand Haven for residents and visitors alike.

The Old Town and Southside neighborhoods adjoin the WF-2 district. These neighborhoods are locally designated Historical districts and are among the first areas settled in Grand Haven. The WF-2 district must therefore provide a context sensitive transition between the activities on the waterfront and the immediately adjacent residential neighborhoods. The Waterfront Strategic Plan outlines a comprehensive vision for this key portion of the community and will be used as guidance by the planning commission and property owners in evaluating design and redevelopment proposals.

It is recognized that the public sight lines of the city are a shared resource of relatively fixed supply and thus must be regulated in a manner that reasonably balances the use afforded to private property owners with the rights of the general public. New development within the WF-2 District will require designs that provide special consideration for public site lines. While recognizing the desire of those owning property to capitalize on its value, especially property near or on the waterfront, this article also seeks to assure that the uses of such property and the size, quality, character, dimensions, of the structures built on that property positively enhance the essential character of the community.

Sec. 40-417.02. - District summary

A. Permitted uses.

- Accessory building and structure
- Accessory use, when accessory to permitted uses
- Day care, family (6 clients)
- Dwelling, multiple-family (above first floor)
- Dwelling, multiple-family (on first floor, subject to Notes (A))
- Eating and drinking establishment
- Municipal uses—Utilities
- Office building
- Park or parkland
- Personal service business
- Professional service establishment
- Residential above retail or office
- Retail business or retail sales
- Service establishment accessory to a principal use
- Short-term rentals, where the underlying residential use is permitted by right or as a special land use. Short-term rentals require a short-term rental certificate issued pursuant to chapter 9 of the Grand Haven Code of Ordinances
- Uses similar to permitted uses, subject to [section 40-325](#)



B. Special land uses.

- Accessory building with footprint greater than the footprint of the principal building, subject to [section 40-502](#)
- Accessory use, to a special land use, subject to [section 40-503](#)
- Bed and breakfast, subject to [section 40-510](#)
- Hotel, subject to [section 40-535](#)
- Nursing care facility*, subject to [section 40-548](#)
- Place of public assembly, large and small, subject to [section 40-551](#)
- Provisioning center, subject to [section 40-543a](#)
- SSMWET, subject to article IX
- STMWET, subject to article IX
- Uses similar to special land uses, subject to [section 40-565](#)
- Uses that must be located on key street segments per section 40-317.03(H)

C. Site and building placement standards

Minimum/maximum setbacks (B):	
Front (nonresidential first floor):	70% of building frontage in Build-to-zone or 5 feet max.
Front (residential first floor):	15 feet
Elevated front (C):	12 feet for each story above 26 feet
Side:	10 feet
Elevated side (C):	5 feet for each story above second floor.
Rear abutting SFR, MDR, OT or S:	25 feet
Rear abutting other districts (D):	10 feet
Build-to-zone:	70% of building front
Dwelling unit area:	500 square feet
Sensitive Area Overlay requirements per section 40-422 may apply in certain portions of the district.	
See Table 40-402.02 for more detail and exceptions.	



D. Building form standards.

Maximum building height:	35 feet or (E)
Roofline modulation:	Required every 35 feet; modulation includes a change in elevation of at least 3 feet; or a sloped or gabled roofline segment of 3 feet vertical and 12 feet horizontal.
Exterior cladding materials:	
Primary walls:	Minimum 80% face brick, stone, solid wood, and/or fiber cement board
Secondary walls:	Minimum 80% face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block and/or vinyl siding
Accent/trim materials:	Maximum 20% metal, concrete, face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block, vinyl, and/or EIFS (must be high impact resistant up to 6 feet from ground level)
Architectural features:	Wrap around entire side visible from right-of-way
Recessed entry:	3 feet to 5 feet
Blank walls:	Prohibited when visible from right-of-way, park or public parking area
Retaining walls:	Prohibited along public streets when greater than 3 feet in height
Building articulation:	Required every 20 feet

(Ord. No. 17-01, § 8, 4-24-17; Ord. No. 19-06, § 10, 3-4-19; [Ord. No. 20-03](#), § 3, 2-17-20)



Sec. 40-417.03. - Notes

- A. The following shall apply to all multiple-family dwellings where residential units will be located on the first floor:
1. First floor residential units shall be a minimum of four (4) feet above the grade of the front property line.
 2. The building front yard setback when the first floor has residential units shall have a fifteen-foot front yard setback.
 3. The front yard setback shall be landscaped in accordance with article VIII, landscaping.
 4. When residential units incorporate individual parking or garage space, the parking areas shall not be accessed off of Harbor Drive, however a single access to a common parking structure may be permitted.
 5. A wall or decorative fence may be installed five (5) feet from the front property line. Solid walls of concrete, stone or masonry may be no higher than three (3) feet tall, except where required to retain a slope. Decorative fencing or hedges may be used to define the front yard, and shall not exceed four (4) feet in height. A sloped yard may be terraced with more than one retaining walls.
 6. A minimum separation distance of fifteen (15) feet shall be provided between buildings located on the same parcel if they are not attached by a common wall.
- B. All parcels with frontage on Harbor Drive, including corner lots, shall be deemed to have one front yard facing Harbor Drive.
- C. To preserve the views along within the WF-2 district, additional elevated setbacks shall be provided as set forth in this section.
1. For building elevations facing Harbor Drive, beginning at an elevation twenty-six (26) feet above the top of the curb, or at two (2) stories, which ever is less, measured at the center of the Harbor Drive frontage, there shall be an additional setback of twelve (12) feet for each story.
 2. For building elevations facing Elliot, Fulton, Columbus, Franklin, Clinton, Lafayette and Howard streets and extending twenty-five (25) feet from the Harbor right-of-way, there shall be an elevated setback of five (5) additional feet for each story of height above the second floor adjoining a public right-of-way. This shall apply to all corner lots.
- D. Parcels, which are immediately adjacent to the CB district, may use CB rear yard setbacks.
- E. Maximum height shall be the greater of thirty-five (35) feet or the average height of existing buildings immediately adjacent to, or across the street from, the subject site, if fronting on Harbor Drive. In no instance shall the highest point of a building determined under this paragraph exceed an elevation of six hundred forty-three (643) feet elev. per the United States Department of Interior Geological Survey (USGS NGVD).

Mechanical, stairwell enclosure, access hatches and elevator equipment and any required screening may extend above the maximum height permitted but not by more than five (5) feet. The total area covered by all mechanical equipment, stairwell enclosure, and elevator equipment may not exceed one hundred (100) square feet and shall be located so as to not be visible from any adjoining right-of-way.

- F. Transparent windows. Transparent window area or display windows which provide visibility into building interiors or displays. Glass shall be clear or lightly tinted in windows, doors, and displays.



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- G. Architectural treatment. Blank walls, including retaining walls and screening walls in excess of three (3) feet in height, shall not be permitted when visible from a right-of-way, park or public parking area. At least sixty (60) percent of the wall area between two (2) feet and eight (8) feet in elevation above the sidewalk or adjacent grade shall be designed to create a pleasant environment for pedestrians. Such facades shall have one or more of the following characteristics:
1. Transparency, see subparagraph G. of this section.
 2. Art or architectural treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork or similar features of visual interest. Structural architectural detailing, including windows, balconies, bay windows, awnings, or other elements, is also acceptable.
 3. Vertical trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
- H. Key street segments. Within the WF-2 district, the following key street segments are established:
1. Harbor Street, from Franklin Street to the entrance to Lighthouse Connection Park.