

THE DOCKS

PROJECT CONCEPT PLANS

DATED: SEPTEMBER 20, 2018

A NEW WATERFRONT COMMUNITY BY:

Microast

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Introduction

MiCoast Properties is excited to present The Docks, a new master-planned waterfront residential development in Muskegon, Michigan. The name pays homage to the historic use of the property as "The Sand Docks", in addition to the vast new shoreline to be created within. The community is situated between 1000' feet of existing Muskegon Lake shoreline on the East and a short walk to Lake Michigan on the West. The Docks emphasizes engagement of the water, incorporating the latest sensibilities in environmental design and construction, while carefully integrating the homes with the land. We feel this site is best utilized by creating and emphasizing open space throughout the pedestrian oriented development. Community layout draws from the surrounding neighborhoods featuring perimeter trees for screening, and 50 ft setbacks from neighboring property lines.

The Docks' new 12-acre boat basin takes center stage, providing immediate access to Muskegon Lake and just minutes away from Lake Michigan via the Muskegon channel. This feature provides one mile of new waterfront, varying in width from 150' to 400' and contains a variety of shoreline conditions from natural marsh to stone and hard seawall, enabling for a variety of uses. Common amenities include boardwalks, bike lanes, parks and trails. Community residents may enjoy over-water decks, docks, boathouses. Anchoring the boat basin is a stately condominium and community building, adding a pool, pickleball courts, kayak launch and fitness center for residents. Waterfront homes make up one area while cottages fronting on pocket parks and boardwalks find their place in another.

The underlying zoning for the property is a combination of R-1 and R-3 under the Single-Family Residential District which would allow for up to 350 homes. As a Planned Unit Development (PUD), The Docks is an innovative design which incorporates mixed and varied housing types and recreational amenities, clustering homes in some areas while providing significant open space in the form of parks, wetlands, walkways and water. While the density allowed under the current concept is 318 dwelling units, the conceptual plan is for approximately 280 units, significantly reduced from the rights under current zoning.

This Preliminary PUD Plan Submission is a conceptual plan depicting the proposed location of streets, parking areas, open spaces, buildings and other features. Details of the development plan will be included with the Final PUD Plan Submission.

Engineering / Development Strategy

The project is well situated within the City of Muskegon to be serviced by existing infrastructure. We, in collaboration with our development team, have completed a detailed due diligence evaluation of the property and available infrastructure to support it. The project is bordered on all sides with existing development including the Harbour Towne Condominium development and the Lake Michigan Park Plat to the west, the original City of Muskegon Plat to the south, the Edgewater Plat to the East and Harbour Towne Marina and Harbour Towne Beach to the north. This existing development has created a network of roadways and utility corridors that are sufficient to support the proposed development. The entry into The Docks will be at the intersection of Wilcox Avenue and Plum Street. Two other gated access points are proposed to the neighboring developments of Harbour Towne and Edgewater to facilitate emergency access in cases of unanticipated road closures. The developer has hired AECOM Great Lakes, Inc. to conduct a traffic study directed by the City of Muskegon engineering department. Final design will consider the recommendations of the traffic study in connection with the Final PUD Plan Submission.

During design and construction of the Harbour Towne development, future development on the property currently proposed as The Docks was accounted for and future utility connection stubs were provided at the south end of that development. With regards to public water supply, there is adequate flow and pressure in the existing network to support the proposed development. The development team has had preliminary meetings with City Engineering staff and will be working with them to identify connection points and main sizes that will strengthen flows and pressures in the area and provide redundancy as required by the Michigan Department of Environmental Quality (MDEQ) and good engineering practices. It should be noted that the water filtration plant is located almost due south of this development.

Sanitary waste from The Docks is proposed to connect to the existing 10-inch sewer stub at the south end of the Harbour Towne Condominiums. This flows to an existing pump station in Harbour Towne and then is pumped to Wilcox Avenue where it will flow by gravity into the City's system. It is clear that the Harbour Towne pump station was designed to accommodate a future development and that there is extra capacity in the system. The development team will be working closely with engineering staff to identify how much extra capacity is available in the system and whether any improvements are required. Regardless, any improvements to the system would most likely be of a minor nature and would not impact service to existing customers.

The overall design for The Docks is sensitive to impacts on natural resources. The critical dune on the south end of the property has been identified and mapped, with the only anticipated impact being a high-top crossing which will minimize disturbance. Regulated wetlands have been identified and mapped. Impacts will be minimized where possible and mitigated onsite where unavoidable. It should be noted that the existing wetlands were not formed naturally, but are a result of the historical mining activities. Any proposed wetland mitigation will bring increased wetland area of higher environmental quality. Potential water quality impacts from storm water runoff will be mitigated by using Low Impact Development (LID) techniques with the main effort being infiltration to take advantage of the permeable native sands. During construction, Best Management Practices will be used to minimize impacts on the surrounding properties and natural resources. The design for the grading and earthwork activities will be to balance cut and fills and confine the work to shaping the ground. There is no plan to export any excess materials.

Neighborhood Impact

Many residents of the Beachwood-Bluffton neighborhood have taken advantage of the subject property being vacant land for walking their dogs, cross country skiing and similar activities and we understand the development of the property will be a big change for people.

After hearing many comments from residents about the original concept we held a community meeting on September 5th where our initial concept was formally presented, and the neighbors were given an opportunity to provide comment. Approximately 150 residents attended the meeting. We have also met separately with members of the Harbour Towne Board, Pigeon Key Marina and Edgewater Street representatives.

The most common concerns we heard regarding the original concept include density/traffic in general, additional traffic on Edgewater, additional traffic through Harbour Towne, setbacks from neighboring condominiums in Harbour Towne and potential impact on surrounding groundwater.

As mentioned, a traffic study directed by the City of Muskegon engineering department is being conducted and final design will consider the recommendations of the traffic study. The concept included with this Preliminary PUD Plan Submission proposes gated access at Edgewater and into Harbour Towne allowing for emergency vehicle access but eliminating residential traffic.

Setbacks have been increased to 50 feet neighboring the Harbour Towne Condominium development.

Both hydrology and soil studies are being performed on the site.

Project Timeline

Upon approval of the Preliminary PUD, engineering will commence on roads, utilities and the boat basin. Permits for the boat basin and wetland mitigation are expected to be submitted to the Michigan Department of Environmental Quality and the United States Army Corps of Engineers in late 2018. Limited infrastructure work may begin at the planned entrance to the development in 2019 with major infrastructure construction beginning in 2020 and running into 2021. The project phasing will be determined as engineering is completed. While the market will ultimately determine the rate of absorption, it is expected residential construction will take place between 2020 and 2026.

Density Calculation

	Totals	R-1 Zoning	R-3 Zoning
Total site	82.83	76.97	5.86
ROW for Streets	-15	-14	-1
Wetland Area	-3.7	-3.7	0
Surface Water/Floodplain	-12	-12	0
Storm Ponds	-2	-1.85	-0.15
Steep Slopes	-9.6	-8.21	-1.39
Net Developable Acres	40.53	37.21	3.32
Net Developable Square Feet		1,620,868	144,619
Minimum Lot Size - Sq Ft		6,000	3,000
Allowed Dwelling Units	318	270	48
Net Density Per Acre	7.8	7.3	14.5











- Water
- Common Green
- Preserved Dune
- Constructed Wetlands
- Plaza
- Special Buildings

THE DOCKS - Parks & Greenspace
 Muskegon . Michigan
 September 20, 2018

HIBLER design studio
 9138 Kephart Lane
 Berrien Springs . Michigan 49103
 p. 269.815.3375



- Streets with curbs and sidewalks
- Rear Lanes
- Boardwalk
- Path





Boardwalk street over restored dune landscape



Porches over the water



Boardwalk and native species waterfront



Boardwalk at Neighborhood Center



Big porches make small cottages more livable



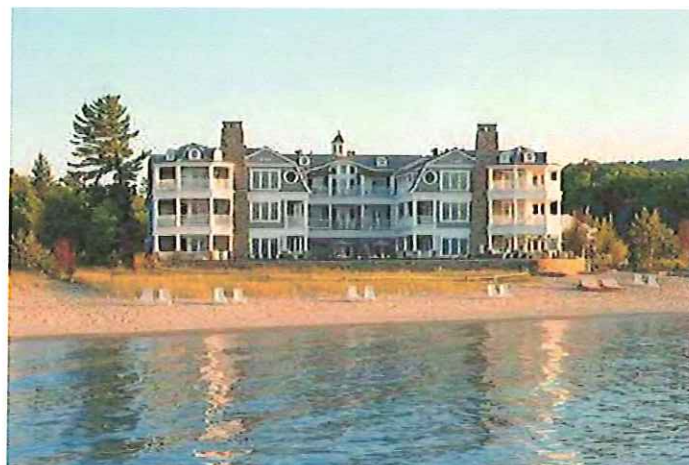
Diverse sizes and close to the street



Frontage on rear lane



Cottage court with attached 1,200 sq ft dwellings



Condominium Boutique Inn in Glen Arbor, Michigan



Continuous lawn with public walk at Harbor Springs, Michigan



Boathouse option



Boathouse interior