# 442 E. 32nd Street
Holland, MI

Redevelopment Opportunity

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Site Context: Holland, Michigan

Located close to the eastern shore of Lake Michigan on Lake Macatawa, the City of Holland is one of many communities that comprise the greater Holland area of about 115,000 people. Spanning the Ottawa/Allegan county line, the 33,050 City of Holland residents enjoy diverse amenities within its 17.21 square miles. Founded by Dutch Americans, Holland attracts a million visitors in May for the city’s annual Tulip Time Festival and many throughout the year come to experience Holland’s unique amenities. Only 30 miles southwest of Grand Rapids, 20 miles south of Muskegon, and 15 miles north of Saugatuck, residents and visitors have plenty of options nearby.

Site Vision

The City of Holland seeks multimodal accessible commercial to be developed on this site and envisions this project to be used as an example of cutting-edge and innovative planning and building practices.
The Site: 442 E 32nd St

The site currently contains a 6,206 square foot restaurant building and is zoned C-2 Commercial Highway. Located along U.S. Highway 31, a main thoroughfare running north and south through the City, the site is south of 32nd Street, two miles north of I-196, and a short walk or drive to a mix of convenient shopping, Holland Hospital, and other commercial and industrial uses. The properties assessing information is:

- 2019 S.E.V.: $285,300.00
- 2019 Taxable Value: $213,540.00

Demographic Statistics

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<th>Proximity:</th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
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<tr>
<td>Total Population:</td>
<td>8,637</td>
<td>41,240</td>
<td>87,613</td>
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<tr>
<td>Median Age:</td>
<td>36.8</td>
<td>35.57</td>
<td>36.33</td>
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<tr>
<td>Households:</td>
<td>3,528</td>
<td>15,120</td>
<td>31,730</td>
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Source: mls.carwm.com
Surrounding Utilities

The site is located near MAX route 7. The stops are indicated below as is the full MAX route map:
**Financial Incentives**

The purpose of the City of Holland’s Housing Development Support Program is to encourage investment and redevelopment along strategic corridors and within targeted neighborhoods. Development support incentives shall be used to leverage private investment to:

- Create and/or strengthen economically resilient and mixed income neighborhoods;
- Provide access to improved housing choice across all price points, types and sizes;
- Improve mobility options for people of all abilities;
- Increase the availability of meaningful work opportunities and livable wages;
- Improve access to neighborhood and regional goods and services;
- Support high-quality, durable design and construction techniques;
- Enhance or replace public infrastructure.

The City is willing to utilize the following local tools and programs to support investments in certain areas:

- Act 381 Brownfield Tax Increment Financing
- Obsolete Property Rehabilitation Act (OPRA), Commercial Rehabilitation & Commercial Redevelopment Acts
- Neighborhood Enterprise Zone (NEZ)
- Payment in Lieu of Taxes (PILOT) with State Low Income Housing Tax Credits (LIHTC)
- Community Development Block Grant (CDBG)

A project evaluation rubric is being developed to determine which and how many incentives City Council is prepared to provide for each development.

**Master Plan Alignment**

Adopted in 2017, the City of Holland’s Master Plan designates this site as Highway Commercial. The following elements are permitted in this district:

- Commercial uses that serve the greater region and traveling motorists along the highways in the City;
- Uses include but not limited to: hotels, restaurants, grocery stores, big box retail stores, automotive service stations & apartment complexes when adjacent to existing or developing neighborhood;
- Sites must be designed to limit the visual impact of parking areas by placing them alongside or behind buildings;
- Appropriate setbacks and landscaping must be incorporated in these districts to help screen the commercial use from adjoining residential areas and to help beautify the commercial use.

**Contact**

Community & Neighborhood Services
270 S. River Ave. Holland, MI
cns@cityofholland.com
(616) 355-1330
Part of the North ½ of Section 4, T4N, R15W, City of Holland, Allegan County, Michigan, described as: Beginning at a point on the South Right of Way line of 32nd Street distant South 01° 51’ 08” East, 33.00 feet along the North and South ¼ line of Section 4, from the North ¼ corner of Section 4 and proceeding thence South 89° 38’ 40” East, 149.27 feet parallel with and 33.00 feet South of the North line of Section 4, thence South 44° 38’ 47” East, 40.17 feet, thence along the Northerly Right of Way line of US Highway 31, South 45° 06’ 59” West, 315.59 feet, thence North 23° 19’ 29” West, 149.21 feet, thence North 00° 26’ 34” East, 116.00 feet, thence South 89° 33’ 26” East, 104.29 feet, parallel with and 33.00 feet South of the North line of Section 4 to the Point of Beginning.

Together with an easement for storm sewer purposes over and across part of the Northwest ¼ of Section 4, T4N, R15W, described as: Beginning at a point distant North 89° 33’ 26” West, 303.55 feet, along the North line of Section 4 and South 00° 26’ 34” West, 491.78 feet from the North ¼ corner of Section 4 and proceeding thence South 00° 26’ 34” West, 56.89 feet, thence South 45° 06’ 59” West, 75 feet, thence North 44° 53’ 01” West, 40 feet, thence North 45° 06’ 59” East 115.46 feet to the Point of Beginning.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 2 page(s)
N. 1/4 CORNER
SECTION 4
T. 4 N., R. 18 W.
CITY OF HOLLAND
ALLEGAN CO.

SURVEYOR'S NOTE:
utility easement recorded
in Liber 1023 on Page 124 - 127 does not cross
this property.

Registered Land Surveyor No. 16042

HOLLAND ENGINEERING, INC.
418 E. 8TH STREET
HOLLAND, MICHIGAN 49423/313-5838