Date Report Created: March 2023 - DRAFT

Proposed Use Title: Number 3 - Partial Combo B

General Overview:

This option proposes using the 7th Street portion of the propery for development at the discredtion of the Village, and selling off the remaining buildable lots. (Size and number of lots to be sold is variable.)

Estimated Cost: TBD

Can the Proposed Use be completed in Phases:

Yes, Depending upon the type of development selected for the 7th street portion - the sale of lots can occur as needed.

Possible Funding Sources:

Apply for Tribal funding, Leelanau Twp. Foundation funding, or grant funding from private sources or government agencies. One or more lots can be sold off if local matching funds are also needed to fund the develpment. Investigate Brownfield Redevelopment

Master Plan Alignment - *Explain how proposed use aligns to each Master Plan Goal*:

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	This proposed use does not align with this goal.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	This proposed use does not align with this goal.
Encourage the provision of adequate and affordable public utilities and services	Good alignment. Increasing the number of residences that are hooked up to the village sewer spreads the operating costs over more users. Hookup fees will help to pay off the sewer debt.
Encourage affordable housing and diversity in housing types and lifestyle	This proposed option may align well with this goal if the 7th Street portion of the property is developed into affordable housing.
Encourage Energy Conservation	This proposed use does not align with this goal.
Conserve Natural Resources	This proposed use does not align with this goal, though maintaining some portion of the property in its natural state may provide alignment with this Master Plan goal.

Recreation Plan Alignment - *Explain how proposed use aligns to each Recreation Plan Goal & Action*:

Recreation Plan Goal	Proposed Use's Alignment with Goal
Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks	This proposed use does not align with this goal.
Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village	This proposed use does not align with this goal.
Explore opportunities to acquire acreage for additional recreation areas	This proposed use does not align with this goal.
Preserve and maintain the scenic and natural open areas within the village	Keeping a portion of this area undeveloped achieves alignment with this Master Plan goal.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):

Yes, this proposed option aligns with R2 zoning. The Northport community needs more housing to meet demand, particularly affordable housing. Areas zoned R2 are intended to be developed into housing.

How consistent is the Proposed Use with the surrounding properties:

Yes, this proposed use is consistent with the surrounding properties provided the design of any new structures blends in with other properties in the area.

Any applicable Federal or State Regulations:

- *Exceeds regulations*
- *Meets regulations*
- *Does not meet regulations*

Explain applicable regulations and how the proposed use complies:

This property appears to meet Federal and State regulations for housing development. However, there may be some State and Federal agencies that could argue that portions of this property are ecologically sensitive and offers significant benefits to the environment if left undeveloped. Remediation to some portion of this property may be necessary to meet all regulations.

Describe the Environmental Impact:

This proposed use has the most environmental impact. Any disruption to identified wetlands will have a negative impact, as will the removal of trees necessary for this use. There are reports and letters from citizens and professionals outling the environmental impact in the 7th Street DropBox. The village can minimize the environmental inpact by leaving the most sensitive areas undeveloped and assuring that only builders with experience in construction near environmentally sensitive areas are utilized for development.

Does the project remedy an Existing Deficiency, explain:

This proposed use can help to remedy a deficieny in all types of housing, though the deficiency in affordable housing is most critical.

Benefits/impacts Percentage of Residents:

- ☑ *Leelanau Township and Village residents*
- ❍ *All Village Residents*
- ❍ *Most Village Residents*
- ❍ *Some Village Residents*
- ❍ *Minimal Village Residents*

Explain:

The benefits of this proposed use will depend upon the types of development that are chosen. If affordable housing is developed on the propery, the beneifits will impact anyone who uses services in the Village, as housing for local employees is a need for all. All residents will be benefit from additonal sewer connections and costs, as well as tax revenue.

Potential Traffic Impacts of Proposed Use:

- ❍ *Significant*
- ❍ *Moderate*
- ☑ *Minimal*
- ❍ *None*

Explain:

Only a small number of residences can be constructed on the property with current R2 zoning so the traffic impact will be minimal.

Potential Monetary Impacts on Village *(identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell)*:

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
Significant Sale of property Sewer connections	*Significant* The village will gain $70K-$150K for each lot sold to a developer. The village will also gain sewer hookup fees and ongoing property tax revenues.	*Significant*	*Significant* There is an "opportuntiy cost" resulting from lost revenue by not selling one or more of lots (refer to the appraisal). There is also an ongoing loss of tax revenue,
Some	*Some*	*Some* Testing and possible clean-up of contamination.	*Some*
No Impact	*No Impact*	*No Impact*	*No Impact* Since the Village already maintains 7th St and N Shore, there would be no additional expenses required.

Unanswered Questions about this Proposed Use:

Contamination - how significant - how costly to remediate?

How difficult would it be to find someone to develop attainable housing - how long would it take?

Public Comment Summary about this Proposed Use:

Public comment has shown little support for this proposed use. There are, however, two letters of support advocating for the development of four lots from nearby residents.

Possible Variations on this Proposed Use:

Grant funding often requires a local match of funds. Having the abiltiy to sell off one or more of the other parcels at $70k - $150k each to generate local matching funds can be a powerful tool.

The property fronting 7th street can be developed into any one of several housing types that the community needs.
a. Single family homes.
b. Multiple family homes (condos or rental units).
c. Affordable housing (townhomes or apartments).

Lots sizes to be sold can vary.