

THE DOCKS

PROJECT CONCEPT PLANS

DATED: JULY 26, 2018

A NEW WATERFRONT COMMUNITY BY:

MidCoast

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Introduction

We are 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 development.

The Docks’ new 12-acre boat basin takes center stage, providing immediate access to Muskegon Lake and sits just minutes way from Lake Michigan via the Muskegon channel. This feature provides a mile of new waterfront, varying in width from 150’ to 400’ and contains a variety of shoreline conditions. These conditions range from natural marsh and stone to seawall, enabling for a variety of uses such as public boardwalks, parks, private over-water decks, docks and boathouses. A vibrant neighborhood center anchors the boat basin and adds a pool, fitness center, coffee/ice cream shop, kayak launch, community hub building, waterfront plaza and live/work spaces.

The Docks contains a mix of detached and attached residences varying in their context, architecture and surroundings. Waterfront homes make up one area while cottages fronting on pocket parks and boardwalks find their place in another.

Engineering/Development Strategy

The project is well situated within the City of Muskegon to be serviced by existing infrastructure. MiCoast Properties, in collaboration with their 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 existing 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 main entry into The Docks will be at the intersection of Wilcox Avenue and Plum Street. Two other secondary access points are proposed to the neighboring developments of Harbour Towne and Edgewater to facilitate emergency access in cases of unanticipated road closures. These connection points have been strongly encouraged by the City staff within the Engineering and DPW departments. These connections are not necessary for The Docks and represent safety and connectivity concerns. We anticipate that the majority of traffic generated from The Docks will utilize the main entry at Wilcox and Plum.

During design and construction of the Harbour Towne development, future development on the property currently proposed as The Docks was accounted for and future 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 increase 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.

Current permitting timelines call for basic site work to begin in 2019, with major construction beginning in early 2020. A permit for the high-top crossing of the Critical Dune has been secured from the MDEQ. Assuming a favorable review of the Preliminary PUD plan by the City, permitting with the Michigan Department of Environmental Quality, Army Corps of Engineers and Muskegon County Drain Commissioner will begin in September.

By the Numbers:

Raw Site Acreage: 83
R-1 Units per Acre Allowed: 6.0 (498 Units Maximum)
Concept Units: <300
New Shoreline: 5,300 ft
Open/Greenspace Acreage: 27
Waterfront Walks Footage: 3,000
Similar Communities: 0



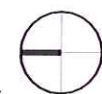
View toward Neighborhood Center



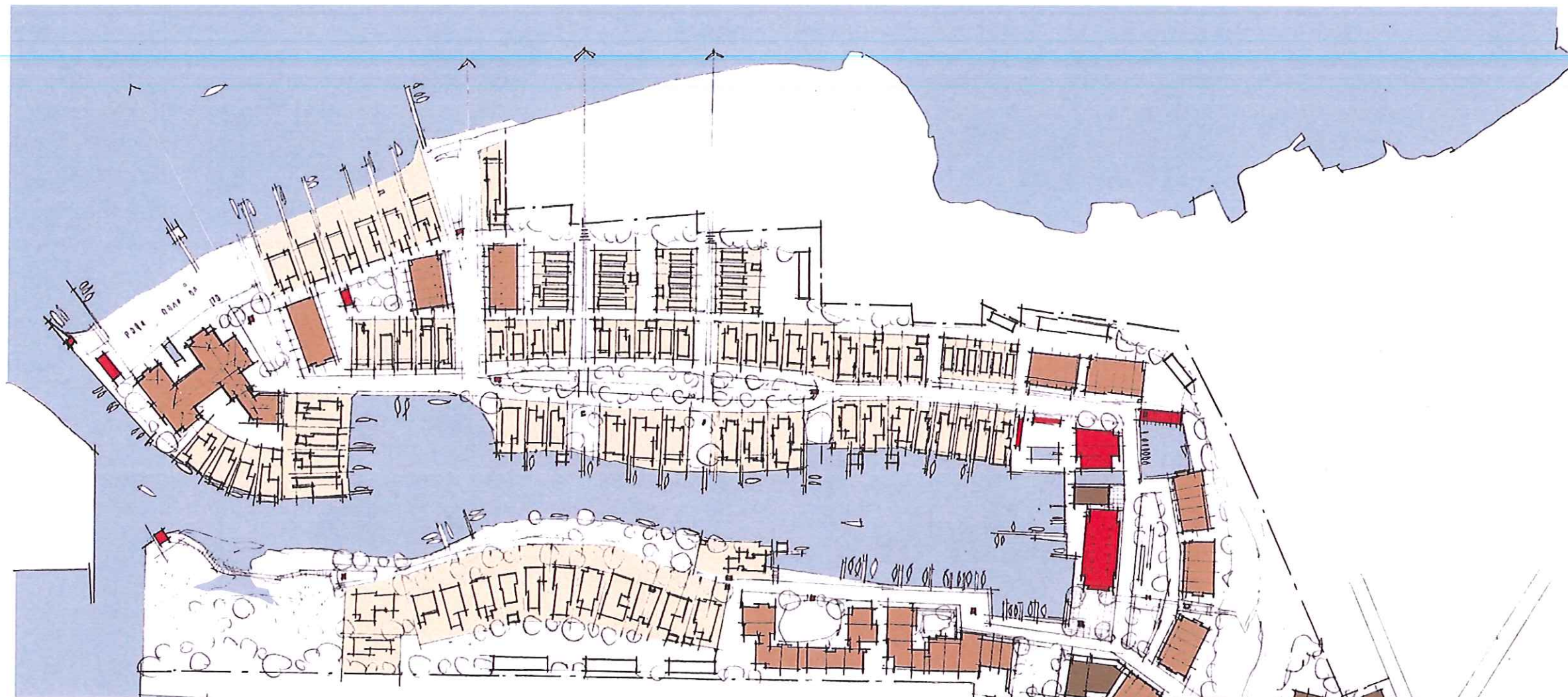
View toward water from Boardwalk Cottages



View toward Inn/Condominium







- Detached Units
- Attached Units
- Live/Work
- Commercial/ Community



Boardwalk street over restored dune landscape



Porches over the water



Boardwalk and native species waterfront



Boardwalk at Club House / 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