

DANIEL BOGGS ARCHITECT LLC

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March 4, 2026

City of Douglas
Attn: Planning Commission
86 W Center Street
Douglas, MI 49406

Re: 13 S Union Street

Planning Commission,

Narrative

The project consists of constructing a two-story 9,500 square feet building. The building will have commercial units on the first floor, and four short-term rental units on the second floor. The project will also include constructing a parking lot that includes parking for 17 vehicles. With this project having almost 5,000 square feet of commercial space available on the first floor, it will be sure to attract residents and visitors to the District. The Owner is currently advertising to fill these commercial tenant spaces but currently do not have any specific tenants identified. The response below addresses the project's impact on existing infrastructure as outlined in the zoning ordinance.

Traffic Capacity of Streets

The project will most likely increase the amount of vehicles parking in front of the building on Center Street. Most of the parking needs for the project will be accommodated by the parking lot that is included as part of this project. Vehicles exiting the parking lot will be on Union Street, so traffic will not enter Center Street directly from the site. This project will likely increase traffic on Center Street and Union Street. To help reduce traffic and encourage pedestrians and bicycle use all entrances to the building connect to public sidewalks, and a bike rack will be provided.

Schools

This project will not increase the number of students attending local schools since there will be no permanent residents. The second floor residential will be short-term rental units. The project will provide additional tax funding for local schools.

Existing Utilities

The project will create additional load on sanitary, storm, watermain, and electrical utilities. The city's existing utilities should be able to handle this increase without any major infrastructure upgrades.

Natural environment of the site and adjoining lands

Only a few trees are scheduled to be removed while the plan is to add nine new trees and 70 new shrubs. The project will not disturb the adjoining land by allowing all surrounding trees to remain.

Comments raised at last PC meeting:

1. Request for the fence at the south property line to be wood in lieu of vinyl. **Fence has been revised to a wood fence.**
2. Concerned about location of dumpster enclosure because of noise. **The dumpster enclosure complies with all ordinance requirements. There is noise involved with emptying the dumpster, but keep in mind several other businesses in the Village Center district have dumpsters.**
3. Concern was raised about site lighting. **A sheet PH-1 includes a photometric plan indicating that light is being contained to the site.**
4. Concern about City capacity for water and sewer to accommodate this new building. **KLSWA has no concerns with the demand estimates for the proposed development.**
5. Concern about removing trees on the south property line. **As indicated on the sheet D-1 the Site Demolition plan does not indicate removing any trees at the south property line.**
6. Concern about patio being used for a dining establishment. **The drawings indicate that the first floor of the building will be used for mercantile use.**
7. Request for the timing of the project. **Project construction will last for one year after City approval.**
8. Concern about vision triangle at corner of Union and Center Street. **Vision triangle has been indicated on the Site Plan and the Landscape Plan.**
9. Request for drainage direction arrows. **Arrows have been added to the Grading Plan on sheet C101.**
10. Question if the parking lot is going to be paved. **The parking lot is indicated to be paved with asphalt.**
11. Comment indicating that trees proposed to be removed need to be shown on plans. **Trees to be proposed to be removed are indicated on the Site Demolition Plan and on the Landscape Plan.**
12. There was a request to provide more detail at the back or south side of the building. **The design of the south side of the building has been revised.**
13. Concern that project has not received fire marshal review. **The review has since been received and approval was received from the fire marshal.**
14. Concern that several engineering issues are open. **The project has received approval from the City, KLSWA, and ACDC.**

Sincerely,



Daniel W. Boggs, RA, LEED AP
Architect

CC: Jack Brown, AMK Properties