

DANIEL BOGGS ARCHITECT LLC

8538 Island Boulevard
Grosse Ile, MI 48138

Phone: 248.882.3642
E-mail: dboggs@danielboggsarchitect.com

October 3, 2025

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.

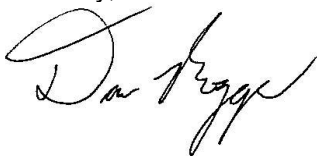
Existing Utilities

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.

Sincerely,



Daniel W. Boggs, RA, LEED AP
Architect

CC: Jack Brown, AMK Properties