



Special Land Use



Special Land Use review and approval is needed for certain uses of property that have the potential to impact adjacent properties and the neighborhood. The Special Land Use application and review procedure is intended to ensure that the proposed use will be designed, operated, maintained and managed in a way that will be compatible with neighboring properties and will not be detrimental to the City. The application process includes public notice of the proposed use and a public hearing before the Planning Commission. Conditions of approval may be required by the Planning Commission to mitigate potentially adverse effects of the use.



Application Special Land Use

A. Property and Project Information

Property Address 1450 Fulton St E, Grand Rapids, MI 49503

Parcel Number 41-14-29-426-036 Zone District TN-MDR

Lot Size Frontage: 690 ft Depth: 300 ft Area: 246555 Acres/Sq Ft Rectangle Irregular

Current use of property Vacant

Proposed use of property Temporary or Emergency Shelter; Social Service Facility

Number of parking spaces on site 143

Will the proposed use include any of the following activities? (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Sale or Consumption of Alcoholic Beverages (if checked, include supplemental application for alcohol uses) | <input type="checkbox"/> Off-Site Parking Lot |
| <input type="checkbox"/> Live Entertainment and/or Dancing | <input type="checkbox"/> Drive-Through |
| <input type="checkbox"/> Banquet Facility or Theatre | <input type="checkbox"/> 24-hour Operation |
| <input type="checkbox"/> Outdoor Seating and/or Other Outdoor Activity | <input type="checkbox"/> Religious Institution |
| | <input checked="" type="checkbox"/> Social Service Facility |
| | <input type="checkbox"/> Other _____ |

B. Applicant Information

1. Applicant

Identify the person or organization requesting the Special Land Use:

Name Cheryl Schuch Title Executive Director

Organization Family Promise Cell Phone _____

Mailing Address 516 Cherry St SE Business Phone 616-475-5220

City Grand Rapids State MI Zip 49503 E-Mail cheryl@familypromisegr.org

2. Applicant Interest

The applicant must have a legal interest in the subject property:

- | | |
|---|--|
| <input type="checkbox"/> Property Owner | <input type="checkbox"/> Purchaser by Option or Purchase Agreement |
| <input type="checkbox"/> Purchaser by Land Contract | <input checked="" type="checkbox"/> Lessee/Tenant |

3. Property Owner Check here if Applicant is also Property Owner

Identify the person or organization that owns the subject property:

Name Mina Breuker Title President and CEO

Organization Holland Home Cell Phone _____

Mailing Address 2100 Raybrook SE Ste 300 Business Phone 616-235-5000

City Grand Rapids State MI Zip 49546 E-Mail mina.breuker@hollandhom.org

4. Representative

Identify any person representing the property owner or applicant in this matter:

Name Ryan Schmidt Title V.P of Real Estate Development & Management

Organization Inner City Christian Federation Cell Phone _____

Mailing Address 920 Cherry St SE Business Phone 616-336-9333

City Grand Rapids State MI Zip 49506 E-Mail rschmidt@iccf.org



Application Special Land Use

C. Required Application Attachments

- 1. Nature of Proposed Use** (Use letterhead if possible)
Written description of the nature of the proposed use(s), including: the products or services to be provided, the activities to be conducted inside and outside the building, types of equipment to be used, other required state or local permits or approvals, hours of operation, number of employees, expected levels and types of vehicular traffic coming to and from the site, any joint use agreements, and other relevant information.
- 2. Site and Building Layout** (Use letterhead if possible)
Written description of the proposed site and/or building layout, building and structure design information, floor plans, parking calculations, fencing, landscaping, current environmental conditions, adjacent land uses, and other pertinent information.
- 3. Site Plans, Building Elevations and Floor Plans**
Enclose the site plans, building elevations and floor plans required on the Site Plan Review Checklist.

D. Request and Affidavit

The applicant must read the following statement carefully and sign below:

The undersigned requests that the City of Grand Rapids review this application and related required documents and site plans as provided in Article 12 of the Grand Rapids Zoning Ordinance. The applicant further affirms and acknowledges the following:

- That the applicant has a legal interest in the property described in this application.
- That the answers and statements contained in this application and enclosures are in all respects true and correct to the best of his, her or their knowledge.
- That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other codes or statutes, and does not constitute the granting of a variance.
- That the applicant will comply with any and all conditions imposed in granting an approval of this application.
- If also the owner, the applicant grants the City of Grand Rapids staff and the Planning Commission the right to access the subject property for the sole purpose of evaluating the application.

Cheryl Schuch

Applicant Name (printed)



Applicant Signature

11/8/2018

Date

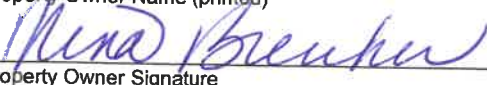
If the applicant is not the property owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and:

- Is/are aware of the contents of this application and related enclosures.
- Authorizes the applicant to submit this application and represent the undersigned in the matter being reviewed by the City of Grand Rapids.
- Grants the City of Grand Rapids staff and the Planning Commission the right to access the subject property for the sole purpose of evaluating the application.

Mina Breuker

Property Owner Name (printed)



Property Owner Signature

11/8/2018

Date



Review Standards Special Land Use

In addition to the Site Plan Review Standards of Section 5.12.08.E., the Planning Commission shall consider whether the proposed Special Land Use meets the following standards:

Standard #1. Master Plan/Zoning Ordinance.

Describe how the proposed use will be consistent with the purpose and intent of the *Master Plan* and Zoning Ordinance, including the Zone District.

The proposed uses are consistent with the master plan's objective GN4 through its encouragement of racial, ethnic, and income diversity as well as its rehabilitation of a vacant building. Additionally, this development will meet the goals laid out in Chapter 10 by providing a mixture of uses. The proposed uses are allowed in the zoning ordinance through special land use.

Standard #2. Site Plan Review Standards.

Describe how the project will meet the Site Plan Review Standards of Section 5.12.08.E., including site design, environment; vehicular, bicycle, and pedestrian circulation; and public facilities. Additional information may be required for projects involving significant earthmoving or site changes.

This project proposes to reuse a residential building that has functioned as 'group housing' for decades. Site plan review standards have already been met and the site is accessible for all modes of transportation/parking. The anticipated parking usage will be less than the previous user. The proposed development will use the existing infrastructure already in place.

Standard #3. Neighborhood Effects.

a. Describe how the proposed use will be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties, and the natural environment.

The proposed use will reactivate a vacant building into an active mixture of uses that directly serves a community need. Having been the Holland Home Campus for senior housing for over 105 years, the building is already the focal point of this community and has hosted many families over the decades. The proposed uses will conform to and enrich this neighborhood.

b. Describe how potentially adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Designed as a senior housing campus for over 345 families and a large number of staff, Fulton Manor's building and parking configurations are established and more than adequate for the proposed uses. Portions of the building will be reactivated for emergency family shelter and social service office spaces. The existing landscaping complements the building and street front.

c. Describe how the proposed use will not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, visual clutter, and electrical or electromagnetic interference.

The two uses of this property: emergency shelter and social service facility space are not expected to be detrimental, hazardous, or disturbing. The proposed uses will decrease traffic at Fulton St from the previous user. Although families will only stay temporarily in this emergency housing, we do not expect turnover to be disturbing to surrounding neighbors. 24 hour security will be onsite to ensure family safety.



Special Land Use

d. Describe how the proposed use will not adversely affect the walkability of the neighborhood, impair pedestrian circulation patterns, disrupt the continuity of the urban street wall or otherwise hinder the creation of a pedestrian-oriented environment.

All existing sidewalks and streets will remain unchanged which will have no effect on the walkability of the neighborhood.

Standard #4. Environment.

Describe how the proposed use will retain as many natural features of the landscape as practicable, particularly where the natural features assist in preserving the general character of the neighborhood.

The proposed uses will retain all the natural features and built features of the existing buildings onsite. No changes or reductions will be made to any of the landscaping and natural features. The physical and environmental character of the neighborhood will be maintained and preserved which is a benefit to the surrounding neighborhoods.

Standard #5. Public Facilities.

a. Describe how adequate public or private infrastructure and services already exist or will be provided at no additional cost, and will safeguard the health, safety, and general welfare of the public.

The proposed project site currently has all needed infrastructure including public water and sewer, gas, and electric for over 345 families. There will be no additional costs for infrastructure at this time.

b. Explain how the proposed use will not be detrimental to the financial stability and economic welfare of the City.

The proposed use will be a direct benefit to the financial stability and economic welfare of the City. This proposed use will repurpose a vacant building to benefit families that are in the crisis of homelessness and keep families with children together. Effectively housing over 100 families facing homelessness will positively impact the financial stability of our City.

c. Describe how the proposed use will comply with all other applicable City ordinances and policies and all applicable State laws.

All structures will be used or reactivated to comply with all applicable building codes, construction permitting processes, and will comply with all applicable zoning code regulations.

Standard #6. Sale and/or Consumption of Alcohol.

Alcohol-related uses tend to have a particularly detrimental effect on a neighborhood where there is a concentration of these uses. Compliance with the standards of review for uses including alcohol sales in Section 5.9.05.D. shall be in addition to the Review Standards of this Section. Completion of the Supplemental Application for Alcohol Sales is required for these uses.



Application Procedures

Special Land Use

1. General Information

A Special Land Use (SLU) approval is required where the use of land requires an intensive review, often with conditions tied to approval, to ensure compatibility with adjacent properties and the community as a whole. Special Land Uses are identified in Articles 2, 5, 6, 7, 8, and 9 of the Zoning Ordinance and often vary from district to district. The Zoning Ordinance lists application procedures and review standards in Article 12, Section 5.12.09.

2. Pre-Application Consultation

A pre-application meeting with Planning staff is recommended prior to the submission of the application. Such a meeting helps ensure a smooth application process.

3. Neighborhood Outreach

Neighborhood outreach is strongly recommended for a Special Land Use application. The purpose of neighborhood outreach is to inform nearby stakeholders of the proposed project, receive comments and address concerns about the proposal, and whenever possible resolve conflicts in advance of Planning Commission review. Failure to conduct outreach activities may result in a tabling of the request. Recommended procedures are found in Section 5.12.06. of the Zoning Ordinance.

4. Application

An application packet for a Special Land Use is available from the Grand Rapids Planning Department, located on the third floor of 1120 Monroe Avenue NW or at the Planning Department's website www.grandrapidsmi.gov/planning under Forms and Applications. You may also call 616-456-4100.

A complete application must be received at least one (1) month prior to the Planning Commission meeting. See www.grandrapidsmi.gov/planning for a calendar of Planning Commission meetings and application deadlines. The project description is a very important part of the application.

5. Beer, Wine or Other Alcoholic Beverages

If the application for a Special Land Use involves the sale or consumption of beer, wine or other alcoholic beverages, a supplemental application form is required to address Alcohol Sale Review Standards under Section 5.9.05. of the Zoning Ordinance. Other information, listed in the Alcohol Sales Supplement Checklist, is also required.

6. Staff Review

The application will be reviewed by Planning Department staff prior to submission to the Planning Commission. A Planner may contact the applicant with questions or a request for additional information, or may advise the applicant on recommended changes or revisions to the application and submittals for the purpose of clarity.

7. Notice of Public Hearing

Following the staff review, the Special Land Use request is forwarded to the Planning Commission for a public hearing. A notice of the public hearing is published in the Grand Rapids Press 15 days prior to Planning Commission meeting. Property owners and residents within a 300 ft radius of the subject property are notified by post card. Interested persons may submit a letter or speak at the public hearing.

8. Planning Commission Meeting

All meetings of the Planning Commission are held in the Public Hearing Room on the 3rd floor of 1120 Monroe Avenue NW.

Each public hearing item for consideration is assigned an approximate start time. The Planning staff introduces and explains the request to the Planning Commission. The applicant is then asked to present information on their proposal. The Planning Commission may ask questions of the staff and/or applicant. The Planning Commission then allows public comment on the application, and a chance for the applicant to respond to any concerns or questions. The public hearing is then closed and the Planning Commission deliberates on the request in open session. The Planning Commission may approve, approve with conditions, deny, or table the SLU application. If approved, the effective date is 16 days following the decision.

9. Written Notice

The applicant will be provided with a letter and resolution that documents the decision of the Planning Commission, including any conditions of approval.

10. Appeal of Denial

If the Planning Commission denies an application for a Special Land Use, the applicant may appeal the decision to the Board of Zoning Appeals. The appeal must be filed with the Planning Department within 15 days of the decision. Conditions of approval cannot be appealed.



Site Plan Review Checklist

Special Land Use

General Plan Requirements

- Project Info: Project address and name, scale, north arrow, location map, date(s) of submission/revisions, sheet number, name, address, phone number, and email of the designer(s) who prepared each plan
- Scale:
 - For less than 3 acres, 1" = 50'
 - For more than 3 acres, 1" = 100'

Site Data

- Existing zoning of property and all abutting properties
- Property dimensions and gross acreage or square footage (including width, length, and frontage)
- Net acreage or square footage, minus rights-of-way and submerged land
- Existing and proposed topography of the property and within 100' of the property at 2-ft intervals
- Existing lot lines, lot dimensions, building lines, structures, parking areas, and other improvements on the property and within 100' of the property
- Proposed lot lines, lot dimensions, building lines, structures, parking areas, and other improvements on the property and within 100' of the property
- Existing and proposed easements, including type

Access, Circulation and Parking Plans

- Dimensions, curve radii and centerlines of existing and proposed access points, streets, rights-of-way, or access easements
- Existing driveways and street intersections within 250 feet of the property
- Dimensions of acceleration, deceleration and passing lanes
- Cross section details of proposed streets, driveways, parking lots, sidewalks and non-motorized paths, with materials and thickness
- Traffic regulatory signs and pavement markings
- Designation of fire lanes
- Existing and proposed parking and loading areas, including location and size
- Calculations for the required number of parking and loading spaces
- Dimensions of parking spaces, landscape islands, circulation aisles, and loading zones
- Existing and proposed sidewalks or pathways within the site and in the right-of-way

Landscape and Screening Plans

- Locations, sizes, and types of existing trees 6 inches in diameter, measured at 3½ ft off the ground, including what is to be removed and what is to be preserved
- General location of all other existing plant materials, identification of the plant material, including what is to be removed and what is to be preserved
- Existing and proposed lawns and landscaped areas

Landscape and Screening Plans (cont.)

- Location and type of all proposed shrubs, trees, and other live plant material
- Planting list for proposed landscape materials with caliper size or height of material, quantity, botanical and common names, and method of installation
- Details on screening
- Location, size, height, and construction materials for all fences, walls and berms

Building and Structure Plans

- Location, height, and exterior dimensions of all proposed structures on the property
- Building floor plans and total floor area, including number and height of stories
- Building elevations for all sides, at an appropriate scale
- Description of all exterior building materials and colors (samples may be requested)
- Calculations of transparency requirements

Drainage and Utility Plans

- Location of existing drainage courses, floodplains, streams, wetlands, and other water bodies
- Existing and proposed water mains, water service, storm water loads and fire hydrants
- Stormwater retention/detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls, and calculations
- Site grading, drainage patterns, and other stormwater management measures
- Underground storm sewers and drains, including location and size
- Existing and proposed, above and below ground gas, electric, and telephone lines
- Transformers and utility boxes, including locations and dimensions

Other Site Features

- Location, height, and dimensions of storage facilities
- Waste receptacles and transformer pads and enclosures/screening
- Extent of any outdoor sales or display area
- Existing and proposed building and site lighting
- Photometric plan with: 1) foot candle readings at 10' intervals or less, 2) table showing minimum and maximum lighting levels, and maximum to minimum illumination ratios, and 3) location and mounting heights of fixtures [If the project is located in the East Beltline Overlay District, see Section 5.8.04.F.]
- Size, height, and method of shielding for all lighting on the building and the site
- Location, size, height, and lighting of all proposed signs on the building and the site



Application Checklist

Special Land Use

The following items are required for a complete Special Land Use (SLU) application. Please note that Site Plan Review is part of a SLU review. Incomplete applications will be returned.

If the Special Land Use request involves the sale or consumption of alcoholic beverages, please refer to the **Supplemental Application for Alcohol Sales**, which contains its own checklist.

Signed Application Form

Complete pages 2 and 3 of the SLU application form.
Application must be signed by the applicant and the property owner (if different).

Response to SLU Review Standards

Complete pages 4 and 5 of the SLU application form. Use additional paper if needed.

Nature of Proposed Use

Written description of the nature of the proposed use(s), including: the products or services to be provided, the activities to be conducted inside and outside the building, types of equipment to be used, other required state or local permits or approvals, hours of operation, number of employees, expected levels and types of vehicular traffic coming to and from the site, any joint use agreements, and other relevant information. *(Use letterhead if possible.)*

Site and Building Layout

Written description of the proposed site and/or building layout, building and structure design information, floor plans, parking calculations, fencing, landscaping, current environmental conditions, adjacent land uses, and other pertinent information. *(Use letterhead if possible.)*

Site Plans, Building Elevations and Floor Plans

Enclose plans as described in the Site Plan Review checklist:

- Survey of existing conditions
- Site plan
- Floor plan(s)
- Elevations
- Drainage and utility plan
- Landscape and screening plan
- Any other plans as requested by Staff

Neighborhood Outreach

Include a summary of activities conducted, any correspondence distributed, meeting sign-in sheets, meeting notes, letters of support, etc. Failure to conduct outreach activities may result in tabling of the application.

Fee (make check payable to the City of Grand Rapids)

- Special Land Use \$2,015
- Amendment to previous SLU approval \$1,431
- SLU in combination with other PC application \$ 927

Plan Submittal

- Two (2) 11" x 17" copies
- One (1) digital copy submitted as a PDF (one file for each drawing, plan, or document)



TO: Grand Rapids Planning Department

FROM: Cheryl Schuch

DATE: November 8, 2018

RE: Nature of Proposed Use

Family Promise of Grand Rapids is a 501c3 non-profit organization that provides emergency shelter, Rehousing supports and permanent housing to families with children who are in a housing crisis. The proposed use for 1450 E Fulton St is Emergency Shelter and Social Service Facility space for families experiencing homelessness and receiving re-housing support services. The uses will be primarily reserved to the interior of the building.

Each night in Kent County 100-120 families are estimated to be literally homeless and living on the streets in unsafe conditions (according to data collected at the coordinated entry site for our local Continuum of Care). The overflow hotel shelter program for homeless families is inadequate because of limited hotel room availability and the program's high cost with lack of funding. Shelters where families can stay together are extremely limited in our community despite the growing need. The proposed uses at 1450 E Fulton St would significantly impact our community's homelessness crisis and would benefit families with children that have no other safe place to stay together. By establishing a social service office space onsite alongside the emergency shelter, families will have access to resources and services needed to transition to stable housing.

The Emergency Shelter and Social Service Facility uses would be conducted on the 2nd and 3rd floors of the building. The use would support up to 116 families who are experiencing homelessness and facing a housing crisis. Twenty four hour security will be provided onsite and social service staff will be onsite 7 days a week. Families would be able to meet with case managers to find stable housing, apply for mainstream benefits, and access basic needs. The majority of the families are at work or school during the daytime hours and parents are always on-site with the children and no "Daycare" would be provided at this location.

Security will be located at the entry point of the building for the emergency space and on each floor. Social Service Facility Space would be located on the second floor and services would include case management meetings, programming planning meetings, partner agency meetings, and general office use. Staffing at this area consists of 3 case managers, and 1-2 security officers depending on the time

of day. Occasionally there will be volunteers using this space to assist with providing meals or activities with children. Office volunteers are usually 1-3 at one time and group activity would be groups typically limited to 5-10 volunteers for a 1-3 hour period per day.

There are no planned changes to the parking lot or have regular parking needs that would exceed the capacity of the lot. The existing pick up and drop off locations will be utilized (two spots on Fulton and one spot on Grace near Carlton). Resident traffic will be managed to ensure that Fulton St traffic is not inhibited.

All visitors and clients are required to have scheduled appointments or approved access to the building, and no one is allowed to loiter on the property. Our program takes measures to make sure that the privacy and safety of the families and children we serve is respected. Staff and security are always on site and security cameras will be monitored closely.

Care Resources (PACE Program) and Holland Home central services will continue their use of the building in conjunction with the proposed uses. In addition to their central services, Holland Homes is currently providing food services to the PACE program.

The zoned project site is within a TN- MDR (Mixed-Density Residential) District. According to section 5.9.36. of the Grand Rapids' zoning ordinance, a transitional or emergency shelter is permitted in a TN-MDR district upon Special Land Use approval. The zoning code also states that a shelter with more than 12 adults needs to be one thousand five hundred (1,500) feet from any other transitional or emergency shelter, residential rehabilitation facility, single room occupancy dwelling, or small or large adult foster care facility. The corner of the 1450 E Fulton St property line is within 546 feet of the property line for 1215 E Fulton St., where Salvation Army's Turning Point rehabilitation program is housed. The program serves a limited number clients a year and most people stay between 5 and 12 days. Because the proposed uses at 1450 E Fulton would meet a significant need in our community and the rehabilitation shelter serves a limited number of individuals yearly, we request a waiver allowing this proposed uses to be permitted within 1,500 ft of a residential rehabilitation facility.



TO: Grand Rapids Planning Department

FROM: Cheryl Schuch

DATE: November 8, 2018

RE: Site and Building Layout

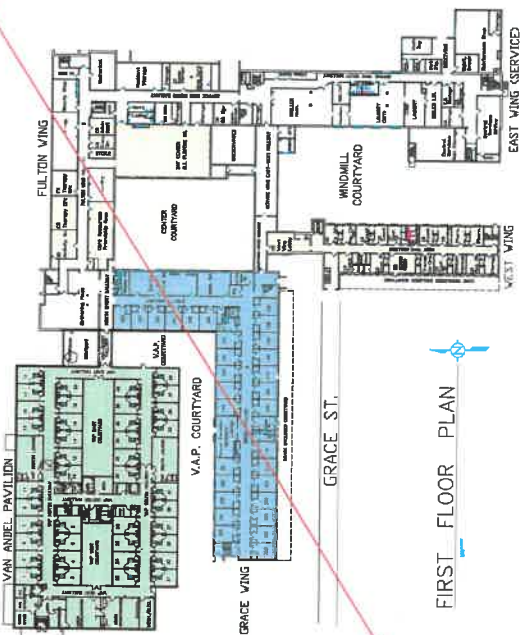
The currently vacant Fulton Manor is a four story complex, originally built to host 345 households. The first floor has space for residential units, clinical space and offices, storage, activity space, office space, dining rooms, and other various amenities necessary for assisted senior living. The second floor has more residential space, a chapel, dining room, kitchen, office spaces, and lounge spaces. The third and fourth floors are primarily residential units. There are 143 parking spaces.

The proposed uses will be confined to the second and third floors with the exception of the west wing on both floors and the east wing on the third floor. Note that we have included building plans that specifically show what portions of the building will be utilized for the proposed uses. No renovations or modifications are planned for the site. The proposed uses will be confined to the existing structures on site.

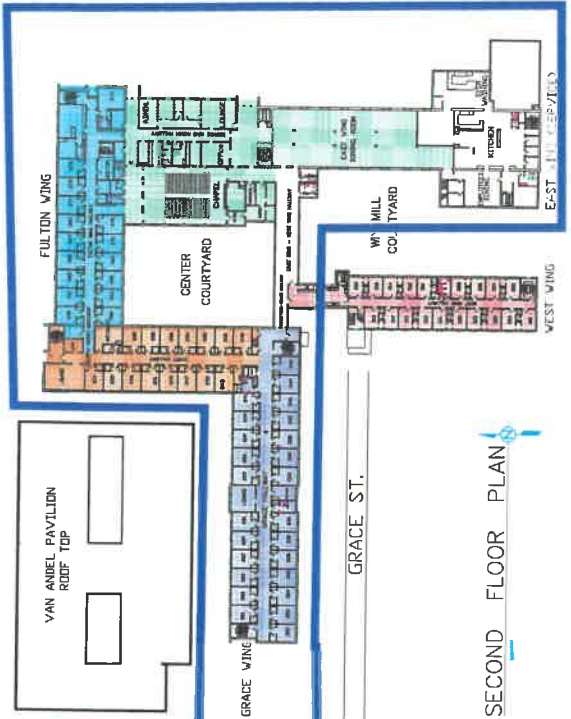


**HOLLAND HOME
FULTON MANOR**

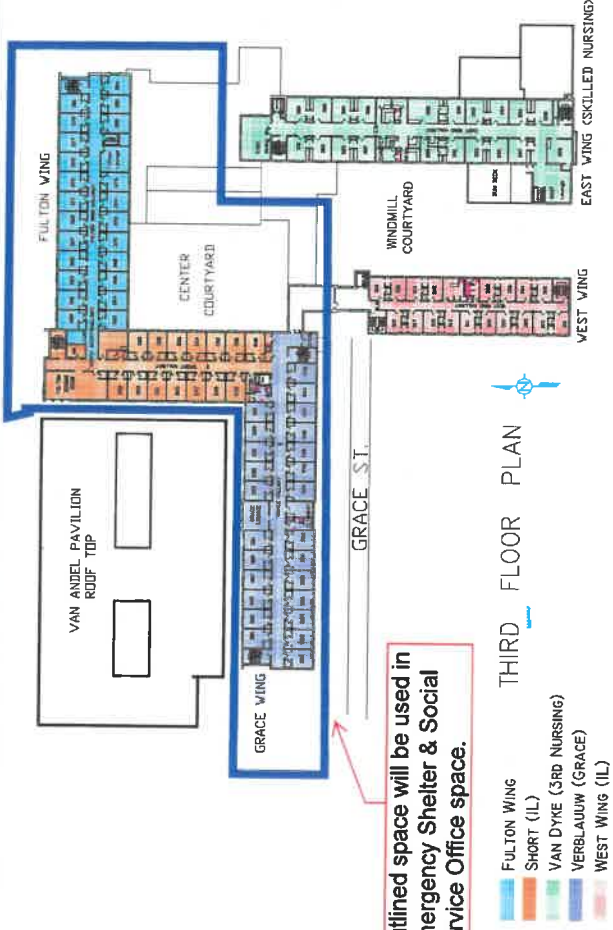
Will not be used as
Emergency Shelter or
Social Service Office
space.



Outlined space will be
used in Emergency
Shelter & Social
Service Office space.



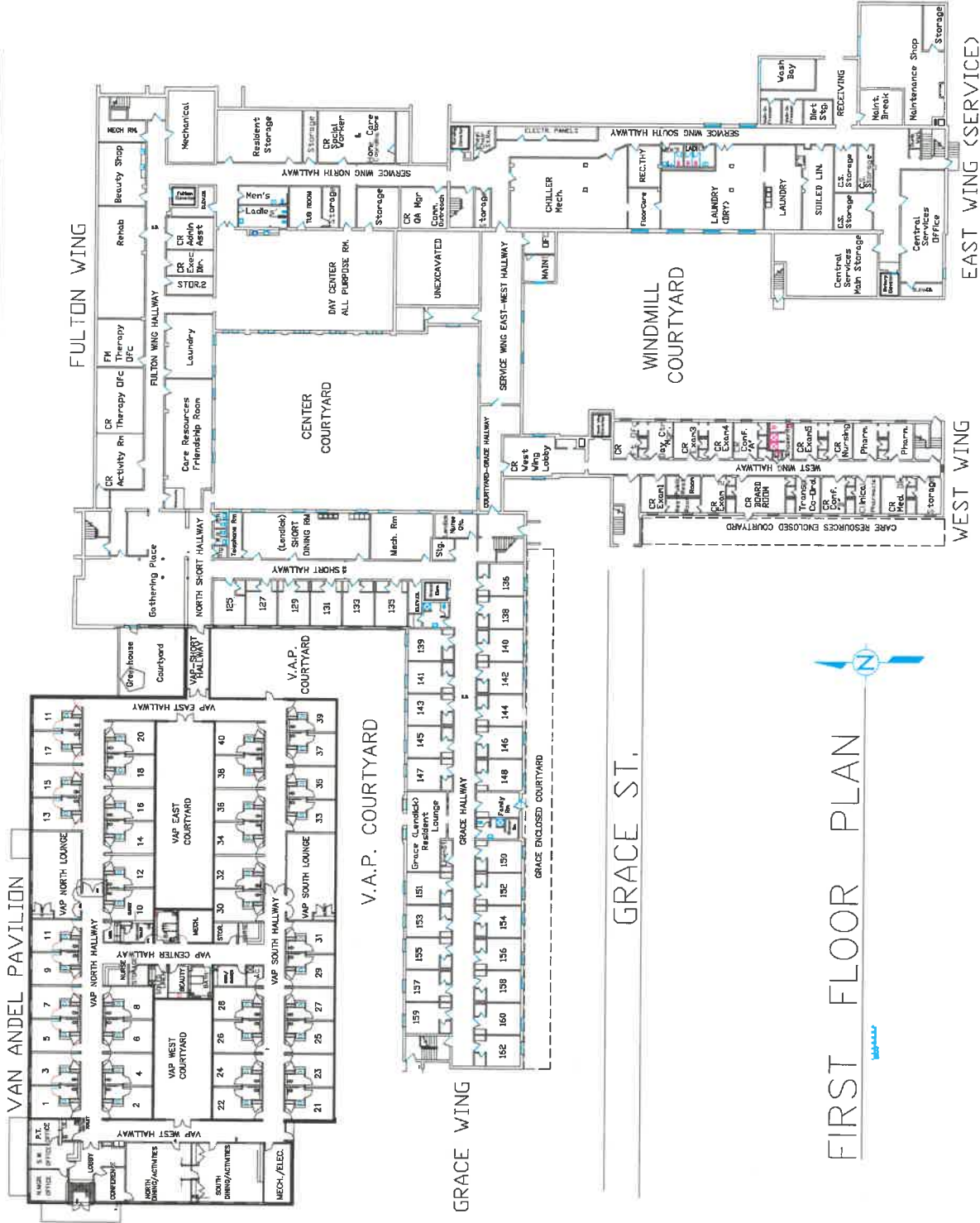
Outlined space will be used in
Emergency Shelter & Social
Service Office space.



Will not be used as
Emergency Shelter or
Social Service Office
space.



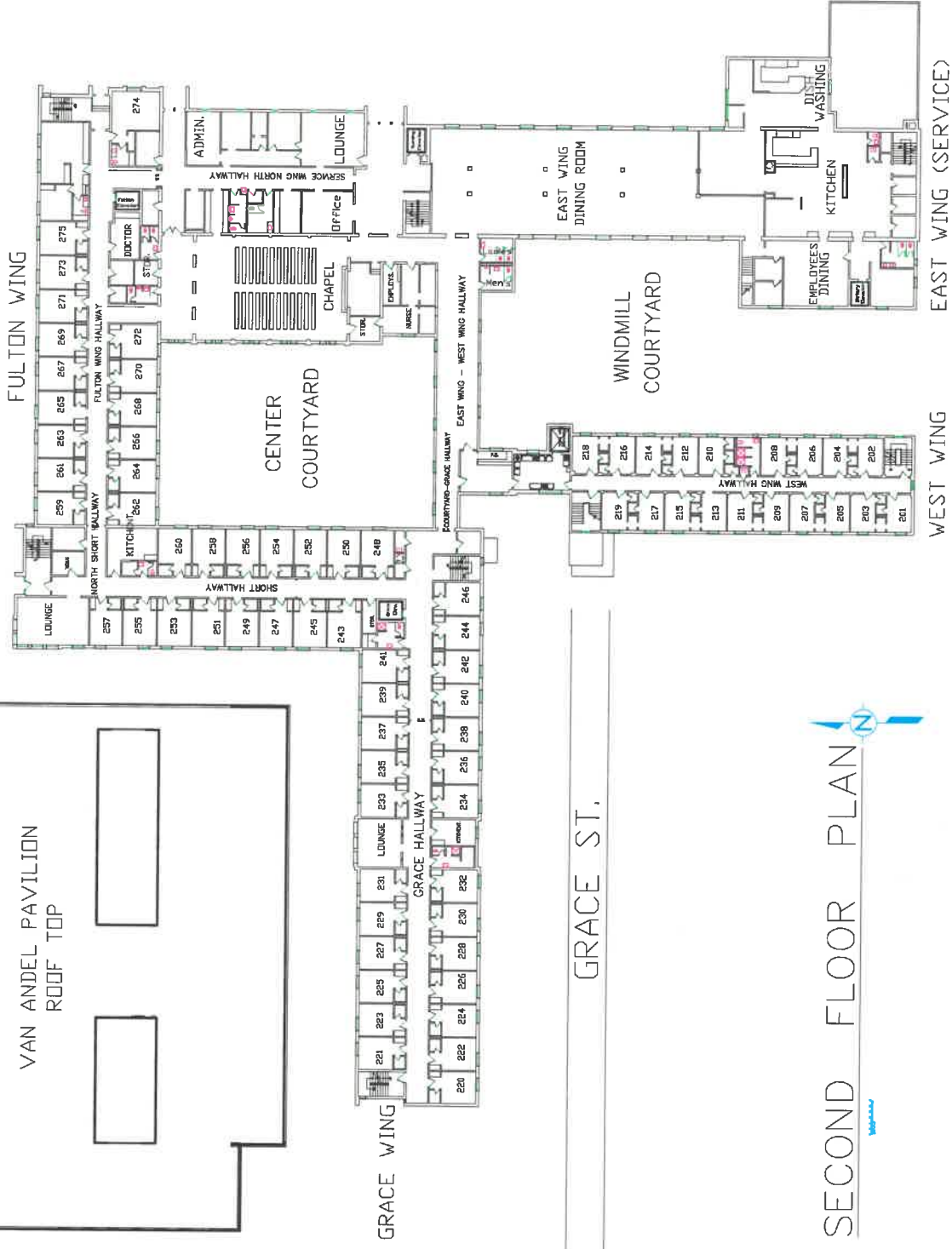
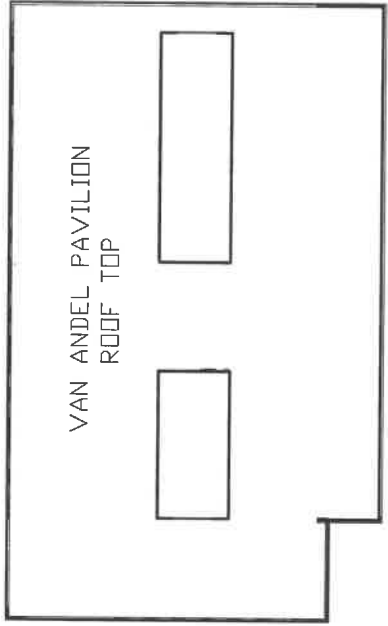
FULTON ST.



FIRST FLOOR PLAN

GRACE ST.

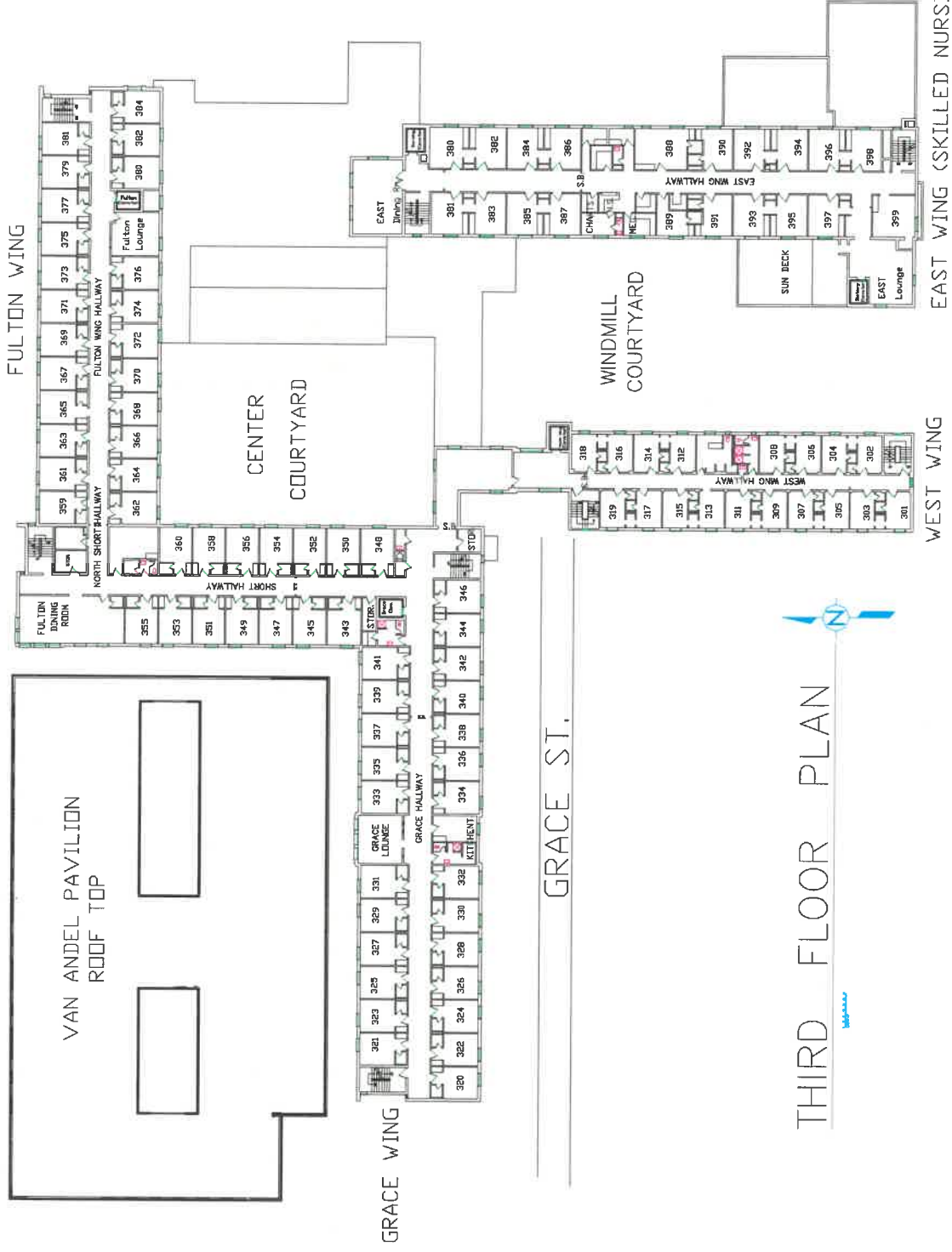
FULTON ST.



SECOND FLOOR PLAN

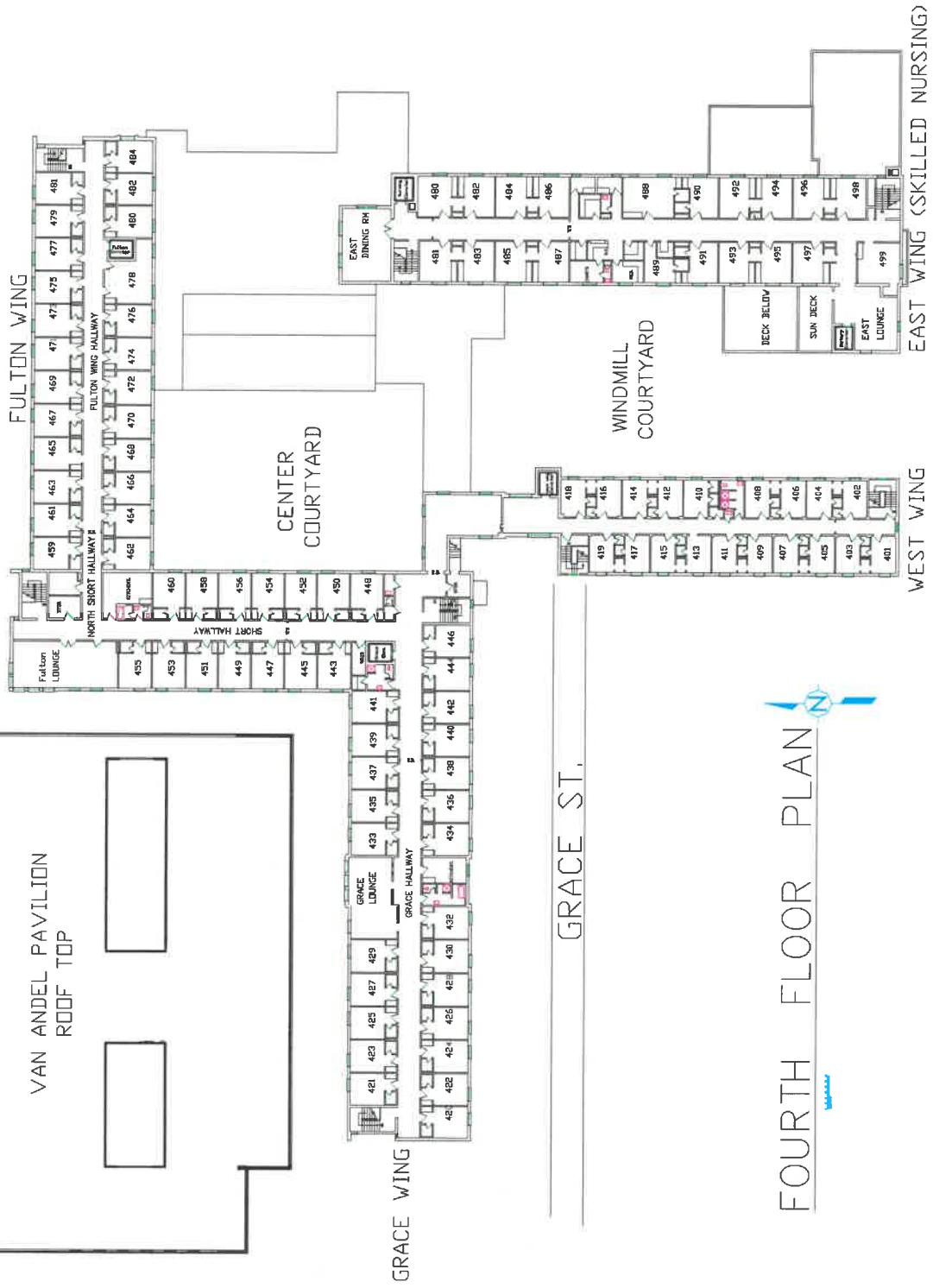
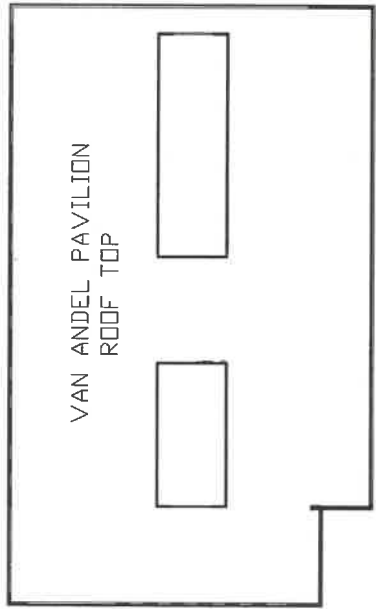
A blue north arrow icon pointing upwards, indicating the orientation of the floor plan.

FULTON ST.



THIRD FLOOR PLAN

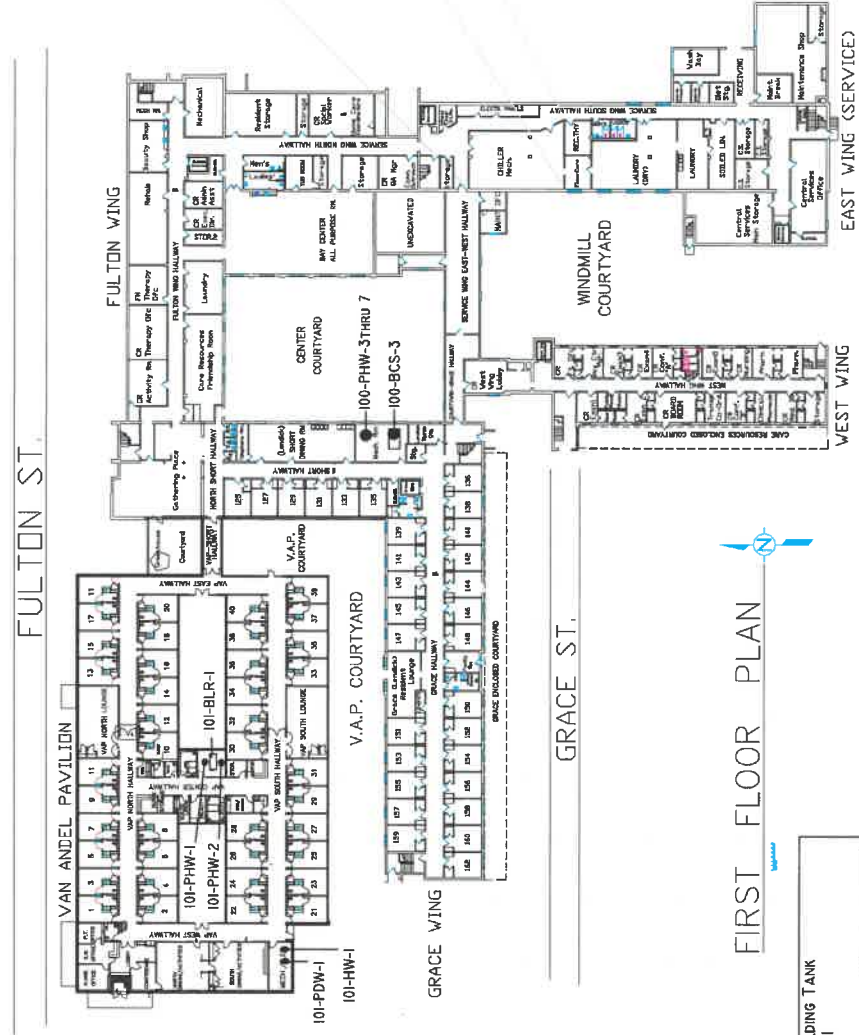
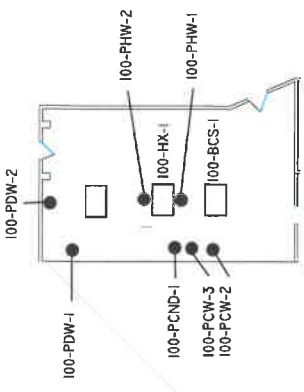
FULTON ST.



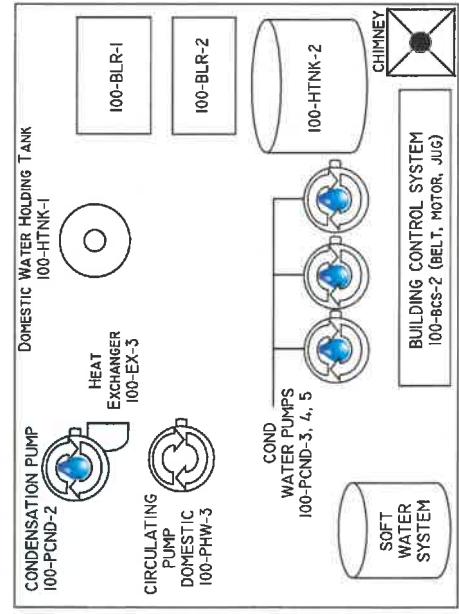
GRACE ST.



FOURTH FLOOR PLAN

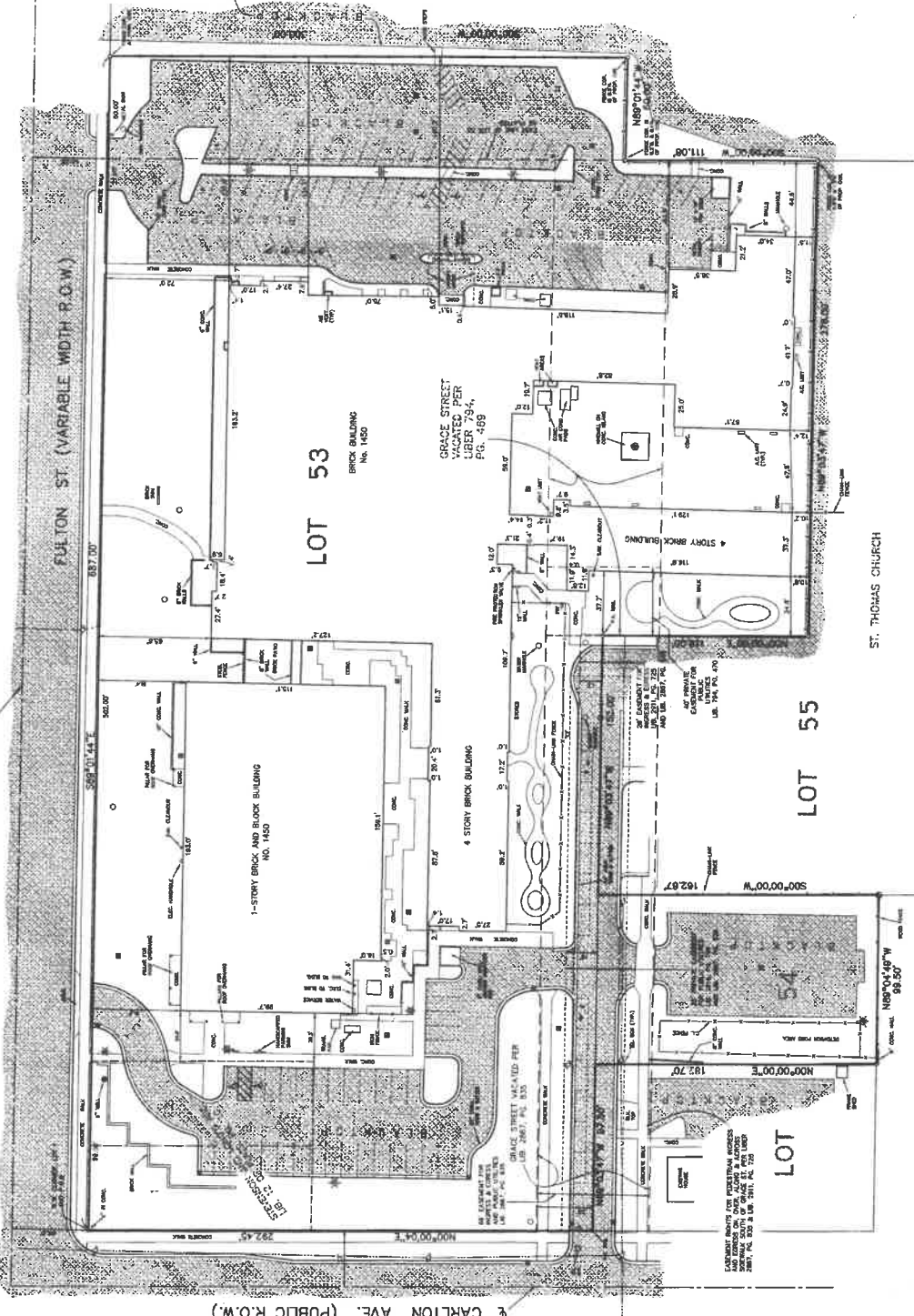


FIRST FLOOR PLAN



BASEMENT BOILER RM

NORTH LINE OF S.E. 1/4, SEC. 25



FULTON ST. (VARIABLE WIDTH R.O.W.)

LOT 53

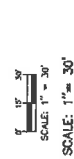
LOT 55

ST. THOMAS CHURCH

Description as surveyed:

- That part of Stevenson and Long's Addition, and part of Lot 53, Amended Plat of Lots 53, 54 and 55, including the NW corner of Lot 1, Stevenson and Long's Addition, and that part of the SE 1/4, Section 25, T7N, R17W, C2E of Cass, Stoughton, and Long's Addition, and that part of the NW corner of Lot 1, Stevenson and Long's Addition, thence S89°01'44"E there 1287.00 feet to a point; thence S52°00'00"W 111.00 feet to the SE corner of Lot 53; thence N89°03'47"W 229.00 feet along the Southern line of said Lot 53; thence N00°00'00"E there 192.70 feet along the South line of said Lot 54; thence N00°00'00"E 192.70 feet along the East line of section Avenue to the place of beginning.

- Notes:
- Beatings shown hereon are based on Amended Plat of Lots 3 thru 30, include and Lot 44 thru 52, include Stevenson and Long's Addition, Line 35 of lots, Page 5, Insurance Company Commitment No. 28472412, dated April 18, 2000. All measurements of the structures shown hereon are based on exterior building.
 - Utility structures shown on the ground surface have been located and shown per the records of the City of Grand Rapids. The location of these structures should not be interpreted as the exact location for the utility utilities in this area.
 - The proposed 480V Zone C (areas of overhead feeding) as identified on Community Management Agency No. 13, dated September 8, 2001, as published by the Federal Emergency Management Agency, is hereby incorporated by reference to this City of Grand Rapids for ingress and egress per UBC 2018, Page 184.



- Legend
- ⊙ = IRON STAKE FOUND
 - ⊠ = IRON STAKE SET
 - ⊕ = MONUMENT
 - ⊖ = UTILITY POLE & CITY WIRE
 - ⊗ = LIGHT POLE
 - = SIGN
 - △ = HYPOTHETICAL
 - = CATCH BASIN
 - ⊙ = MANHOLE
 - ⊚ = TELEPHONE BOX
 - = EDGE LINE
 - = OVERHEAD WIRE

BOUNDARY SURVEY
 RE: HOLLAND HOME - FULTON MANOR
 FOR: HOLLAND HOME
 ATTN: DAVID BESSEGA
 1500 W. GORTON AVENUE
 GRAND RAPIDS, MI 49546

IN: PART OF THE S.E. 1/4 SECTION 25, T7N, R17W, C2E OF CASS STAMPTON AND LONG'S ADDITION, GRAND RAPIDS, MICHIGAN

PROPOSED:

excel engineering inc.
 525 ZEEB PARK SE • GRAND RAPIDS, MI 49508
 TEL: (616) 23-3986

DATE: 01/14/2018
 FILE NO: 0006043
 SHEET 1 OF 7





TO: Grand Rapids Planning Department

FROM: Cheryl Schuch

DATE: November 8, 2018

RE: Neighborhood Outreach

Family Promise has a longstanding presence with Grand Rapids residents having spent the last twenty-one years engaging with the community and assisting children and their families as they face housing crises. Family Promise has helped over 4,000 children and 2,500 families build a strong foundation for their family's future by providing emergency shelter, basic needs, rehousing services and permanent housing. They have built important partnerships and relationships with neighbors, community leaders, and faith-based organizations to provide emergency shelter and basic needs to families with children who are experiencing homeless throughout our community. Over 4,000 volunteers engage each year to support the families served by Family Promise and this community support is what makes families succeed in exiting their housing crisis.

Family Promise and its community partners are holding a neighborhood meeting on Monday, December 3rd from 4-7pm to discuss using the vacant Fulton Manor as an emergency shelter for children and their families who are experiencing homelessness. Family Promise will be distributing invitations to area neighbors and businesses, informing them about the meeting and describing some of the currently proposed changes to the vacant building. In addition to invitations, Family Promise will inform neighbors and community stakeholders about the event via email and Facebook. Additionally, Family Promise and the partner organizations will be discussing the proposed use with the Eastown Community Association at their next Board meeting.

Family Promise will continue to engage with the community about the proposed temporary Emergency Family Shelter as development plans advance and become formalized. Neighbors will be informed of the overall plan and purpose, the security presence onsite, office hours, guest policies, and traffic. This proposed use as an emergency shelter for up to 116 families will not increase the density and population that Holland Homes was designed for, which has 345 units. Holland Homes has a longstanding commitment to the area surrounding Fulton Manor and has been an engaged neighbor for over 100 years.