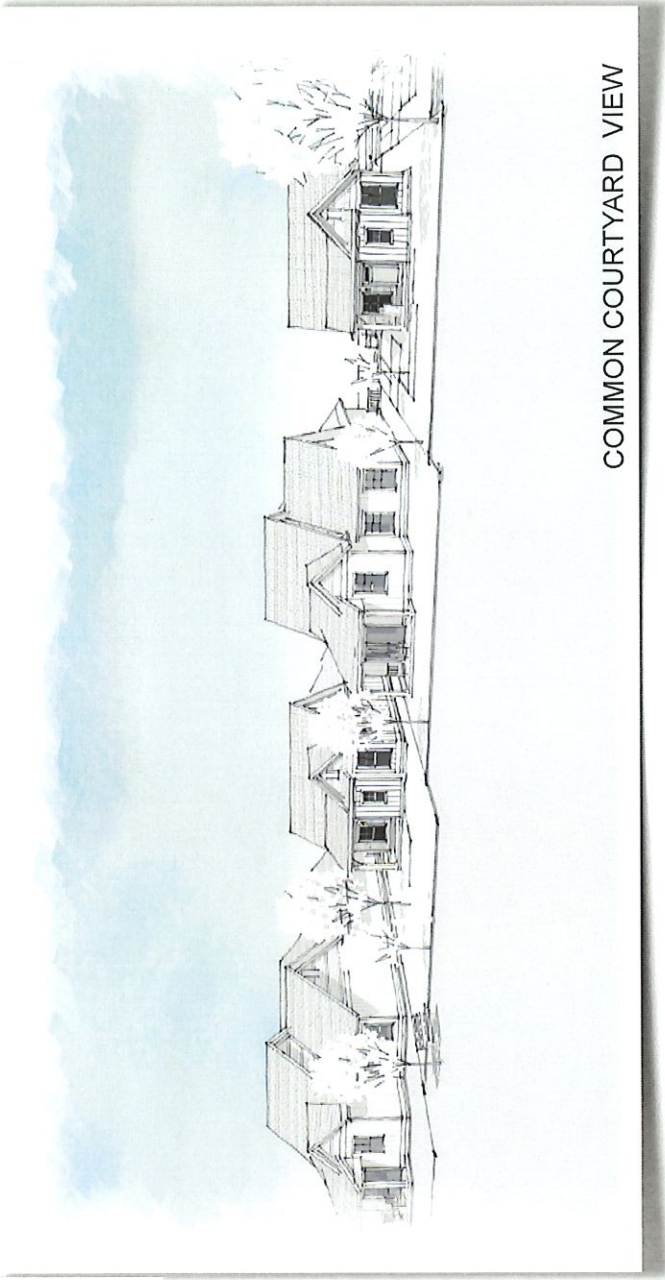
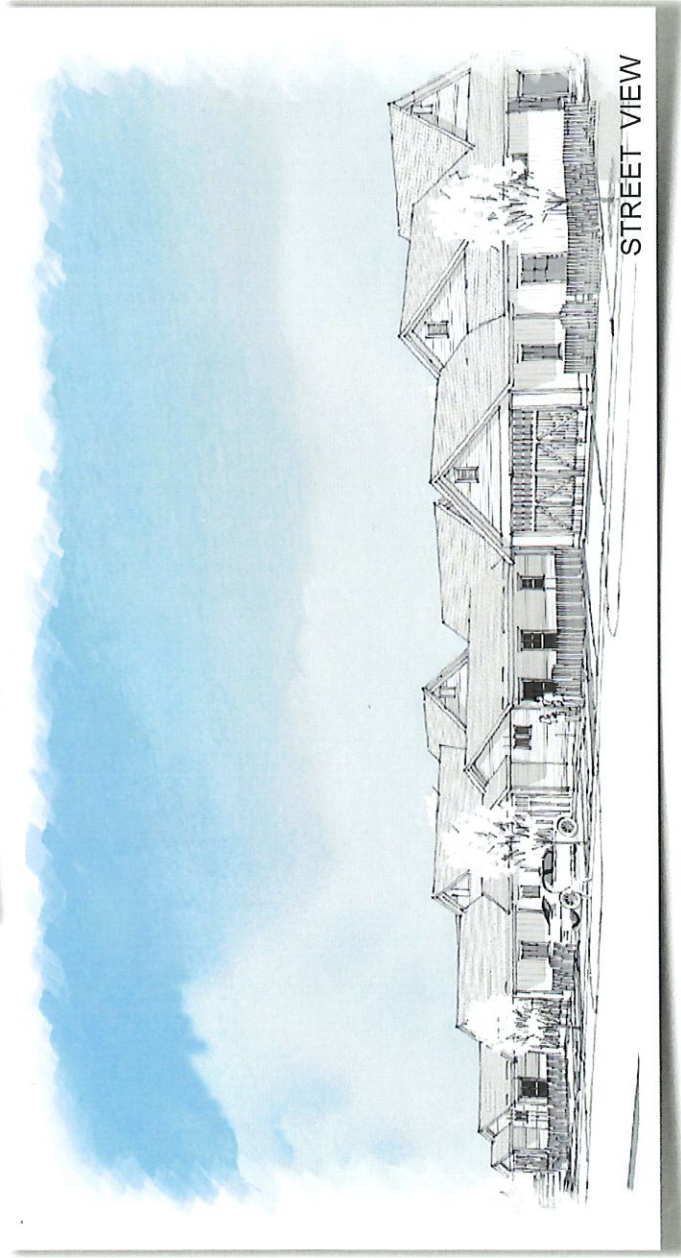


The Cottages
3 E MAIN STREET
HART, MI.



COMMON COURTYARD VIEW



STREET VIEW

WESTLAKE HOMES INC
GRAND RAPIDS, MI

Larry W. Garnett
Design & Planning

Old Mill

REDEVELOPMENT FOR 3 E MAIN STREET HART, MI

CONCEPTUAL SITE DESIGN

1-12-26

PROPOSED PRODUCT

- 15 SINGLE FAMILY - "The Cottages"
- 6 2-STORY TOWNHOMES
- 6 55+ DUPLEXES
- 27 total

NOTE: The Cottages fronting along Water and Main Streets along with the Duplexes facing Courtyard St. are rotated 15 degrees. This slight variation enhances the street view in several ways:

- Reduces the impact of the front garages
- Exposes more of the home's front facade
- Emphasizes the courtyard entry leading to the front door.

This undulation of the homes also enhances the views from the common courtyard

WESTLAKE HOMES INC

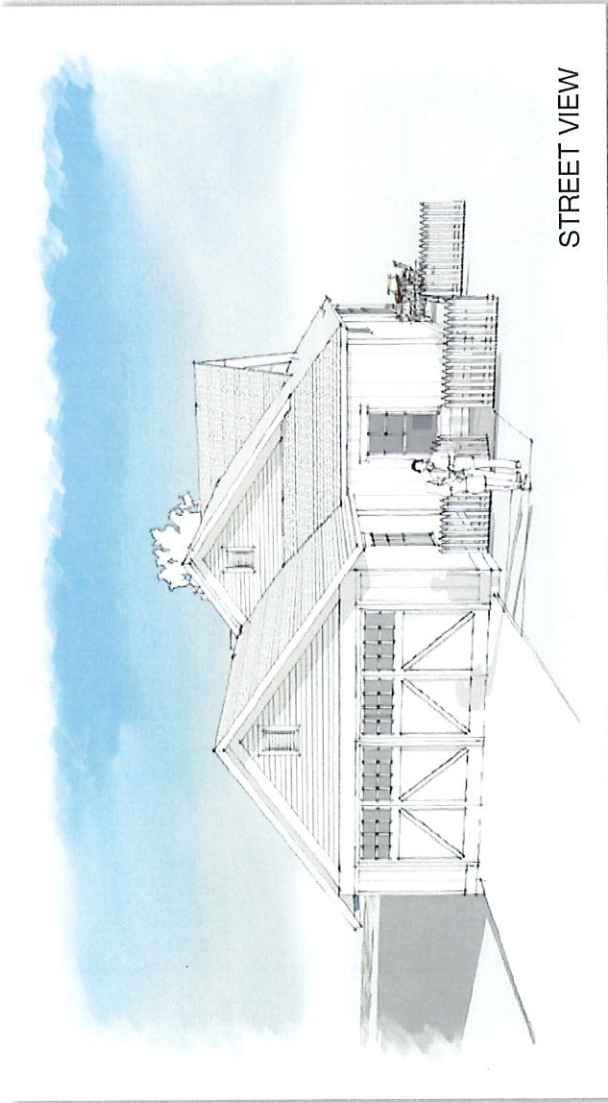
GRAND RAPIDS, MI

Larry W. Garnett
Design & Planning

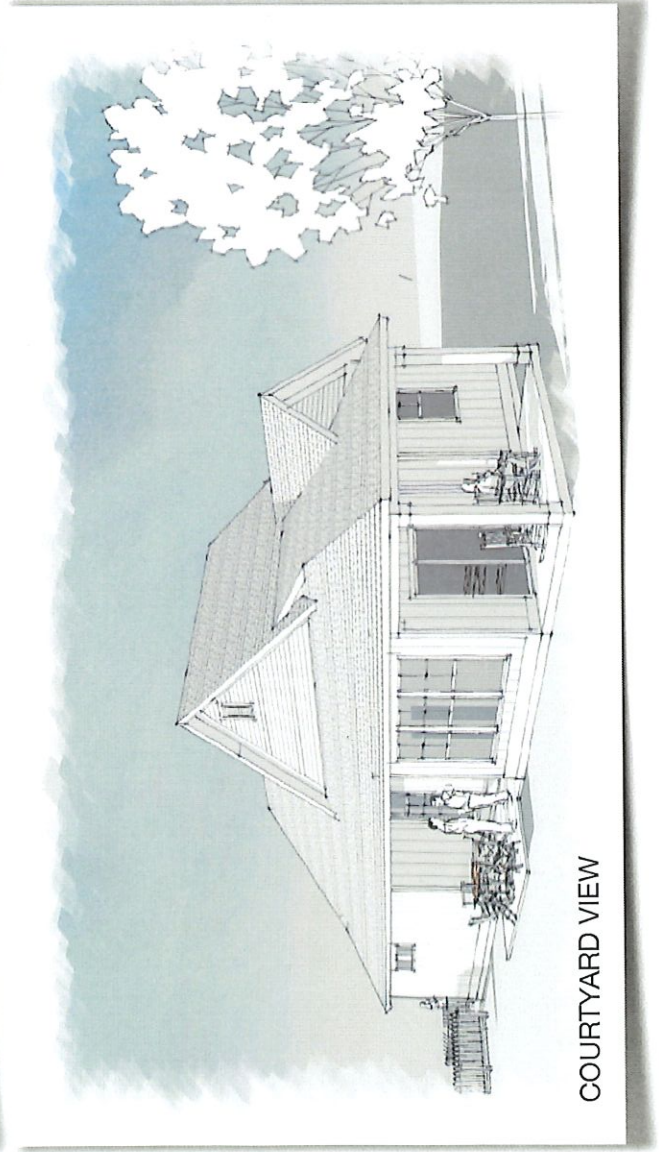


The Cottages

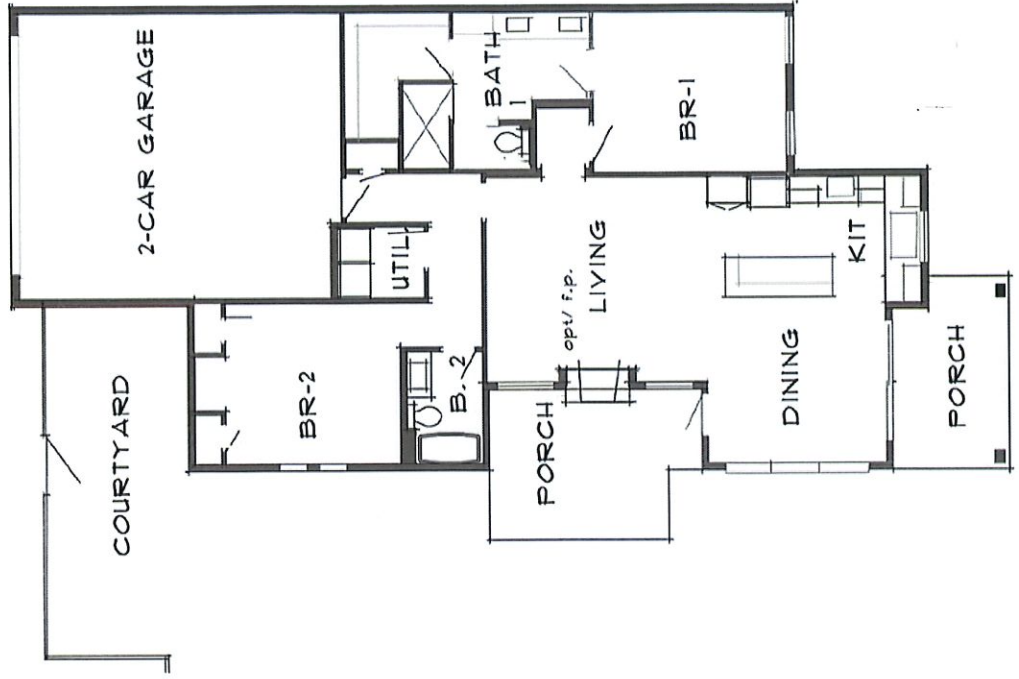
3 E MAIN STREET
HART, MI.



STREET VIEW



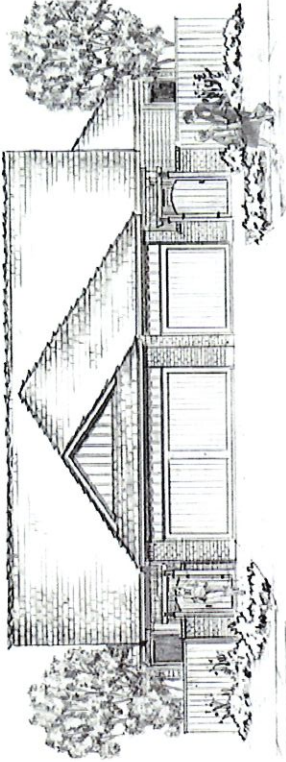
COURTYARD VIEW



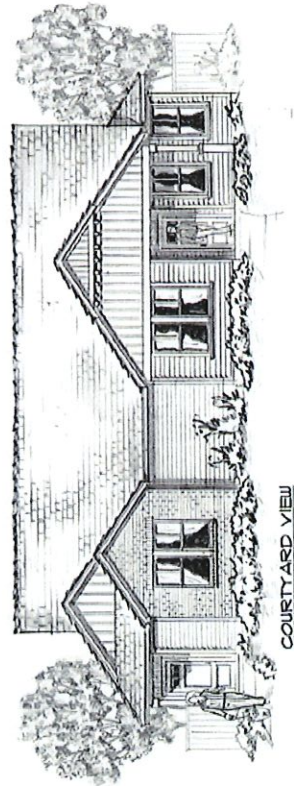
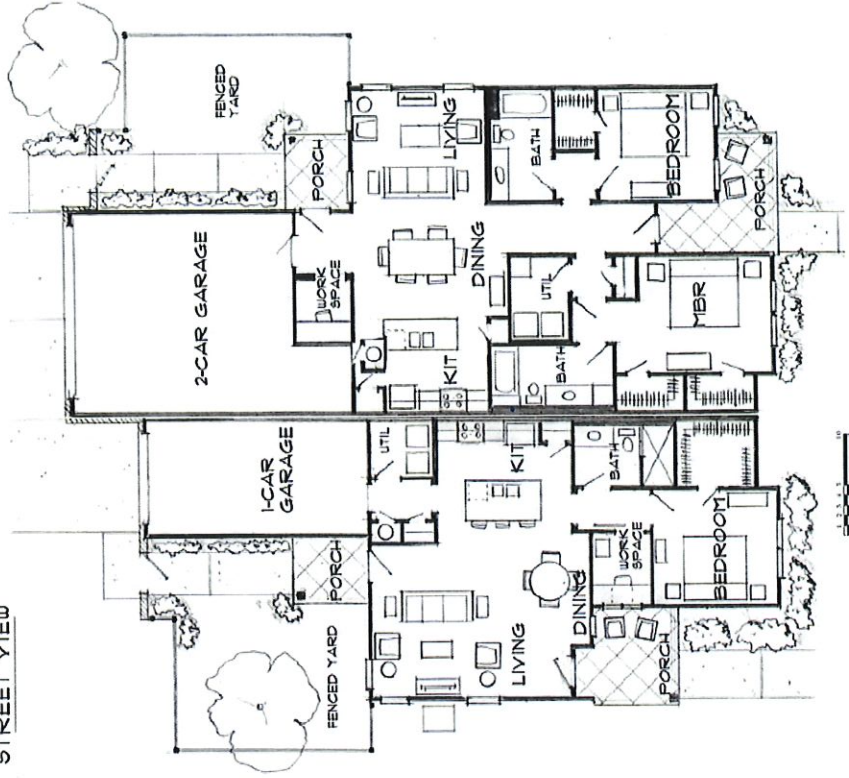
Larry W. Garnett
Design & Planning

55+ Duplexes
3 E MAIN STREET
HART. MI.

WESTLAKE HOMES INC
GRAND RAPIDS, MI



STREET VIEW



COURTYARD VIEW

Larry W. Garnett
Design & Planning

To: City of Hart TIFA Board

Re: Letter of Interest 3 E. Main St.

Mark W. Hamersma and affiliated company West Lake Homes Inc. express their interest in the redevelopment of 3 E. Main St. The vision is one that will provide single family “for sale” housing and rental housing with some geared toward seniors and some geared toward singles and families. The single family and duplexes are slightly rotated which works well with the narrow lots. It creates a pleasant streetscape with more of the house facing the street and reduces the monotony that appears with a row of narrow homes. This will be important with the views from the large courtyard. The vision fulfills a need as outlined in the recent Oceana County housing study as well as the vision by M. C. Smith Associates that provides for varying types of housing. The plan would require the City and Developer to work together to obtain any and all grants or loans available from the State of Michigan or Federal Government to ensure a successful project, including the Developer getting grants under the MI Neighborhood program, tax abatements utilizing the Neighborhood Enterprise zone and the PILOT Program and the city getting infrastructure grants through the MI Neighborhood program and any other available avenues for infrastructure improvements. Tax abatements for the Single Family homes would start at 100% for the first year and decline by 10% each year. The abatements for the rental housing would be 75% for 10 years, 50% for 5 years and 25% for 5 years. The city would be responsible for the demolition of

existing buildings and any necessary contamination remediation. It is anticipated construction would begin in Spring of 2027 and start with both the rental and the single family housing. It would take approximately 3 years for a complete build out. At this point the developer is considering using his own money but may in the future utilize some institutional financing for the multi family component.

Design and Planning

Larry Garnett Design

PO Box 1262

Granbury, Texas 76048

Larry Garnett focuses on innovative Conceptual home and neighborhood design for small builders and developers. A residential designer since 1977, he has designed several National Show Homes and is the editor of the monthly “House Review” feature in Professional Builder Magazine. His interest and experience in land planning has allowed him to be involved in the overall design of several “Neighborhoods” and “New Villages” in Texas, Arkansas, Alabama, and Utah. In 2009 he was one of the first design professionals to become an *Accredited Member* of the Congress of New Urbanism.

In 2023, he received a Grand Award from the “American Residential Design Awards” for a design in a planned neighborhood in Granbury, TX.

A certified Professional Building Designer, he was inducted into the American Institute of Building Design’s *College of Fellows* (FAIBD) in 1996.

Developer

Mark W. Hamersma

West Lake Homes Inc.

1625 Walker Ave. NW Unit # 140774

Grand Rapids, MI 49514

Mark Hamersma has been a licensed residential builder in the State of Michigan since September 26, 1980. He has been involved in numerous developments in West Michigan and the Des Moines, Iowa Metropolitan area. Projects include development of single family subdivisions, condominium developments, and multifamily developments. He developed and constructed an infill redevelopment project in downtown Pentwater known as Pentwater Place. It consists of 6 residential and 6 commercial condominium units. He also developed Madison Ridge, a single family subdivision in Pentwater and “jump started” the dormant Creeks Condominium in Hart, MI. A partial list of completed developments is attached.

Brookmark (single family subdivision Rockford, MI)
Rogue Ridge Condominium (72 unit Rockford, MI)
Prairie Run (single family subdivision Cedar Springs, MI)
Meadow Creek Apartments (64 units Cedar Springs, MI)
Parkwood Apartments (72 units Kentwood, MI)
East Meadows (single family subdivision Grand Rapids, MI)
Birch Run (single family subdivision Howard City, MI)
Oakridge (single family subdivision Pearson, MI)
Trail Ridge Condominium (45 Units Caledonia, MI)
Madison Ridge (single family subdivision Pentwater, MI)
Wolf Creek (single family subdivision Bondurant, Iowa)
WaterCrest #5 (single family subdivision Ankeny, Iowa)
Gardens #2 (single family subdivision Holt, MI)
Hunters Woods (single family/condos Grand Haven, MI)
Pentwater Place (mixed use Pentwater, MI)