



Property Information Package Site Form - Holkins/Library Property

Name of Site: Former Holkins Property

Street Address: 214 North Walnut, Howell, MI 48843

Photo of Site and/or Rendering: See Attached aerial photo

Desired Development Outcomes / Vision for the Site: The site is located on the edge of downtown and the nearby residential neighborhood, so a well designed multi-story mixed use development, with first floor commercial or public uses and upper floors (2-3) residential would be an excellent fit for the site. Parking could be incorporated as part of the downtown system or located nearby.

Owner Information: Eastern half: Howell Land Development; Western half: Howell Carnegie District Library

Site Contact Information: Eastern Half: Joe Parker, Howell Land Development, jparker@cbmachinery.com, 248-264-9800; Western Half: Kathleen Zaenger, zaenger@howelllibrary.org, 517-546-0720, ext. 112

Community Contact Information: Timothy Schmitt, Community Development Director, 517-546-3861

Zoning: B-2, General Business currently. Rezoning to CBD, Central Business District or PUD, Planned Unit Development are both options, depending on the project.

Lot Size: Total block size is 264 X 264 and is evenly divided between the two owners

Building Size (if applicable): Existing building is approximately 6,770 square feet

State Equalized Value: Eastern Half: \$457,300; Western Half: \$0 (owned by non-profit library, True cash value estimated at \$424,000)

Utilities on Site (As Applicable):

- Water
- Sewer
- Electricity
- Natural Gas
- Wired Broadband Infrastructure: DSL Cable Fiber





Available Financial Incentives: Site likely qualifies as a brownfield, given the functional obsolescence of the building and minor environmental issues on the site. If the building were maintained on the site, there is a potential to include it in the City's OPRA district.

Deed Restrictions: None that we are aware of at this time.

Property Tax Assessment Information: Eastern half 2016 taxes: approximately \$21,755; Western Half: \$0

Previous Uses: Retail building, lumber yard

Existing Conditions Report: Site is relatively flat and previously developed. Buildings and pavement have been removed from western half, while the building and front parking area remain on the eastern half.

Known environmental and/or contamination conditions: Environmental reports have been completed and are available.

Soil Conditions: Site is previously developed. Underlying soils are a mixed of sandy and standard loams with minimal slope or grade.

Demographic Data: Citywide demographics are as follows: The City's population is 9,502 persons. Median age of Howell residents is 36.2 years. There are 4,028 households, 28% of which have children under 18. 53.4% of occupied housing units are owner occupied, with an average household size of 2.51 persons. 91% of the population has a high school degree, with 22% having a bachelor's degree or higher. The City's median household income is just below \$41,500 and workers travel an average of 28.5 minutes to their place of employment. 18.7% of the City's population is considered to be below the poverty line.

Surrounding Amenities: Site is located on the edge of downtown, close to the library, drinking and dining establishments, shopping, and the Howell Opera House. Site is nearly adjacent to railroad line and potential commuter rail to Ann Arbor in the future.

Planning Infrastructure Improvements: No infrastructure improvements planned for the area, the City has already largely upgraded the downtown systems, with the exception of the main water main in Grand River Avenue. Infrastructure is available at the site to serve future development.

GIS information including site location and street maps: [See aerial photo.](#)

Natural Features Map: There are no natural features on the site, as it is a previously developed site.





Traffic Studies: No traffic study has been performed for the site. The City is in the process of doing a downtown traffic study for the purpose of discussing feasibility of changes to the Grand River Avenue cross section. That data will is still being analyzed and can be shared with prospective developers.

Target Market Analysis or Feasibility Study Results: The Howell Downtown Development Authority completes market profiles regularly. The executive summary is available through the DDA.

Additional Information: The City is eager to see this site developed and will assist in the facilitation between the two owners however we can. We have good working relationships with both the private owner and the library.

