

Center of It All!

An Innovative Transit Oriented Development

>>TC Housing - The Flats at Carriage Commons<<



A \$100 Million Investment Connecting Housing, Transit, and the Community

New BATA Operations Center & TC Housing Commission Workforce
Housing Partnership Project Located in Garfield Township, Michigan



>>New BATA Operations Center<<

Project Goals:

- Address critical regional workforce housing needs.
- Connecting people to more readily available transportation options.
- Improve health outcomes for the households served.
- Relieve traffic congestion in job centers like downtown Traverse City and the South Airport Road corridor.
- Reduce workforce transportation and housing costs.

Project Costs:

- More than \$90 million combined
- Transit Phase: \$30.4 million
- Residential Phase: \$65 million

Economic Impact:

- More than \$90 million of long-term infrastructure economic impact will be integrated into the community.
- Fifty new full-time positions will be created as a result of the project in the sectors of public transit, childcare, retail, and housing.
- The project will employ more than 75 primary construction workers throughout the construction phases and generate more than \$15 million in short-term local spending.
- Located in Garfield Township, our region's economic center, this project will serve as the area's ONLY Qualified Census Tract (QCT) and is located in the middle of the county's only Opportunity Zone (OZ 5513).
- Providing direct and frequent access to public transportation to the low-income demographic of the area will have a direct economic benefit as well as the incentive for further development throughout the opportunity zone.

Funding:

- This project is leveraging significant funding resources from the Federal Government, State of Michigan and local sources with nearly one-third of the initial resources secured.
- Transit: Over \$17 million in funding from Federal and State Departments of Transportation and supplemented with authority capital funds.
- Housing: This project will leverage funding from the U.S. Department of Treasury's Low-Income Housing Tax-Credit with other program funding from the Michigan State Housing Development Authority. In June 2022, the State of Michigan passed a budget bill that included a grant of \$6,000,000 toward the first phase of the housing portion of the project.



Project Description:

New BATA operations center and workforce housing project (The Flats at Carriage Commons and Habitat for Humanity).

- **BATA:** Administration, operations, maintenance/service and bus garage facility that will be approximately 87,000 sf in size, employ up to 130 people and park up to 100 vehicles indoors with room for future expansion.
- **Flats at Carriage Commons:** Five (5) multifamily buildings with more than 200 units. Rents are expected to fall between \$680 and \$820 per month (including all utilities).
- **Habitat for Humanity:** Fifteen (15) single family homes.
- **Childcare:** Stand-alone childcare facility.
- **Conservation:** Permanent preservation of 20 acres of wooded wetland protecting the headwaters of Mitchell Creek.

Transit Oriented Development:

BATA and the Traverse City Housing Commission are working to create the first, and one of the largest, rural transit-oriented development projects in the Midwest, establishing a national model for other communities to follow. This initiative is unique and will help address two of the top challenges facing this community: access to transportation and workforce housing. Up to 20% of a low-income family's annual household budgets goes toward transportation according to ALICE statistics.



Location:

More than 50 acre parcel located at the northeast corner of LaFranier and Hammond Roads in Garfield Township centrally located for both transit and housing needs. The location of this project uniquely supports the LaFranier Corridor linking housing, transportation, health care, assisted living, higher education and other public and community services located nearby, while preserving more than 20 acres of forested wetlands.

Timeline:

- Summer 2022: Land purchase finalized
- Fall/Winter 2022/2023: Secure additional funding
- Spring 2023: Sitework begins
- 2024: Phase One complete
- 2026: Project completed

Project Benefits:

Green: Wetland areas throughout the parcels will be conserved through easements granted to the Grand Traverse Community Land Conservancy creating a walkable nature preserve for bird watching. Increased transit use and a more efficient parking layout means less asphalt and more green spaces reducing the number of required parking spaces from 1.5 to 1.1 spots per unit. BATA's facility will be a green-ready facility built to accommodate the electrification of its transit fleet.

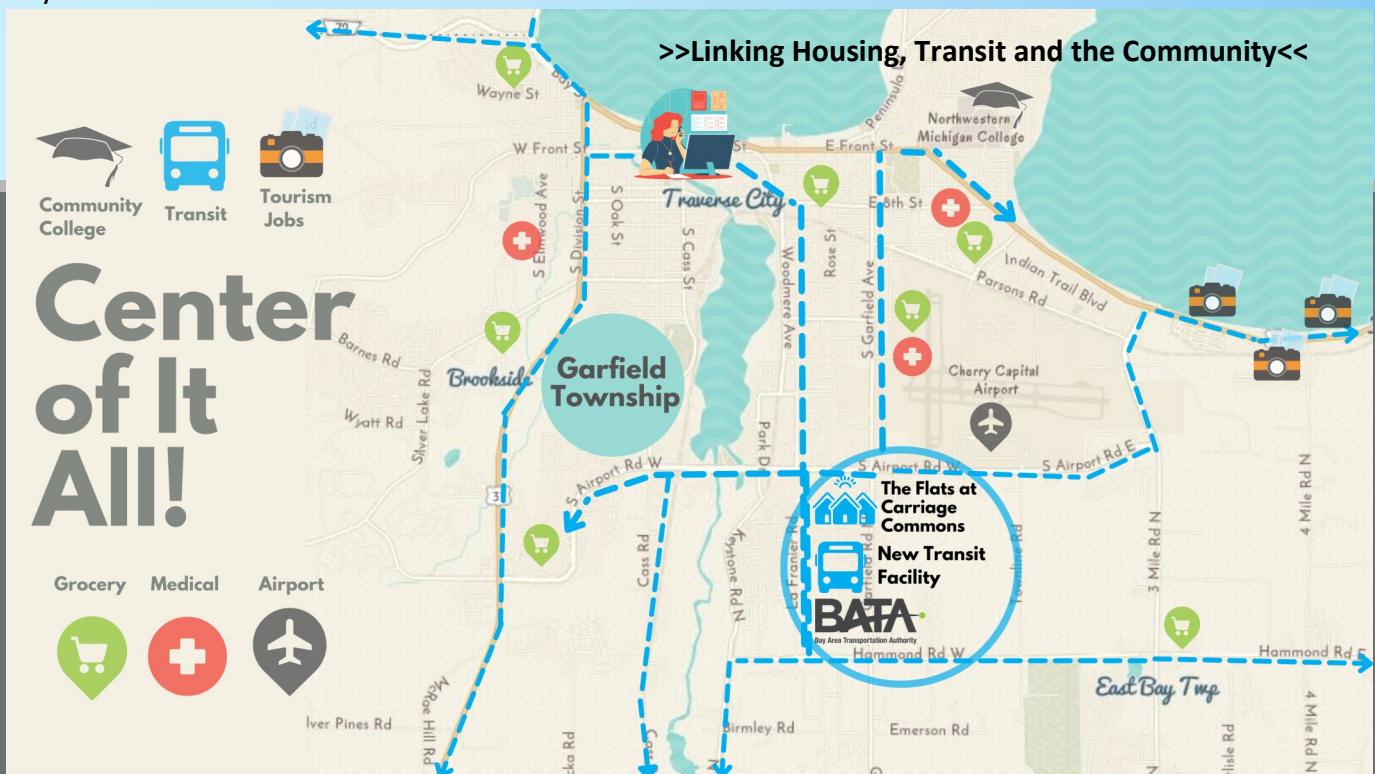


Sidewalks & Multiuse Paths: Accessible sidewalks and multiuse paths will border the project site to improve overall walkability and multimodal connectivity.

Café: Space available for a local coffee café or sandwich shop, offering beverages and light grab-and-go food fare.

Bus Transfer Area: Provides connectivity for various BATA routes offering direct connections from high-density developments on LaFranier Road to downtown Traverse City and other places of employment in Garfield Township and beyond. Linking housing and public transit so people can get anywhere in Grand Traverse or Leelanau Counties linking jobs, retail, education and health and wellness necessities.

Park and Ride: Park and ride lot near the bus transfer area with up to 40 parking spaces to encourage public transit usage and reduce traffic congestion in downtown Traverse City. More efficiently serving close to 40,000 people and 18,000 housing units that encompass the northeast and southeast portions of Grand Traverse County.



For More Information or to Support this Project Contact:

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Housing Project (The Flats at Carriage Commons): Traverse City Housing Commission, Wayne Workman, workmanwayne@gmail.com or Darren Smith, Smith & Henzy Affordable Group, Inc., dsmith@smithhenzy.com

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