

**THE 2010 CENTENNIAL PARK PUD OVERLAY DISTRICT  
WAS CREATED BY  
CENTENNIAL PARK'S HOA & THE TOWNSHIP  
(THE HOA EVEN PAID 50% OF THE CONSULTANT FEES)**

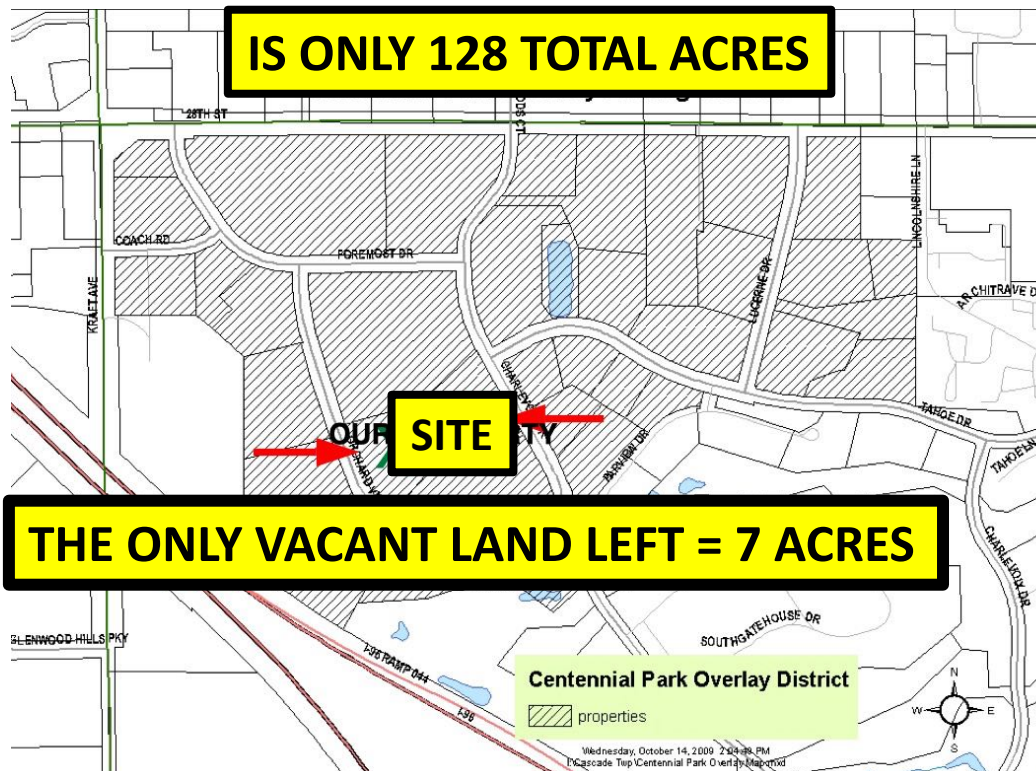
### **WHY WAS THE OVERLAY CREATED?**

- **MANY REASONS INCLUDING ADDING HIGH-DENSITY RESIDENTIAL AS A PERMITTED SPECIAL USE**
- **ALSO, TO PROMOTE & ENCOURAGE A GROWING LOCAL ECONOMY & REJUVENATE THE BUSINESS PARK**

- **CENTENNIAL PARK CURRENTLY HAS APPROX 180,000 SQUARE FEET OF VACANT OFFICE SPACE**
- **THE OFFICE MARKET IS PROJECTED TO REACH PRECOVID OCCUPANCY LEVELS IN YEAR 2040**

- **A LUXURY FOR SALE OR FOR RENT DEVELOPMENT IN CENTENNIAL PARK WOULD**
  - **ATTRACT NEW AND RETAIN CURRENT COMPANIES**
  - **HELP COMPANIES IN THE PARK HIRE AND RETAIN EMPLOYEES**
  - **BRING 300 PLUS NEW RESIDENTS EARNING OVER \$100,000 THAT WOULD SPEND & PUMP \$8 MILLION INTO THE LOCAL ECONOMY**

# CENTENNIAL PARK BACKGROUND



## \* AT 12 UNITS PER ACRE \*

- YOU WOULD NEED 17 COMBINED ACRES TO BUILD 200 UNITS - WHICH IS THE BARE MINIMUM NEEDED TO BUILD A LUXURY FOR SALE OR FOR RENT COMMUNITY (ALL PARCELS ARE 5 ACRES OR LESS BESIDES THE HOTEL, DR CAMPBELLS AND THIS 7 ACRE PARCEL.
- CAPPING @ 12 ELIMINATES ANY POSSIBILITY WITHIN CENTENNIAL PARK
- WHY KILL A POSSIBLE OPPORTUNITY TO FULFILL A HOUSING NEED

- THE ONLY PROPERTY IN CASCADE TOWNSHIP THAT THE PROPOSED AMENDMENT TONIGHT IMMEDIATELY IMPACTS IS
- THIS 7 ACRE VACANT PARCEL - THE PARK IS BUILT OUT
- WE HAVE BEEN WORKING ON DEVELOPMENT PLANS FOR OVER 6 MONTHS

- THE CENTENNIAL PARK OVERLAY PUD ORDINANCE IS THE ONLY CASCADE TOWNSHIP DOCUMENT WHERE YOU CAN EVEN FIND THE WORDS “HIGH DENSITY”
- AFTER 13 YEARS, WHY THE SUDDEN NEED TO CAP DENSITY AND KILL AN OPPORTUNITY TO PROVIDE A MUCH NEEDED HOUSING ALTERNATIVE?



# NEED!

- THE RISE OF THE RENTER BY CHOICE HAS EXPANDED YEAR AFTER YEAR
- HIGH-EARNING AMERICANS MAKING \$100,000 OR MORE ARE RENTING MORE THAN EVER \* 25% CHOOSE TO RENT \*
- THE MEDIAN RENTER HOUSEHOLD INCOME IN LUXURY RENTAL COMMUNITIES IS OVER \$100,000
- WHY NOT WELCOME THESE NEW RESIDENTS AND THE COMPANIES THAT EMPLOY THEM BY PROVIDING THE HOUSING THEY WANT?
- EMPTY NESTORS ACCOUNT FOR THE LARGEST YEARLY ANNUAL INCREASE THAT CHOOSE TO RENT
- PROVIDING NEW SENIOR HOUSING ALTERNATIVES IS A PROMINENT GOAL IN CASCADE'S NEW STRATEGIC PLAN 2022
- THE GRAND CASCADE WITH UNDERGROUND PARKING, ELEVATORS, CLUBHOUSE, POOL AND AMENITIES WOULD IF PROVIDED THE SOLUTION

# NEED!

## TO SUMMERIZE HOUSING NEXT'S SUPPORT LETTER

- **NEW MARKET RATE RENTAL HOUSING IS DESPERATELY NEEDED IN GRAND RAPIDS AND KENT COUNTY**
- **GRAND RAPIDS NOW HAS A HOUSING SHORTAGE OF 35,000 UNITS**
- **NEW MARKET RATE HOUSING FOR HIGH INCOME EARNERS IS THE SECOND LARGEST UNDER SUPPLY SEGMENT OF THE RENTAL MARKET**
- **THE GRAND CASCADE WAS PRACTICAL AND NECESSARY**



It is my pleasure on behalf of the Housing Next partnership to share with you our support for The Grand Cascade request to provide higher density market rate housing that is desperately needed in the region.

As a partnership focused on moving housing supply solutions forward in Kent County, we are fully committed to ensuring housing options at all price points for all members of the community. The RedHawk Multifamily project is an important step in that direction.

A recent study we facilitated showed that housing demand has continued to increase. What was a 22,000-unit shortage just two years ago in Kent County is now nearly 35,000 units and climbing. This represents an increase of 59% in the City of Grand Rapids and 54% in the rest of the County since 2020. The need is represented across all price points with the second highest demand for market rate housing to serve a growing population of higher income earners. This need for market rate housing represented nearly 10,000 units over the next 5 years.

This proposal to provide higher density multifamily housing offers an opportunity for great impact. With 306 units in phase 1, this development will add many critically needed housing units for a growing population here in West Michigan.

We are at a critical point as a community, where we are severely underproducing critically needed housing for current and future residents. The Grand Cascade project is not just a practical solution to meet our county's housing needs but a necessary one. It is a vital step in meeting the county's need for market rate rental opportunities and housing choices at all price points in the community. It will be a significant contribution to our ongoing efforts to increase housing supply.

Sincerely,

Brooke Oosterman  
Director of Policy and Communications  
Housing Next

**NEED!**

- **“THE PROJECT YOU ARE PROPOSING FILLS A UNIQUE IN DEMAND NICHE”**



April 26, 2023

Mark Avis  
Managing Principal  
REDHAWK MULTIFAMILY

Dear Mark –

Thank you again for taking the time to reach out to the right place regarding your proposed housing development project in Cascade Township. I was impressed by your plans and encourage you to continue your dialogue with the Township regarding your proposed project.

As you know, our organization is founded on a three pillared philosophy of People, Place, And Prosperity. Growing, successful businesses (prosperity) and vibrant, growing communities (place), require the consistent retention and attraction of a talented workforce (people). The challenge for West Michigan is providing housing solutions for that growing workforce in the region.

The recently released housing study for Kent County identified that our community is already short nearly 35,000 housing units. That number continues to grow every month. Proposed housing developments like yours have the potential to meet some of that incredible housing demand. Additionally, the proposed housing model you presented serves a unique unmet niche in West Michigan's current housing market.

I encourage you to continue pursuing your development project in collaboration with Cascade Township, their Planning Commission, and The Right Place.

Regards,

Tim Mroz  
Senior Vice President, Community Development  
The Right Place, Inc.

# ***WHY NOW? BECAUSE***

- **ALL DENSITIES SHOULD BE “IN LINE” WITH THE MASTER PLAN**

- **HOWEVER - CAPPING DENSITY KILLS AN OPPORTUNITY TO FULFILL A NEED AND BE PART OF THE SOLUTION**

- **CENTENNIAL PARK IS DIFFERENT, LET IT BE DIFFERENT – THIS IS WHY THERE IS AN OVERLAY**
- **HIGH DENSITY IN CENTENNIAL PARK IS**
  - **WHERE IT IS NEEDED**
  - **WHERE IT MAKES SENSE**
  - **WHERE IT BELONGS**
  - **WHERE IT CAN MAKE A REAL IMPACT**

# NEED!

- SUPPORT LETTER IS FROM DR. CAMPBELL (CENTENNIAL PARK BUSINESS AND PROPERTY OWNER)
- HE HAS DIFFICULTY HIRING \$300,000 DOCTORS BECAUSE THEY WANT TO RENT IN A LUXURY DEVELOPMENT CLOSE TO WORK – AND THERE IS NONE
- NO NEW EMPLOYEES - NO GROWTH

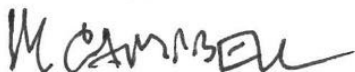
## & Cascade Board

I recently had the opportunity, and pleasure, of meeting Mark Avis with Redhawk regarding his plans to develop a high-density, upscale multifamily development on the 7 acres adjacent to our corporate headquarters at 5800 Foremost Drive. I was immediately surprised and impressed that a developer would take his personal time to educate us regarding his business plans, and "the market". Quite neighborly, and unconventional!

With 25 physicians, 100 plus nurses, 50 plus physician assistants, and 560 total employees throughout greater Grand Rapids, we understand the difficulty, the challenge, and the importance of quality recruits. Mark understands the demographics of community infrastructures that are necessary to meet employee 'wants', 'needs' and desires. He has an impressive track record and a clear vision of what the next generation wishes. He clearly plans to deliver it.

During our discussions I also shared that our group might need to further develop our present site, perhaps a future building expansion, or even mixed-use building that could benefit Centennial Park as we plan for a "destination" of advanced sophisticated ("phase 1") new cancer treatments. (we are the largest site in the state now)

I sincerely hope that the members of the township board will fully support the Redhawk project as part of the ongoing maturation of Centennial Park. (we have been residents of Cascade since 1980 and love to see it grow tastefully)



**Mark G. Campbell, MD, MHA**  
Cancer & Hematology Centers (CHC)  
5800 Foremost Drive, SE  
2959 Lucerne Drive SE

**just**  
**IMAGINE if...**

- **YOU USED YOUR LIFE SAVINGS 7 YEARS AGO TO BUY 5 ACRES OF VACANT LAND**
- **THE LAND IS ZONED FOR 1 ACRE LOTS TO SUBDIVIDE**
- **YOU HAVE BUILDING PLANS TO BUILD YOUR DREAM HOME ON 1 ACRE AND SELL OFF THE REMAINING 4 LOTS**
- **YOU PLAN TO START BUILDING IN FALL 2023**
- **CASCADE TOWNSHIP SUDDENTLY CHANGES THE ZONING TO 5 ACRE LOTS AT AN MEETING LIKE TONIGHT**
- **OVERNIGHT - YOU JUST LOST 80% OF YOUR INVESTMENT AND YOUR DREAM**

**INSTEAD OF CLOSING THE DOOR TONIGHT  
ON A POSSIBLE OPPORTUNITY**

**LET'S EXPLORE IT WITH EYES WIDE OPEN**

**FORM A SUBCOMMITTEE**

**WITH**

**PLANNING COMMISSION MEMBERS**

**&**

**HOUSING NEXT & THE RIGHT START**

**WITH**

**BUSINESS OWNERS - KEY STAKEHOLDERS**

# CASE STUDY – LAKE FOREST, IL

## MEDIAN HOME VALUE = \$950,000



- APPROVED THE ONE AND ONLY NEW HIGH DENSITY LUXURY APARTMENT DEVELOPMENT @ 27 UNITS / ACRE
- HAS BEEN VALUED AT OVER \$500,000 PER UNIT
- AVERAGE TENANT EARNS \$320,000
- SINCE IT WAS COMPLETED
- 4 NEW UPSCALE RESTAURANTS HAVE OPENED
- OFFICE SPACE VACANCY DOWNTOWN DECREASED



# ***WHY NOW? BECAUSE***

- LOOKS NICE NOW BUT IT WONT IN 20 OR 30 YEARS

- AMERICAN FAMILY INSURANCE APPROVED THE EXACT SAME PROJECT WE WANTED TO PROPOSE FOR CASCADE, ON THEIR OWN 7 ACRES ADJACENT TO THEIR WORLD HEADQUARTERS
- AFLAC'S BOARD HAD TO APPROVE THE DEVELOPER (REDHAWK) AND ALL INITIAL RENDERINGS
- AFLAC'S WANTED TO KNOW WHAT WILL THIS LOOK LIKE IN 100 YEARS!

## **SOLUTION:**

- REQUIRE A MINIMUM OF 75% OF THE ELEVATIONS MUST BE BRICK - THE BALANCE MUST BE STONE AND/ OR CEMENT BASE SIDING
- REQUIRE PRELIMINARY ELEVATIONS MUST BE APPROVED BY AN ARCHITECTURAL APPEARANCE REVIEW BOARD CONSISTING OF 1 REPRESENTATIVE FROM
  - THE BOARD
  - THE PLANNING COMMISSION
  - CENTENNIAL'S HOA

# CASE STUDY - AFLAC - REDHAWK MADISON WI

**UNANIMOUS PLANNING COMMISSION AND BOARD SUPPORT!**



## THE AMERICAN CENTER

- 3M SF of buildings
- 45 buildings, 80 companies
- **8,000 employees on site**
- 447 acres, almost full built out
- 52,000 daily traffic counts

## THE AMERICAN CENTER

**AFLAC WORLD HEADQUARTERS  
WANTED LUXURY MF RENTAL  
INSIDE THEIR BUSINESS PARK TO HELP  
ATTRACT AND RETAIN COMPANIES & EMPLOYEES**

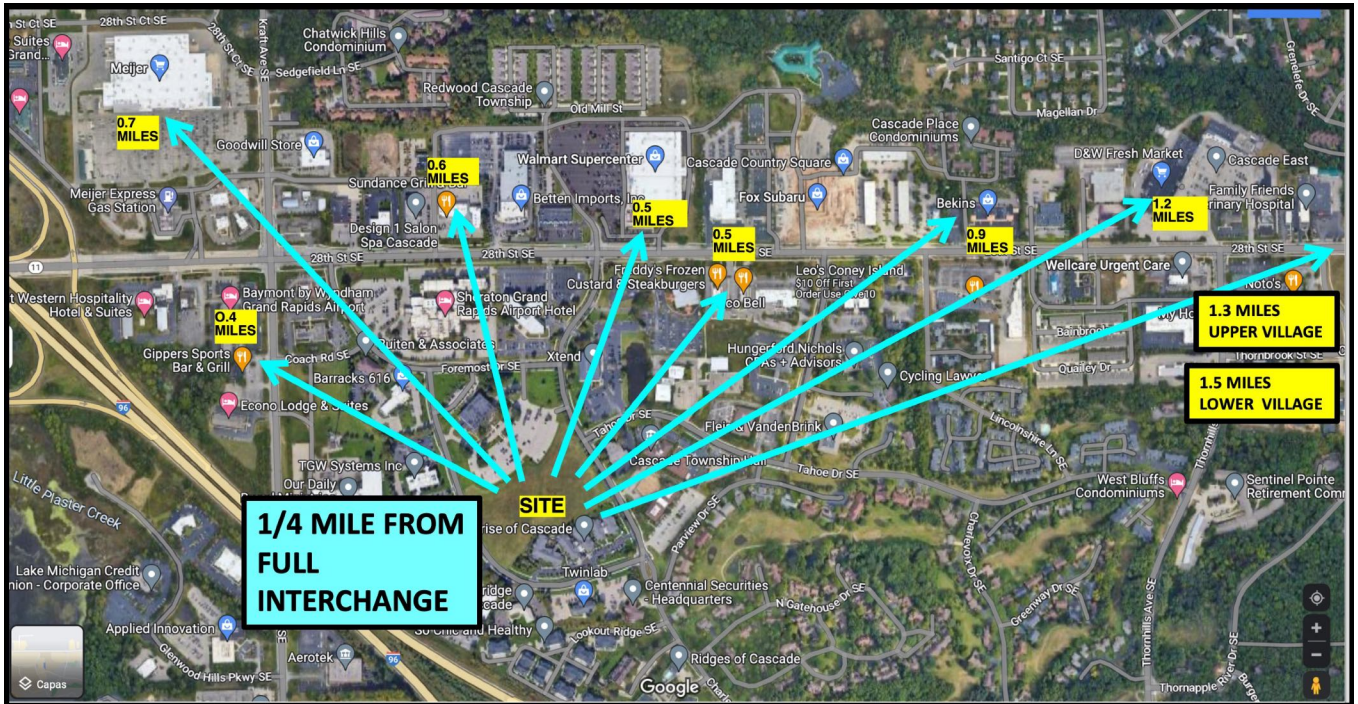
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**AFLAC WORLD HEADQUARTERS  
WANTED LUXURY MF RENTAL  
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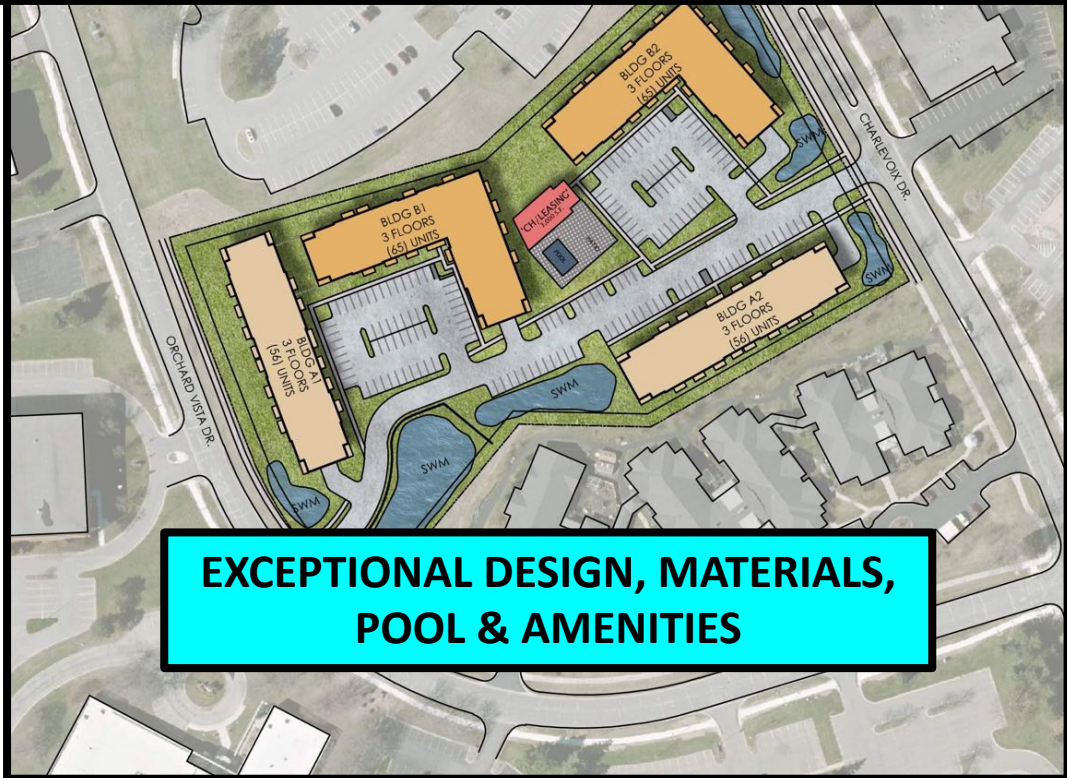
- **AFLAC IS 306 UNITS - 7 ACRES – 43 UNITS / ACRE**
- **UNIT MIX OF 80% 1 BEDROOMS AND 20% 2 BEDROOMS**
- **DRAFT GRAND CASCADE WAS 242 UNITS - 7 ACRES – 35 UNITS / ACRE**
- **UNIT MIX OF 80% 1 BEDROOMS AND 20% 2 BEDROOMS**

# CENTENNIAL PARK IS THE PERFECT LOCATION FOR HIGH DENSITY RESIDENTIAL



- WELL-DESIGNED HIGH DENSITY CREATES ABUNDANT OPEN SPACE
- THIS SITE PLAN MIRRORS THE SITE PLAN IN THE OVERLAY ORDINANCE

**GRAND CASCADE = OPEN SPACE @ 3 STORY 34 UNITS / ACRE**



**EXCEPTIONAL DESIGN, MATERIALS,  
POOL & AMENITIES**

**REDWOOD = NO OPEN SPACE @ 1 STORY 6 UNITS / ACRE**



**COST-EFFICIENT DESIGN  
NO CLUBHOUSE OR AMENITIES**

# ***WHY NOW - BECAUSE***

**CENTENNIAL PARK WILL BECOME APARTMENT CITY –  
DEVELOPERS WILL BUY & TEAR DOWN EVERYTHING &  
BUILD LUCRATIVE RENTAL APARTMENTS**

- **IF DENSITY IS CAPPED- THERE WILL NEVER BE 17 ACRES IN CENTENNIAL PARK TO DEVELOP A LUXURY RESIDENTIAL COMMUNITY**

## **CASCADE TOWNSHIP OVERLAY SOLUTION:**

- **MAYBE ADD RESTRICTIONS LIKE:**
- **A MAXIMUM GROSS BUILDING SQUARE FOOTAGE OF 80% OF THE TOTAL LAND SQUARE FOOTAGE**
- **NO MORE THAN 15% OF THE ENTIRE OVERLAY (LESS THAN 20 ACRES) CAN BE HIGH DENSITY RESIDENTIAL**
- **FOR SALE AND FOR RENT MF HOUSING ARE EACH LIMITED TO NO MORE THAN 50% OF THE TOTAL ALLOWABLE ACRES**
- **MINIMUM LOT SIZE 3 ACRES**
- **MAXIMUM IMPERVIOUS SURFACE AREA OF 60%**

# ***WHY NOW - BECAUSE***

**LOWER DENSITY = MORE UPSCALE  
SMALLER = BETTER**

- **DENSITY SUPPORTS EXCEPTIONAL DESIGN, ARCHITECTURE AND AMENITIES**
- **EXCEPTIONAL ATTRACTS THE HIGHEST EARNING RESIDENTS**
- **LOWER DENSITY = LARGE UNITS = LESS OPEN**
- **LOWER DENSITY = LARGER BUILDING SQUARE FOOTAGE**

**84 UNITS @ 2500 AVERAGE SQ FT**

**IS GREATER THAN**

**242 UNITS @ 750 AVERAGE SQ FT**

# EXCEPTIONAL

- 84 UNITS CAN'T PHYSICALLY AND FINANCIALLY SUPPORT A CLUBHOUSE, POOL, AND AMENITIES
- CASCADE TOWNSHIP DESIRES & WARRANTS EXCEPTIONAL

## THE GRAND CASCADE *"SOPHISTICATED SOCIAL LIVING"*



# EXCEPTIONAL



# EXCEPTIONAL



# EXCEPTIONAL



# EXCEPTIONAL



# EXCEPTIONAL



# EXCEPTIONAL



## CASE STUDY REDHAWK - BLOOMINGTON IN

UNANIMOUS PLANNING COMMISSION AND BOARD SUPPORT!

**THE PRESIDENT OF ANOTHER  
FORTUNE 500 COMPANY STRONGLY  
SUPPORTED OUR DEVELOPMENT**

Thank you for sharing all the information on the proposed development along Third Street at South Park Square. Cook Group supports approval of this development and feels that it is a much-needed development here in Monroe County and in this location.


We feel it will be a strong draw for our current and future employees that desire to live in a new rental community so close to work. Our employees that live there will have access to modern amenities and have the option to walk or bike to work.

We appreciate that the community will be supplying a shuttle service before and after work and an option for Live-Work space. We also support the three different housing options, which will be attractive to different age groups.

Overall, this is an exciting development.

Thank you,

- **EMPLOYEES WANT A NEW RENTAL COMMUNITY**
- **DESIRE MODERN AMENITIES**
- **LIKE 3 DIVERSE HOUSING APPEALING TO DIFFERENT AGE GROUPS**
- **EXCITING DEVELOPMENT**

  
Pete Yonkman  
President, Cook Group





# CANCER & HEMATOLOGY

Centers of Western Michigan, P.C.

*orchestrating results*

Kathryn Alguire, MD  
Eric Batts, MD  
Brett Brinker, MD  
Alan Campbell, MD  
Mark Campbell, MD, MHA  
Sreenivasa R. Chandana, MD  
Yuanbin Chen, MD, PhD  
Thomas Gribbin, MD  
Colin Hardin, MD  
Jared Knol, MD  
Kenneth Krajewski, MD  
Nehal Lakhani, MD, PhD  
Kelly Lynch, DO  
Carol Peterson, MD  
Erin Pettijohn, MD  
Latha Polavaram, MD  
Jeffrey F. Porter, PH.D.  
Timothy O'Rourke, MD  
Eric Santos, MD  
William Scott, MD  
Frances Wong, MD  
Amy Vander Woude, MD  
Kathleen Yost, MD  
Manish Sharma, MD  
Judy Tsai, MD

#### Office Locations

Lemmen-Holton Cancer Pavilion  
Grand Rapids, MI 49503  
145 Michigan St., N.E. Ste 3100  
Phone: 616.954.9800  
Fax: 616.954.2116

Lacks Cancer Center  
Grand Rapids, MI 49503  
250 Cherry St., S.E.  
Phone: 616.985.5800  
Fax: 616.685.6745

Holland, MI 49424  
12460 Riley St.  
Phone: 616.399.6500  
Fax: 616.399.1908

Muskegon, MI 49444  
1440 E. Sherman Blvd., Ste 200  
Phone: 231.737.3469  
Fax: 231.737.4548

Start Midwest  
5800 Foremost Dr SE Suite 100  
Grand Rapids, MI 49546  
Phone: 616.954.5554  
Fax: 616.451.9120

Benign Hematology  
5800 Foremost Dr SE Suite 200  
Grand Rapids, MI 49546  
Phone: 616.389.1800  
Fax: 616.389.1695

#### Regional Clinics

Gerber Memorial  
Fremont, MI 49412  
Pennock Hospital  
Hastings, MI 49058  
Spectrum Health  
Greenville, MI 48838  
Spectrum Health  
Ludington, MI 49431  
Spectrum Health  
Reed City, MI 49677

30 June 2023

#### **Cascade Township Staff, Planning Commission, & Cascade Board**

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I sincerely hope that the members of the township board will fully support the Redhawk project as part of the ongoing maturation of Centennial Park. (we have been residents of Cascade since 1980 and love to see it grow tastefully)

**Mark G. Campbell, MD, MHA**  
Cancer & Hematology Centers (CHC)  
5800 Foremost Drive, SE  
2959 Lucerne Drive SE



April 20, 2023

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As a partnership focused on moving housing supply solutions forward in Kent County, we are fully committed to ensuring housing options at all price points for all members of the community. The RedHawk Multifamily project is an important step in that direction.

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Sincerely,

Brooke Oosterman  
Director of Policy and Communications  
Housing Next



April 26, 2023

Mark Avis  
Managing Principal  
REDHAWK MULTIFAMILY

Dear Mark –

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As you know, our organization is founded on a three pillared philosophy of People, Place, And Prosperity. Growing, successful businesses (prosperity) and vibrant, growing communities (place), require the consistent retention and attraction of a talented workforce (people). The challenge for West Michigan is providing housing solutions for that growing workforce in the region.

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I encourage you to continue pursuing your development project in collaboration with Cascade Township, their Planning Commission, and The Right Place.

Regards,

Tim Mroz  
Senior Vice President, Community Development  
The Right Place, Inc.



April 19, 2023

To Whom it May Concern,

This letter is to express my support for the proposed Grand Cascade development in Centennial Park.

Our area is in need of high-quality apartments which will attract additional individuals to support our local restaurants and retail establishments.

Thank you for your consideration.

Best Regards,

Jeffrey B. Shull

A handwritten signature in black ink, appearing to read "Jeffrey B. Shull", is written over the printed name. The signature is fluid and cursive, with a large initial "J" and "S".



May 3, 2023

Dear Mark Avis,

Thanks for sharing your information about Centennial Park. Our company, B.D.R., has built a few hundred houses in the Forest Hills School system, as well as developed Watermark and most recently Bridle Trail.

Many of our past clients are now selling and downsizing and Mark's product would be a great fit for many of them. Our company is currently building multi-family units as well.

After seeing the concept, I fully endorse Mark's design and his passion for excellence.

Centennial Park is a great location for this housing option.

Sincerely

A handwritten signature in black ink, appearing to read "Kevin Einfeld", is written over the word "Sincerely". The signature is fluid and cursive.

Kevin Einfeld  
BDR, Inc.  
President

# VANECK ENTERPRISES, LLC

1769 Laraway Lake Dr. SE Grand Rapids, MI 49546  
Ph. 616 957-5700

Monday, April 17, 2023

To: Mark Avis

Thank you for sharing all the information on the proposed Grand Cascade.

As a local business owner, and as the custodian for the following properties:

Image Building at 2828 Kraft Ave,  
Panera at 5630 28<sup>th</sup> ST SE

We fully support this development and feel it is very much needed now more than ever in Cascade Township and in this particular location.

Simply said, we need more residents in our immediate area that can actually walk to our stores and restaurants. We are sure to greatly benefit from this exciting development.

To: Cascade Township Planning Board

Please support this for the benefit of both our large and small business owners.

Sincerely,



Mike Kasmauskis  
Vaneck Enterprises, LLC - Manager



Thank you for sharing all the information on the proposed Grand Cascade. As a local business owner, I fully support this development and feel it is very much needed now more than ever in Cascade Township and in this particular location.

Simply said, we need more residents in our immediate area who can actually walk to our stores and restaurants. We are sure to greatly benefit from this exciting development.

Please support this for the benefit of both our large and small business owners.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter D. Beukema". The signature is fluid and cursive, with a large initial "P" and "B".

Peter D Beukema, CHA  
Chief Executive Officer

To Whom it May Concern:

I would like to thank Red Hawk for reaching out and sharing the information on the proposed Grand Cascade development in Centennial Park.

As a long-time resident of Cascade Township, developer, and local business owner in Grand Rapids, I fully support this development and feel it is very much needed. The timing is excellent as unmet residential demand exists now more than ever in Cascade Township, and in this particular location. As a founding member of the Centennial Park Business Owner's Association and an active participant in the development of the overlay district, I have a unique understanding of this submarket.

When our family redeveloped Centennial Country Club, there was great concern about the Ridges of Cascade project and associated increased density. Once that project was completed and stabilized, I believe stakeholders recognized the value of quality multi-family residential density...and property values throughout Centennial Park have since increased dramatically. Grand Cascade is a logical extension of the Centennial Park redevelopment and infills a long vacant parcel. Residential is the natural fit, given the mixed-use of the park and the adjacent Sunrise Community.

So, the question for the Township comes down to density. Contextually, the scale of the buildings makes sense in this location. Cascade Township and Greater Grand Rapids are in desperate need of additional housing or growth will be stifled. This is one of the last remaining developable sites in Cascade Township for multi-family. Responsible development of this site with higher than historically allowed density is in the best interests of Cascade Township and Centennial Park.

The walkable nature of this particular development further positions it as an attractive option to future employees. This development will help draw future employees and companies to Cascade Township and to Greater Grand Rapids. We believe this development would help us recruit and retain top talent that is otherwise struggling to find housing solutions in our area.

Sincerely,

Chris Beckering



Thank you for sharing all the information on the proposed Grand Cascade. As a local business owner, I fully support this development and feel it is very much needed now more than ever in Cascade Township and in this particular location.

Simply said, we need more residents in our immediate area who can actually walk to our stores and restaurants. We are sure to greatly benefit from this exciting development.

Please support this for the benefit of both our large and small business owners.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark F. Hill', is written over the printed name.

Edmark Development Company