



Communication to the Planning Commission

FOR THE MEETING OF: September 4, 2013

FROM: Russ Soyring, Planning Director

SUBJECT: 2014 Street Projects

DATE: August 30, 2013

The purpose of reviewing the street projects is for the Planning Commission to provide early input. Your guidance for reviewing the projects is the City Master Plan. The Commission initially reviewed the proposed projects at the June 4 meeting. Following the meeting, notices with project information were mailed to residents and occupants along the project streets. Staff reviewed the feedback forms from residents/occupants and now the Commission is being asked to determine if the proposed street projects are consistent with the Master Plan in terms of location, extent and character.

This year, four streets have been identified for reconstruction or paving. Those streets are:

- **Sequoia Street** from Wenonah to East Bay Boulevard
- **Santo Street** from Baldwin to and including an east/west alley to Barlow St
- **Union Street** from 13th to 14th Street
- **West Front Street** from Elmwood to the west City limits

Sequoia Street

Sequoia Street from Wenonah to East Bay Boulevard is gravel and is approximately 24 feet wide. The plan is to pave the street 22 feet wide with a rolled asphalt curb. Gravel streets have considerably higher annual maintenance costs compared to hard-surface streets. Sequoia Street falls within the TC-2 Neighborhood designation of the City Master Plan where typically streets do not have curbs, sidewalks and a formal tree lawn. We received 3 responses from residents on the project, all of which were in support of the project as proposed. One of the responses had concerns with a driveway drainage issue which can be resolved in the design process.



Sequoia Street

Santo Street

Santo Street is gravel and is approximately 24 feet wide; the east/west alley is approximately 20 feet wide. The plan is to pave Santo Street from Baldwin to and including an east/west alley to Barlow Street. Santo Street will be paved to a width of 22 feet and the alley will be paved to a width of 20 feet. Gravel streets have considerably higher annual maintenance costs compared to hard-surface streets.

Right-of-way for the east/west alley will need to be secured to align with its current location. Both of these streets fall within the TC-3 Neighborhood designation of the City Master Plan where typically streets have curbs, sidewalks and a formal tree lawn although not being proposed at this time. We received 7 responses from residents/property owners on the project, all of which were in favor of the project as proposed. One response requested the preservation of trees on the project. We do not expect any trees to be removed as part of the project as proposed. Another response called out that the current configuration of the alley deviates from the right-of-way. The City is aware that the current alley configuration leaves the right-of-way and that additional right-of-way will need to be secured.



Santo Street



Santo Street

Union Street

Union Street from 13th to 14th Street is a curbed street and is approximately 32 feet wide from 13th to Griffin and widens to 36 feet from Griffin to 14th. The plan is to reconstruct the street without changes to the street width or striping. The approach at 14th Street will remain as it is today by accommodating a southbound through/right lane, left turn lane, and a northbound lane. Union Street falls within the TC-3 Neighborhood and TC-4 Neighborhood designation of the City Master Plan where typically streets have curbs, sidewalks and a formal tree lawn.



Union Street

In the letters, sent to residents/occupants, the City suggested restriping the project area with white lines 5 feet away from the curb on both sides of the street to give the street a more narrow appearance and to give opportunities for bicyclists or parking along the street edge. However, upon staff review, it was decided that it does not make sense to restripe a ½ block section that tapers into an intersection configuration. Also the alignment of the striping did not align at the 13th Street intersection with the existing striping. A full corridor restriping plan (similar to the Cass St. project) would be a better approach than just restriping a 1 block section.

We received 3 responses from residents/property owners on the project, all of which were in favor of the project. 1 response was not in favor of the restriping plans.

West Front Street

West Front Street from the City Limits to Elmwood Avenue is a curbed street and is approximately 32 feet wide from Elmwood Avenue to Madison Street and widens to 46 feet to the City Limits, and continues to Cedar Run/Medical Campus Drive. The plan is to reconstruct the street from the City Limits to Elmwood Avenue with new curb, gutter and pavement and replace the buried utilities. A bike lane is planned on both sides of the street and on-street parking will be eliminated. An entry feature west of Madison Street consisting of a raised curbed island in the center of the street will function as a gateway into the City. At Madison Street, the street will be a three-lane section with the center lane serving as a left-turn lane. At both Madison Street and Elmwood Avenue, high-visibility crosswalks are planned with considerations for pedestrian activated signs that will be explored and implemented if feasible. Sections of existing 6-foot sidewalk in need of repair will be replaced during the project and the sidewalks will be extended to the City limits on the north and south sides of the street, unless field conditions are found to prevent them. West Front Street falls within the TC-3 Neighborhood and TC-4 Neighborhood designation of the City Master Plan where typically streets have curbs, sidewalks and a formal tree lawn.

We received 2 responses from residents/property owners on the project, all of which were in favor of the project as proposed. 1 property owner had concern with creek erosion and another had concern that the raised curbed islands would cause more traffic to back up along the corridor.

The Engineering Department has prepared a lane sketch as well as two street cross sections for the West Front Street project for your review.



West Front Street



West Front Street

If you find the 2014 Street projects are consistent with the City Master Plan in terms of extent, location and character, the following motion would be appropriate:

I move that the 2014 Street Projects as described in the this memo dated August 30, 2013 are consistent with the City Master Plan in terms of extent, location and character.

RS/ml

Attachments: Street Project Map, West Front Street documents

CITY OF TRAVERSE CITY
NEIGHBORHOOD MAP
FUTURE LAND USE

Street Projects 2014

W. Front

West Arm of Grand Traverse Bay

East Arm of Grand Traverse Bay

Sequoia

Union

Boardman Lake

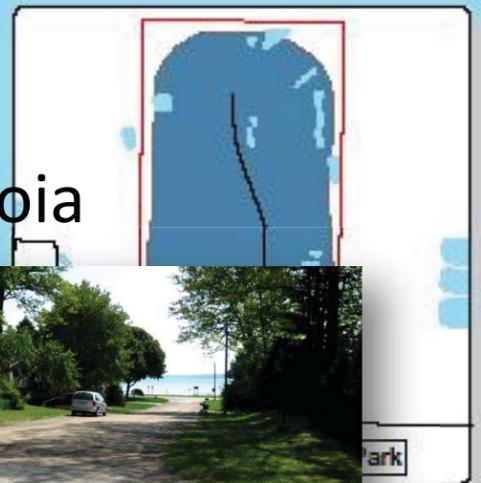
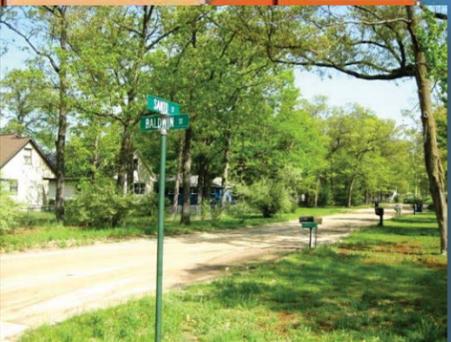
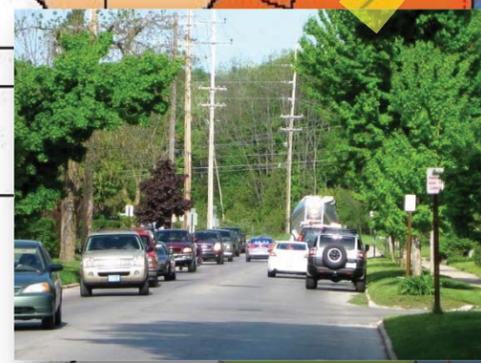
Santo

- NEIGHBORHOOD TYPES**
- TC-1 Conservation
 - TC-2 Contemporary
 - TC-3 Traditional
 - TC-4 Corridor
 - TC-5 Downtown
 - TC-C Campus Plan

ADOPTED BY THE
CITY COMMISSION
ON AUGUST 3, 2009

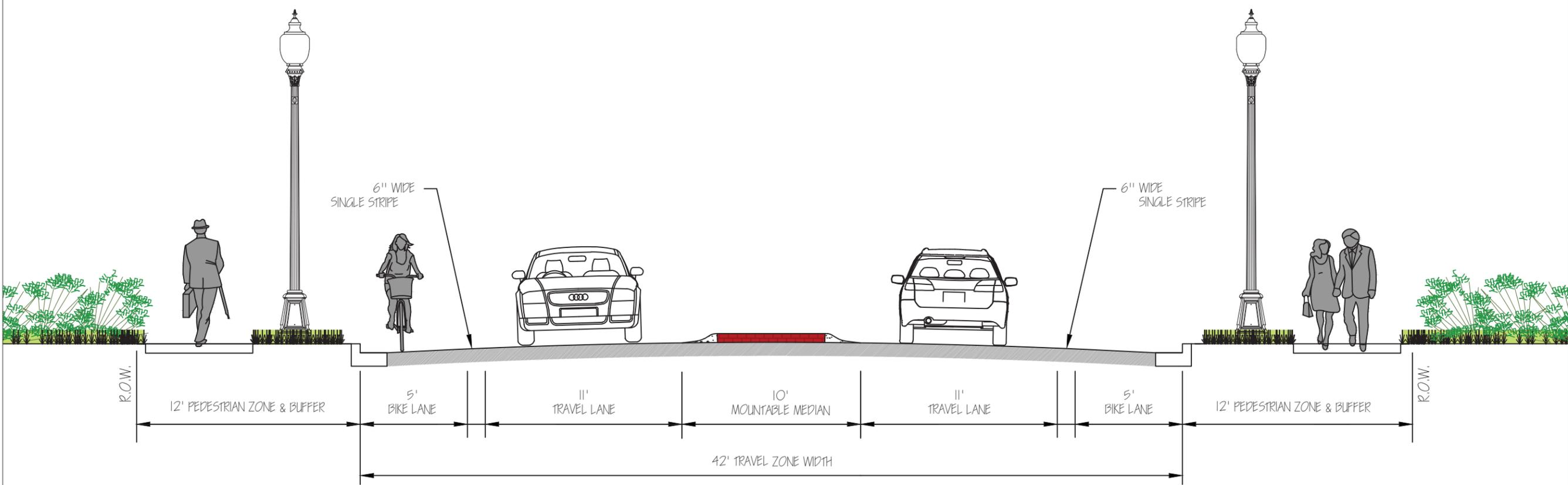


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The City of Traverse
Engineering Dept.
GOVERNMENTAL
400 Sandman #
Traverse City, Mich



W FRONT STREET TYPE I
(66' R.O.W.)

CITY OF TRAVERSE CITY
W FRONT ST

Revision/Issue

Date: 08-29-2

Project No.:

Drawn by: C

Scale: 1" = 30'

Sheet No.: 10F2

