

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, February 4, 2014

7:00 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

Posted: 1/31/14

AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Makayla Vitous, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission
c/o Russell Soyring, Planning Director
400 Boardman Avenue, Traverse City, MI 49684
231-922-4778

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **ANNOUNCEMENTS**

4. **CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

A. January 7, 2014 Regular Meeting and January 22, 2014 Study Session minutes
(Approval recommended)

B. 2014 Planning Commission Goals (Acceptance recommended)

5. OLD BUSINESS

6. NEW BUSINESS

- A. Master Plan formal review- possible committee establishment
- B. Madison and W. Front Development- discussion

7. CORRESPONDENCE

- A. Capital Improvement Program Project Update
- B. Capital Improvement Program Draft (to be distributed at the meeting)

8. REPORTS

- A. City Commission- Commissioners Easterday and Werner
- B. Board of Zoning Appeals- Commissioner Bergman
- C. Grand Traverse Commons Joint Planning Commission- Commissioners Serratelli and Warren
- D. Planning Commission
 - 1. Housing Building Committee— Commissioners Bergman and Warren
 - 2. Active Transportation Committee—Commissioner Werner
- E. Planning Department—Mr. Soyring
 - 1. Capital Improvement Program—Chairperson Serratelli

9. PUBLIC COMMENT

10. ADJOURNMENT

MINUTES

TRAVERSE CITY PLANNING COMMISSION

Tuesday, January 7, 2014

7:00 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: Commissioner Cecil McNally

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. **CALL MEETING TO ORDER-** The meeting was called to order by Chairperson Serratelli at 7:00 p.m.
2. **ROLL CALL**
3. **ANNOUNCEMENTS-** Chairperson Serratelli announced that item 5A in Old Business “Brief overview of Freedom of Information Act, Open Meetings Act, Planning Commission Rules, Capital Improvement Plan Review, Ethics & Conflict presentation” will be deferred to a future meeting.
4. **ELECTION OF OFFICERS**
 - A. **Chairperson**

Motion by Commissioner Warren, second by Commissioner Twietmeyer to nominate Commissioner Serratelli to serve as Chairperson. Motion carried 8-0 (Commissioner McNally absent.)
 - B. **Vice-chairperson**

Motion by Commissioner Warren, second by Commissioner Easterday to nominate Commissioner Bergman to serve as Vice-Chairperson. Motion carried 8-0 (Commissioner McNally absent.)
 - C. **Secretary**

Motion by Commissioner Bergman, second by Commissioner Easterday to nominate Commissioner Warren to serve as Secretary. Motion carried 8-0 (Commissioner McNally absent.)

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5. CONSENT CALENDAR

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

- A.** December 3, 2013 Regular Meeting and December 18, 2013 Study Session minutes (Approval recommended)
- B.** Reappointment of Planning Director's Designee as the Recording Secretary for the City of Traverse City Planning Commission (Approval recommended)
- C.** Consideration of an amendment to the Planning Commission Bylaws revised November 25, 2013 to change the Planning Commission meeting schedule to the 1st and 3rd Tuesdays (Approval recommended)

Motion by Commissioner Twietmeyer, second by Commissioner Warren, that the Consent Calendar be approved as presented.

Motion carried 8-0 (Commissioner McNally absent.)

5. OLD BUSINESS

- A.** Brief overview of Freedom of Information Act, Open Meetings Act, Planning Commission Rules, Capital Improvement Plan Review, Ethics & Conflicts of Interest (Benjamin Marentette, Lauren Tribble-Laucht)

This agenda item was deferred to a future meeting.

- B.** Public Hearing to consider an amendment to the Traverse City Code of Ordinances, Section 1324.04, *Rules of Procedure*, regarding removing the Rules of Procedure section from the zoning code and establishing a separate Rules of Procedure document adopted by the Board of Zoning Appeals

Mr. Soyring explained the details of his memo to the Commission.

Commission discussion.

A Public Hearing was opened.
The Public Hearing was closed.

Motion by Commissioner Werner, second by Commissioner Warren, that an amendment to the Traverse City Code of Ordinances, Section 1324.04 *Rules of Procedure*, to remove the rules and procedure content from the Zoning Code and establish Rules of Procedure as a separate document of the Board of Zoning Appeals be recommended by the Planning Commission and such recommendation be forwarded to the City Commission for their consideration.

Motion carried 8-0 (Commissioner McNally absent.)

- C. Public Hearing to consider a rezoning request initiated by the Planning Department to rezone the property located 10597 East Traverse Highway from R-9 (A) (Multiple Family Dwelling Districts) to MU (Mixed Use PUD Morgan Farm)

Mr. Soyring explained that on December 3, 2013 the Planning Commission scheduled a public hearing to begin a reversionary process to change the zoning at 10597 East Traverse Highway from R-9 (A) (Multiple Family Dwelling Districts) to MU (Mixed Use PUD Morgan Farm). This action was prompted by a request from Michael Dakoski, Vice President of Traverse City State Bank to cancel the conditional rezoning so a new conditional zoning request could begin. Traverse City State Bank holds the deed for the property.

Mr. Dakoski, representing the bank is now asking that the reversionary process be cancelled so the interested developer for the property can make a formal submission to MSHDA for financing in February. MSHDA will require a letter from the City that states that the project has zoning and site plan approval in place for the project. If the property zoning reverts back to MU (Mixed-Use /PUD the multiple family buildings planned for the property could not be built by right. The R-9 zoning will expire in May 2014.

Commission discussion.

Kevin Endres of Three West Commercial Real Estate, with offices located at 4020 Copper View, spoke representing the buyer. Mr. Endres explained the reasoning as to why the bank is requesting that the City defer action tonight so the developer can apply for MSHDA financing for the project.

Commission discussion.

A Public Hearing was opened.
The Public Hearing was closed.

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Motion by Commissioner Bergman, second by Commissioner Twietmeyer, to defer a decision on the matter until the March 4, 2014 meeting.

Motion carried 8-0 (Commissioner McNally absent.)

6. NEW BUSINESS

A. Annual Report

Mrs. Luick briefly explained that an Annual Report is required by State Law. The report in the packet included all actions taken by the Planning Commission as well as topics of discussion for the year 2013. Mr. Soyring acknowledged Chairperson Serratelli's perfect attendance for 2013 and presented him with a gift.

B. Goal Setting

Mr. Soyring and Chairperson Serratelli explained the draft goals document.

Commission discussion.

Commissioner Werner gave a status update on the Active Transportation Plan.

Chairperson Serratelli requested that the commission review the goals document and send staff comments by January 14. The goals will be discussed further at the January study session with the hope that they will be accepted by the Planning Commission at the February study session.

C. Board of Zoning Appeals Planning Commission representative

Chairperson Serratelli explained that Commissioner Warren has a meeting conflict and can no longer serve on the Board of Zoning Appeals.

Motion by Commissioner Warren, second by Commissioner Twietmeyer to nominate Commissioner Bergman to serve as the Planning Commissions representative on the Board of Zoning Appeals. Motion carried 8-0 (Commissioner McNally absent.)

7. CORRESPONDENCE – None.

8. REPORTS

A. City Commission- Commissioners Easterday and Werner reported

B. Board of Zoning Appeals- Commissioner Warren reported.

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- C. Grand Traverse Commons Joint Planning Commission- Commissioner Warren reported.
- D. Planning Commission
 - 1. Housing Building Committee— No report.
 - 2. Active Transportation Committee—Commissioner Werner reported.
- E. Planning Department—Mrs. Luick gave a brief presentation on the City's new website and demonstrated the new content on the Planning Department pages. Commission discussion.
 - 1. Capital Improvement Program—Chairperson Serratelli reported.

9. PUBLIC COMMENT

- Frank Dituri, 2800 Riverbank Rd, made general comments

10. ADJOURNMENT- Meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary

STUDY SESSION MINUTES TRAVERSE CITY PLANNING COMMISSION

WEDNESDAY, January 22, 2014

7:00 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Cecil McNally, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: None.

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. **CALL MEETING TO ORDER-** The meeting was called to order by Chairperson Serratelli at 7:00 p.m.
2. **ROLL CALL**
3. **ANNOUNCEMENTS-** None.
4. **MULTI-USE BUILDING DEVELOPMENT AT W. FRONT/PINE STREETS CONCEPTUAL PROJECT- DAVID HANAWALT (DISCUSSION)**

Chairperson Serratelli noted that this agenda item is for discussion only and that a formal application has not yet been submitted for the project.

Mr. Soyring requested that the conceptual plans be brought to the Commission for early discussion and review to give the potential buyer and developer a sense for the Commission's initial thoughts on a multi-use building development on the corner of West Front and Pine Streets. Mr. Soyring summarized his memo to the Commission that was included in the packet. Mr. Soyring further stated that if a building of the proposed height is formally requested, then it would go through a public Special Land Use Permit process and must meet all of the general and specific standards of the Special Land Use Permit requirements for taller buildings §1364.02 and §1364.08(m).

David Hanawalt, architect for the project, who resides at 9929 E. Valley Hills, Elmwood Township, introduced himself and gave a project overview. Mr. Hanawalt identified Michael Niedzielski of Traverse City as the project developer. Mr. Hanawalt described the project, which has an address of 305 W Front Street to be 1.7 acres in size and with current

PLANNING COMMISSION

STUDY SESSION

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zoning of C4-c (Regional Center District). Mr. Hanawalt explained the details in the conceptual drawings that were provided in the packet including:

- A series of multi-use buildings including a fitness center, restaurant, specialty foods store, café space and several retail spaces
- Buildings to range in height from 4-9 stories, up to 100 feet in height
- Approximately 150 residences (mix of studio, 1-3 bedroom units)
- Approximately 450 parking spaces (public or private is up for discussion)
- A riverwalk along the Boardman River (public or private is up for discussion)
- A green roof is planned on the parking deck and behind buildings to manage stormwater

Commission discussion.

The following made public comment on the topic:

- Rick Buckhalter, 932 Kelley Street, made general comments

Commission discussion.

5. PLANNING COMMISSION GOALS (DISCUSSION)

Mr. Soyring explained the goals document to the Commission. Chairperson Serratelli explained that since the last meeting, we added the review committee for the Master Plan as well as the Redevelopment Ready Community certification to the goals.

Commission discussion.

6. PUBLIC COMMENT- None.

7. ADJOURNMENT- Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary

2014 Planning Commission Goals

Accepted by the Planning Commission on xxxxx

- **Corridors Master Plan**

The Planning Commission and the Corridor Steering Committee assisted in the development of corridor plans for 8th Street, 14th Street, Garfield Avenue and East/West Front Streets. The corridor plans provide strategies for revitalizing these corridors as attractive places to dwell and develop business. A subcommittee may need to be formed to recommend zoning ordinance amendments or possible Form Based Codes based on the Corridors Master Plan document. Quarterly implementation progress reports will be provided.
- **Active Transportation Committee**

An Active Transportation subcommittee of the Planning Commission has been formed to guide the process to create a Non-Motorized Plan and reapply for Bicycle Friendly Community designation.
- **Comprehensive Parking Plan**

Once the Active Transportation recommendations are made, a Comprehensive Parking Plan is needed. A subcommittee of the Planning Commission may be formed to guide the process.
- **Bayfront Plan**

The Planning Commission will review proposed public projects for the waterfront for consistency with the Master Plan in terms of location, extent and character. The Planning Commission will rely on the Traverse City Bayfront 2010 (campus plan) to guide decisions. Project review for each implementation phase will be brought before the Planning Commission for review.
- **Master Plan**

The current Master Plan is 5 years old this year and we are required to review it every 5 years. Create a committee to review the Master Plan and make recommendations for changes/updates if necessary.
- **Master Plan Elements Implementation**

Create an implementation plan for Element action items and for short-term and long-term zoning changes to the Traverse City Code of Ordinances to conform to the approved Master Plan Elements.
- **Building Height Measurement**

The current measuring method may be disadvantageous to build a pitched roof building. A study session may need to be allocated to review building height measurement ordinances in other communities, discuss building heights with area architects and review building heights by district.

- **Definition of Mass**

The Planning Commission will study the “M” in HAME (Hours, Auto, Mass, Emissions) and come up with ratios, maps and documentation that will aid the Commission in future discussions related to mega-housing issues and floor area ratios.

- **Formal Planning Commission Training**

In-house training of the legal aspects of planning will be provided by the City Attorney and the City Planning Director. Throughout the year, the Planning Commission will be made aware of training programs available in the area and via the Internet.

2014 Planning Department Projects

Not for acceptance by the Planning Commission

Mission Statement: *The Planning Department’s primary purpose is to guide the City with land use and planning in order to enhance the quality of the community and ensure it remains a place where both citizens and businesses love to call home.*

The Planning Department:

- Helps to administer the City of Traverse City Master Plan, a document that guides City zoning, land use, urban design and physical improvements, such as buildings, streets and parks.
- Provides administrative staff for the Planning Commission, Grand Traverse Commons Joint Planning Commission, Board of Zoning Appeals, and Historic Districts Commission.
- Administers and enforces the zoning, sign, and historic districts ordinances and other land use laws. Administers the Capital Improvement Program.
- Reviews building site plans and prepares reports and recommendations to the Planning Commission for zoning map amendments, zoning laws, special land use permits and planned unit developments.
- Answers zoning and land use questions and interprets land use principles, and planning and zoning laws.
- Works with property owners and developers, other agencies and other City departments to ensure that building plans are consistent with the Master Plan and laws regarding size and placement of buildings, signs, parking areas and landscaping requirements.
- Inspects multi-family rental dwellings, rooming houses, proper anchoring of boats on the near shore of Grand Traverse Bay and property maintenance code violations.

Goals/objectives for the coming 2014 year include:

- **Seek grants** to implement the Bayfront Plan and other City projects.
- **Clinch Park-** The Planning and Engineering Departments are working on completion of the renovation projects and closing out the project grants in 2014.
- **All Planning Elements-** Now that the Elements are approved, they will be prepared for publication using a unifying graphic design to stylize the Elements in a format that conforms

to the Master Plan. The Elements will be printed and bound and to be incorporated as Sub Plans of the Master Plan.

- **Redevelopment Ready Communities certification** – The Planning Department will apply for Redevelopment Ready Community certification in 2014; it is a new program offered by the Michigan Economic Development Corporation and will position Traverse City better to receive state grants for economic development.
- **Pedestrian Right-of-Way Local Ordinance Education**- In 2011, the City passed a Local Ordinance that requires drivers to stop for pedestrians in marked and posted crosswalks. In 2012, City Staff formed a committee to establish a process to work toward implementation. Staff will launch a public education effort and begin enforcement in 2014.
- **Boardman Lake Trail**- In 2012, the City received a Natural Resources Trust Fund grant for the next phase of the Boardman Lake Trail (multi-use trail extension to 14th Street with connections to the neighborhood and a recreation area along Boardman Lake). The Planning Department will be working with the Engineering Department on implementing the project and administering the grant in 2014.
- **Bike Friendly City**- The Planning Department applied for and received the Bicycle Friendly City designation in 2009 at the Bronze level. Reapplication after we complete the Active Transportation Plan is desired to sustain our designation and possibly increase our status to Silver or a higher designation level.
- **Hannah Park sculpture plaza**- Perry Hannah Plaza scope of work includes designing a small sitting plaza with a statue of Perry Hannah as a centerpiece in Hannah Park at the corner of Sixth and Union Streets. Construction will commence as soon as sufficient funds are raised.
- **Public Pier and Murchie Bridge**- The Planning Department will be working on completing the environmental studies, design and engineering for a multi-purpose pier at the mouth of the Boardman River and administering the project grant in 2014.
- **West End Beach Trail and Access Project**- The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Boardman River Boat Launch and Lot D Project**- The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Grand Traverse Commons Zoning Ordinance**- Work continues on drafting a Zoning Ordinance in cooperation with Garfield Township Planning Department and the Grand Traverse Commons Joint Planning Commission.



Communication to the Planning Commission

FOR THE MEETING OF: February 4, 2014

FROM: Russ Soyring, Planning Director

SUBJECT: Master Plan formal review- establish committee

DATE: January 31, 2014

The Traverse City Master Plan was adopted on July 15, 2009. To remain in compliance with the Michigan Planning Enabling Act it will be necessary to formally review the master plan this year. The Act reads, "At least every 5 years after adoption of a master plan, the planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan."

I suggest a formal review committee be established with the assignment to review the Master Plan and that a written report be created with findings whether the Master Plan should be amended, rewritten or maintained as it is currently written.

The Planning Act states the "review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the City Planning Commission." Amending a master plan follows the process for adopting a master plan with the exception the review period for neighboring jurisdictions to comment is shortened from 63 to 42 days.

It is worthy to note that although the Traverse City Master Plan is approaching the five year mark since it was adopted, the Planning Commission has been busy with the preparation of 7 Elements or subplans of the Master Plan.

If you are in agreement with the establishment of the Master Plan Review Committee, the following motion would be appropriate:

That the Master Plan Review Committee, a committee of the Planning Commission, shall be established with the goal to review the current City of Traverse City Master Plan.

Mr. Russel A. Soyring AICP
Planning Director
City of Traverse City
400 Boardman Ave.
Traverse City, Mi. 49684

RECEIVED

JAN 31 2014

PLANNING DEPT
CITY OF
TRAVERSE CITY

Re: 101 N. Madison St. Proposed Project

Dear Russ,

Per our conversations we are interested in making an introductory presentation to the Planning Commission at your next scheduled meeting.

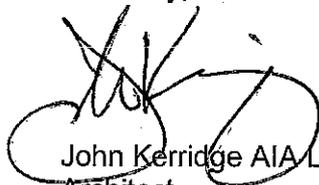
We will be presenting our proposed plan for the NW Corner of Front and Madison, 101 N. Madison Street. This is a long time vacant lot and is zoned for residential use. We are proposing 4 single family residential units on the parcel. It is our understanding that a conditional rezoning to R2 would provide the means to best accomplish this at this location. We look forward to discussing this approach and presenting our preliminary ideas.

We have reviewed the City Corridor plan book which was given the endorsement and approval of the City Commission. We note that in this plan book, this parcel was identified to have 6-7 units placed upon it in a townhouse format. We believe a 4 unit single family project provides a better mix of density while preserving and enhancing the residential character of this visible and long vacant parcel and this section of Front Street.

We would envision for this planned project a drive access off of Madison St., with no driveways onto Front Street. The units would be 2 stories with 1 ½ car garage at rear accessed off of a rear shared driveway. The houses are envisioned to be in the 1700-1800 SF range. The architecture is planned to pick up on the context of the neighborhood, but current in architectural detailing.

We look forward to discussing at your next meeting.

Sincerely,



John Kerridge AIA LEED AP CGB
Architect
Kerridge Architecture + Construction, Inc.



Traverse City Tax Parc



Memorandum

The City of Traverse City
Planning and Engineering Departments



TO: Jered Ottenwess, City Manager

FROM: Russell A. Soyering, Planning Director *R. Soyering*
Timothy J. Lodge, City Engineer *T. Lodge*

DATE: January 28, 2014

SUBJECT: CAPITAL IMPROVEMENT PROGRAM- PROJECT UPDATE

Parking System

#550: Lot D Reconstruction/Boardman River Boatlaunch - Asphalt surface is aging. Scope of work includes installation of new launch and piers, a universally accessible canoe/kayak launch, resurfacing the parking lot with the use of porous pavers in the turnaround area and launch exit, installation of rain gardens along the southern edge of the lot, installation of retaining walls near the launch and turnaround to stabilize eroding site banks, installation of trees and native plantings, and boat cleaning/invasive species education signage. A \$156,250 Waterways Grant received in December 2013, a \$80,000 Coastal Management Program grant, and local foundation grant of \$50,000 received in 2012 for project construction. *Update: Construction planned in 2014.*

#727: Lot G Reconstruction – Lot is falling apart; Mill and replace asphalt, replace curbs, install drainage structure. Off East State Street in the 100 block next to Mode's. *Update: Completed.*

#708: Lot O Remediation - Mitigation of contamination that likely is affecting adjacent properties and the water table in close proximity to the Boardman River. Five underground storage tanks exist at Lot O and likely are contributing to soil contamination. This project would remove the tanks and contain soil contamination at the lot. *Update: No activity.*

#729: Lot P Reconstruction - Repair asphalt. Required in lease agreement with property owner. West State Street just west of barber shop. *Update: No activity.*

#726: Lot R Reconstruction – Repair/replace asphalt. *Update: Complete.*

#730: Lot south of Chase Bank bldg. - repair/replace asphalt, new curbs, possibly drainage. Required in lease agreement with property owner. *Update: Complete.*

#728: Lot V Reconstruction - Mill and replace asphalt, replace curbs, new drainage structure. Required in lease agreement with property owner. *Update: No activity.*

#133: Lots W and N - Consolidate parking in these lots in conjunction with the development of the northeast corner of Washington and Cass. *Update: Discussions with adjacent property owner regarding development.*

Bayfront Plan Non-TIF Implementation Fund

West End Beach Trail Extension and Access - Extend the bayfront trail 1,100 feet and a new mid-block crossing of Grandview Parkway near Elmwood Avenue. A barrier free ramp to the beach along with benches and bike racks are also included. Crossing will be lighted for high visibility at night. Storm drain near Spruce Street will be retrofitted with an oil/grit separator chamber. Will enhance non-motorized travel and provide an alternative crossing with five less lanes to cross get to the bayfront from Slabtown Neighborhood compared to existing crossings. Will require additional maintenance clearing the trail and maintaining the trail, ramp, markings, landscaping and pavement markings. Northside of Grandview Parkway from West End Beach to Elmwood Ave. *Update: Planned 2014 construction.*

Brown Bridge Maintenance Fund

Upper Trail Connector Bridge (east end) - This proposed pedestrian bridge over the Boardman River is located at the site of a former bridge that was constructed by the Boy Scouts in the 70's near the outlet of Grasshopper Creek. Highwater and the lack of maintenance caused the bridge to fail and it was removed in the 80's. Recently a riverfront property owner donated a bridge that can be used at the site. This bridge combined with the Historic Brown's Bridge (West-end) will provided a 9'-mile loop trail. Work items: Abutment design, site plan development, state and local permits, and installation. *Update: Upper bridge- In design.*

Historic Brown Bridge West End- Most people don't know that in 1869 William Walter Brown purchased 80 acres from the state of Michigan for \$50. Soon thereafter Mr. Brown and his neighbors constructed a bridge across the Boardman that became one of the area's first State Roads. The site was also home to an inn called the "Half-Way House" because of its mid-point position between Grand Rapids and the Straits. Today there is great interest in constructing a foot bridge at the original site of the historic Brown's Bridge. Not only would the bridge provide a critical recreational trail connection across the Boardman River but it will also serve as an important bridge to the past. *Update: Exploring project feasibility.*

General Fund

#760: Annual Crosswalk Maintenance - This is a new annual program, providing funds to maintain or replace existing brick crosswalks; probably 3-4 crosswalks per year. Approximately 52 Crosswalks: 90% in need of replacement: Options: -1- Replace as existing, which is brick with concrete borders; -2- Replace with brick print thermol plastic pavement material, like demo crosswalk on Union Street @ 9th street; -3- Put back to asphalt and use paint for crosswalk markings. *Update: A pilot thermol plastic crosswalk has been installed on Beitner/Woodmere to see how it wears during a winter season. Planning a Spring 2014 install.*

#14: Annual Streets Program – Placeholder: Actual determined through budget process. This is an annual program that provides funds to resurface major and minor streets within the city

limits. These funds are also to be used for bridge, sidewalk, and storm water system repair and new sidewalk infill projects.

- 2012-13 Street Projects
 - Phase 1: Sheridan, Old Mission, Eastwood, Manor, Western. *Update: Complete.*
 - Phase 2: Washington, Hope, Xavier, Cypress, Fern, Grove. *Update: Complete.*
 - Bay Street. *Update: Complete*
 - Wayne Street. *Update: substantially complete in 2013, punch list items and restoration remain.*
- 2013-14 Street Projects
 - Union, Santo and Sequoia Streets- *Planned construction spring 2014*
 - West Front Street Reconstruction- *Planned construction fall 2014*

#320: Division Street –\$500,000 Roads and Risk Reserve funds were allocated to MDOT in December 2013 for Planning and Environmental Linkages (PEL) process (part of the NEPA process) *Update: PEL project area includes Division Street from 14th Street to Grandview Parkway; 1.2 miles. The PEL process will engage the community and evaluate project alternatives for improvements that consider the environmental, community and economic goals.*

Kids Creek Stormwater Grant - Project improves water quality and quality of life. Project design would reduce maintenance costs. Costs may be higher; seeking additional grant funds. Repair/replace culvert and stream restoration relating to Part 319 Grant. *Update: Completed a Kids Creek Action Plan, MDEQ has reviewed and approved the plan. Project complete.*

#633: West Front Street (Elmwood to City Limits) - Reconstruct West Front Street from City Limits to Elmwood Avenue using MDOT Small Urban Funds. Small Urban Funds \$375,000 for 2014. In kind is for engineering. General fund cost is for match and required consultants to administer funds. *Update: See #14 above.*

#365: Annual Sidewalk Replacement Program – Placeholder: actual amount determined by Annual Street allocation. The Infrastructure Strategy Policy outlines 10% of total infrastructure spending is for sidewalk and bike-way improvements. The Replacement program replaces existing sidewalks. This program is in addition to sidewalks that are installed or replaced in conjunction with the annual Streets Program. The actual location of the sidewalks to be replaced under this program is determined during the fall prior to the construction year. *Update: 2013 project complete- approximately 6400 feet of sidewalk replaced.*

Boardman Lake Avenue- a new road between 8th Street and 14th Street that consists of four basic components: Railroad Wye Relocation, Street Right-of-way acquisition, Street Construction and the Boardman Lake Trail (detailed below). *Project discussions continue.*

Boardman Lake Trail West extension-Project scope includes the extension of the Boardman Lake non-motorized trail from approximately 10th Street to 14th Street (2,900 linear feet), a connection to the Old Towne Neighborhood, and the addition of a lakefront recreational area that will feature a fishing dock, kayak/canoe small watercraft launch, shelter, picnic areas and seating. A \$210,000 Natural Resources Trust Fund Grant was received in October 2012. *Construction planned in 2014.*

#628: Boardman Lake Trail: West: Transportation Alternate: Alternate transportation trail along railroad corridor on west side of Boardman Lake; need to acquire MDOT property. Creates trail options. West side of Boardman Lake from 12th to 14th Streets. *Update: Property acquisition; Design and Development with 2014 construction.*

TIF 2

#61: Cass & Lake: Streetscape Improvements – Approximately 810 feet of streetscape improvements on Cass and Lake Streets. Improvements include trees, curb & gutter, benches, trash cans and other improvements. SID; city match TIF2. *Update: Property owner participation lacking.*

#58: Eighth Street Bridge Repair – Replace bridge deck using MDOT Critical Bridge Funds for the 2013 fiscal year. Prevent further deterioration resulting in more costly repair/replacement and ultimately bridge failure. Receiving MDOT Critical Bridge Funds for FY2013 for \$750,000. *Update: Design and Development with 2014 construction.*

WIFI – Public wireless network in downtown to serve visitors and parking control. *Update: In discussions with Traverse City Light and Power regarding TCLP implementing for DDA.*

TIF 97

#714: 200 Block Alley Enhanced Improvements – Pedestrian bridge, riverwalk and pedestrian improvements to north East Front alley between Cass and Park. *Update: No activity.*

#369: East Front Street - 300 block mid-block crosswalk – Install mid-block crosswalk in 300 block of E. Front St. including bump-outs, a brick paver crosswalk and signage. Downtown's second largest employer sits across the street from the deck, where most of their employees park. This crosswalk will provide a safe crossing as well as calm traffic in this downtown block. *Update: No activity.*

#63: Garland St. Reconstruction/streetscapes - Infrastructure improvement; realign street; improved access. Redirect Garland Street from Grandview Parkway to Union Street on the east end; provide a shared space street for pedestrians and motor vehicles. *Update: Property/Right-of-way acquisition; 2014 planned construction.*

#586: Park St. Bridge Repair – Rehabilitate bridge superstructure. *Update: Funding application not successful; Resubmit for 2017 funding cycle.*

#66: Pine Street Pedestrian Way – Pedestrian walkway and bridge over the Boardman River connecting West Front Street with Grandview Parkway. *Update: 2014 planned construction in coordination with TCLP and Uptown development.*

#646: Public Restrooms at Lot O – Provide public restroom for shoppers and other visitors in Downtown; tentatively planned near Cass Street. *Update: Research phase.*

#647: Triangle Park (mini park) – Improvements; Triangle Park at Grandview Parkway and East Front Street. *Update: Concept plan has been developed in collaboration with the Coast Guard.*

Wellington Plaza – Upgrade Wellington Plaza. *Update: No activity.*

#645: West Front St. Redevelopment - Build an approximately 410 space parking deck to serve the west side of downtown. This project would organize parking currently housed in surface lots and would. Corner of West Front and Pine. *Update: Discussions with property owners.*

#535: West Front Street Bridge Replacement - Prevent further deterioration resulting in more costly repair/replacement and ultimately bridge failure. Receiving MDOT Critical Bridge Funds for the FY2013. *Update: Design and Development with planned 2014 construction.*

ADDITIONAL PROJECTS:

#551 Holiday Inn Phase: Bayfront Plan - The proposed Holiday Inn promenade consists of a 10-foot expansion of the existing seawall. Preliminary cost projections for the promenade seawall are conditioned on assumptions made without design wave conditions analysis, soil borings and determination of regulatory constraints. For estimating purposes the new seawall will consist of a new 40-foot long steel sheet piling bulkhead with a 10 foot wide concrete cap over new fill. Along Grand Traverse Bay shoreline, between Boardman River and Sunset Park. (FY2014-15) *Update: Easement needed, initial meeting with new owners held.*

#705: East Front Streetscapes (Boardman to Grandview Parkway) - New curbs, street trees, benches, bike racks and sidewalk along East Front between Boardman Avenue and Grandview Parkway. (FY2014-15). *Update: Seeking property owner support for SID.*

Public Pier: Bayfront Plan – The proposed public pier would extend out into Grand Traverse Bay/Lake Michigan adjacent to the Boardman River outlet. The pier would provide universal access for fishing from the shore. It would consist of a 15-foot wide pier projecting 550-feet into Grand Traverse Bay and includes a 30'x30' platform with large tensile structure. Interpretive signage, connection with the TART Trail and other amenity features to be explored. (FY2014-15) *Update: Provided the City Commission authorizes acceptance of the Great Lakes Fishery Trust Fund Grant for the study and design of a public pier, the Planning department will be administering the grant.*