

# TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, April 1, 2014

**7:30** P.M.

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

Posted: 3/28/14

## 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. **APPROVAL OF MINUTES**
  - A. March 4, 2014 Regular Meeting and March 18, 2014 Special Meeting minutes (Approval recommended)
5. **OLD BUSINESS**
  - A. Public Hearing to consider the City of Traverse City Six-Year Capital Improvement Program 2014-2020. The Capital Improvement Program is a multi-year schedule for capital expenditures that includes costs, priorities, and identified funding for the next six years (Action requested)
  - B. Public Hearing to consider a conditional rezoning request initiated by John Kerridge, Kerridge Architecture + Construction, Inc. of 400 West Front Street, to rezone the property located at 101 N. Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions (Action requested)

**6. NEW BUSINESS**

- A. Clancy Park improvements review for consistency with Master Plan (Action requested)
- B. Consideration of an amendment to Size and Area Requirements , Section 1368.01, *Building Height*; Hotel Resort (HR) District, Section 1338.06, *Building Height*, and Section 1338.09, *Special Requirements*; Office Service (C-1) District, Section 1340.06, *Building Height*, and Section 1340.09, *Special Requirements*; Neighborhood Center (C-2) District, Section 1342.06, *Building Height*, and Section 1342.09, *Special Requirements*; Community Center (C-3) District, Section 1344.09, *Special Requirements*; Regional Center (C-4) Districts, Section 1346.09, *Special Requirements*; and Development (D) Districts, Section 1347.09, *Special Requirements*, regarding increasing the building height in HR to 45-feet, increasing the residential bonus height in C-1 and C-2 to 45-feet and requiring a 15-foot first floor height in HR, C-1, C-2, C-3, C-4, and D Districts for introduction and possibly setting a Public Hearing on May 6, 2014.

**7. CORRESPONDENCE**

**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
  - 2. Active Transportation Committee—Commissioner Werner
  - 3. Master Plan Review Committee—Commissioners Bergman, Dow and Twietmeyer
- E. Planning Department—Mr. Soyring

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**

# MINUTES

## TRAVERSE CITY PLANNING COMMISSION

TUESDAY, March 4, 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, Cecil McNally, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren (arrived at 7:35 p.m.) and Tim Werner

**ABSENT:** None.

**STAFF PRESENT:** Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant; Jered Ottenwess, City Manager; Tim Lodge, City Engineer; Jessica Cichowski, Engineering Technician

1. **CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:00 p.m.

2. **ROLL CALL**

3. **ANNOUNCEMENTS-** Mr. Soyring announced that the final Bayshore Corridor Strategy meeting will take place on Wednesday, March 26, 2014 at 5:30 p.m. in the Training Room and all of the partnering Planning Commissions are encouraged to attend.

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. February 4, 2014 Regular Meeting and February 19, 2014 Special Meeting minutes (Approval recommended)
- B. Consideration of an amendment to the Planning Commission Bylaws revised February 21, 2014 to change the Planning Commission meeting time from 7:00 p.m. to 7:30 p.m. (For introduction and possible action on March 18, 2014)
- C. Consideration of the City of Traverse City Six-Year Capital Improvement Program 2014-2020. The Capital Improvement Program is a multi-year schedule for capital expenditures that includes costs, priorities, and identified funding for the next six years (For introduction and possibly schedule a Public Hearing for April 1, 2014)

Motion by Commissioner Easterday, second by Commissioner McNally, that the Consent Calendar be approved as presented.

Motion carried 8-0 (Commissioner Warren absent.)

**5. OLD BUSINESS**

- A.** Consideration of a conditional rezoning request initiated by John Kerridge, Kerridge Architecture + Construction, Inc. of 400 West Front Street, to rezone the property located at 101 N. Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions (For introduction and possibly schedule a Public Hearing for April 1, 2014)

Mr. Soyring discussed his February 26, 2014 memo to the Commission on the topic. Mr. Soyring made a correction to his memo related to the rezoning consideration #6 that read, "Are there sufficient demands for a financial institution?" He asked that the Commission strike the words "a financial institution" and replace them with "four single family detached dwellings".

Commission discussion.

John Kerridge of 8140 Bel Cherrie Dr (and business owner at 400 W Front) explained the conditional rezoning request on behalf of the property owner, Kemel Cinaroglu, for the parcel located at 101 N. Madison and the voluntary conditions to the Commission. The request is the conditionally rezone the property from R1b to C-1 and restrict the development to 4 single family homes to be built substantially in conformance with the concepts provided with the application which includes 2-story homes, traditional styling, front porches, garages on the north side of houses serviced by a shared driveway. Mr. Kerridge explained that the project conforms to the City Master Plan and is less intense than the recommendation in the Corridors Master Plan.

Commission discussion.

At 7:35 p.m., Commissioner Warren joined the meeting.

Commission discussion.

The following members of the public made comment on the subject:

- Mary Conlen, 111 N. Madison, opposes the request
- Janet Ready, 224 N. Madison, opposes the request

- Allen Krous, 10333 Sloven, made general comments
- Denise VanWagner, 110 N. Madison, opposes the request. Ms. VanWagner also read a letter from Kima Kraimer, 1120 W. Front, who opposes the request.
- Al Cabinaw, 115 N. Madison, opposes the request.

Commission discussion.

Mr. Lodge discussed the West Front Street reconstruction project planned for 2014.

Motion by Commissioner Werner, second by Commissioner McNally that the request by John Kerridge, Kerridge Architecture and Construction, Inc., of 400 West Front Street, to conditional rezone the property located at 101 N Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions be introduced and scheduled for a public hearing on April 1, 2014.

Motion carried 9-0.

Commission discussion.

- B.** Consideration of 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) (Action requested)

Mr. Soyring discussed his February 26, 2014 memo to the Commission on the topic.

Commission discussion.

Motion by Commissioner Warren, second by Commissioner Easterday, that the zoning change request initiated by the Planning Department to rezone the property located 10597 East Traverse Highway from R-9 (A) (Multiple Family Dwelling Districts) to R1-b MU (Mixed Use PUD Morgan Farm) be recommended for approval and such recommendation be forwarded to the City Commission for their consideration.

Motion carried 9-0.

## **6. NEW BUSINESS**

- A.** Lot D Boardman River Boatlaunch Project review for consistency with Master Plan (Action requested)

Mr. Soyring stated that the Commission's review of projects is pursuant to the Michigan Planning Enabling Act to determine if the following projects are consistent with the Traverse City Master Plan in terms of location, extent and character. In addition to the packet details, additional handouts were distributed including a March 4, 2014 memo from Mr. Soyring and a March 4, 2014 letter from the Watershed Center.

Mr. Lodge updated the Commission on the project details as outlined in his February 26, 2014 communication that was included in the packet.

Commission discussion included concerns related to the elimination of rain gardens in the project.

Mr. Lodge explained the project and site constraints.

The following members of the public made comment on the subject:

- TJ Andrews, representing The Watershed Center of 13272 S. West Bayshore Drive, Elmwood Township, made general comments
- Tyler Spauling, 1747 Heeley Lane, made general comments

Commission discussion included concerns regarding managing stormwater on the project. The consensus was that the project will be brought back to the Commission for action at the March 18, 2014 meeting for action.

**B. West Front Street Bridge Project review for consistency with Master Plan (Action requested)**

Mr. Soyring explained the details of his March 4, 2014 memo to the Commission as well as mentioned that there were additional handouts distributed this evening from Mr. Lodge and Gary Howe.

Mr. Lodge explained the additional handouts related to the project as well as the project materials included in the packet. The design elements include a compromise among travel modes within the right-of-way. The bridge aesthetic elements will mimic the existing arch façade. The bridge railing assembly requirements pose some additional challenges on the project to meet crash test ratings. The project includes a boardwalk under the bridge as well as West Front Street streetscape improvements perhaps extending as far as Maple Street or as far as funds will allow.

Commission discussion included concern about 4.5-foot bike lanes and wanted to explore offering viewshed opportunities on the bridge to enjoy the Boardman River.

Mr. Lodge responded to Commission questions.

Commission discussion.

The following members of the public made comment on the subject:

- Gary Howe, 926 Lincoln Street, made general comments
- Julie Clark, 604 W 12<sup>th</sup> Street, made general comments

Commission discussion.

Ms. Cichowski addressed the Commission.

Commission discussion.

Motion by Commissioner Twietmeyer, second by Commissioner Easterday, that the West Front Street Bridge Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion failed 3-6 (Commissioners Dow, Fleshman, McNally, Serratelli, Warren and Werner were opposed).

Commission discussion.

Motion by Commissioner McNally, second by Commissioner Werner, that the West Front Bridge Project have 10-foot travel lanes and 5-foot bicycle lanes and all other elements the same as proposed.

Motion carried 7-2 (Commissioner Bergman and Twietmeyer opposed).

**C. Eighth Street Bridge Project review for consistency with Master Plan (Action requested)**

Mr. Lodge explained that an additional handout distributed this evening is a change to the memo from Jessica Cichowski dated February 26, 2014. Please remove page 3 of the memo from the packet and replace it with the one on your desk that depicts a buffered bicycle lane. Mr. Lodge also explained the additional handouts distributed.

Commission discussion.

Motion by Commissioner Easterday, second by Commissioner Dow, that the Eighth Street Bridge Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 9-0.

The following members of the public made comment on the subject:

- Richard Kuchell, 500 Webster Street, made general comments

- D.** Pine Street Pedestrian Way Project review for consistency with Master Plan (Action requested)

Mr. Lodge explained the project as well as the additional handout distributed that depicts possible clear-span bridge options.

Commission discussion.

Motion by Commissioner Warren, second by Commissioner McNally, that the Pine Street Pedestrian Way Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 9-0.

- E.** Homeless Shelter Regulations (Discussion)

Mr. Soyring explained his February 24, 2014 memo to the Commission.

Commission discussion.

Commission consensus was that the Housing and Building Committee would discuss the topic further and make a recommendation to the Planning Commission at a future meeting.

The following members of the public made comment on the subject:

- Richard Kuchell, 500 Webster Street, made general comments

**7. CORRESPONDENCE – None.**

**8. REPORTS**

- A.** City Commission- Commissioners Easterday and Werner reported.  
**B.** Board of Zoning Appeals- Commissioner Bergman reported.

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MARCH 4, 2014**

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- C. Grand Traverse Commons Joint Planning Commission- Commissioner Warren reported.
- D. Planning Commission
  - 1. Housing Building Committee— Commissioner Serratelli reported.
  - 2. Active Transportation Committee—Commissioner Werner reported.
  - 3. Master Plan Review Committee—Mr. Soyring reported.
- E. Planning Department—Mr. Soyring announced Code Enforcement Officer Loyd Morris' upcoming retirement and that the Planning Department would be filling the position.
  - 1. Capital Improvement Program—Chairperson Serratelli reported.

**9. PUBLIC COMMENT-** None.

**10. ADJOURNMENT-** Meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Date: \_\_\_\_\_

\_\_\_\_\_  
Jan Warren, Secretary

# SPECIAL MEETING MINUTES TRAVERSE CITY PLANNING COMMISSION

TUESDAY, MARCH 18, 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, Janet Fleshman, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

**ABSENT:** Commissioners Jeanine Easterday and Cecil McNally

**STAFF PRESENT:** Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant; Tim Lodge, City Engineer

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. **LOT D BOARDMAN RIVER BOATLAUNCH PROJECT REVIEW FOR CONSISTENCY WITH MASTER PLAN (ACTION REQUESTED)**

Mr. Soyring explained that when the Planning Commission reviewed this project two weeks ago, there were concerns related to stormwater management and the removal of rain gardens from the project scope. Since that meeting, Mr. Lodge met with The Watershed Center and they agreed that rain gardens are not appropriate for the site.

Commission discussion.

Mr. Soyring and Mr. Lodge addressed the Commission.

Commission discussion.

Mr. Lodge addressed the Commission.

Commission discussion.

Mr. Lodge and Mr. Soyring addressed the Commission.

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Commission discussion.

Mr. Lodge addressed the Commission.

Motion by Commissioner Bergman, second by Commissioner Warren, that the Lot D Boardman River Boatlaunch Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

**5. WEST FRONT STREET BRIDGE PROJECT REVIEW FOR CONSISTENCY WITH MASTER PLAN (ACTION REQUESTED)**

Chairperson Serratelli explained that while the Commission voted on this project at our last meeting, the wording of the actual motion did not make reference to the project being “found consistent with the City Master Plan in terms of location, extent and character,” so the Commission is being asked to consider the project again and give reference to the Master Plan in the motion.

Mr. Soyring explained the details of his memo dated 3/13/14 to the Commission.

Commission discussion.

Mr. Soyring addressed the Commission.

Commission discussion.

Mr. Soyring and Mr. Lodge addressed the Commission.

Motion by Commissioner Warren, second by Commissioner Bergman that the West Front Street Bridge Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Commission discussion.

Chairperson Serratelli explained that the action at tonight’s meeting will supersede the action taken at the meeting on March 4, 2014 related to this project.

Commission discussion.

Mr. Lodge and Mr. Soyring addressed the Commission.

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Commission discussion.

Mr. Soyring addressed the Commission.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

**6. CONSIDERATION OF AN AMENDMENT TO THE PLANNING COMMISSION BYLAWS REVISED FEBRUARY 21, 2014 TO CHANGE THE PLANNING COMMISSION MEETING TIME FROM 7:00 P.M. TO 7:30 P.M. (ACTION REQUESTED)**

Mr. Soyring explained the amendment which will result in changing the meeting time from 7:00 p.m. to 7:30 p.m.

Motion by Commissioner Warren, second by Commissioner Twietmeyer that the Planning Commission Bylaws be amended as proposed in the February 21, 2014 revision, to change the Planning Commission meeting time from 7:00 p.m. to 7:30 p.m.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

**7. A BUILDING HEIGHTS (DISCUSSION)**

Mr. Soyring explained that the Commission discussed this topic at several previous study sessions last fall. Staff worked with Mike Wills to draft a proposed amendment to adjust the building height in the Hotel Resort (HR) District from 40 feet to 45 feet and extending the residential bonus building height allowance from 40 feet to 45 feet in the Office Service (C-1) District and Neighborhood Center (C-2) District. In addition, the amendment also suggests a requirement of a minimum height of 15 feet for the first floor of a building, with exceptions for parking structures and exclusively residential developments in the HR, C-1, C-2, Community Center (C-3) District, Regional Center (C-4) Districts and Development (D) Districts.

Mr. Soyring also read suggested language to provide exemptions to the 15-foot rule when it can be clearly demonstrated that such provision is unnecessary or that such requirement would create a practical difficulty.

Commission discussion.

The following made public comment on the subject:

- John Dancer, 12180 Peninsula Drive, and City business and property owner, made comments in support of the amendment
- Mike Wills, 110 Fairway Hills Dr, made comments in support of the amendment

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Commission discussion.

Commission consensus was to prepare a full amendment for introduction at the April 1, 2014 meeting.

**8. PUBLIC COMMENT**

**9. ADJOURNMENT-** Meeting adjourned at 7:51 p.m.

Respectfully submitted,

Date: \_\_\_\_\_

\_\_\_\_\_  
Jan Warren, Secretary



## Communication to the Planning Commission

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FOR THE MEETING OF: April 1, 2014

FROM: Russ Soyring, Planning Director

SUBJECT: Capital Improvement Program

DATE: March 28, 2014

The Capital Improvement Program (CIP) was discussed at the February 19, 2014 Planning Commission study session. At that meeting, staff presented on CIP projects that are of interest to the Planning Commission. Various department heads were in attendance to offer input and comment.

A public hearing for the CIP was set on March 4, 2014. At the April 1, 2014 meeting, the Planning Commission will consider approval of the CIP. As a reminder, the process for approval or disapproval by the Planning Commission is that the Commission “shall submit its reasons for approval or disapproval to the body having Jurisdiction,” which is the City Commission. “If the planning commission disapproves, the body having jurisdiction may overrule the Planning Commission by a vote of not less than 2/3 of its entire membership,” which means at least five votes by the City Commission. The Master Plan will provide guidance in making this decision.

Please note that the Planning Commission is limited to approval or disapproval of any revisions in terms of location, extent and character from last year’s Traverse City Light and Power (TCLP) projects included in the CIP. Previously approved items in the TCLP CIP cannot be rejected by the Planning Commission. The spreadsheet includes projects highlighted in pink depicting TCLP projects that are new or changed and projects highlighted in orange depicting TCLP projects that have been previously approved/no change.

Enclosed in the packet are updated CIP materials. The spreadsheet includes projects highlighted in yellow depicting a project that has been edited. Details of the edited projects are as follows:

<b>Project ID</b>	<b>Project Name</b>	<b>Description of Project Changes</b>
126	Annual Vehicle and Equipment Replacement (Garage)	The project cost distribution was modified based on subsequent meetings with the DPS Director, Garage Superintendent and Treasurer to come up with a 10 year vehicle replacement program.
538	Clancy Park Improvements-Phase 1 and Phase 2	Project narrative and detail modified to reflect the State grant the City is seeking.
320	Division Street	The \$15,000,000 for street reconstruction has been moved to FY2019/2020 to reflect a more

		realistic timeframe based on the MDOT's project timeline.
882	Eighth Street- Lake Street to Woodmere	New project added because the City was awarded \$375,000 in MDOT Small Urban Program funding in year 2018/2019
881	West Front Street, Elmwood to Maple Street	New project added because the City was awarded \$375,000 in MDOT Small Urban Program funding in year 2016/2017
316	Boardman River Walk south of 8 <sup>th</sup> Street Bridge	Project narrative and detail modified to reflect the State grant the City is seeking.
66	Pine Street Pedestrian Way	The project funding was modified. The \$600,000 funding from TCLP has been removed and it is now funded fully from TIF97 funds
535	West Front Street Bridge Replacement and Streetscape	The project title was "West Front Street Bridge Replacement" and was modified to include "Streetscape". The City received \$1,000,000 in Roads, Risk and Reserve funds for the project. The streetscape improvements will go from the West Front Street bridge to Maple Street, or less, as funding allows.
286	Plant- Storage Building	This project was eliminated because lack of adequate space to build a storage building on the site.
93	Plant- WWTP SCADA operating system upgrade	This project was deleted from the CIP as it was completed in November 2013. The SCADA project (ID795) in the CIP is a future upgrade.
884	Water/Sewer Maintenance Building Fiber Connection	This project was recently added to the CIP document and it is for 2014 implementation. The purpose is to connect the Water/Sewer building computer network to multiple city buildings.

If you agree with the City of Traverse City Capital Improvement Plan, then the following motion would be appropriate:

**That the City of Traverse City Six-Year Capital Improvement Program 2014-2020 be approved, and further that the decision be forwarded to the City Commission for their approval.**

RAS:ml

Attachments: CIP spreadsheet dated 3/28/14  
CIP narrative dated 3/28/14  
2014-15 Capital Projects for further review by the Planning Commission dated 3/10/14

## 2014-15 Capital Projects for further review by the City Planning Commission

Michigan Planning Act (Section 61) reads:

“ A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the **location, character, and extent** of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body, or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission.” (Emphasis added)

### Approved projects, but not yet constructed:

- Slabtown Beach Phase (Trail Extension) and Grandview Parkway Crossing- *approved 11/16/11*
- Garland Streetscape- *approved 7/20/11*
- Cass and Lake Streetscape- *approved 2/7/12*
- Boardman Lake Trail (West shore)- *approved 11/6/12*
- Pine Street Pedestrian Way- *approved 3/4/14*
- Eighth Street Bridge Repair- *approved 3/4/14*

### Projects (only listed are the projects planned for expenditures in FY14/15-FY15/16):

- Bayfront Plan:
  - Public Pier
- Parks and Recreation:
  - Brown Bridge Upper Trail Connector Bridge (east-west)
  - Clancy Park Improvements
  - Hannah Park Improvements
- Streets, Streetscapes and Bridges:
  - Annual Corridor Improvements
  - Annual Streets Programs
  - Annual Sidewalk Improvements
  - Bayshore Corridor Strategy
  - Division Street
  - East Front Street Streetscapes (Boardman to Grandview Pkwy)
  - Park Street Deck Entrance and Streetscapes
  - West Front Street Bridge Replacement
- Parking Lots:
  - Lot B (Farmers Market) Improvements
  - Lot D (Boat Launch) Reconstruction

- Buildings:
  - Senior Center Building renovation
  - Oakwood Cemetery: Construct New Maintenance Facility
  
- Light and Power Projects:
  - Corridor Upgrade Improvements
  - Hannah to Lay Park undergrounding
  - Park Street Streetscapes
  - Riverwalk Lighting (N side of Boardman River)
  - W Front Street to Oak St Streetscapes
  
- Other:
  - West Front Parking Deck

DRAFT

CITY OF TRAVERSE CITY, MICHIGAN  
SIX YEAR CAPITAL IMPROVEMENT PLAN  
Budget Year 2014-2015 by Fund

All Projects Submitted for 2014/15

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>BAYFRONT PLAN NON-TIF IMPLEMENTATION FUND</b>											
874	*Con Foster Commons	\$0.00	\$0.00	\$0.00	\$1,813,762.00	\$0.00	\$0.00	\$0.00	\$1,813,762.00	\$0.00	\$1,813,762.00
872	*Hall Street Beach	\$0.00	\$0.00	\$0.00	\$1,545,499.00	\$0.00	\$0.00	\$0.00	\$1,545,499.00	\$0.00	\$1,545,499.00
622	Hall to Oak Street Promenade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$563,740.00	\$563,740.00	\$300,000.00	\$863,740.00
551	Holiday Inn Phase - Bayfront Plan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,318,500.00	\$2,318,500.00
875	*Marina Boat Launch Parking	\$0.00	\$0.00	\$0.00	\$0.00	\$2,171,514.00	\$0.00	\$0.00	\$2,171,514.00	\$0.00	\$2,171,514.00
597	Murchie Bridge Underpass and Walks to East	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,302.00	\$0.00	\$143,302.00	\$573,207.00	\$716,509.00
842	*Non-motorized Trail from Hall to Division along Bay Street	\$0.00	\$0.00	\$0.00	\$0.00	\$130,000.00	\$0.00	\$0.00	\$130,000.00	\$0.00	\$130,000.00
873	*Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$2,847,756.00	\$0.00	\$0.00	\$2,847,756.00	\$0.00	\$2,847,756.00
778	<b>*Public Pier</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,142,000.00	\$4,142,000.00
602	Senior Center Bayfront Phase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96,478.00	\$96,478.00	\$50,000.00	\$146,478.00
598	Sunset Beach Bayfront Phase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$235,362.00	\$235,362.00	\$300,000.00	\$535,362.00
619	TART Trail Division to Hall Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$211,550.00	\$311,550.00
618	West End Beach Phase- Bayfront Plan	\$0.00	\$0.00	\$0.00	\$375,405.00	\$0.00	\$0.00	\$0.00	\$375,405.00	\$300,000.00	\$675,405.00
568	West End Beach Trail Extension and Access	\$225,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225,000.00	\$173,900.00	\$398,900.00
<b>Total</b>		<b>\$225,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,734,666.00</b>	<b>\$5,149,270.00</b>	<b>\$143,302.00</b>	<b>\$995,580.00</b>	<b>\$10,247,818.00</b>	<b>\$8,369,157.00</b>	<b>\$18,616,975.00</b>
		<b>\$225,000.00</b>			<b>\$3,734,666.00</b>	<b>\$5,149,270.00</b>	<b>\$143,302.00</b>	<b>\$995,580.00</b>	<b>\$10,247,818.00</b>	<b>\$8,369,157.00</b>	<b>\$18,616,975.00</b>

**CITY OF TRAVERSE CITY, MICHIGAN  
SIX YEAR CAPITAL IMPROVEMENT PLAN  
Budget Year 2014-2015 by Fund**

**DRAFT  
All Projects Submitted for 2014/15**

Date/Time Printed: 3/28/2014 8:59:13 AM

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>BROWN BRIDGE MAINTENANCE FUND FUND</b>											
<b>Brown Bridge Maintenance Fund</b>											
848	*Berm Trail Stabilization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
849	*Bucks Landing Renovation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
859	*Canoe Launch Turn Around & Parking Area	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
850	*Crushed Limestone for New Bottomland Trails (1.8 miles)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00
862	*Grasshopper Creek Boardwalk Extension	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
847	*Historic Brown's Bridge (West-End)	\$0.00	\$0.00	\$0.00	\$15,000.00	\$125,000.00	\$20,000.00	\$0.00	\$160,000.00	\$0.00	\$160,000.00
851	*Interpretive and Navigational Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
852	*Invasive Species Surveys	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$20,000.00	\$0.00	\$20,000.00
853	*Invasive Species Treatment	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$20,000.00	\$20,000.00	\$60,000.00	\$0.00	\$60,000.00
854	*Native Plant and Wetland Inventory	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00	\$0.00	\$15,000.00
863	*North Parking Lot Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
861	*North Side Bench Cut Trail	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
856	*Overlook (2) and Access Steps (3 sets)	\$0.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
855	*Overlook and Historical Display at Former Powerhouse	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
857	*Pole Barn Maintenance	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
858	*Reptile and Amphibian Inventory	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
865	*Southside ADA Trail	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
51	Upper Trail Connector Bridge (East-end)	\$0.00	\$0.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$60,000.00
860	*Wildlife Habitat Improvements (Bottom lands Planting)	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$20,000.00	\$0.00	\$20,000.00
<b>Total Brown Bridge Maintenance Fund</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$115,000.00</b>	<b>\$100,000.00</b>	<b>\$130,000.00</b>	<b>\$145,000.00</b>	<b>\$145,000.00</b>	<b>\$635,000.00</b>	<b>\$0.00</b>	<b>\$635,000.00</b>
<b>TOTAL BROWN BRIDGE MAINTENANCE FUND FUND</b>				<b>\$115,000.00</b>	<b>\$100,000.00</b>	<b>\$130,000.00</b>	<b>\$145,000.00</b>	<b>\$145,000.00</b>	<b>\$635,000.00</b>	<b>\$0.00</b>	<b>\$635,000.00</b>

Budget Year 2014-2015 by Fund

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>FIBER FUND</b>											
Fiber											
834	*WIFI PROJECT - DDA	\$0.00	\$700,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	\$0.00	\$700,000.00
<b>Total Fiber</b>		\$0.00	\$700,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	\$0.00	\$700,000.00
<b>TOTAL FIBER FUND</b>			\$700,000.00						\$700,000.00	\$0.00	\$700,000.00

TCLP Projects:

Orange: Projects previously approved, NO CHANGE

Pink: Projects that are NEW or CHANGED

Budget Year 2014-2015 by Fund

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>GARAGE FUND</b>											
<b>Garage</b>											
126	<b>Annual Vehicle and Equipment Replacement (Garage)</b>	\$900,000.00	\$2,191,000.00	\$2,171,000.00	\$1,918,721.00	\$1,418,000.00	\$823,765.00	\$1,666,200.00	\$11,088,686.00	\$0.00	\$11,088,686.00
879	*Disaster Recovery Center	\$0.00	\$0.00	\$125,000.00	\$125,000.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$250,000.00
129	<b>Fleet Management Software/Hardware Upgrade</b>	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
740	*Fuel Island Reconditioning	\$0.00	\$0.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$60,000.00
796	*refurbish west and north sides of D.P.S. building	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
685	*Retrofit Sander Trucks With Updated Sander Controls.	\$0.00	\$28,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,000.00	\$0.00	\$28,000.00
<b>Total Garage</b>		<b>\$900,000.00</b>	<b>\$2,319,000.00</b>	<b>\$2,356,000.00</b>	<b>\$2,043,721.00</b>	<b>\$1,418,000.00</b>	<b>\$823,765.00</b>	<b>\$1,666,200.00</b>	<b>\$11,526,686.00</b>	<b>\$0.00</b>	<b>\$11,526,686.00</b>
<b>TOTAL GARAGE FUND</b>		<b>\$900,000.00</b>	<b>\$2,319,000.00</b>	<b>\$2,356,000.00</b>	<b>\$2,043,721.00</b>	<b>\$1,418,000.00</b>	<b>\$823,765.00</b>	<b>\$1,666,200.00</b>	<b>\$11,526,686.00</b>	<b>\$0.00</b>	<b>\$11,526,686.00</b>

CITY OF TRAVERSE CITY, MICHIGAN  
SIX YEAR CAPITAL IMPROVEMENT PLAN  
Budget Year 2014-2015 by Fund

DRAFT  
All Projects Submitted for 2014/15

Date/Time Printed: 3/28/2014 8:59:13 AM

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>GENERAL FUND</b>											
<b>Cemetery</b>											
48	Oakwood Cemetery Paving of Main Loop in First Addition	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
45	Oakwood Cemetery: Construct New Maintenance Facility	\$154,270.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,270.00	\$0.00	\$154,270.00
47	Oakwood Cemetery: Install Cremation Niches in Mausoleum	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
<b>Total Cemetery</b>		<b>\$154,270.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$194,270.00</b>	<b>\$0.00</b>	<b>\$194,270.00</b>
<b>Fire</b>											
370	<b>Overhead Garage Doors (FF#1 &amp; FF#2)</b>	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00
841	*TCFD: Replacement of portable radios	\$0.00	\$0.00	\$0.00	\$24,800.00	\$0.00	\$0.00	\$0.00	\$24,800.00	\$0.00	\$24,800.00
840	*TCFD: Replacement phone system	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
839	*TCFD: Tablets for emergency response vehicles	\$0.00	\$13,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,600.00	\$0.00	\$13,600.00
<b>Total Fire</b>		<b>\$0.00</b>	<b>\$28,600.00</b>	<b>\$10,000.00</b>	<b>\$24,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$63,400.00</b>	<b>\$0.00</b>	<b>\$63,400.00</b>
<b>General Government</b>											
784	*Annual City Computers	\$30,000.00	\$45,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$225,000.00	\$0.00	\$225,000.00
843	*Capital Improvement Program software purchase	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
4	City Document Management System	\$0.00	\$46,500.00	\$54,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$175,500.00	\$0.00	\$175,500.00
777	*City Wide Bench Elevation Survey - Engineering	\$10,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
<b>Total General Government</b>		<b>\$40,000.00</b>	<b>\$116,500.00</b>	<b>\$84,000.00</b>	<b>\$55,000.00</b>	<b>\$55,000.00</b>	<b>\$55,000.00</b>	<b>\$30,000.00</b>	<b>\$435,500.00</b>	<b>\$0.00</b>	<b>\$435,500.00</b>
<b>Parks &amp; Rec.</b>											
306	Ashton Park Playground	\$0.00	\$0.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	\$3,000.00	\$15,000.00
539	Boon Street Park Playground Improvements	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$2,000.00	\$10,000.00
26	Bryant Park Retaining Wall	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$40,000.00	\$90,000.00
538	<b>Clancy Park Improvements - Phase 1 and Phase 2</b>	<b>\$0.00</b>	<b>\$33,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$33,000.00</b>	<b>\$37,000.00</b>	<b>\$70,000.00</b>
3	Hannah Park improvements	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$105,000.00	\$155,000.00
34	Hickory Hills Booster Pump and Well	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$20,000.00	\$50,000.00
28	Hickory Hills Lodge Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00	\$500,000.00	\$1,000,000.00
328	Hickory Hills Pole Barn	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$5,000.00	\$80,000.00
309	Indian Woods Playground	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	\$5,000.00	\$20,000.00
33	Lay Park Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	\$0.00	\$0.00	\$65,000.00	\$65,000.00	\$130,000.00
785	*Natural Features Inventory (Planning)	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
684	*Park Sign Replacement	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
543	Rose and Boyd Park (Triangle Park)	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00
170	<b>Union Street Dam Betterment Plan</b>	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
172	Union Street Dam: Outlet relining	\$0.00	\$0.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$400,000.00	\$0.00	\$400,000.00
168	Union Street Dam: Toe Drain	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
<b>Total Parks &amp; Rec.</b>		<b>\$0.00</b>	<b>\$53,000.00</b>	<b>\$145,000.00</b>	<b>\$595,000.00</b>	<b>\$80,000.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$1,373,000.00</b>	<b>\$787,000.00</b>	<b>\$2,160,000.00</b>

Budget Year 2014-2015 by Fund

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>GENERAL FUND</b>											
<b>Police</b>											
767	*Police in-car Cameras	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
<b>Total Police</b>		<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>
<b>Streets</b>											
779	*Annual Corridor Improvements (E Front, W Front, 8th, 14th and Garfield)	\$0.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$0.00	\$500,000.00	\$75,000.00	\$575,000.00
760	*Annual Crosswalk Maintenance	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$280,000.00	\$0.00	\$280,000.00
560	Annual Streets Capital Preventive Maintenance	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$360,000.00	\$0.00	\$360,000.00
14	Annual Streets Program	\$0.00	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00	\$900,000.00	\$5,400,000.00	\$0.00	\$5,400,000.00
802	*Asphalt Recycler Purchase	\$0.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$80,000.00
845	*Bayshore Corridor Strategy	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$50,000.00	\$0.00	\$50,000.00
864	*Boardman Lake Avenue- 8th to 14th Street	\$0.00	\$0.00	\$2,507,000.00	\$1,006,250.00	\$0.00	\$0.00	\$0.00	\$3,513,250.00	\$0.00	\$3,513,250.00
320	Division Street	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$0.00	\$600,000.00	\$15,500,000.00	\$16,100,000.00
882	*Eighth Street- Lake Street to Woodmere	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$0.00	\$125,000.00	\$375,000.00	\$556,250.00
616	Grand Travers Commons Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,223,095.00	\$1,223,095.00
322	Kids Creek Stormwater Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$196,000.00	\$196,000.00
844	*Local Pedestrian Ordinance expansion	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
15	Traffic Signal Power Backup	\$0.00	\$22,500.00	\$22,500.00	\$22,500.00	\$22,500.00	\$22,500.00	\$22,500.00	\$135,000.00	\$0.00	\$135,000.00
16	Traffic Signal Upgrades	\$0.00	\$28,900.00	\$120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$148,900.00	\$0.00	\$148,900.00
633	West Front Street, Elmwood to City limits	\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$375,000.00	\$556,250.00
881	*West Front Street, Elmwood to Maple Street	\$0.00	\$0.00	\$0.00	\$125,000.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$375,000.00	\$556,250.00
<b>Total Streets</b>		<b>\$265,000.00</b>	<b>\$1,331,400.00</b>	<b>\$3,864,500.00</b>	<b>\$2,363,750.00</b>	<b>\$1,232,500.00</b>	<b>\$1,357,500.00</b>	<b>\$1,032,500.00</b>	<b>\$11,447,150.00</b>	<b>\$18,119,095.00</b>	<b>\$29,734,995.00</b>
<b>Walkways/Bike Paths</b>											
365	Annual Sidewalk Improvements	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$700,000.00	\$0.00	\$700,000.00
628	Boardman Lake Trail - West - Transportation Alternate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144,500.00	\$144,500.00
347	Boardman Lake Trail - West (10th - 14th)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420,000.00	\$420,000.00
570	Boardman Lake Trail-West (16th to S. Airport)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,793,000.00	\$2,793,000.00
316	Boardman River Walk south of 8th Street Bridge	\$0.00	\$0.00	\$257,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$257,500.00	\$175,700.00	\$515,000.00
<b>Total Walkways/Bike Paths</b>		<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$357,500.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$957,500.00</b>	<b>\$3,533,200.00</b>	<b>\$4,572,500.00</b>
<b>TOTAL GENERAL FUND</b>		<b>\$569,270.00</b>	<b>\$1,639,500.00</b>	<b>\$4,461,000.00</b>	<b>\$3,138,550.00</b>	<b>\$1,487,500.00</b>	<b>\$2,032,500.00</b>	<b>\$1,162,500.00</b>	<b>\$14,490,820.00</b>	<b>\$22,439,295.00</b>	<b>\$37,180,665.00</b>

Budget Year 2014-2015 by Fund

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>HARDY DECK BALANCE FUND</b>											
Hardy Deck Balance											
878	*Park Street Entrance	\$0.00	\$257,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$257,500.00	\$0.00	\$257,500.00
18	Park Street Streetscapes	\$0.00	\$0.00	\$0.00	\$515,000.00	\$0.00	\$0.00	\$0.00	\$515,000.00	\$0.00	\$515,000.00
<b>Total Hardy Deck Balance</b>		<b>\$0.00</b>	<b>\$257,500.00</b>	<b>\$0.00</b>	<b>\$515,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$772,500.00</b>	<b>\$0.00</b>	<b>\$772,500.00</b>
<b>TOTAL HARDY DECK BALANCE FUND</b>			<b>\$257,500.00</b>		<b>\$515,000.00</b>				<b>\$772,500.00</b>	<b>\$0.00</b>	<b>\$772,500.00</b>

CITY OF TRAVERSE CITY, MICHIGAN  
SIX YEAR CAPITAL IMPROVEMENT PLAN  
Budget Year 2014-2015 by Fund

DRAFT  
All Projects Submitted for 2014/15

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<b>LIGHT AND POWER FUND</b>											
<b>Light and Power</b>											
810	*69kv/13.8kv DISTRIBUTION SUBSTATION - SOUTH	\$0.00	\$3,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,400,000.00	\$0.00	\$3,400,000.00
830	*CASS & LAKE STREET STREETSCAPES	\$0.00	\$0.00	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$0.00	\$350,000.00
805	*COMMUNITY SOLAR GARDEN PHASE II	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$250,000.00
828	*CORRIDOR UPGRADE IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
814	*COWELL FAMILY CANCER CENTER ALTERNATE FEED	\$0.00	\$190,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190,000.00	\$0.00	\$190,000.00
806	*DECOMMISSION OF M-72 WINDMILL TURBINE	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
821	*DISASTER RECOVERY CENTER	\$0.00	\$0.00	\$250,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$0.00	\$350,000.00
809	*DISTRIBUTION CIRCUIT REBUILD	\$0.00	\$900,000.00	\$950,000.00	\$1,000,000.00	\$1,050,000.00	\$1,100,000.00	\$1,150,000.00	\$6,150,000.00	\$0.00	\$6,150,000.00
831	*EAST FRONT STREET STREETSCAPES	\$0.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	\$0.00	\$400,000.00
829	*FRONT ST LIGHTING AND RECEPTACLES	\$0.00	\$0.00	\$0.00	\$400,000.00	\$400,000.00	\$0.00	\$0.00	\$800,000.00	\$0.00	\$800,000.00
832	*GARLAND STREET STREETSCAPES	\$0.00	\$200,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00	\$300,000.00
824	*HASTINGS SERVICE CENTER FACILITY IMPROVEMENTS	\$0.00	\$350,000.00	\$0.00	\$950,000.00	\$0.00	\$0.00	\$0.00	\$1,300,000.00	\$0.00	\$1,300,000.00
808	*LINE IMPROVEMENTS, EXTENSIONS AND NEW SERVICES	\$0.00	\$850,000.00	\$900,000.00	\$950,000.00	\$1,000,000.00	\$1,100,000.00	\$1,150,000.00	\$5,950,000.00	\$0.00	\$5,950,000.00
866	*METER TEST BOARD	\$0.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	\$0.00	\$40,000.00
811	*OVERHEAD TO UNDERGROUND CONVERSION PROJECTS	\$0.00	\$250,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$2,000,000.00	\$0.00	\$2,000,000.00
833	*PARK STREET STREETSCAPES	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00
815	*PARSONS SWITCHING STATION	\$0.00	\$0.00	\$100,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	\$700,000.00	\$0.00	\$700,000.00
822	*PHONE SYSTEM	\$0.00	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	\$0.00	\$65,000.00
837	*PINE STREET OVERHEAD TO UNDERGROUND CONVERSION	\$0.00	\$1,665,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,665,000.00	\$0.00	\$1,665,000.00
817	*RECLOSURE UPGRADES	\$0.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
869	*RIVERWALK LIGHTING (N SIDE OF BOARDMAN RIVER)	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
826	*SCADA SYSTEM REPLACEMENT	\$0.00	\$0.00	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$0.00	\$350,000.00
825	*SMART METERING TECHNOLOGIES (AMI) PILOT PROGRAM	\$0.00	\$0.00	\$50,000.00	\$200,000.00	\$1,000,000.00	\$1,000,000.00	\$0.00	\$2,250,000.00	\$0.00	\$2,250,000.00
818	*STREET LIGHTING (LED) SYSTEM REPLACEMENTS	\$0.00	\$180,000.00	\$180,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$420,000.00	\$0.00	\$420,000.00
813	*STREET LIGHTING SYSTEM EXPANDED	\$0.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
867	*STRINGING TRAILER	\$0.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$60,000.00
819	*SUBSTATION TRANSFORMER UPGRADES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	\$1,500,000.00	\$3,000,000.00	\$0.00	\$3,000,000.00
823	*SYSTEM MODELING SOFTWARE	\$0.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$80,000.00
820	*TRANSMISSION LINE RECONDUCTOR	\$0.00	\$0.00	\$1,575,000.00	\$600,000.00	\$1,500,000.00	\$600,000.00	\$0.00	\$4,275,000.00	\$0.00	\$4,275,000.00
868	*W. FRONT ST (TCSB) TO OAK ST STREETSCAPES	\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$0.00	\$150,000.00
827	*WORK ORDER AND ASSET MANAGEMENT SOFTWARE SYSTEM	\$0.00	\$92,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,000.00	\$0.00	\$92,000.00
<b>Total Light and Power</b>		<b>\$0.00</b>	<b>\$9,072,000.00</b>	<b>\$5,755,000.00</b>	<b>\$5,560,000.00</b>	<b>\$5,300,000.00</b>	<b>\$5,650,000.00</b>	<b>\$4,150,000.00</b>	<b>\$35,487,000.00</b>	<b>\$0.00</b>	<b>\$35,487,000.00</b>
<b>TOTAL LIGHT AND POWER FUND</b>			<b>\$9,072,000.00</b>	<b>\$5,755,000.00</b>	<b>\$5,560,000.00</b>	<b>\$5,300,000.00</b>	<b>\$5,650,000.00</b>	<b>\$4,150,000.00</b>	<b>\$35,487,000.00</b>	<b>\$0.00</b>	<b>\$35,487,000.00</b>

TCLP Projects:

Orange: Projects previously approved, NO CHANGE

Pink: Projects that are NEW or CHANGED

Yellow: Changes since 2/14/14 version highlighted

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<b>OPERA HOUSE FUND</b>											
<b>Opera House</b>											
142	Opera House Heating System	\$0.00	\$0.00	\$0.00	\$65,000.00	\$0.00	\$0.00	\$0.00	\$65,000.00	\$0.00	\$65,000.00
<b>Total Opera House</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$65,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$65,000.00</b>	<b>\$0.00</b>	<b>\$65,000.00</b>
<b>TOTAL OPERA HOUSE FUND</b>					<b>\$65,000.00</b>				<b>\$65,000.00</b>	<b>\$0.00</b>	<b>\$65,000.00</b>

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<b>SENIOR CENTER FUND FUND</b>											
Senior Center											
871	*Senior Center building renovation	\$0.00	\$50,000.00	\$0.00	\$450,000.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00
<b>Total Senior Center</b>		<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$450,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>
<b>TOTAL SENIOR CENTER FUND FUND</b>			<b>\$50,000.00</b>		<b>\$450,000.00</b>				<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>

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<b>SPECIAL ASSESSMENT FUND</b>											
Special Assessment Fund											
717	*East Front Streetscapes (Boardman to Grandview Parkway) (+TIF97)	\$0.00	\$0.00	\$0.00	\$0.00	\$257,500.00	\$0.00	\$0.00	\$257,500.00	\$0.00	\$515,000.00
<b>Total Special Assessment Fund</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$257,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$257,500.00</b>	<b>\$0.00</b>	<b>\$515,000.00</b>
<b>TOTAL SPECIAL ASSESSMENT FUND</b>						<b>\$257,500.00</b>			<b>\$257,500.00</b>	<b>\$0.00</b>	<b>\$515,000.00</b>

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<b>TAX INCREMENT FINANCING FUND</b>											
<b>TIF 2</b>											
61	Cass & Lake: Streetscape Improvements (+SID)	\$0.00	\$0.00	\$0.00	\$272,750.00	\$0.00	\$0.00	\$0.00	\$272,750.00	\$272,750.00	\$545,500.00
58	<b>Eighth Street Bridge Repair</b>	\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$750,000.00	\$900,000.00
623	South Cass Street Bridge Repair (+TIF97)	\$0.00	\$0.00	\$66,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,000.00	\$720,000.00	\$852,000.00
<b>Total TIF 2</b>		<b>\$0.00</b>	<b>\$150,000.00</b>	<b>\$66,000.00</b>	<b>\$272,750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$488,750.00</b>	<b>\$1,742,750.00</b>	<b>\$2,297,500.00</b>
<b>TIF 97</b>											
714	*200 Block Alley Enhanced Improvements	\$0.00	\$0.00	\$0.00	\$817,000.00	\$0.00	\$0.00	\$0.00	\$817,000.00	\$0.00	\$817,000.00
870	*Civic Square	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000,000.00	\$0.00	\$0.00	\$4,000,000.00	\$2,000,000.00	\$6,000,000.00
369	East Front Street, 300 Block Mid-Block Crosswalk	\$0.00	\$0.00	\$55,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,000.00	\$0.00	\$55,000.00
705	*East Front Streetscapes (Boardman to Grandview Parkway) (+SID)	\$0.00	\$0.00	\$0.00	\$0.00	\$257,500.00	\$0.00	\$0.00	\$257,500.00	\$0.00	\$515,000.00
781	*Farmers Market	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$1,000,000.00
63	<b>Garland Street Reconstruction/streetscapes</b>	\$0.00	\$1,315,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,315,000.00	\$0.00	\$1,315,000.00
713	*Grandview Parkway Pedestrian Crossing Enhancement	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	\$0.00	\$0.00	\$750,000.00	\$0.00	\$750,000.00
82	Lower Boardman River Enhancements	\$0.00	\$0.00	\$0.00	\$700,000.00	\$0.00	\$0.00	\$0.00	\$700,000.00	\$0.00	\$700,000.00
586	Park Street Bridge Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	\$750,000.00	\$900,000.00
66	<b>Pine Street Pedestrian Way</b>	<b>\$0.00</b>	<b>\$1,360,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,360,000.00</b>	<b>\$0.00</b>	<b>\$1,360,000.00</b>
646	Public Restrooms at Lot O	\$0.00	\$0.00	\$0.00	\$316,000.00	\$0.00	\$0.00	\$0.00	\$316,000.00	\$0.00	\$316,000.00
187	South Cass Street Bridge Repair(+TIF2)	\$0.00	\$0.00	\$0.00	\$0.00	\$66,000.00	\$0.00	\$0.00	\$66,000.00	\$720,000.00	\$852,000.00
186	South Union Street Bridge Repair (+TIF2)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,500.00	\$0.00	\$102,500.00	\$387,500.00	\$592,500.00
877	*Uptown/West Front Riverwalk from Union Street Dam to West Front Bridge	\$0.00	\$0.00	\$0.00	\$710,000.00	\$490,000.00	\$0.00	\$0.00	\$1,200,000.00	\$0.00	\$1,200,000.00
645	<b>West Front St Redevelopment (BOND)</b>	\$0.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00	\$6,600,000.00	\$0.00	\$6,600,000.00
535	<b>West Front Street Bridge Replacement and Streetscape</b>	<b>\$0.00</b>	<b>\$220,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$220,000.00</b>	<b>\$2,100,000.00</b>	<b>\$2,320,000.00</b>
<b>Total TIF 97</b>		<b>\$0.00</b>	<b>\$3,995,000.00</b>	<b>\$2,155,000.00</b>	<b>\$3,643,000.00</b>	<b>\$6,813,500.00</b>	<b>\$1,202,500.00</b>	<b>\$1,100,000.00</b>	<b>\$18,909,000.00</b>	<b>\$5,957,500.00</b>	<b>\$25,292,500.00</b>
<b>TOTAL TAX INCREMENT FINANCING FUND</b>			<b>\$4,145,000.00</b>	<b>\$2,221,000.00</b>	<b>\$3,915,750.00</b>	<b>\$6,813,500.00</b>	<b>\$1,202,500.00</b>	<b>\$1,100,000.00</b>	<b>\$19,397,750.00</b>	<b>\$7,700,250.00</b>	<b>\$27,590,000.00</b>

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<b>TRAVERSE CITY PARKING SYSTEM FUND</b>											
<b>Parking System</b>											
545	Lot B Rehab	\$0.00	\$0.00	\$92,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,000.00	\$0.00	\$92,000.00
550	Lot D Reconstruction/Boardman River Boat Launch	\$143,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,750.00	\$225,000.00	\$368,750.00
708	*Lot O Remediation	\$0.00	\$0.00	\$430,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$430,000.00	\$0.00	\$430,000.00
729	*Lot P Reconstruction	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
728	*Lot V Reconstruction	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
133	<b>Lots W and N Restructuring</b>	\$0.00	\$128,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128,000.00	\$0.00	\$128,000.00
131	<b>Warehouse District Parking Enhancement</b>	\$0.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70,000.00	\$0.00	\$70,000.00
782	<b>*West Front Area Land Purchase</b>	\$0.00	\$1,350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350,000.00	\$0.00	\$1,350,000.00
<b>Total Parking System</b>		<b>\$143,750.00</b>	<b>\$1,548,000.00</b>	<b>\$522,000.00</b>	<b>\$55,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,268,750.00</b>	<b>\$225,000.00</b>	<b>\$2,493,750.00</b>
<b>TOTAL TRAVERSE CITY PARKING SYSTEM FUND</b>		<b>\$143,750.00</b>	<b>\$1,548,000.00</b>	<b>\$522,000.00</b>	<b>\$55,000.00</b>				<b>\$2,268,750.00</b>	<b>\$225,000.00</b>	<b>\$2,493,750.00</b>

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<b>WASTE WATER FUND</b>											
<b>Sewer Collection System</b>											
366	Annual Sewer Rehab/Replace	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$3,150,000.00	\$0.00	\$3,150,000.00
13	Annual Storm Water Management Program	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$350,000.00	\$0.00	\$350,000.00
344	Automated Meter Reading System AMR (+Water)	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$240,000.00	\$0.00	\$240,000.00
293	Catch Basin & Manhole Casting Replacement	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,000.00	\$0.00	\$90,000.00
789	*Front Street Liftstation	\$0.00	\$0.00	\$52,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$52,000.00
800	*Granite XP Software/ESRI Module	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$13,000.00
356	Install Generator Woodmere Pump	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
794	*Riverine Liftstation Upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
790	*TBA Liftstation Upgrade	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
534	Water Meters	\$0.00	\$0.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$375,000.00	\$0.00	\$375,000.00
<b>Total Sewer Collection System</b>		<b>\$555,000.00</b>	<b>\$583,000.00</b>	<b>\$727,000.00</b>	<b>\$615,000.00</b>	<b>\$615,000.00</b>	<b>\$645,000.00</b>	<b>\$615,000.00</b>	<b>\$4,355,000.00</b>	<b>\$0.00</b>	<b>\$4,355,000.00</b>
<b>Sewer Plant &amp; Buildings</b>											
793	*Arc Flash Evaluation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$20,000.00
791	*Boiler Gas Treatment Upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$50,000.00
792	*Digester #4 Cover Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$0.00	\$125,000.00	\$125,000.00	\$250,000.00
787	*Digester #4 Mixer	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$20,000.00
737	*Digester Heating	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$20,000.00
786	*Membrane Gate Replacement	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$200,000.00
88	Plant - Biosolids recirculation and mixing system improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,000.00	\$52,000.00	\$52,000.00	\$104,000.00
87	Plant - Membrane Replacement	\$0.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$425,000.00	\$2,550,000.00	\$2,550,000.00	\$5,100,000.00
91	Plant - Primary Chain Drive Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$250,000.00	\$500,000.00	\$500,000.00	\$1,000,000.00
795	*SCADA Upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$45,000.00	\$45,000.00	\$90,000.00
788	*SDC Control Pannel	\$0.00	\$26,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,000.00	\$26,000.00	\$52,000.00
764	*Window Replacement 503 Hannah Ave.	\$0.00	\$0.00	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$27,000.00
<b>Total Sewer Plant &amp; Buildings</b>		<b>\$0.00</b>	<b>\$486,000.00</b>	<b>\$487,000.00</b>	<b>\$450,000.00</b>	<b>\$475,000.00</b>	<b>\$810,000.00</b>	<b>\$772,000.00</b>	<b>\$3,480,000.00</b>	<b>\$3,453,000.00</b>	<b>\$6,933,000.00</b>
<b>TOTAL WASTE WATER FUND</b>		<b>\$555,000.00</b>	<b>\$1,069,000.00</b>	<b>\$1,214,000.00</b>	<b>\$1,065,000.00</b>	<b>\$1,090,000.00</b>	<b>\$1,455,000.00</b>	<b>\$1,387,000.00</b>	<b>\$7,835,000.00</b>	<b>\$3,453,000.00</b>	<b>\$11,288,000.00</b>

CITY OF TRAVERSE CITY, MICHIGAN  
 SIX YEAR CAPITAL IMPROVEMENT PLAN  
 Budget Year 2014-2015 by Fund

DRAFT  
 All Projects Submitted for 2014/15

Date/Time Printed: 3/28/2014 8:59:13 AM

Project ID	+ -Indicates projects with multiple line items. * -Indicates new projects submitted for review.	Carry Forward 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Funding Sum	Non-City Funds	Project Cost
<b>WATER FUND</b>											
884	*Water/Sewer Maintenance Building Fiber Connection	\$0.00	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,500.00	\$0.00	\$25,000.00
<b>Total</b>		<b>\$0.00</b>	<b>\$12,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,500.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>
<b>Water Distribution System</b>											
367	Annual Water Rehab/Replace	\$0.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$2,700,000.00	\$0.00	\$2,700,000.00
288	Automated Meter Reading System (AMR) (+WasteWater)	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$240,000.00	\$0.00	\$240,000.00
113	Barlow Reservoir Structural/Coating Rehabilitation	\$0.00	\$300,000.00	\$300,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$1,400,000.00	\$0.00	\$1,400,000.00
799	*Huron Hills Booster Station Demolition Project	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$0.00	\$75,000.00
801	*Replacement - Large Diameter Water Tapping Machine	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
171	Union Street Dam: Move or Sleeve Waterline	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00
533	Water Meters	\$0.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$450,000.00	\$0.00	\$450,000.00
<b>Total Water Distribution System</b>		<b>\$0.00</b>	<b>\$970,000.00</b>	<b>\$865,000.00</b>	<b>\$765,000.00</b>	<b>\$765,000.00</b>	<b>\$765,000.00</b>	<b>\$815,000.00</b>	<b>\$4,945,000.00</b>	<b>\$0.00</b>	<b>\$4,945,000.00</b>
<b>Water System Reliability Projects</b>											
116	Carter Road Water Main Extension (+Elmwood Twp SID)	\$0.00	\$0.00	\$0.00	\$0.00	\$130,000.00	\$0.00	\$0.00	\$130,000.00	\$130,000.00	\$260,000.00
770	*High Service Pump Bearing Repair	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
115	Midtown Water Transmission Line	\$0.00	\$0.00	\$280,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280,000.00	\$0.00	\$280,000.00
123	Plant - Low Service Pump Upgrade - Plant	\$0.00	\$0.00	\$0.00	\$2,150,000.00	\$0.00	\$0.00	\$0.00	\$2,150,000.00	\$0.00	\$2,150,000.00
119	Plant - Raw Water Intake	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000,000.00	\$4,000,000.00	\$0.00	\$4,000,000.00
122	Regional Water Storage	\$0.00	\$0.00	\$245,000.00	\$0.00	\$4,000,000.00	\$0.00	\$0.00	\$4,245,000.00	\$0.00	\$4,245,000.00
803	*Valve Maintenance Trailer - Water System	\$0.00	\$57,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57,000.00	\$0.00	\$57,000.00
<b>Total Water System Reliability Projects</b>		<b>\$0.00</b>	<b>\$87,000.00</b>	<b>\$525,000.00</b>	<b>\$2,150,000.00</b>	<b>\$4,130,000.00</b>	<b>\$0.00</b>	<b>\$4,000,000.00</b>	<b>\$10,892,000.00</b>	<b>\$130,000.00</b>	<b>\$11,022,000.00</b>
<b>Water Treatment</b>											
731	*Generator Plug Receptacle for Low Service Pump Station	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00
121	Plant - Freight Elevator Compliance	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
103	Plant - SCADA, Including Filter Valves and Master Meter Replacement	\$0.00	\$1,100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100,000.00	\$0.00	\$1,100,000.00
507	Replacement of Air Compressors	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
769	*Security System Upgrade	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00
508	Sump Pump Replacement	\$0.00	\$0.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$80,000.00
747	*Variable Frequency Drive for High Service Pump	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00
<b>Total Water Treatment</b>		<b>\$0.00</b>	<b>\$1,100,000.00</b>	<b>\$125,000.00</b>	<b>\$60,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,305,000.00</b>	<b>\$0.00</b>	<b>\$1,305,000.00</b>
<b>TOTAL WATER FUND</b>		<b>\$0.00</b>	<b>\$2,169,500.00</b>	<b>\$1,515,000.00</b>	<b>\$2,975,000.00</b>	<b>\$4,915,000.00</b>	<b>\$765,000.00</b>	<b>\$4,815,000.00</b>	<b>\$17,154,500.00</b>	<b>\$130,000.00</b>	<b>\$17,297,000.00</b>



Fund: Bayfront Plan NON-TIF Implementation

Department: Not Specified

Project Name: Con Foster Commons 874

Project Description: Bayfront Plan implementation: The phase includes the construction of a series of new vendor structures around a plaza will provide a framework for the desired venue, an ice skating area, seating, bicycle racks, drinking fountains, lighting, landscaping and enhanced walks. It also includes the demolition of a marina storage building, reconfigured marina parking lot area.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$1,813,762
Submitter: Russ Soyring Study: \$20,000
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: Bayfront Plan NON-TIF Implementation Engineering/Design: \$20,000
Department: Not Specified Construction: \$1,813,762
Annual Maint. Cost: \$0
Funding Sources: Federal / State Grant - \$1,813,762

Project Name: Hall Street Beach 872

Project Description: Bayfront Plan: Playground area, access ramps and mobility mat, reconfigured parking lot, bathhouse/restroom facilities, accessible trails and walkways, seating, trash receptacles, landscaping, lighting, planter boxes, bicycle parking

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$1,545,499
Submitter: Russ Soyring Study: \$10,000
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: Bayfront Plan NON-TIF Implementation Engineering/Design: \$121,491
Department: Not Specified Construction: \$1,114,908
Annual Maint. Cost: \$0
Funding Sources: Federal / State Grant - \$1,545,499

Project Name: Hall to Oak Street Promenade 622

Project Description: Bayfront Plan Implementation: Components include a promenade, stormwater treatment structure, stairs, ramps, landscaping, picnic tables and bike racks. Amenities will require higher service costs. Promenade will reduce the efforts needed to control bank erosion. Location: North of the Beach Volleyball Courts

Fiscal Years: Start: 19/20 End: 19/20 Est. Total Cost: \$863,740
Submitter: Russ Soyring Study: \$4,000
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: Bayfront Plan NON-TIF Implementation Engineering/Design: \$86,373
Department: Not Specified Construction: \$863,740
Annual Maint. Cost: \$43,000
Funding Sources: General Fund - \$563,740
Federal / State Grant - \$300,000

Project Name: Holiday Inn Phase - Bayfront Plan 551



*Project Description:* Bayfront Plan 2010 Implementation: 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 concrete cap over new fill. Location: Grand Traverse Bay shoreline between Boardman River and Sunset Park.

<i>Fiscal Years:</i>	Start: 18/19 End: 18/19	<i>Est. Total Cost:</i>	<b>\$2,318,500</b>
<i>Submitter:</i>	Russ Soyering	<i>Study:</i>	\$20,000
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Bayfront Plan NON-TIF Implementation	<i>Engineering/Design:</i>	\$166,800
<i>Department:</i>	Not Specified	<i>Construction:</i>	\$1,668,000
		<i>Annual Maint. Cost:</i>	\$100,000
		<i>Funding Sources:</i>	General Fund - \$0
			Federal / State Grant - \$1,854,800
			Brownfield - \$463,700

*Project Name:* **Marina Boat Launch Parking** **875**

*Project Description:* Bayfront Plan 2010 implementation: This phase includes a reconfigured parking area, planting areas with lawn and trees, shade structure, seating, walks and reconstruction of the existing revetments.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$2,171,514</b>
<i>Submitter:</i>	Russ Soyering	<i>Study:</i>	\$4,000
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Bayfront Plan NON-TIF Implementation	<i>Engineering/Design:</i>	\$157,565
<i>Department:</i>	Not Specified	<i>Construction:</i>	\$2,171,514
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Federal / State Grant - \$2,171,514

*Project Name:* **Murchie Bridge Underpass and Walks to East** **597**

*Project Description:* Wider pedestrian underpass at Murchie Bridge. Walkways, stairs, ramps and a promenade are other key elements of the project.

<i>Fiscal Years:</i>	Start: 18/19 End: 18/19	<i>Est. Total Cost:</i>	<b>\$716,509</b>
<i>Submitter:</i>	Russ Soyering	<i>Study:</i>	\$10,000
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Bayfront Plan NON-TIF Implementation	<i>Engineering/Design:</i>	\$51,201
<i>Department:</i>	Not Specified	<i>Construction:</i>	\$655,308
		<i>Annual Maint. Cost:</i>	\$30,000
		<i>Funding Sources:</i>	General Fund - \$143,302
			Federal / State Grant - \$573,207

*Project Name:* **Non-motorized Trail from Hall to Division along Bay Street** **842**

*Project Description:* Bayfront Plan shows a non-motorized trail or sidewalk from hall to Division St south of Grandview Parkway.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$130,000</b>
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Funding Sources: General Fund - \$96,478  
Federal / State Grant - \$50,000

**Project Name: Sunset Beach Bayfront Phase 598**

*Project Description:* A picnic shelter, playground equipment, promenade and storm water treatment are key elements of this project.

*Fiscal Years:* Start: 19/20 End: 19/20 *Est. Total Cost:* **\$535,362**  
*Submitter:* Russ Soyring *Study:* \$6,000  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Bayfront Plan NON-TIF Implementation *Engineering/Design:* \$41,872  
*Department:* Not Specified *Construction:* \$535,362  
*Annual Maint. Cost:* \$10,000  
*Funding Sources:* General Fund - \$235,362  
Federal / State Grant - \$300,000

**Project Name: TART Trail Division to Hall Street 619**

*Project Description:* Key components involve replacing 8 foot asphalt trail with a 12 wide concrete trail (six inches thick) and installing a stormwater treatment structure. Smaller components include a drinking fountain, bike racks and benches.

*Fiscal Years:* Start: 19/20 End: 19/20 *Est. Total Cost:* **\$311,550**  
*Submitter:* Russ Soyring *Study:* \$2,000  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Bayfront Plan NON-TIF Implementation *Engineering/Design:* \$31,155  
*Department:* Not Specified *Construction:* \$311,550  
*Annual Maint. Cost:* \$15,000  
*Funding Sources:* General Fund - \$100,000  
Federal / State Grant - \$211,550

**Project Name: West End Beach Phase- Bayfront Plan 618**

*Project Description:* Promenade in front of the existing parking lot, steps and ramps to make beach access easier, shade structure and a new ADA compliant restroom are components of the project. The project will connect the existing TART trail and the proposed bayfront trail west of the parking lot that is planned for construction in 2014.

*Fiscal Years:* Start: 16/17 End: 16/17 *Est. Total Cost:* **\$675,405**  
*Submitter:* Russ Soyring *Study:* \$6,000  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Bayfront Plan NON-TIF Implementation *Engineering/Design:* \$67,541  
*Department:* Not Specified *Construction:* \$675,405  
*Annual Maint. Cost:* \$34,000  
*Funding Sources:* General Fund - \$375,405  
Federal / State Grant - \$300,000

**Project Name: West End Beach Trail Extension and Access 568**



*Project Description:* 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.

*Fiscal Years:* Start: 13/14 End: 13/14

*Est. Total Cost:* **\$398,900**

*Submitter:* Russ Soyring

*Study:* \$0

*Priority:* Important (could do):

*Land Acquisition/ROW:* \$0

*Fund:* Bayfront Plan NON-TIF Implementation

*Engineering/Design:* \$34,000

*Department:* Not Specified

*Construction:* \$237,586

*Annual Maint. Cost:* \$9,000

*Funding Sources:* General Fund - \$225,000

Federal / State Grant - \$173,900

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**Fund: Brown Bridge Maintenance Fund**

**Department: Brown Bridge Maintenance Fund**

*Project Name:* **Berm Trail Stabilization** **848**

*Project Description:* Stabilize trail surface and adjoining slopes to limit/prevent soil erosion at the north end of the former earthen dam.

*Fiscal Years:* Start: 18/19 End: 18/19

*Est. Total Cost:* **\$10,000**

*Submitter:* Larry LaCross

*Study:* \$0

*Priority:* Important (could do):

*Land Acquisition/ROW:* \$0

*Fund:* Brown Bridge Maintenance Fund

*Engineering/Design:* \$0

*Department:* Brown Bridge Maintenance Fund

*Construction:* \$10,000

*Annual Maint. Cost:* \$0

*Funding Sources:* Brown Bridge Fund - \$10,000

*Project Name:* **Bucks Landing Renovation** **849**

*Project Description:* Gravel and re-grade existing parking lot at Bucks Landing off Brown Bridge Road; Remove large dead hazard trees; Replace fencing

*Fiscal Years:* Start: 18/19 End: 18/19

*Est. Total Cost:* **\$30,000**

*Submitter:* Larry LaCross

*Study:* \$0

*Priority:* Important (could do):

*Land Acquisition/ROW:* \$0

*Fund:* Brown Bridge Maintenance Fund

*Engineering/Design:* \$0

*Department:* Brown Bridge Maintenance Fund

*Construction:* \$30,000

*Annual Maint. Cost:* \$0

*Funding Sources:* Brown Bridge Fund - \$30,000

*Project Name:* **Canoe Launch Turn Around & Parking Area** **859**

*Project Description:* Improve parking and accessibility at existing canoe launch.

*Fiscal Years:* Start: 15/16 End: 15/16

*Est. Total Cost:* **\$10,000**

*Submitter:* Larry LaCross

*Study:* \$0

*Priority:* Important (could do):

*Land Acquisition/ROW:* \$0

*Fund:* Brown Bridge Maintenance Fund

*Engineering/Design:* \$0

*Department:* Brown Bridge Maintenance Fund

*Construction:* \$10,000

*Annual Maint. Cost:* \$0

*Funding Sources:* Brown Bridge Fund - \$10,000

*Project Name:* **Crushed Limestone for New Bottomland Trails (1.8 miles)** **850**

*Project Description:* Install crushed and compacted limestone on bottomland trails to improve handicap accessibility.

*Fiscal Years:* Start: 19/20 End: 19/20

*Est. Total Cost:* **\$75,000**



Submitter: Larry LaCross
Priority: Important (could do):
Fund: Brown Bridge Maintenance Fund
Department: Brown Bridge Maintenance Fund

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$75,000
Annual Maint. Cost: \$0
Funding Sources: Brown Bridge Fund - \$75,000

Project Name: Grasshopper Creek Boardwalk Extension 862

Project Description: Approximately 200' extension of the existing timber boardwalk at Grasshopper Creek to protect sensitive vegetation and avoid seasonally wet areas.

Fiscal Years: Start: 19/20 End: 19/20 Est. Total Cost: \$15,000

Submitter: Larry LaCross
Priority: Important (could do):
Fund: Brown Bridge Maintenance Fund
Department: Brown Bridge Maintenance Fund

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$15,000
Annual Maint. Cost: \$0
Funding Sources: Brown Bridge Fund - \$15,000

Project Name: Historic Brown's Bridge (West-End) 847

Project Description: 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.

Fiscal Years: Start: 16/17 End: 18/19 Est. Total Cost: \$160,000

Submitter: Larry LaCross
Priority: Essential (should do):
Fund: Brown Bridge Maintenance Fund
Department: Brown Bridge Maintenance Fund

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$160,000
Annual Maint. Cost: \$0
Funding Sources: Brown Bridge Fund - \$160,000

Project Name: Interpretive and Navigational Signage 851

Project Description: Design and install interpretative and navigational signage to improve wayfinding and education opportunities on the trails.

Fiscal Years: Start: 18/19 End: 18/19 Est. Total Cost: \$10,000

Submitter: Larry LaCross
Priority: Important (could do):
Fund: Brown Bridge Maintenance Fund
Department: Brown Bridge Maintenance Fund

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$10,000
Annual Maint. Cost: \$0
Funding Sources: Brown Bridge Fund - \$10,000



**Project Name: Invasive Species Surveys 852**

*Project Description:* Continue to monitor and map existing/emerging populations of invasive species and prioritize their treatment/removal.

*Fiscal Years:* Start: 16/17 End: 19/20 *Est. Total Cost:* **\$20,000**

*Submitter:* Larry LaCross *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Brown Bridge Maintenance Fund *Engineering/Design:* \$0  
*Department:* Brown Bridge Maintenance Fund *Construction:* \$15,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Brown Bridge Fund - \$20,000

**Project Name: Invasive Species Treatment 853**

*Project Description:* Treat/remove invasive species that threaten ecologic integrity of Brown Bridge.

*Fiscal Years:* Start: 15/16 End: 19/20 *Est. Total Cost:* **\$60,000**

*Submitter:* Larry LaCross *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Brown Bridge Maintenance Fund *Engineering/Design:* \$0  
*Department:* Brown Bridge Maintenance Fund *Construction:* \$60,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Brown Bridge Fund - \$60,000

**Project Name: Native Plant and Wetland Inventory 854**

*Project Description:* Document, map, and monitor native plant species and extent of wetlands on formerly submerged areas.

*Fiscal Years:* Start: 15/16 End: 19/20 *Est. Total Cost:* **\$15,000**

*Submitter:* Larry LaCross *Study:* \$0  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Brown Bridge Maintenance Fund *Engineering/Design:* \$0  
*Department:* Brown Bridge Maintenance Fund *Construction:* \$15,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Brown Bridge Fund - \$15,000

**Project Name: North Parking Lot Improvements 863**

*Project Description:* Gravel and re-grade parking lots on Ranch Rudolf Road; Replace fencing.

*Fiscal Years:* Start: 18/19 End: 18/19 *Est. Total Cost:* **\$30,000**

*Submitter:* Larry LaCross *Study:* \$0  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Brown Bridge Maintenance Fund *Engineering/Design:* \$0  
*Department:* Brown Bridge Maintenance Fund *Construction:* \$30,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Brown Bridge Fund - \$30,000



Project Name: **North Side Bench Cut Trail** **861**

Project Description: Install single track pedestrian trail from the Ranch Rudolf parking lots to river level. This trail will bypass the 264 steps currently used and provide better year-round accessibility while reducing maintenance costs.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$10,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$10,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$10,000

Project Name: **Overlook (2) and Access Steps (3 sets)** **855**

Project Description: Provide viewing opportunities and river access points to the "new" section of river to limit stream bank erosion caused by recreational foot traffic.

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$35,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$35,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$35,000

Project Name: **Overlook and Historical Display at Former Powerhouse** **855**

Project Description: Design and install an overlook and historic display featuring one of the turbines removed from the powerhouse during decommissioning of the dam.

<i>Fiscal Years:</i>	Start: 19/20 End: 19/20	<i>Est. Total Cost:</i>	<b>\$15,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$15,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$15,000

Project Name: **Pole Barn Maintenance** **857**

Project Description: Complete engineering and pour concrete floors in two existing barns.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$10,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$10,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$10,000



**Project Name: Reptile and Amphibian Inventory 858**

*Project Description:* Establish baseline populations and monitor progress of sensitive/threatened species in the new bottomlands and Grasshopper Creek areas.

<i>Fiscal Years:</i>	Start: 16/17 End: 18/19	<i>Est. Total Cost:</i>	<b>\$30,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$30,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$30,000

**Project Name: Southside ADA Trail 865**

*Project Description:* Establish an ADA trail from Buck's Landing to an area overlooking the new river channel and bottomlands

<i>Fiscal Years:</i>	Start: 15/16 End: 16/17	<i>Est. Total Cost:</i>	<b>\$20,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$20,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$20,000

**Project Name: Upper Trail Connector Bridge (East-end) 51**

*Project Description:* 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.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$60,000</b>
<i>Submitter:</i>	Larry LaCross	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Brown Bridge Maintenance Fund	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Brown Bridge Maintenance Fund	<i>Construction:</i>	\$60,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Brown Bridge Fund - \$60,000

**Project Name: Wildlife Habitat Improvements (Bottom lands Planting) 860**

*Project Description:* Native species planting to provide forage, nesting, and breeding sites for wildlife. Riparian plantings will provide bank stabilization as well as habitat benefits.

<i>Fiscal Years:</i>	Start: 16/17 End: 19/20	<i>Est. Total Cost:</i>	<b>\$20,000</b>
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City of

**TRAVERSE CITY**

## **Six Year Capital Improvement Program**

*Submitter:* Larry LaCross  
*Priority:* Important (could do):  
*Fund:* Brown Bridge Maintenance Fund  
*Department:* Brown Bridge Maintenance Fund

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$20,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Brown Bridge Fund - \$20,000

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**Fund: Fiber**

**Department: Fiber**

*Project Name:* **WIFI PROJECT - DDA**

**834**

*Project Description:* Installation of WI-FI System in the downtown district.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$700,000**

*Submitter:* Karla Myers-Beman

*Study:* \$0

*Priority:*

*Land Acquisition/ROW:* \$0

*Fund:* Fiber

*Engineering/Design:* \$0

*Department:* Fiber

*Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Light & Power - \$700,000



**Fund: Garage**

**Department: Garage**

*Project Name:* **Annual Vehicle and Equipment Replacement (Garage)** **126**

*Project Description:* The garage annually purchases new equipment, vehicles, and machinery to replace existing assets. These items to be replaced on an annual basis are based on cost effectiveness of ownership. This allocation will not replace all vehicles and equipment due for replacement. Older fleet is more expensive to maintain. Cost effectiveness is evaluated annually.

*Fiscal Years:* Start: 13/14 End: 19/20

*Est. Total Cost:* **\$11,088,686**

*Submitter:* Scott Meteer

*Study:* \$0

*Priority:* Imperitive (must do):

*Land Acquisition/ROW:* \$0

*Fund:* Garage

*Engineering/Design:* \$0

*Department:* Garage

*Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Garage Fund - \$11,088,686

*Project Name:* **Disaster Recovery Center** **879**

*Project Description:* Create a Disaster Recovery Center possibly in the city-owned building at 631 Woodmere Ave to create a readily accessible facility in the event of a disaster. It would be a command center for emergency services (DPS, Fire, Police, Water, Sewer, L&P) and it could be used in a non-emergency situation as a center/office by any city department on a temporary basis (perhaps during a building remodel.)

*Fiscal Years:* Start: 15/16 End: 16/17

*Est. Total Cost:* **\$250,000**

*Submitter:* Dave Green

*Study:* \$0

*Priority:* Imperitive (must do):

*Land Acquisition/ROW:* \$0

*Fund:* Garage

*Engineering/Design:* \$0

*Department:* Garage

*Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Garage Fund - \$250,000

*Project Name:* **Fleet Management Software/Hardware Upgrade** **129**

*Project Description:* Upgrade software and hardware for fleet management system that is used for our Garage operation.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$50,000**

*Submitter:* Scott Meteer

*Study:* \$0

*Priority:* Imperitive (must do):

*Land Acquisition/ROW:* \$0

*Fund:* Garage

*Engineering/Design:* \$0

*Department:* Garage

*Construction:* \$0

*Annual Maint. Cost:* \$7,000

*Funding Sources:* Garage Fund - \$50,000

*Project Name:* **Fuel Island Reconditioning** **740**



*Project Description:* Metal band around island has been sliced many times with underbody blades, is rusted, and concrete is broken. Would like to replace island with new concrete and stainless steel banding around it. Replace dispensers with digital ones, and interface them with current Petrovend system.

Also, would like to install a diesel exhaust fluid dispenser on the island and connect it with the petrovend system. This would allow 24/7 availability and accountability of d.e.f.

*Fiscal Years:* Start: 15/16 End: 15/16 *Est. Total Cost:* **\$60,000**  
*Submitter:* Scott Meteer *Study:* \$0  
*Priority:* Imperitive (must do): *Land Acquisition/ROW:* \$0  
*Fund:* Garage *Engineering/Design:* \$4,000  
*Department:* Garage *Construction:* \$60,000  
*Annual Maint. Cost:* \$3,000  
*Funding Sources:* Garage Fund - \$60,000

*Project Name:* **refurbish west and north sides of D.P.S. building** **796**

*Project Description:* Building has only been "refinished" once since purchased in 1982. Appearance to general public is getting poor.

*Fiscal Years:* Start: 14/15 End: 14/15 *Est. Total Cost:* **\$50,000**  
*Submitter:* Scott Meteer *Study:* \$0  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Garage *Engineering/Design:* \$0  
*Department:* Garage *Construction:* \$50,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Garage Fund - \$50,000

*Project Name:* **Retrofit Sander Trucks With Updated Sander Controls.** **685**

*Project Description:* Updated systems are required to be able to inventory sand, salt, and brine distributed. Accurate accounting is needed for State Reimbursement

*Fiscal Years:* Start: 14/15 End: 14/15 *Est. Total Cost:* **\$28,000**  
*Submitter:* Scott Meteer *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Garage *Engineering/Design:* \$0  
*Department:* Garage *Construction:* \$28,000  
*Annual Maint. Cost:* \$1,500  
*Funding Sources:* Garage Fund - \$28,000



**Fund: General**

**Department: Cemetery**

*Project Name:* **Oakwood Cemetery Paving of Main Loop in First Addition** **48**

*Project Description:* The roads in this area are dusty gravel and often have rough areas. This project would provide paved connections to all main parts of the cemetery. This would tie together the main cemetery road through Plat 1 to First Addition and Fourth Addition.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$20,000</b>
<i>Submitter:</i>	Lauren Vaughn	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Cemetery	<i>Construction:</i>	\$20,000
		<i>Annual Maint. Cost:</i>	\$500
		<i>Funding Sources:</i>	General Fund - \$20,000

*Project Name:* **Oakwood Cemetery: Construct New Maintenance Facility** **45**

*Project Description:* We are currently storing equipment in various City buildings including an old shed and garage at the site of the long demolished Cemetery office next to Fire Station Number 2 on 8th St. Both of these buildings are very old, not in the best of shape and should be razed. Locating the maintenance facility near the office offers a more efficient and safer location in the cemetery. We currently have to drive the backhoe and trucks with trailers across busy 8th St. daily. Now that the City has entered into an agreement to maintain and administer the Oakwood Catholic cemetery in exchange for a cash payment and using their office, the City does not need to construct a new office at this time. The money set aside for the office could now be used to construct the maintenance facility and necessary infrastructure to get to the facility.

<i>Fiscal Years:</i>	Start: 13/14 End: 13/14	<i>Est. Total Cost:</i>	<b>\$154,270</b>
<i>Submitter:</i>	Lauren Vaughn	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$10,000
<i>Department:</i>	Cemetery	<i>Construction:</i>	\$140,000
		<i>Annual Maint. Cost:</i>	\$1,000
		<i>Funding Sources:</i>	General Fund - \$154,270

*Project Name:* **Oakwood Cemetery: Install Cremation Niches in Mausoleum** **47**

*Project Description:* This project would allow additional burial options for families and utilize an area of the mausoleum that is currently not being used. It would also make the lobby area more attractive and provide more revenue potential.

<i>Fiscal Years:</i>	Start: 18/19 End: 18/19	<i>Est. Total Cost:</i>	<b>\$20,000</b>
<i>Submitter:</i>	Lauren Vaughn	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Cemetery	<i>Construction:</i>	\$20,000
		<i>Annual Maint. Cost:</i>	\$100
		<i>Funding Sources:</i>	General Fund - \$20,000



**Department: Fire**

**Project Name: Overhead Garage Doors (FF#1 & FF#2) 370**

**Project Description:** Replacement of all overhead garage doors at both Station 01 and 02 for a total of 8 doors. Current tracking is residential grade & in poor conditions - repairs needed throughout the year: weather seal system is in poor condition: need heavy duty high cycle lift springs - repairing 2 - 3 times a year: expect improved R-value from new doors (14 to 17) Phase 1 purchase occurred in 2013/14 and Phase 2 purchase will occur in 2014/15.

<b>Fiscal Years:</b>	Start: 14/15 End: 14/15	<b>Est. Total Cost:</b>	<b>\$15,000</b>
<b>Submitter:</b>	Jim Tuller	<b>Study:</b>	\$0
<b>Priority:</b>	Essential (should do):	<b>Land Acquisition/ROW:</b>	\$0
<b>Fund:</b>	General	<b>Engineering/Design:</b>	\$0
<b>Department:</b>	Fire	<b>Construction:</b>	\$15,000
		<b>Annual Maint. Cost:</b>	\$0
		<b>Funding Sources:</b>	General Fund - \$15,000

**Project Name: TCFD: Replacement of portable radios 841**

**Project Description:** Replacement of portable radios for Traverse City Fire Department.

<b>Fiscal Years:</b>	Start: 16/17 End: 16/17	<b>Est. Total Cost:</b>	<b>\$24,800</b>
<b>Submitter:</b>	Missy Luick	<b>Study:</b>	\$0
<b>Priority:</b>	Essential (should do):	<b>Land Acquisition/ROW:</b>	\$0
<b>Fund:</b>	General	<b>Engineering/Design:</b>	\$0
<b>Department:</b>	Fire	<b>Construction:</b>	\$0
		<b>Annual Maint. Cost:</b>	\$0
		<b>Funding Sources:</b>	General Fund - \$24,800

**Project Name: TCFD: Replacement phone system 840**

**Project Description:** Replacement phone system for Traverse City Fire Department stations 01 and 02

<b>Fiscal Years:</b>	Start: 15/16 End: 15/16	<b>Est. Total Cost:</b>	<b>\$10,000</b>
<b>Submitter:</b>	Missy Luick	<b>Study:</b>	\$0
<b>Priority:</b>	Essential (should do):	<b>Land Acquisition/ROW:</b>	\$0
<b>Fund:</b>	General	<b>Engineering/Design:</b>	\$0
<b>Department:</b>	Fire	<b>Construction:</b>	\$0
		<b>Annual Maint. Cost:</b>	\$0
		<b>Funding Sources:</b>	General Fund - \$10,000

**Project Name: TCFD: Tablets for emergency response vehicles 839**

**Project Description:** Tablets for Traverse City Fire Department emergency response vehicles

<b>Fiscal Years:</b>	Start: 14/15 End: 14/15	<b>Est. Total Cost:</b>	<b>\$13,600</b>
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Submitter: Missy Luick
Priority: Imperitive (must do):
Fund: General
Department: Fire

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$13,600

Department: General Government

Project Name: Annual City Computers 784

Project Description: Replacement of general computer hardware and software

Fiscal Years: Start: 13/14 End: 19/20 Est. Total Cost: \$225,000

Submitter: Makayla Vitous
Priority: Essential (should do):
Fund: General
Department: General Government
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$225,000

Project Name: Capital Improvement Program software purchase 843

Project Description: Purchase of software for Capital Improvement Program.

Fiscal Years: Start: 14/15 End: 14/15 Est. Total Cost: \$10,000

Submitter: Russ Soyring
Priority: Essential (should do):
Fund: General
Department: General Government
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$10,000

Project Name: City Document Management System 4

Project Description: Document Imaging various City records. Starting with the Treasurer's office: Image all invoices, journal entries, financial reports, and receipts that support financial transactions. These documents would then be searchable by anyone with inquiry access into the system. Other departments would move order as funds are available, including Assessor, Human Resources, Manager etc.

Fiscal Years: Start: 14/15 End: 18/19 Est. Total Cost: \$175,500

Submitter: Brian Postma
Priority: Essential (should do):
Fund: General
Department: General Government
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$9,400
Funding Sources: General Fund - \$175,500

Project Name: City Wide Bench Elevation Survey - Engineering 777



*Project Description:* Update current data base for surveying benchmarks within the City to use on City infrastructure projects.

*Fiscal Years:* Start: 13/14 End: 14/15

*Est. Total Cost:* **\$25,000**

*Submitter:* Tim Lodge  
*Priority:* Essential (should do):  
*Fund:* General  
*Department:* General Government

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$0  
*Annual Maint. Cost:* \$0  
*Funding Sources:* General Fund - \$25,000

**Department: Parks & Rec.**

*Project Name:* **Ashton Park Playground** **306**

*Project Description:* Replace existing play equipment with small structure designed for younger children. Larger play structure for older children is available at Willow Hill Elementary School. The new equipment would meet current safety and ADA accessibility standards. There is interest on the part of some neighbors to assist with the cost.

*Fiscal Years:* Start: 15/16 End: 15/16

*Est. Total Cost:* **\$15,000**

*Submitter:* Lauren Vaughn  
*Priority:* Essential (should do):  
*Fund:* General  
*Department:* Parks & Rec.

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$15,000  
*Annual Maint. Cost:* \$100  
*Funding Sources:* General Fund - \$12,000  
Private - \$3,000

*Project Name:* **Boon Street Park Playground Improvements** **539**

*Project Description:* This neighborhood park has a mixture of twenty year old and older pieces of play equipment. The slide might be worth keeping but the swings and climber need to be replaced. A portion of the cost (\$2,000.00) will be sought from the neighborhood.

*Fiscal Years:* Start: 15/16 End: 15/16

*Est. Total Cost:* **\$10,000**

*Submitter:* Lauren Vaughn  
*Priority:* Important (could do):  
*Fund:* General  
*Department:* Parks & Rec.

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$10,000  
*Annual Maint. Cost:* \$100  
*Funding Sources:* General Fund - \$8,000  
Private - \$2,000

*Project Name:* **Bryant Park Retaining Wall** **26**

*Project Description:* The retaining wall will greatly reduce the amount of sand that blows up into the turf area during the late fall to early spring period. It will also help to stop the encroachment of the sand and shrinking of the turf areas. This could be a combination of hardscape and landscape design.

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$90,000**



Submitter: Lauren Vaughn
Priority: Essential (should do):
Fund: General
Department: Parks & Rec.

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$5,000
Construction: \$85,000
Annual Maint. Cost: \$500
Funding Sources: General Fund - \$50,000
Federal / State Grant - \$40,000

Project Name: Clancy Park Improvements - Phase 1 and Phase 2 538

Project Description: PHASE 1

This project would include installation of an accessible walking trail around the perimeter of the park with connector trails to park facilities. A large number of mature ash trees were removed in 2012 due to the Emerald Ash Borer beetle. These trees were replaced with a DNR / USDA Grant in the fall of 2012. The neighborhood group is excited about these projects and has helped with labor and in raising money. They are continuing to seek financial support to assist in improving the park.

PHASE 2

Replacement of old play equipment with "natural playscape" pieces or structure to meet current safety and accessibility standards. Preliminary plans were done by Dave Weston for various park improvements. This would be a good project to compete in one fiscal year along with Phase 1 during 2014-15. Perhaps phase one could be completed in the fall of 2014 and phase 2 in the spring of 2015. The neighborhood will be challenged to raise \$2,000.00 or more of the cost.

Fiscal Years: Start: 14/15 End: 14/15

Est. Total Cost: \$70,000

Submitter: Lauren Vaughn
Priority: Imperitive (must do):
Fund: General
Department: Parks & Rec.

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$2,000
Construction: \$68,000
Annual Maint. Cost: \$1,000
Funding Sources: General Fund - \$33,000
Private - \$2,000
Federal / State Grant - \$35,000

Project Name: Hannah Park improvements 3

Project Description: This project would pave a 6-foot wide path where an informal dirt trail currently exists. The path would run the entire length of Hannah Park from Wadsworth to Union Streets. If amended, partial funding could be derived from the TIF II Fund - would need to check before adding TIF\$. Decorative lights will replace barn style lights. Two track dirt roads will be replaced with turf and grass pavement system. To allow the grass pavers to function efficiently, an irrigation system should also be installed park wide to improve turf quality and reduce erosion.

In addition, the following historical improvement is also included.

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. Perry Hannah is Traverse City's founding father and all the proceeds from book sales from a recently written book entitled Perry Hannah's Gifts - Then and Now will go directly to funding the statue and plaza.

Fiscal Years: Start: 15/16 End: 15/16

Est. Total Cost: \$155,000



Submitter: Lauren Vaughn  
 Priority: Essential (should do):  
 Fund: General  
 Department: Parks & Rec.

Study: \$0  
 Land Acquisition/ROW: \$0  
 Engineering/Design: \$5,000  
 Construction: \$150,000  
 Annual Maint. Cost: \$1,000  
 Funding Sources: General Fund - \$50,000  
 Private - \$105,000

**Project Name: Hickory Hills Booster Pump and Well 34**

*Project Description:* In 2009, the booster station and first pump was completed allowing more snowmaking potential beginning with the 2009-10 ski season. The Grand Traverse Ski Club will continue fund raising toward the snow making system and should be able to pay \$20,000.00 toward the second pump and well for the booster pump system. The ski club purchased our sixth snow gun in 2011 and this will fully use the capacity of the current pump and well system. With the addition of the second pump that will be installed in the booster pump building built in 2009, and the second well, we will be able to purchase and use more snow guns and further reduce the total number of hours necessary to make snow each year.

*Fiscal Years:* Start: 16/17 End: 16/17 *Est. Total Cost:* **\$50,000**  
 Submitter: Lauren Vaughn *Study:* \$0  
 Priority: Essential (should do): *Land Acquisition/ROW:* \$0  
 Fund: General *Engineering/Design:* \$0  
 Department: Parks & Rec. *Construction:* \$50,000  
*Annual Maint. Cost:* \$1,000  
*Funding Sources:* General Fund - \$30,000  
 Private - \$20,000

**Project Name: Hickory Hills Lodge Replacement 28**

*Project Description:* The current lodge does not meet current standard for accessibility along with outdated facilities of every type. Remodeling of the current lodge is not a viable option. Several locations are in consideration for a new lodge but a new one is definitely needed. A joint City and Community effort will be needed to make this happen. We will be able to offer the facility for rent for various events throughout the year to bring in revenue to offset some of the costs. Large scale donations in addition to any the Grand Traverse Ski Club can provide and searching for grant funding will be necessary to make this happen. Combining this structure and one for the proposed tubing park may make sense.

*Fiscal Years:* Start: 18/19 End: 18/19 *Est. Total Cost:* **\$1,000,000**  
 Submitter: Lauren Vaughn *Study:* \$0  
 Priority: Essential (should do): *Land Acquisition/ROW:* \$0  
 Fund: General *Engineering/Design:* \$40,000  
 Department: Parks & Rec. *Construction:* \$960,000  
*Annual Maint. Cost:* \$5,000  
*Funding Sources:* General Fund - \$500,000  
 Federal / State Grant - \$300,000  
 Private - \$200,000

**Project Name: Hickory Hills Pole Barn 328**



*Project Description:* A shelter for the snow groomers, snow guns and other equipment. This would then allow the GT Ski Club to take over use of the old pole barn for a coach's equipment room, storing of timing and computer equipment for races and other GT Ski Club functions. The club would be asked for funds to help construct the new structure.

*Fiscal Years:* Start: 15/16 End: 15/16

*Est. Total Cost:* **\$80,000**

*Submitter:* Lauren Vaughn  
*Priority:* Essential (should do):  
*Fund:* General  
*Department:* Parks & Rec.

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$80,000  
*Annual Maint. Cost:* \$500  
*Funding Sources:* General Fund - \$75,000  
 Private - \$5,000

*Project Name:* **Indian Woods Playground** **309**

*Project Description:* This would replace some of the existing play equipment with a small new structure that would meet current safety and ADA accessibility standards. Some of the existing play pieces could remain as they were replaced and/or added in the past 10 years or so. The neighborhood would be challenged to raise \$5,000.00 of the cost.

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$20,000**

*Submitter:* Lauren Vaughn  
*Priority:* Important (could do):  
*Fund:* General  
*Department:* Parks & Rec.

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$20,000  
*Annual Maint. Cost:* \$200  
*Funding Sources:* General Fund - \$15,000  
 Private - \$5,000

*Project Name:* **Lay Park Improvements** **33**

*Project Description:* Upgrades to Lay Park which will include following: Brick plazas with raised planters. Masonry seat wall along southern border of park (145 l.f.). Concrete sidewalks (393 l.f. 7' wide). Wrought iron fence along Union Street (100 l.f.). Site furniture, 19 benches, 4 trash receptacles., bike racks, drinking fountain. Landscaping, Lighting, 15 wall lights, 10 up-lights, 1 light standard. Light and Power at one time had offered to lend financial assistance to this project. TIF 2 money may also come in to play for a portion of this project.

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$130,000**

*Submitter:* Lauren Vaughn  
*Priority:* Important (could do):  
*Fund:* General  
*Department:* Parks & Rec.

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$5,000  
*Construction:* \$125,000  
*Annual Maint. Cost:* \$2,000  
*Funding Sources:* General Fund - \$65,000  
 Private - \$30,000  
 Light & Power - \$35,000

*Project Name:* **Natural Features Inventory (Planning)** **785**



Project Description: Conduct an extensive Natural Features Inventory (NFI), including flora, fauna, soil types, air quality and water quality to establish baseline criteria. After the completion of the NFI, specific priorities, goals and standards can be developed.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$30,000
Submitter: Missy Luick Study: \$30,000
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Parks & Rec. Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$30,000

Project Name: Park Sign Replacement 684

Project Description: This project would replace a majority of the main park entrance signs with a different style and color to keep the parks up to date.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$30,000
Submitter: Lauren Vaughn Study: \$0
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Parks & Rec. Construction: \$30,000
Annual Maint. Cost: \$100
Funding Sources: General Fund - \$30,000

Project Name: Rose and Boyd Park (Triangle Park) 543

Project Description: The North Traverse Heights neighborhood group has expressed an interest in seeing some improvements to this park with a small sitting shelter, sidewalks, benches and general landscaping improvements. The group has expressed some interest in assisting with the project. Commissioner Howe would like to revisit this with his neighbors before any additional work is done on planning this improvement.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$10,000
Submitter: Lauren Vaughn Study: \$0
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Parks & Rec. Construction: \$10,000
Annual Maint. Cost: \$500
Funding Sources: General Fund - \$5,000
Private - \$5,000

Project Name: Union Street Dam Betterment Plan 170

Project Description: Bid out work to a consultant to create a Union Street Dam Betterment Plan. The Army Corps will be redesigning the dam to functionally maintain lake water levels and allow for adequate fish passage, but it may lack aesthetic qualities relative to its park context. The Betterment Plan will build off of the required improvements by the Army Corps and "better" the redesign plan to allow for the possibility of a whitewater park, improved river accessibility and creation of a destination in downtown Traverse City.

Fiscal Years: Start: 14/15 End: 14/15 Est. Total Cost: \$20,000



Submitter: Larry LaCross
Priority:
Fund: General
Department: Parks & Rec.

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$20,000
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$20,000

Project Name: Union Street Dam: Outlet relining 172

Project Description: The 10 corrugated metal pipes that create the principal spillway need to be relined. Sliplining will be the preferred method. When and if this project is completed depends on the efforts of the Boardman Dams Implementation Team. If the dam is removed or modified within a reasonable amount of time, then there will be no need to complete this project.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$400,000

Submitter: Larry LaCross Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Parks & Rec. Construction: \$400,000
Annual Maint. Cost: \$2,500
Funding Sources: General Fund - \$400,000

Project Name: Union Street Dam: Toe Drain 168

Project Description: Engineer and construct a toe drain at bottom of dam embankment to collect seepage. When and if this project is completed depends on the efforts of the Boardman Dams Implementation Team. If the dam is removed or modified within a reasonable amount of time, then there will be no need to complete this project.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$50,000

Submitter: Larry LaCross Study: \$0
Priority: General Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Parks & Rec. Construction: \$50,000
Annual Maint. Cost: \$500
Funding Sources: General Fund - \$50,000



**Department: Police**

*Project Name:* **Police in-car Cameras** **767**

*Project Description:* Current in-car police cameras are no longer available for the updated Mobile Data Computers in the fleet cars for the Police department. The cameras that remain are not compatible with existing operating system upgrades. The manufacturer (OEM Micro Solutions) will not develop software to make them compatible. Camera Systems that are stand alone and not dependent on in car computers or their software are available and have been tested at length by police departments nationwide. This purchase would allow for Cameras to be installed in all of the fleet cars as well as replace the OEM systems that are no longer working.

<i>Fiscal Years:</i>	Start: 13/14 End: 14/15	<i>Est. Total Cost:</i>	<b>\$20,000</b>
<i>Submitter:</i>	Brian Heffner	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Police	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$20,000

**Department: Streets**

*Project Name:* **Annual Corridor Improvements (E Front, W Front, 8th, 14th and Garfield)** **779**

*Project Description:* Implementation of Corridor Improvement Studies for E. Front, W. Front, Eighth, Fourteenth, and Garfield. 2014-15 project includes design charrette for 8th St/creation of form-based development regulations. 2014-15 project also includes \$75,000 for physical corridor improvements such as street trees, re-striping, installation of decorative lighting, etc.

<i>Fiscal Years:</i>	Start: 14/15 End: 18/19	<i>Est. Total Cost:</i>	<b>\$575,000</b>
<i>Submitter:</i>	Russ Soyering	<i>Study:</i>	\$10,000
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Streets	<i>Construction:</i>	\$75,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$500,000 Federal / State Grant - \$75,000 General Fund - \$0

*Project Name:* **Annual Crosswalk Maintenance** **780**

*Project Description:* This is an annual program, providing funds to maintain or replace existing crosswalks, as like material or brick print thermoplastic pavement marking material.

<i>Fiscal Years:</i>	Start: 13/14 End: 19/20	<i>Est. Total Cost:</i>	<b>\$280,000</b>
<i>Submitter:</i>	Mark Jones	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Streets	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$280,000

*Project Name:* **Annual Streets Capital Preventive Maintenance** **560**



Project Description: Annual funding for Capital Preventive Maintenance of streets with PASER ratings of fair.

Fiscal Years: Start: 14/15 End: 19/20 Est. Total Cost: \$360,000
Submitter: Dave Green Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Streets Construction: \$360,000
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$360,000

Project Name: Annual Streets Program 14

Project Description: 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.

Fiscal Years: Start: 14/15 End: 19/20 Est. Total Cost: \$5,400,000
Submitter: Tim Lodge Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Streets Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$5,400,000

Project Name: Asphalt Recycler Purchase 802

Project Description: The City can only purchase asphalt when the plants are making it during late spring, summer and early fall, it's not available from November 15 to some time in May (6 months). This machine will allow us to re-cycle asphalt, asphalt grindings or stock piled virgin asphalt purchased at the end of the season at a discounted rate. Thus giving the City a permanent asphalt repair instead of an expensive cold patch repair that will not last.

Fiscal Years: Start: 14/15 End: 14/15 Est. Total Cost: \$80,000
Submitter: Mark Jones Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Streets Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$80,000

Project Name: Bayshore Corridor Strategy 845

Project Description: Bayshore Corridor Strategy, a collaborative effort by Grand Traverse County Planning, Elmwood Township, City of Traverse City, East Bay Township and Acme Township municipalities to improve the "Bayshore Corridor" which is defined as beginning on M-22/Cherry Bend to M-72/US 31. Funds would provide signage and crossing improvements along the corridor within the city limits.

Fiscal Years: Start: 15/16 End: 19/20 Est. Total Cost: \$50,000



Submitter: Russ Soyring
Priority: Important (could do):
Fund: General
Department: Streets

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$50,000

Project Name: Boardman Lake Avenue- 8th to 14th Street 864

Project Description: This is a project to construct a new street along the west side of Boardman Lake from 8th Street, south to 14th Street. \$614,462.98 in funds from the sale of Across-town arterial properties have been placed into this particular line item for partial funding of the project; qualifies for brownfield funding. The actuarial for the necessary right-of-way to be purchased from the State of Michigan has been completed and submitted for their approval.

The cost breakout includes \$1,368,500 for Railroad wye relocation, \$1,190,000 for street right-of-way acquisition and \$1,006,250 for street construction. In the CIP, the Railroad wye and street ROW costs are allocated in year 15/16, with street construction planned for 16/17.

Fiscal Years: Start: 15/16 End: 16/17 Est. Total Cost: \$3,513,250
Submitter: Tim Lodge Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$1,138,500
Fund: General Engineering/Design: \$0
Department: Streets Construction: \$2,323,250
Annual Maint. Cost: \$30,000
Funding Sources: Brownfield - \$3,513,250

Project Name: Division Street 882

Project Description: Improvements to Division Street in conjunction with MDOT project and current design involvement process. Year 2014-15 includes \$500,000 in State funds for Roads & Risk Reserve (RRR) Fund. Year 2019-20 includes \$15 million in State funds for Division St. reconstruction.

Fiscal Years: Start: 13/14 End: 19/20 Est. Total Cost: \$16,100,000
Submitter: Tim Lodge Study: \$0
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: General Engineering/Design: \$0
Department: Streets Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$600,000
Federal / State Grant - \$15,500,000

Project Name: Eighth Street- Lake Street to Woodmere 882

Project Description: This project will reconstruct 8th Street from Lake Street to Woodmere Avenue including sidewalks, curb and gutter, storm sewers, sanitary sewers, watermain and street reconstruction. The City received \$375,000 in funding through the MDOT Small Urban Program which requires a 20% local match and the City to perform engineering on the project.

Fiscal Years: Start: 18/19 End: 18/19 Est. Total Cost: \$556,250



Submitter: Tim Lodge
Priority: Essential (should do):
Fund: General
Department: Streets

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$56,250
Construction: \$500,000
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$125,000
Inkind - \$56,250
Federal / State Grant - \$375,000

Project Name: Grand Traves Commons Infrastructure 616

Project Description: For Streets, Sidewalks, Water, Sewer, and Storm Sewer infrastruclue supporting Grand Traverse Commons Development

Fiscal Years: Start: 14/15 End: 16/17 Est. Total Cost: \$1,223,095

Submitter: Tim Lodge
Priority: General
Fund: General
Department: Streets
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$0
Brownfield - \$1,223,095

Project Name: Kids Creek Stormwater Grant 322

Project Description: This is an ongoing, multi-year, collaborative effort with the City, MDEQ, Grand Traverse Soil Conservation District, Munson Medical Center, The Watershed Center and others to examine impairments, create a restoration plan and implement improvements to improve water quality for Kid's Creek and related tributaries thru available grants.

Fiscal Years: Start: 13/14 End: 13/14 Est. Total Cost: \$196,000

Submitter: Tim Lodge
Priority: Essential (should do):
Fund: General
Department: Streets
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$0
Federal / State Grant - \$196,000

Project Name: Local Pedestrian Ordinance expansion 844

Project Description: Expansion of City-adopted local stop for pedestrians ordinance city-wide. Costs will include signage and sidewalk markings.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$5,000

Submitter: Russ Soyring
Priority: Essential (should do):
Fund: General
Department: Streets
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$5,000



**Project Name: Traffic Signal Power Backup 15**

*Project Description:* Provide funding to install battery backup power systems in all signal equipment by 2018.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$135,000</b>
<i>Submitter:</i>	Tim Lodge	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Streets	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$135,000

**Project Name: Traffic Signal Upgrades 16**

*Project Description:* This is an annual program that will fund traffic signal consulting and design for upgrade to the Garfield/Hannah, Parsons traffic signal and the Parsons/Hastings intersection signal.

<i>Fiscal Years:</i>	Start: 14/15 End: 15/16	<i>Est. Total Cost:</i>	<b>\$148,900</b>
<i>Submitter:</i>	Tim Lodge	<i>Study:</i>	\$0
<i>Priority:</i>	General	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Streets	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$148,900

**Project Name: West Front Street, Elmwood to City limits 633**

*Project Description:* This project will reconstruct West Front Street from the City Limits to Elmwood including sidewalks, curb and gutter, storm sewers, sanitary sewers, watermain and street reconstruction including a gateway type feature near Madison Street. The City received \$375,000 in funding through the MDOT Small Urban Program which requires a 20% local match and the City to perform engineering on the project.

<i>Fiscal Years:</i>	Start: 13/14 End: 13/14	<i>Est. Total Cost:</i>	<b>\$556,250</b>
<i>Submitter:</i>	Tim Lodge	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	General	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Streets	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	General Fund - \$125,000 Inkind - \$56,250 Federal / State Grant - \$375,000

**Project Name: West Front Street, Elmwood to Maple Street 881**

*Project Description:* This project will reconstruct West Front Street from Elmwood to Maple Street including sidewalks, curb and gutter, storm sewers, sanitary sewers, watermain and street reconstruction. The City received \$375,000 in funding through the MDOT Small Urban program which requires a 20% local match and the City to perform engineering on the project.



Six Year Capital Improvement Program

Fiscal Years: Start: 16/17 End: 16/17

Est. Total Cost: \$556,250

Submitter: Tim Lodge
Priority: Essential (should do):
Fund: General
Department: Streets

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$56,250
Construction: \$500,000
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$125,000
Inkind - \$56,250
Federal / State Grant - \$375,000

Department: Walkways/Bike Paths

Project Name: Annual Sidewalk Improvements 365

Project Description: The Infrastructure Strategy Policy outlines 10% of total infrastructure spending is for sidewalk and bike-way improvements.

Fiscal Years: Start: 13/14 End: 19/20

Est. Total Cost: \$700,000

Submitter: Tim Lodge
Priority: Imperitive (must do):
Fund: General
Department: Walkways/Bike Paths

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$700,000

Project Name: Boardman Lake Trail - West - Transportation Alternate 628

Project Description: Alternate transportation trail along railroad corridor on west side of Boardman Lake; need to acquire MDOT property.

Fiscal Years: Start: 13/14 End: 13/14

Est. Total Cost: \$144,500

Submitter: Tim Lodge
Priority: Important (could do):
Fund: General
Department: Walkways/Bike Paths

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: General Fund - \$0
Brownfield - \$144,500

Project Name: Boardman Lake Trail - West (10th - 14th) 347

Project Description: Construct West Boardman Lake Trail from current terminus to 14th Street with connection at 12th Street. Recreation area on Boardman Lake with seating, shelter structure and small fishing platform/kayak/canoe launch also part of the project. Trail falls on the edge of a TC 3 Neighborhood that calls out for sidewalks and bike lanes. The adjacent TC 4 Neighborhood calls out for a network of sidewalks and trails.

This project enhances social, cultural, recreational, or aesthetic opportunities.

Fiscal Years: Start: 13/14 End: 13/14

Est. Total Cost: \$420,000



Six Year Capital Improvement Program

Submitter: Tim Lodge
Priority: Essential (should do):
Fund: General
Department: Walkways/Bike Paths

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$42,000
Construction: \$420,000
Annual Maint. Cost: \$2,000
Funding Sources: General Fund - \$0
Brownfield - \$210,000
Federal / State Grant - \$210,000

Project Name: Boardman Lake Trail-West (16th to S. Airport) 570

Project Description: Continue Boardman Lake Trail from 16th Street to South Airport Road. Two and one half mile multi-use trail; part of the trail is within Garfield Township. Land acquisition is currently included in the Boardman Lake Avenue Project #864.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$2,793,000

Submitter: Russ Soyering
Priority: Important (could do):
Fund: General
Department: Walkways/Bike Paths

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$308,000
Construction: \$2,485,000
Annual Maint. Cost: \$10,000
Funding Sources: General Fund - \$0
Brownfield - \$2,743,000
Local / Foundation Grant - \$50,000

Project Name: Boardman River Walk south of 8th Street Bridge 316

Project Description: River Boardwalk from the 8th Street bridge to the Boardman Lake Trail for \$257,500. The project includes a 840 linear feet of elevated boardwalk, low-level lighting, fishing and resting platforms and landscaping.

Project justification: The project is supported by the City of Traverse City's 5-Year Approved Parks and Recreation Plan and the City of Traverse City's Capital Improvement Program; the City of Traverse City Master Plan envisions a narrow linear park along the banks of the Boardman River and Boardman Lake; the City of Traverse City Master Plan encourages pedestrian and bicycle linkages between neighborhoods and parks.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$515,000

Submitter: Russ Soyering
Priority: Important (could do):
Fund: General
Department: Walkways/Bike Paths

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$81,800
Construction: \$433,200
Annual Maint. Cost: \$2,000
Funding Sources: Federal / State Grant - \$257,500
Brownfield - \$175,700
Inkind - \$81,800



**Fund: Hardy Deck Balance**

**Department: Hardy Deck Balance**

*Project Name:* **Park Street Entrance** **878**

*Project Description:* Construct covered walkway with public restrooms at the Park Street entrance to the Hardy Deck.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$257,500</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Hardy Deck Balance	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Hardy Deck Balance	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Hardy Deck Balance - \$257,500

*Project Name:* **Park Street Streetscapes** **18**

*Project Description:* Replace brick (with brick) on Park Street, streetscape west side of Park Street, and build public pedestrian entrance to the Hardy Deck with public restrooms.

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$515,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Hardy Deck Balance	<i>Engineering/Design:</i>	\$50,000
<i>Department:</i>	Hardy Deck Balance	<i>Construction:</i>	\$46,000
		<i>Annual Maint. Cost:</i>	\$5,000
		<i>Funding Sources:</i>	TIF 97 - \$515,000



**Fund: Light and Power**

**Department: Light and Power**

*Project Name:* **69kv/13.8kv DISTRIBUTION SUBSTATION - SOUTH** **810**

*Project Description:* Completion of the 69KV/13.8KV South Substation construction on LaFranier Road.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$3,400,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$3,400,000

*Project Name:* **CASS & LAKE STREET STREETSCAPES** **830**

*Project Description:* Install new street lighting installations in conjunction with planned streetscape.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$350,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$350,000

*Project Name:* **COMMUNITY SOLAR GARDEN PHASE II** **805**

*Project Description:* Local solar generation with free standing solar panels that will provide up to 84.6 KW of generation.

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$250,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$250,000

*Project Name:* **CORRIDOR UPGRADE IMPROVEMENTS** **828**

*Project Description:* Conversion of overhead facilities to underground for various intersections throughout the City.

<i>Fiscal Years:</i>	Start: 19/20 End: 13/14	<i>Est. Total Cost:</i>	<b>\$0</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$0



**Project Name: COWELL FAMILY CANCER CENTER ALTERNATE FEED 814**

*Project Description:* Underground alternative feed from CD-31 to the Cowell Family Cancer Center.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$190,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Private - \$190,000

**Project Name: DECOMMISSION OF M-72 WINDMILL TURBINE 806**

*Project Description:* Decommissioning of the wind turbine and the site returned to condition before the windmill was installed.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$200,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$200,000

**Project Name: DISASTER RECOVERY CENTER 821**

*Project Description:* Renovation of the old bowling alley at the Garage and installation of all required equipment for a back up operation center.

<i>Fiscal Years:</i>	Start: 15/16 End: 16/17	<i>Est. Total Cost:</i>	<b>\$350,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$350,000

**Project Name: DISTRIBUTION CIRCUIT REBUILD 809**

*Project Description:* The circuits to be rebuilt will be determined by the pole study to be performed in the spring. It is expected the commercial sector of BW-31 and circuit HL-21 will be the initial circuits rebuilt.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$6,150,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$6,150,000



**Project Name: EAST FRONT STREET STREETSCAPES 831**

*Project Description:* Install new street lighting installations in conjunction with planned streetscape.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$400,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$400,000

**Project Name: FRONT ST LIGHTING AND RECEPTACLES 829**

*Project Description:* Street lighting circuit rebuild along with installation of receptacles along Front Street in the downtown area.

<i>Fiscal Years:</i>	Start: 16/17 End: 17/18	<i>Est. Total Cost:</i>	<b>\$800,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$800,000

**Project Name: GARLAND STREET STREETSCAPES 832**

*Project Description:* Install new street lighting in conjunction with the planned streetscapes.

<i>Fiscal Years:</i>	Start: 14/15 End: 15/16	<i>Est. Total Cost:</i>	<b>\$300,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$300,000

**Project Name: HASTINGS SERVICE CENTER FACILITY IMPROVEMENTS 824**

*Project Description:* Upgrade Building B and construct Building C for outdoor covered area for inventory and equipment.

<i>Fiscal Years:</i>	Start: 14/15 End: 16/17	<i>Est. Total Cost:</i>	<b>\$1,300,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$1,300,000



**Project Name: LINE IMPROVEMENTS, EXTENSIONS AND NEW SERVICES 808**

*Project Description:* Construction, replacements of overhead and underground distribution facilities involving the use of wire, poles, meters, cabinets and transformers.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$5,950,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$5,950,000

**Project Name: METER TEST BOARD 866**

*Project Description:* The current meter test board needs to be replaced. The purpose of this piece of equipment is to energize meters and test the accuracy of existing meters.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$40,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$40,000

**Project Name: OVERHEAD TO UNDERGROUND CONVERSION PROJECTS 811**

*Project Description:* Conversion of overhead distribution facilities to underground. In the upcoming fiscal year the focus area will be Orchard Heights.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$2,000,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$2,000,000

**Project Name: PARK STREET STREETSCAPES 833**

*Project Description:* Install new street lighting installation and underground existing overhead services.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$100,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$100,000



**Project Name: PARSONS SWITCHING STATION 815**

*Project Description:* Construction of a switching station at Parsons Substation to pallelizing circuits in case of failure

<i>Fiscal Years:</i>	Start: 15/16 End: 16/17	<i>Est. Total Cost:</i>	<b>\$700,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$700,000

**Project Name: PHONE SYSTEM 822**

*Project Description:* Installation of VOIP Phone system for Building A and B at Hastings St Facility and all substations.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$65,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$65,000

**Project Name: PINE STREET OVERHEAD TO UNDERGROUND CONVERSION 837**

*Project Description:* Convert existing overhead distribution facilities to underground in concert with the DDA/TIF 97 Pine St projects.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$1,665,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$1,665,000

**Project Name: RECLOSURE UPGRADES 817**

*Project Description:* Upgrade the reclosers at Cass and Barlow Substations.

<i>Fiscal Years:</i>	Start: 14/15 End: 16/17	<i>Est. Total Cost:</i>	<b>\$200,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$200,000



**Project Name: RIVERWALK LIGHTING (N SIDE OF BOARDMAN RIVER) 869**

*Project Description:* Install lighting on the riverwalk located on the North Side of the Boardman River from Front St to dam.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$200,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$200,000

**Project Name: SCADA SYSTEM REPLACEMENT 826**

*Project Description:* Installation of new SCADA equipment at the Hastings St Service Center and all substations except for South and East Hammond.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$350,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$350,000

**Project Name: SMART METERING TECHNOLOGIES (AMI) PILOT PROGRAM 825**

*Project Description:* Install electric meters and software to accommodate smart metering capabilities that will provide automatic meter readings to utility billing and assist customers on energy use and reliability.

<i>Fiscal Years:</i>	Start: 15/16 End: 18/19	<i>Est. Total Cost:</i>	<b>\$2,250,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$2,250,000

**Project Name: STREET LIGHTING (LED) SYSTEM REPLACEMENTS 818**

*Project Description:* Upgrade through the entire utility service area to LED lights.

<i>Fiscal Years:</i>	Start: 14/15 End: 16/17	<i>Est. Total Cost:</i>	<b>\$420,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$420,000



**Project Name: STREET LIGHTING SYSTEM EXPANDED 813**

*Project Description:* Expand the street light system for Central Neighborhood.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$200,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Special Assessment Fund - \$200,000

**Project Name: STRINGING TRAILER 867**

*Project Description:* This is required equipment needed to for our internal crews to efficiently rebuild overhead circuits.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$60,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$60,000

**Project Name: SUBSTATION TRANSFORMER UPGRADES 819**

*Project Description:* Upgrade existing substation transformers for system reliability due to load growth.

<i>Fiscal Years:</i>	Start: 18/19 End: 19/20	<i>Est. Total Cost:</i>	<b>\$3,000,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$3,000,000

**Project Name: SYSTEM MODELING SOFTWARE 823**

*Project Description:* Installation of software to control the edits or changes made to the GIS System.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$80,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$80,000



**Project Name: TRANSMISSION LINE RECONDUCTOR 820**

*Project Description:* Reconductor/rebuilding of existing 69kv transmission lines along Hammond, Barlow, La Franier, Cass, Wadsworth and Wayne Hill.

<i>Fiscal Years:</i>	Start: 15/16 End: 18/19	<i>Est. Total Cost:</i>	<b>\$4,275,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$4,275,000

**Project Name: W. FRONT ST (TCSB) TO OAK ST STREETSCAPES 868**

*Project Description:* Install new street lighting installations in conjunction with planned streetscape.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$150,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$150,000

**Project Name: WORK ORDER AND ASSET MANAGEMENT SOFTWARE SYSTEM 827**

*Project Description:* Purchase and installation of work order software system to replace the current Cityworks, which will be installed in-house and line trucks.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$92,000</b>
<i>Submitter:</i>	Karla Myers-Beman	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Light and Power	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Light and Power	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Light & Power - \$92,000



**Fund: Opera House**

**Department: Opera House**

*Project Name:* **Opera House Heating System**

**142**

*Project Description:* Replace oversized boiler at City Opera House with heating system; possibly another boiler

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$65,000**

*Submitter:* Rob Bacigalupi

*Study:* \$0

*Priority:* Essential (should do):

*Land Acquisition/ROW:* \$0

*Fund:* Opera House

*Engineering/Design:* \$5,000

*Department:* Opera House

*Construction:* \$60,000

*Annual Maint. Cost:* \$2,000

*Funding Sources:* Opera House - \$65,000



**Fund: Senior Center Fund**

**Department: Senior Center**

*Project Name:* **Senior Center building renovation**

**871**

*Project Description:* Building Renovation- The Grand Traverse County Senior Center Network is presently housed at the city owned building at 801 E. Front Street in Traverse City. For some years it has been apparent that the facility is inadequate to meet the numerous uses and needs of our local seniors. This program is presently managed by the Grand Traverse County Commission on Aging.

The Center has over \$200,000 in savings originally collected by donations to the center toward a new building and which the City Commission has agreed to release the funds for a building remodel. The City is budgeting for remodeling costs not to exceed \$500,000. The \$300,000 over and above the Center's savings will be raised by donations from groups and individuals in the community.

*Fiscal Years:* Start: 14/15 End: 16/17

*Est. Total Cost:* **\$500,000**

*Submitter:* Tim Lodge

*Study:* \$0

*Priority:* Important (could do):

*Land Acquisition/ROW:* \$0

*Fund:* Senior Center Fund

*Engineering/Design:* \$50,000

*Department:* Senior Center

*Construction:* \$450,000

*Annual Maint. Cost:* \$0

*Funding Sources:* Private - \$500,000



**Fund: Special Assessment**

**Department: Special Assessment Fund**

*Project Name:* **East Front Streetscapes (Boardman to Grandview Parkway) (+TIF97)** **717**

*Project Description:* New curbs, street trees, benches, bike racks, and sidewalk along East Front between Boardman Avenue and Grandview Parkway.

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$515,000**

*Submitter:* Tim Lodge

*Study:* \$0

*Priority:* Essential (should do):

*Land Acquisition/ROW:* \$0

*Fund:* Special Assessment

*Engineering/Design:* \$0

*Department:* Special Assessment Fund

*Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Special Assessment Fund - \$257,500

TIF 97 - \$257,500



**Fund: Tax Increment Financing**

**Department: TIF 2**

*Project Name:* **Cass & Lake: Streetscape Improvements (+SID)** **61**

*Project Description:* Approximately 813 feet of streetscape improvements on Cass and Lake Streets. Improvements include trees, curb & gutter, benches, trash cans and other improvements.

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$545,500</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$44,000
<i>Department:</i>	TIF 2	<i>Construction:</i>	\$500,000
		<i>Annual Maint. Cost:</i>	\$15,000
		<i>Funding Sources:</i>	TIF 2 - \$272,750 Private - \$272,750

*Project Name:* **Eighth Street Bridge Repair** **58**

*Project Description:* The work will include concrete box beam deck removal and replacement, railing replacement, sidewalk widening, riverbank slope protection, approach work and related work including aesthetic treatments. Twenty percent of the composite deck area is delaminated/defective. The City received \$750,000 in funding thru the MDOT Local Bridge Program which requires a 5% local match and the City to perform engineering for the project.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$900,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$150,000
<i>Department:</i>	TIF 2	<i>Construction:</i>	\$900,000
		<i>Annual Maint. Cost:</i>	\$5,500
		<i>Funding Sources:</i>	TIF 2 - \$150,000 Federal / State Grant - \$750,000

*Project Name:* **South Cass Street Bridge Repair (+TIF97)** **623**

*Project Description:* Concrete arch rehabilitation.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$852,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	TIF 2	<i>Construction:</i>	\$852,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	TIF 2 - \$66,000 TIF 97 - \$66,000 Federal / State Grant - \$720,000

**Department: TIF 97**

*Project Name:* **200 Block Alley Enhanced Improvements** **714**



*Project Description:* Pedestrian bridge, riverwalk and pedestrian improvements to north East Front alley between Cass and Park.

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$817,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$817,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$817,000

*Project Name:* **Civic Square** **870**

*Project Description:* Public gathering space for Traverse Cityans and visitors

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$6,000,000**

*Submitter:* Rob Bacigalupi  
*Priority:*  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$6,000,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$4,000,000  
Private - \$2,000,000

*Project Name:* **East Front Street, 300 Block Mid-Block Crosswalk** **369**

*Project Description:* Install mid-block crosswalk in 300 block of E. Front St. including bump-outs, a brick paver crosswalk and signage.

*Fiscal Years:* Start: 15/16 End: 15/16

*Est. Total Cost:* **\$55,000**

*Submitter:* Rob Bacigalupi  
*Priority:*  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$55,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$55,000

*Project Name:* **East Front Streetscapes (Boardman to Grandview Parkway)(+SID)** **705**

*Project Description:* New curbs, street trees, benches, bike racks and sidewalk along East Front between Boardman Avenue and Grandview Parkway.

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$515,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$515,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$257,500  
Special Improvement District - \$257,500



**Project Name: Farmers Market 781**

*Project Description:* Upgrade electrical outlets, accomodate tent tie-downs, install a central shelter, re-pave the lot with a decorative surface

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$1,000,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>	Important (could do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$110,000
<i>Department:</i>	TIF 97	<i>Construction:</i>	\$850,000
		<i>Annual Maint. Cost:</i>	\$10,000
		<i>Funding Sources:</i>	TIF 97 - \$1,000,000

**Project Name: Garland Street Reconstruction/streetscapes 63**

*Project Description:* Redirect Garland Street from Grandview Parkway to Union Street on the east end; provide a shared space street for pedestrians and motor vehicles.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$1,315,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	TIF 97	<i>Construction:</i>	\$1,315,000
		<i>Annual Maint. Cost:</i>	\$65,000
		<i>Funding Sources:</i>	TIF 97 - \$1,315,000 Hardy Deck Balance - \$0

**Project Name: Grandview Parkway Pedestrian Crossing Enhancement 713**

*Project Description:* Pedestrian enhancements and intersection rehabilitation at Union and Grandview Parkway.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$750,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	TIF 97	<i>Construction:</i>	\$750,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	TIF 97 - \$750,000

**Project Name: Lower Boardman River Enhancements 82**

*Project Description:* To beautify and enhance the river environment for recreationalist and fisheries.

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$700,000</b>
<i>Submitter:</i>	Rob Bacigalupi	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Tax Increment Financing	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	TIF 97	<i>Construction:</i>	\$700,000
		<i>Annual Maint. Cost:</i>	\$0



Funding Sources: TIF 97 - \$700,000

**Project Name: Park Street Bridge Repair 586**

*Project Description:* Rehabilitate bridge superstructure

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$900,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$900,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$150,000  
Federal / State Grant - \$750,000

**Project Name: Pine Street Pedestrian Way 66**

*Project Description:* Pedestrian walkway and bridge over the Boardman River connecting West Front Street with Grandview Parkway.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$1,360,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Important (could do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$1,360,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$1,360,000

**Project Name: Public Restrooms at Lot O 646**

*Project Description:* Provide public restroom for shoppers and other visitors in Downtown

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$316,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$0  
*Annual Maint. Cost:* \$0  
*Funding Sources:* TIF 97 - \$316,000

**Project Name: South Cass Street Bridge Repair(+TIF2) 187**

*Project Description:* Concrete arch rehabilitation.

*Fiscal Years:* Start: 17/18 End: 17/18

*Est. Total Cost:* **\$852,000**



Six Year Capital Improvement Program

Submitter: Rob Bacigalupi
Priority:
Fund: Tax Increment Financing
Department: TIF 97

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$852,000
Annual Maint. Cost: \$0
Funding Sources: TIF 97 - \$66,000
Federal / State Grant - \$720,000
TIF 2 - \$66,000

Project Name: South Union Street Bridge Repair (+TIF2) 186

Project Description: Rehabilitate bridge superstructure.

Fiscal Years: Start: 18/19 End: 18/19

Est. Total Cost: \$592,500

Submitter: Rob Bacigalupi
Priority:
Fund: Tax Increment Financing
Department: TIF 97

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$775,500
Annual Maint. Cost: \$0
Funding Sources: TIF 97 - \$102,500
General Fund - \$102,500
Federal / State Grant - \$387,500

Project Name: Uptown/West Front Riverwalk from Union Street Dam to West Front Bridge 877

Project Description: Phase 1 would include replacing the riverwalk between the Uptown project and the dam. Phase 2 would continue the riverwalk from Uptown to the West Front Bridge

Fiscal Years: Start: 16/17 End: 17/18

Est. Total Cost: \$1,200,000

Submitter: Rob Bacigalupi
Priority:
Fund: Tax Increment Financing
Department: TIF 97

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: TIF 97 - \$1,200,000

Project Name: West Front St Redevelopment (BOND) 645

Project Description: Build an approximately 410 space parking deck to serve the west side of downtown

Fiscal Years: Start: 14/15 End: 19/20

Est. Total Cost: \$6,600,000

Submitter: Rob Bacigalupi
Priority: Essential (should do):
Fund: Tax Increment Financing
Department: TIF 97

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$400,000
Construction: \$1,000,000
Annual Maint. Cost: \$180,000
Funding Sources: TIF 97 - \$6,600,000



Project Name: **West Front Street Bridge Replacement and Streetscape**

**535**

*Project Description:* This project includes the complete removal and replacement of the existing concrete arch bridge with a new concrete bridge including aesthetic treatments. The current condition of the Front Street bridge is poor and very poor and it cannot be properly evaluated and renovated to meet current service and load carrying requirements. The City received \$1,100,000 in funding thru the MDOT Local Bridge Program which requires a 5% local match and the City to perform engineering for the project. The City also received \$1,000,000 in Roads and Risks Reserve funds.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$2,320,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Imperitive (must do):  
*Fund:* Tax Increment Financing  
*Department:* TIF 97

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$220,000  
*Construction:* \$2,100,000  
*Annual Maint. Cost:* \$5,500  
*Funding Sources:* TIF 97 - \$220,000  
Federal / State Grant - \$2,100,000



Fund: Traverse City Parking System

Department: Parking System

Project Name: Lot B Rehab 545

Project Description: Reconstruct Lot B per Farmers Market Plan. Could include the replacement of meters with pay stations.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$92,000
Submitter: Rob Bacigalupi Study: \$0
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: Traverse City Parking System Engineering/Design: \$12,000
Department: Parking System Construction: \$80,000
Annual Maint. Cost: \$2,500
Funding Sources: Parking System - \$92,000

Project Name: Lot D Reconstruction/Boardman River Boat Launch 550

Project Description: 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. Construction planned in 2014.

Fiscal Years: Start: 13/14 End: 13/14 Est. Total Cost: \$368,750
Submitter: Rob Bacigalupi Study: \$0
Priority: Essential (should do): Land Acquisition/ROW: \$0
Fund: Traverse City Parking System Engineering/Design: \$18,750
Department: Parking System Construction: \$350,000
Annual Maint. Cost: \$2,500
Funding Sources: Parking System - \$143,750
Local / Foundation Grant - \$225,000

Project Name: Lot O Remediation 708

Project Description: 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.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$430,000
Submitter: Rob Bacigalupi Study: \$0
Priority: Important (could do): Land Acquisition/ROW: \$0
Fund: Traverse City Parking System Engineering/Design: \$0
Department: Parking System Construction: \$430,000
Annual Maint. Cost: \$0
Funding Sources: Parking System - \$430,000



**Project Name: Lot P Reconstruction**

**729**

*Project Description:* Repair asphalt

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$30,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Traverse City Parking System  
*Department:* Parking System

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$0  
*Annual Maint. Cost:* \$0

*Funding Sources:* Parking System - \$30,000

**Project Name: Lot V Reconstruction**

**728**

*Project Description:* Mill and relay asphalt, replace curbs, new drainage structure

*Fiscal Years:* Start: 16/17 End: 16/17

*Est. Total Cost:* **\$25,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Traverse City Parking System  
*Department:* Parking System

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$0  
*Annual Maint. Cost:* \$0

*Funding Sources:* Parking System - \$25,000

**Project Name: Lots W and N Restructuring**

**133**

*Project Description:* Consolidate parking in these lots in conjunction with the development of the northeast corner of Washington and Cass.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$128,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Traverse City Parking System  
*Department:* Parking System

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$128,000  
*Annual Maint. Cost:* \$0

*Funding Sources:* Parking System - \$128,000

**Project Name: Warehouse District Parking Enhancement**

**131**

*Project Description:* Addition of parking spaces on Garland Street as part of the Garland Street reconstruction.

*Fiscal Years:* Start: 14/15 End: 14/15

*Est. Total Cost:* **\$70,000**

*Submitter:* Rob Bacigalupi  
*Priority:* Essential (should do):  
*Fund:* Traverse City Parking System  
*Department:* Parking System

*Study:* \$0  
*Land Acquisition/ROW:* \$0  
*Engineering/Design:* \$0  
*Construction:* \$70,000  
*Annual Maint. Cost:* \$0

*Funding Sources:* Parking System - \$70,000



Project Name: **West Front Area Land Purchase**

782

Project Description: Purchase land on the west side of downtown to provide surface parking short term and long term structured parking.

Fiscal Years: Start: 14/15 End: 14/15

Est. Total Cost: **\$1,350,000**

Submitter: Rob Bacigalupi

Study: \$0

Priority: Essential (should do):

Land Acquisition/ROW: \$0

Fund: Traverse City Parking System

Engineering/Design: \$0

Department: Parking System

Construction: \$0

Annual Maint. Cost: \$0

Funding Sources: - \$1,350,000



**Fund: Waste Water**

**Department: Sewer Collection System**

*Project Name:* **Annual Sewer Rehab/Replace** **366**

*Project Description:* Provide \$450,000 annually in both the water and wastewater funds to continue systematic improvements (repair and replacement) of our underground infrastructure.

<i>Fiscal Years:</i>	Start: 13/14 End: 19/20	<i>Est. Total Cost:</i>	<b>\$3,150,000</b>
<i>Submitter:</i>	Justin Roy	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Collection System	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$3,150,000

*Project Name:* **Annual Storm Water Management Program** **13**

*Project Description:* This line item will guarantee funds to construct and repair city storm sewer lines. Funds may be used to disconnect sanitary sewers as well as undertaking the pilot project in the use of filters in the system; water quality.

<i>Fiscal Years:</i>	Start: 13/14 End: 19/20	<i>Est. Total Cost:</i>	<b>\$350,000</b>
<i>Submitter:</i>	Tim Lodge	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Collection System	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$350,000

*Project Name:* **Automated Meter Reading System AMR (+Water)** **344**

*Project Description:* Fixed Base automated water meter reading system, support, software and AMR devices. After installation, should help with water loss/stopped meters and water revenues for water and sewer departments.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$240,000</b>
<i>Submitter:</i>	Justin Roy	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Collection System	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$240,000

*Project Name:* **Catch Basin & Manhole Casting Replacement** **293**

*Project Description:* Along with street repair the storm sewer (castings) infrastructure is in disrepair.

<i>Fiscal Years:</i>	Start: 13/14 End: 15/16	<i>Est. Total Cost:</i>	<b>\$90,000</b>
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Submitter: Mark Jones
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Collection System

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$90,000

Project Name: Front Street Liftstation 789

Project Description: Repair deteriorating mortar and brick work on exterior of building.

Fiscal Years: Start: 15/16 End: 15/16 Est. Total Cost: \$52,000

Submitter: Casey Rose
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Collection System
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$52,000

Project Name: Granite XP Software/ESRI Module 800

Project Description: The Granite XP ESRI module provides an integrated solution to create and analyze infrastructure data. The Granite XP Map View module allows users to view and access assets located within GIS maps to perform inspections, collect and integrate GPS coordinates, and review all asset history.

Fiscal Years: Start: 14/15 End: 14/15 Est. Total Cost: \$13,000

Submitter: Justin Roy
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Collection System
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$1,500
Funding Sources: Sewer Fund - \$13,000

Project Name: Install Generator Woodmere Pump 356

Project Description: Provides back up power to sewer pump station utilizing equipment purchased in prior years.

Fiscal Years: Start: 13/14 End: 13/14 Est. Total Cost: \$25,000

Submitter: Tim Lodge
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Collection System
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$25,000

Project Name: Riverine Liftstation Upgrade 794

Project Description: Upgrade pumps, controls, and well.



Fiscal Years: Start: 18/19 End: 18/19

Est. Total Cost: **\$30,000**

Submitter: Casey Rose  
Priority: Essential (should do):  
Fund: Waste Water  
Department: Sewer Collection System

Study: \$0  
Land Acquisition/ROW: \$0  
Engineering/Design: \$0  
Construction: \$0  
Annual Maint. Cost: \$0  
Funding Sources: Sewer Fund - \$30,000

Project Name: **TBA Liftstation Upgrade** **790**

Project Description: Replace pumps, controls, and well.

Fiscal Years: Start: 15/16 End: 15/16

Est. Total Cost: **\$30,000**

Submitter: Casey Rose  
Priority: Essential (should do):  
Fund: Waste Water  
Department: Sewer Collection System

Study: \$0  
Land Acquisition/ROW: \$0  
Engineering/Design: \$0  
Construction: \$0  
Annual Maint. Cost: \$0  
Funding Sources: Sewer Fund - \$30,000

Project Name: **Water Meters** **534**

Project Description: Installation of new meters and automatic reading devices. Aprox. 1600 per yr will be replaced.

Fiscal Years: Start: 15/16 End: 19/20

Est. Total Cost: **\$375,000**

Submitter: Justin Roy  
Priority: Imperitive (must do):  
Fund: Waste Water  
Department: Sewer Collection System

Study: \$0  
Land Acquisition/ROW: \$0  
Engineering/Design: \$0  
Construction: \$75,000  
Annual Maint. Cost: \$0  
Funding Sources: Sewer Fund - \$375,000

**Department: Sewer Plant & Buildings**

Project Name: **Arc Flash Evaluation** **793**

Project Description: Evaluate all motor control centers for safety risks.

Fiscal Years: Start: 18/19 End: 18/19

Est. Total Cost: **\$20,000**

Submitter: Casey Rose  
Priority: Important (could do):  
Fund: Waste Water  
Department: Sewer Plant & Buildings

Study: \$0  
Land Acquisition/ROW: \$0  
Engineering/Design: \$0  
Construction: \$0  
Annual Maint. Cost: \$0  
Funding Sources: Sewer Fund - \$10,000  
Private - \$10,000

Project Name: **Boiler Gas Treatment Upgrades** **791**



Project Description: Improve methane gas treatment.

Fiscal Years: Start: 17/18 End: 17/18

Est. Total Cost: \$50,000

Submitter: Casey Rose
Priority: Important (could do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$25,000
Private - \$25,000

Project Name: Digester #4 Cover Repair 792

Project Description: Clean and inspect digester. Specifically looking at the out of round cover.

Fiscal Years: Start: 18/19 End: 18/19

Est. Total Cost: \$250,000

Submitter: Casey Rose
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$125,000
Private - \$125,000

Project Name: Digester #4 Mixer 787

Project Description: Replace Out of Service pump in place.

Fiscal Years: Start: 14/15 End: 14/15

Est. Total Cost: \$20,000

Submitter: Casey Rose
Priority: Imperitive (must do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$10,000
Private - \$10,000

Project Name: Digester Heating 737

Project Description: Replace Sprial Heat Exchange

Fiscal Years: Start: 15/16 End: 15/16

Est. Total Cost: \$20,000

Submitter: Casey Rose
Priority: Imperitive (must do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$10,000



Private - \$10,000

**Project Name: Membrane Gate Replacement 786**

*Project Description:* Replace the gate valves at the begining and end of each membrane train.

<i>Fiscal Years:</i>	Start: 14/15 End: 17/18	<i>Est. Total Cost:</i>	<b>\$200,000</b>
<i>Submitter:</i>	Casey Rose	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Plant & Buildings	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$100,000 Private - \$100,000

**Project Name: Plant - Biosolids recirculation and mixing system improvement 88**

*Project Description:* Replace digester recirculation pump and biosolids recirculation pump with correctly sized self priming pumps, improve submersable mixers in biosolids storage tank cell number one. Also perform complete rebuild of biosolids loadout piston pump.

<i>Fiscal Years:</i>	Start: 19/20 End: 19/20	<i>Est. Total Cost:</i>	<b>\$104,000</b>
<i>Submitter:</i>	Casey Rose	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Plant & Buildings	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$52,000 Private - \$52,000

**Project Name: Plant - Membrane Replacement 87**

*Project Description:* Membranes at the treatment plant may begin to need replacement in 2014. The estimated costs are shown spread out in one possible replacement scenario. Actual replacement timing is still unknown. Membranes were expected to last 8 years at the time of original installation (approx 2004).

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$5,100,000</b>
<i>Submitter:</i>	Casey Rose	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Waste Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Sewer Plant & Buildings	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Sewer Fund - \$2,550,000 Private - \$2,550,000

**Project Name: Plant - Primary Chain Drive Replacement 91**

*Project Description:* These plastic mechanisms operate immersed inside each of the eight primary clarifiers at the WWTP. They were last replaced in 1994



Six Year Capital Improvement Program

Fiscal Years: Start: 18/19 End: 19/20

Est. Total Cost: \$1,000,000

Submitter: Casey Rose
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$500,000
Private - \$500,000

Project Name: SCADA Upgrade 795

Project Description: Upgrade SCADA system that controls the plant.

Fiscal Years: Start: 19/20 End: 19/20

Est. Total Cost: \$90,000

Submitter: Casey Rose
Priority: Important (could do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$45,000
Private - \$45,000

Project Name: SDC Control Pannel 788

Project Description: Replace existing control pannel with updated controls.

Fiscal Years: Start: 14/15 End: 14/15

Est. Total Cost: \$52,000

Submitter: Casey Rose
Priority: Imperitive (must do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$26,000
Private - \$26,000

Project Name: Window Replacement 503 Hannah Ave. 764

Project Description: Replace original single pane windows with new energy efficient windows.

Fiscal Years: Start: 15/16 End: 15/16

Est. Total Cost: \$27,000

Submitter: Justin Roy
Priority: Essential (should do):
Fund: Waste Water
Department: Sewer Plant & Buildings

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$27,000
Annual Maint. Cost: \$0
Funding Sources: Sewer Fund - \$27,000



**Fund: Water**

**Department: Not Specified**

*Project Name:* **Water/Sewer Maintenance Building Fiber Connection** **884**

*Project Description:* Extend fiber from the current fiber network to the Water/Sewer Maintenance Building.

*Fiscal Years:* Start: 14/15 End: 14/15 *Est. Total Cost:* **\$25,000**

*Submitter:* Larry LaCross *Study:* \$0

*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0

*Fund:* Water *Engineering/Design:* \$0

*Department:* Not Specified *Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Water Fund - \$12,500

Sewer Fund - \$12,500

**Department: Water Distribution System**

*Project Name:* **Annual Water Rehab/Replace** **367**

*Project Description:* Provide \$450,000 annually in both the water and wastewater funds to continue systematic improvements (repair and replacement) of the underground infrastructure. The Public Improvement Plan will also contain more detailed descriptions of proposed near-term projects.

*Fiscal Years:* Start: 14/15 End: 19/20 *Est. Total Cost:* **\$2,700,000**

*Submitter:* Justin Roy *Study:* \$0

*Priority:* Imperitive (must do): *Land Acquisition/ROW:* \$0

*Fund:* Water *Engineering/Design:* \$0

*Department:* Water Distribution System *Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Water Fund - \$2,700,000

*Project Name:* **Automated Meter Reading System (AMR) (+WasteWater)** **288**

*Project Description:* Fixed base automated water meter reading system, support, software and AMR devices (two). Current meter reading system is manual, high maintenance, not cost effective, requiring monthly readings. New auto reading system can be set up to read daily, weekly, monthly, automatically and more efficiently. After installation, should help detect water loss/stopped meters and measure revenues for water and sewer departments

*Fiscal Years:* Start: 14/15 End: 19/20 *Est. Total Cost:* **\$240,000**

*Submitter:* Justin Roy *Study:* \$0

*Priority:* Imperitive (must do): *Land Acquisition/ROW:* \$0

*Fund:* Water *Engineering/Design:* \$0

*Department:* Water Distribution System *Construction:* \$0

*Annual Maint. Cost:* \$0

*Funding Sources:* Water Fund - \$240,000

*Project Name:* **Barlow Reservoir Structural/Coating Rehabilitation** **113**



*Project Description:* Remove interior and exterior coatings and apply new coatings. Now is the opportune time to re coat Barlow reservoir, delay will only result in more cost to repair structural damage and a reduction in the protective life span of newly applied coatings. The only other alternative is to build a new and larger reservoir and upon completion decommission the existing reservoir.

*Fiscal Years:* Start: 14/15 End: 19/20 *Est. Total Cost:* **\$1,400,000**  
*Submitter:* Art Krueger *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Water *Engineering/Design:* \$0  
*Department:* Water Distribution System *Construction:* \$1,400,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Water Fund - \$1,400,000

*Project Name:* **Huron Hills Booster Station Demolition Project** **799**

*Project Description:*

*Fiscal Years:* Start: 14/15 End: 14/15 *Est. Total Cost:* **\$75,000**  
*Submitter:* Dave Green *Study:* \$0  
*Priority:* Important (could do): *Land Acquisition/ROW:* \$0  
*Fund:* Water *Engineering/Design:* \$10,000  
*Department:* Water Distribution System *Construction:* \$65,000  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Water Fund - \$75,000

*Project Name:* **Replacement - Large Diameter Water Tapping Machine** **801**

*Project Description:* The machine we use to install 4"-12" water taps is beginning to show its age. It is believed to be at least 40+ yrs old. It is outdated and is no longer made. We have been able to repair, replace and fabricate parts throughout the years but it is becoming increasingly expensive. In order to retain the ability to install large diameter taps this machine needs to be replaced.

*Fiscal Years:* Start: 14/15 End: 14/15 *Est. Total Cost:* **\$30,000**  
*Submitter:* Justin Roy *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Water *Engineering/Design:* \$0  
*Department:* Water Distribution System *Construction:* \$0  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Water Fund - \$30,000

*Project Name:* **Union Street Dam: Move or Sleeve Waterline** **171**

*Project Description:* Engineer to move or sleeve the waterline on top of Union St Dam. Then construct the results of the best solution. This project is only required if the dam is removed.

*Fiscal Years:* Start: 19/20 End: 19/20 *Est. Total Cost:* **\$50,000**  
*Submitter:* Justin Roy *Study:* \$0  
*Priority:* Essential (should do): *Land Acquisition/ROW:* \$0  
*Fund:* Water *Engineering/Design:* \$0  
*Department:* Water Distribution System *Construction:* \$0  
*Annual Maint. Cost:* \$0  
*Funding Sources:* Water Fund - \$50,000



**Project Name: Water Meters** **533**

*Project Description:* Installation of new meters and automatic reading devices. Aprox. 1600 per yr will be replaced.

<i>Fiscal Years:</i>	Start: 14/15 End: 19/20	<i>Est. Total Cost:</i>	<b>\$450,000</b>
<i>Submitter:</i>	Justin Roy	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Distribution System	<i>Construction:</i>	\$450,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$450,000

**Department: Water System Reliability Projects**

**Project Name: Carter Road Water Main Extension (+Elmwood Twp SID)** **116**

*Project Description:* Construct a 12" water main along Carter Road between M-22 and the Morgan Farms Development. This project will provide more reliable water to Elmwood Township as allowed by bulk water contract and provide a loop to service the city system.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$260,000</b>
<i>Submitter:</i>	Tim Lodge	<i>Study:</i>	\$0
<i>Priority:</i>		<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water System Reliability Projects	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$130,000 Private - \$130,000

**Project Name: High Service Pump Bearing Repair** **770**

*Project Description:* High Service Pump #5 (8 MGD) has a high pitched noise while running that may be caused by a worn bearing.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$30,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water System Reliability Projects	<i>Construction:</i>	\$30,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$30,000

**Project Name: Midtown Water Transmission Line** **115**

*Project Description:* Install approximately 7,000' of 16" water main and 200' of directionally drilled water main starting at the intersection of Washington Street and Franklin, south down Franklin to Eighth, west down Eighth to the new Boardman Lake Avenue, south down Boardman Lake Avenue to Seventeenth Street.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$280,000</b>
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Submitter: Tim Lodge
Priority:
Fund: Water
Department: Water System Reliability Projects

Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Water Fund - \$280,000

Project Name: Plant - Low Service Pump Upgrade - Plant 123

Project Description: Upgrade of the low service pump station consists of replacement of the existing pumps with more efficient pumps, and will provide for redundant water transmission lines between the low service pumps and the Water Treatment Plant.

Fiscal Years: Start: 16/17 End: 16/17 Est. Total Cost: \$2,150,000

Submitter: Art Krueger
Priority: Essential (should do):
Fund: Water
Department: Water System Reliability Projects
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$25,000
Construction: \$2,125,000
Annual Maint. Cost: \$0
Funding Sources: Water Fund - \$2,150,000

Project Name: Plant - Raw Water Intake 119

Project Description: Construction of a second raw water intake in East Bay.

Fiscal Years: Start: 19/20 End: 19/20 Est. Total Cost: \$4,000,000

Submitter: Art Krueger
Priority: Essential (should do):
Fund: Water
Department: Water System Reliability Projects
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$4,000,000
Annual Maint. Cost: \$0
Funding Sources: Water Fund - \$4,000,000

Project Name: Regional Water Storage 122

Project Description: Pending implementation of water system master plan - to raise base level pressure for fire protection

Fiscal Years: Start: 15/16 End: 17/18 Est. Total Cost: \$4,245,000

Submitter: Tim Lodge
Priority: Essential (should do):
Fund: Water
Department: Water System Reliability Projects
Study: \$0
Land Acquisition/ROW: \$0
Engineering/Design: \$0
Construction: \$0
Annual Maint. Cost: \$0
Funding Sources: Water Fund - \$4,245,000

Project Name: Valve Maintenance Trailer - Water System 803



*Project Description:* Purchase valve maintenance trailer to begin a city wide Valve Exercising & Maintenance program.

The American Water Works Association (AWWA) recommends that all water utilities initiate a Valve Exercise Program that requires all valves (such as distribution and transmission valves, air valves, and blow-offs) to be inspected and operated on a regular basis.

An effective Valve Exercising Program is essential to:

- Improve customer service
- Ensure mission capability
- Ensure distribution system reliability
- Develop predictive maintenance programs
- Determine capital improvement budgeting
- Develop loss trend analysis
- Ensure system isolation capability
- Ensure water quality control

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$57,000</b>
<i>Submitter:</i>	Justin Roy	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water System Reliability Projects	<i>Construction:</i>	\$0
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$57,000

**Department: Water Treatment**

*Project Name:* **Generator Plug Receptacle for Low Service Pump Station** **731**

*Project Description:* Install complete auxiliary electrical system from pumps to exterior portable generator plug at each Low Service Pump Station.

<i>Fiscal Years:</i>	Start: 17/18 End: 17/18	<i>Est. Total Cost:</i>	<b>\$20,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$20,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$20,000

*Project Name:* **Plant - Freight Elevator Compliance** **121**

*Project Description:* Replacement of steel single wall casing with double wall casing.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$30,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$30,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$30,000



**Project Name: Plant - SCADA, Including Filter Valves and Master Meter Replacement 103**

*Project Description:* Replace existing charts and controllers with current technology. The equipment currently in use is outdated, and much of it is no longer available in the event of an equipment failure. The computer used to control operations in the plant was installed in 1988, and must be replaced.

<i>Fiscal Years:</i>	Start: 14/15 End: 14/15	<i>Est. Total Cost:</i>	<b>\$1,100,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$200,000
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$900,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$1,100,000

**Project Name: Replacement of Air Compressors 507**

*Project Description:* Replace air compressor (One of two was replaced in 2012)

<i>Fiscal Years:</i>	Start: 16/17 End: 16/17	<i>Est. Total Cost:</i>	<b>\$10,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$10,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$10,000

**Project Name: Security System Upgrade 769**

*Project Description:* Install security motion detection cameras at Water Treatment Plant, Barlow & Wayne Hill Reservoirs and Low Service Pump Station.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$15,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Essential (should do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$15,000
		<i>Annual Maint. Cost:</i>	\$0
		<i>Funding Sources:</i>	Water Fund - \$15,000

**Project Name: Sump Pump Replacement 508**

*Project Description:* Replace pumps that drain the filter backwash lagoons.

<i>Fiscal Years:</i>	Start: 15/16 End: 15/16	<i>Est. Total Cost:</i>	<b>\$80,000</b>
<i>Submitter:</i>	Art Krueger	<i>Study:</i>	\$0
<i>Priority:</i>	Imperitive (must do):	<i>Land Acquisition/ROW:</i>	\$0
<i>Fund:</i>	Water	<i>Engineering/Design:</i>	\$0
<i>Department:</i>	Water Treatment	<i>Construction:</i>	\$80,000
		<i>Annual Maint. Cost:</i>	\$0



Funding Sources: Water Fund - \$80,000

Project Name: **Variable Frequency Drive for High Service Pump** **747**

Project Description: Install a Variable Frequency Drive on High Service Pump #4 (8 MGD).

Fiscal Years: Start: 16/17 End: 16/17

Est. Total Cost: **\$50,000**

Submitter: Art Krueger

Study: \$0

Priority: Essential (should do):

Land Acquisition/ROW: \$0

Fund: Water

Engineering/Design: \$0

Department: Water Treatment

Construction: \$50,000

Annual Maint. Cost: \$0

Funding Sources: Water Fund - \$50,000



# Communication to the Planning Commission

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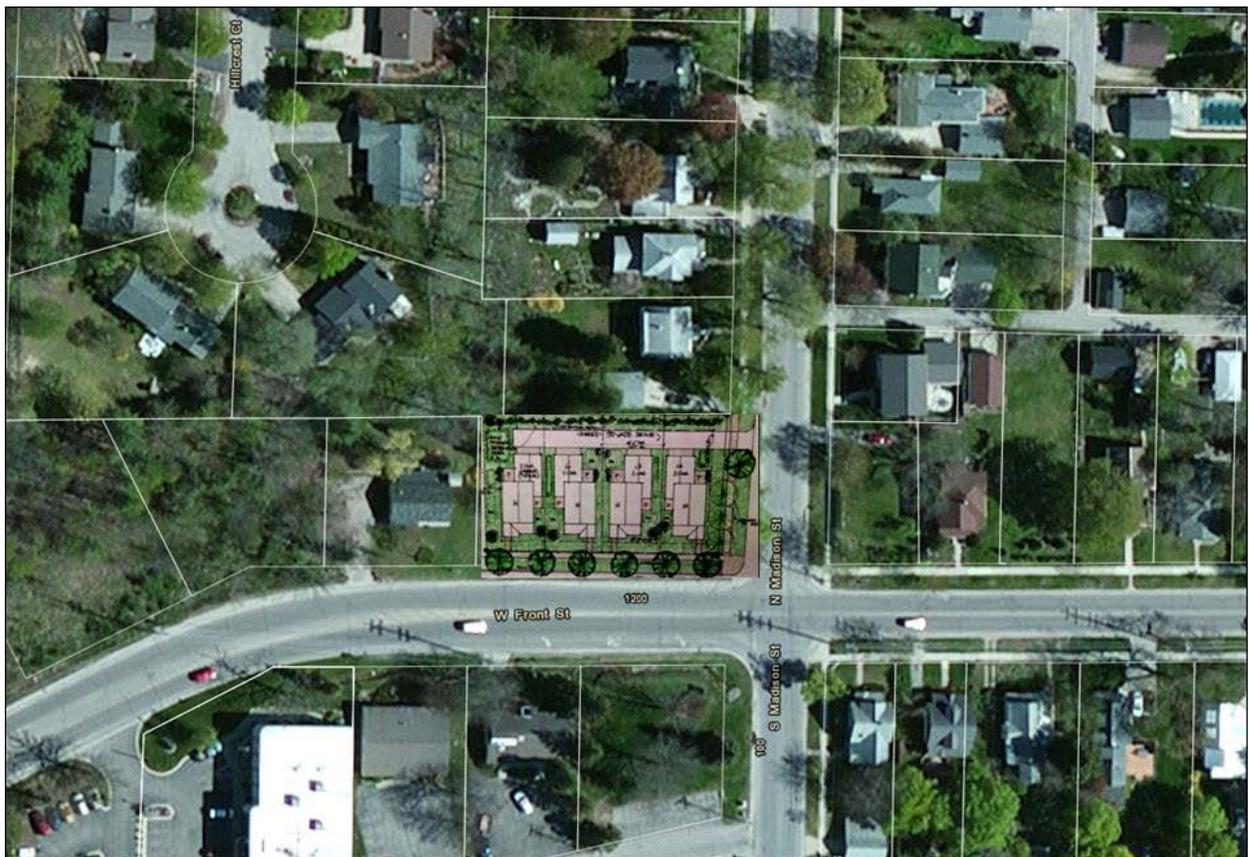
FOR THE MEETING OF:                    APRIL 1, 2014

FROM:                                        RUSS SOYRING, PLANNING DIRECTOR

SUBJECT:                                    CONDITIONAL REZONING REQUEST FOR PARCEL LOCATED AT  
101 N. MADISON (NW CORNER OF WEST FRONT STREET AND  
MADISON STREET)

DATE:                                        MARCH 28, 2014

At the March 4, 2013 regular meeting, John Kerridge, architect representing the owner Kermal Cinaroglu, formally introduced a proposed residential project at 101 N. Madison Street. The proposal is to build four single-family detached dwellings with a single driveway access from Madison Street. The site is currently vacant and is adjacent to residential houses to the north, east and west. Offices are located to the south.



*Site plan inserted over aerial photograph to show relationship with neighborhood properties*

The property is currently zoned R-1b (Single Family Dwelling) which would allow for three conforming residential lots. The request is to conditional rezone the property to C-1 (Office Service) to allow four dwellings. C-1 is sought because it allows narrower lot widths, shallower front and side yard setbacks and higher impervious limits.

The Master Plan designates this area as a TC-3 (Traditional) neighborhood where the focus is on historic patterns with residential scale. The Plan states this neighborhood type is moderate intensity for residential areas. Single family detached dwellings, moderate density with some multi-family dwellings and home occupations are appropriate. The recently adopted Corridors Master Plan indicates this property provides an opportunity for six or seven townhomes.

The single family and multiple family zoning districts (R-2, R-9 and R-15) are consistent with the Core Principles of the Master Plan according to the Zoning Element (please see page 8).

Rezoning and conditional rezonings are legislative decisions and should be based on sound planning principles. The following questions are appropriate when considering rezonings:

- 1. Is the current zoning reasonable for the land?** The current zoning is R-1b which would allow for up to three single family dwellings. The current zoning provides reasonable uses for the property.
- 2. Is the rezoning request consistent with the goals, policies and future land use plan of the Master Plan?** The property is on the edge of a TC-3 neighborhood type with high intensity TC-4 neighborhood on the opposite side of West Front Street. The tighter, slightly higher density at the edge of the neighborhood provides a gentle transition from a low intensity neighborhood to a high intensity neighborhood. On page 4 of the Master Plan, it reads, "Higher intensities will be allowed at the periphery of residential neighborhoods than what is allowed in their interior." The proposed conditional rezoning request with an offer of building 4 single family detached dwellings is consistent with the Traverse City Master Plan.
- 3. Would the property size and environmental conditions accommodate the proposed use?** The property is flat with stable soils. Approximately 50% of the site is to be covered with grass turf or landscaping which will provide adequate areas for surface storm water retention. The development can be developed without adverse environmental concerns.
- 4. Are four modest sized single family detached 1 ½ story dwellings compatible with the surrounding uses?** The neighboring properties have larger lots and are less dense than would be the proposed development. Although, the density is higher, the mass and scaling of the modest sized homes make the proposed development compatible with the surrounding land uses.
- 5. Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?** There are adequate utilities and street capacity to serve the proposed development. Light and Power has requested a utility easement at the southwest corner of the site to provide electrical service. Access will be from North Madison Street which had a 24 hour traffic count of 1,372 vehicles on June 26, 2012.

6. **Are there sufficient demands for four single family detached dwellings?** Housing values are high, partly due to the high demand for in-town living. There is a low vacancy rate in the Slabtown neighborhood.

Based on the above analysis, staff recommends the request to rezoned 101 North Madison Street from R-1b (Single Family Dwelling) to C-1(Office Service) with the offers to limit the development of the property as described the draft zoning agreement. If you are in agreement with the staff's recommendation, the following motion would be appropriate:

**I move that the request from, John Kerridge, Kerridge Architecture and Construction, Inc, representing Kermal Cinaroglu, to rezone the properties commonly known as 101 N Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions as offered by the applicant dated March 26, 2014 be recommended and that the Conditional Rezoning Agreement be approved subject to approval as to form by the City Attorney, which Agreement shall include and incorporate the preliminary site plan dated March 26, 2014 and based on the submittals of the applicant and as outlined in the March 28, 2014 communication memo from Planning Director Russ Soyring be recommended for approval to the City Commission.**

RS

RECEIVED

MAR 26 2014

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

**CONDITIONAL REZONING  
101 N. MADISON  
TRAVERSE CITY, MI.**

## **Attachment B**

March 26, 2014

Conditional Zoning Request and Offer

Kemal Cinaroglu is the owner of the real property located in Traverse City and identified by the Property Number and address:

Property Parcel Number: 28-51-104-058-00

Property Address: 101 N. Madison St., Traverse City, Mi.

Mr. Cinaroglu hereby voluntarily offers to permanently place the following restrictions upon the parcel noted above and as a condition of rezoning this parcel to C-1 (Office Service District).

1. The use of the property will be for single family residential homes. 4 homes.
2. The maximum building height will be 30'.
3. No driveway curb cuts will be permitted onto Front St. from the lots. A shared private drive for the homes will provide access onto Madison St.
4. The homes shall be built substantially in conformance with the concepts provided with the application. Single family, 2story, Traditional styling, Front Porches, 2-car garages on north side serviced by the shared driveway.
5. The site elements will be built substantially in conformance with the concepts provided in this application. 4 lots with a shared driveway at the north side of the houses.
6. The offer will grant a 5' temporary construction easement for construction of a sidewalk on Front St. and moving the sidewalk to 4" off the property line, increasing the green /tree area and increasing the separation of pedestrians and traffic, providing for healthier trees and increased safety.
7. Rezoning the subject property to C-1 and these voluntary conditions shall only become effective upon issuance of a land use permit for the proposed project.

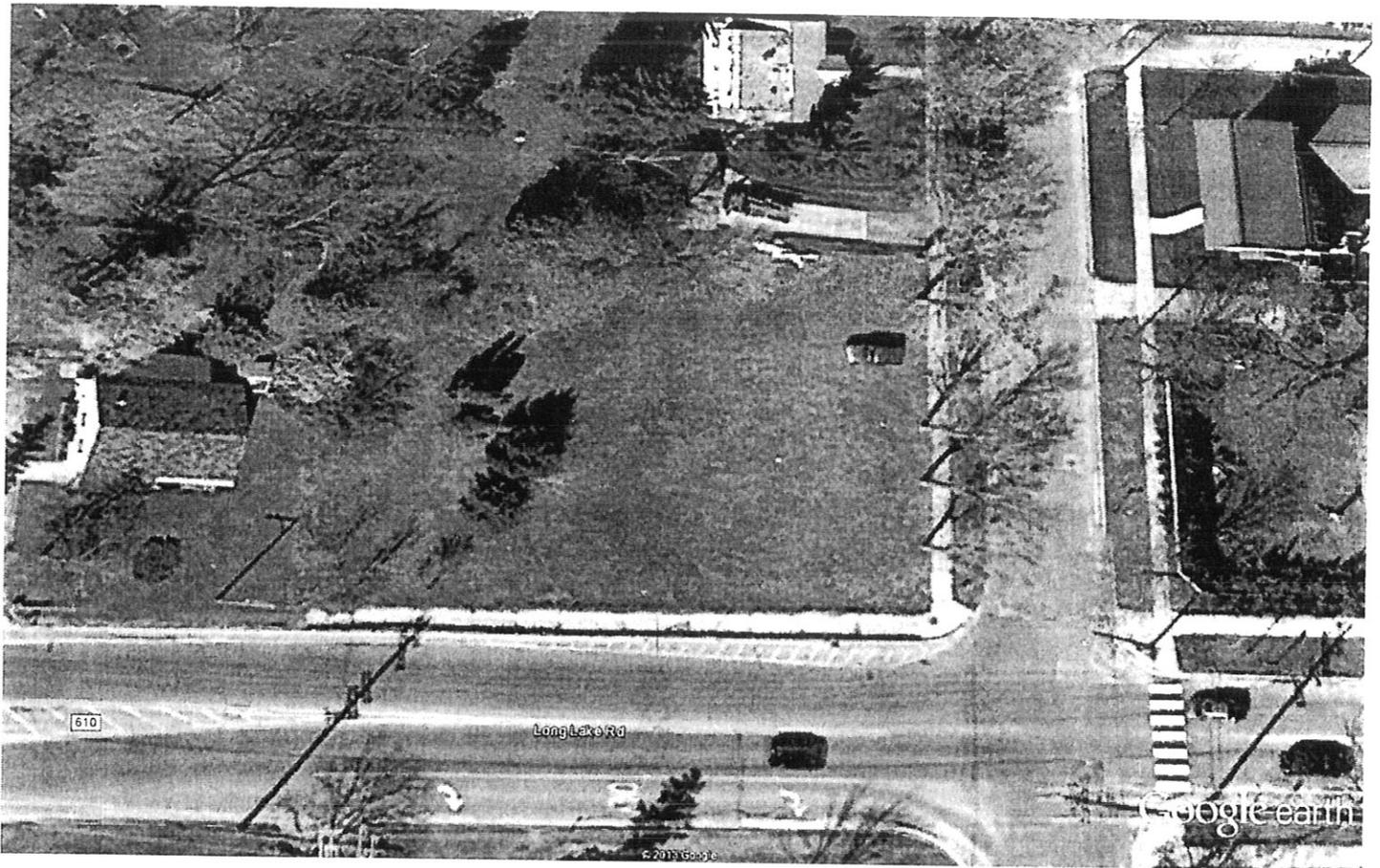
# 101 N. Madison

## Conditional Rezoning Outline

- Conditional Rezoning to C1 (Office Service District)
- C1 - Lot Size Complies/Lot Area Complies, Density Complies, Setbacks Comply / No Variances Required  
Current Zoning R1b – Single Family

### Rezoning Plan Attribute Summary

- Develops Long Time vacant and unused Parcel
- Fits Neighbor Fabric and Context of neighborhood
- Good Mix of Density for Corridor – Slightly Increased Density over allowable current zoning but with less impact on Front St.
- Developed in consideration of Traverse City Corridor Master Plan - Master Plan Indicates 6-7 Townhouse Unit . 4 Single Family units less density and better fit.
- Units to pick up on Architecture of adjacent Houses- Yet will be current in Architectural Concepts- Roof pitches, materials, fenestration, size.
- Single Family Units in Context of Neighborhood  
2 Story with attached 1 1/2 Car Garage -
- Green Space around units with Patios/Terrace/Gardens
- Strengthens Walkable Neighborhood/Sustainable-Green in material usage/planning/location
- Front Porches on Front Street to create personal/neighbor space- welcoming.
- House Traffic Access off of Madison vs. Front St.- Rear Parking Access – Low impact for traffic with shared private drive
- Provides Needed Moderately Priced Single Family Residential Housing in city.



Google earth

feet  
meters

100

50



EXISTING SITE.

TRAVERSE CITY PLANNING COMMISSION  
 APPLICATION FOR  
 ZONING CHANGE

APPLICATION FEE \$425.00 DATE 2.18.14  
 Check No. Hearing Date:  
 Receipt No. Case No.

Address of subject Property: 2174 1/2 NW 1/4 Sec 4  
 Tax Parcel Number: 28-51-104-058-00  
 Legal Description: PRT OF NW 1/4 OF SE 1/4  
 SEC 4, T27N R11W DES AS COM AT NW  
 COR MADISON & FRONT ST. THE N 99 FT  
 TH 166 FT TH S 99 FT TH E 166 FT  
 TO ROB M 9 B

Present Zoning Classification: R1P  
 Requested Zoning Classification: R1 C1  
 Signature of Owner: [Signature]  
 Owner's Address: 8119 East Shore Road  
 Traverse City, MI 49686  
 Applicant's Signature: [Signature]  
 Relationship of Applicant to Owner: Applicant  
 Applicant's Address: 476 Front St, W 49684  
 Applicant's Telephone: 231-920-4200

APPLICATION REQUIREMENTS

The fee of \$425.00 must accompany this request.

This application must be presented to the City Planning Department a **minimum of twenty-four (24) days prior to the public hearing**. After the Planning Commission makes a recommendation, the matter will be forwarded to the City Commission before which another public hearing will be held. Action by the City Commission completes the rezoning process.

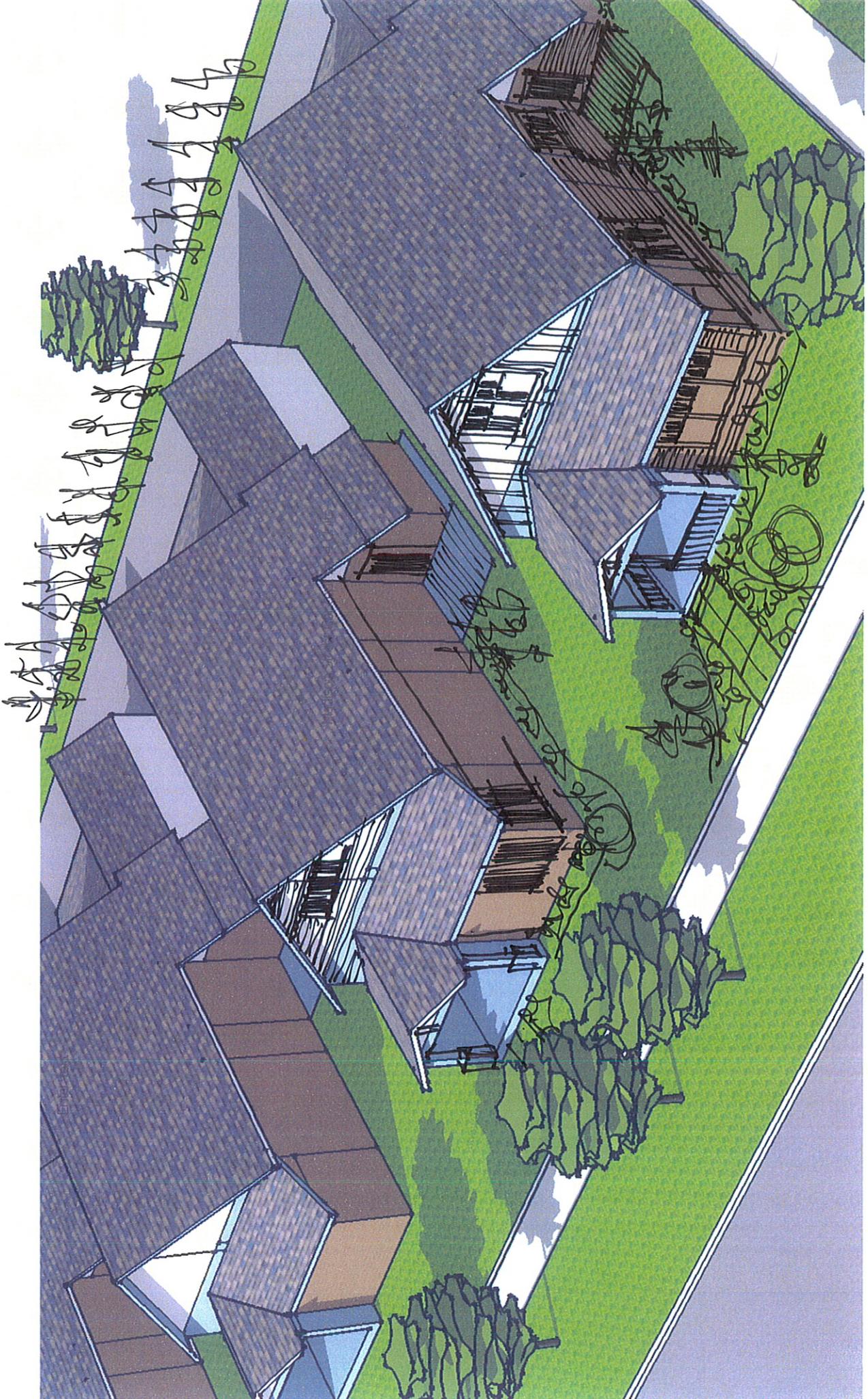
Thirteen (13) copies of a site plan, drawn to scale and complete with the following, must accompany this application:

1. All property lines and setbacks shown.
2. Indicate and name adjacent streets and alleys.
3. Indicate all existing structures on the property.
4. Indicate the scale of the drawing.
5. North arrow.
6. Any additional information deemed by the Planning Commission Secretary to be necessary for proper review of the request.

The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.







(GENT & NEIGHBORS BY JK)

## Slab Town Neighborhood

RE: Front and Madison New Single Family Owner Occupied Homes - 101 N. Madison St.

**Greetings,** My name is John Kerridge. I am an architect, builder and owner of Kerridge Architecture + Construction. I represent the owner of the vacant lot at Madison and Front. We want to make sure everyone understands what we are proposing for this unique corner. I have lived in the Traverse City area since 1979. I have practiced here as an architect since 1989. In that time I have completed many projects as both an architect and builder. You will be familiar with some of my projects in town, including GT Allergy/Dr. Lazars Office at the corner of Elmwood and Front, the original Republic Bank building at the corner of Division and Front, and also Cass St. ENT/ Dr. Schultz's Office building on the corner of 14<sup>th</sup> and Cass. All of these were developed around solving unique site issues. At the GT Allergy project we carefully crafted a building and site plan to save the two large spruce trees by building around them (still there 13 years later) Republic Bank was one of the first to internalize the parking areas and also cleaned up a polluted site and won a planning award for good Site Planning. At Cass St. ENT we developed a difficult site and created a landmark building. We believe that all of these projects have been positive additions to the fabric of our built environment here in Traverse City. We intend to bring this same care to the project on Madison and Front.

## Madison and Front Project Facts:

**The Project is for 4 new detached/separate Single family owner occupied homes. Not Rental.**

- Current Zoning will **allow for three single family houses on this site** by right. We are proposing 4 homes instead of the allowable 3. The change we are proposing would allow **one additional house.**
- A private drive is proposed off Madison to be shared by all the houses, rather than driveways off Front Street which can be done by current zoning. This is recommended site planning.
- The houses will be modest in size, 2 car garage, and 2 stories, similar in context to the houses of the neighborhood. Porches to be on the Front street side, rear patios at north. Materials, roof pitches, etc. similar to neighborhood.
- The City Corridor Master plan approved by the City Commission recommended 6-7 Townhouse units on this site. We believe our plan is a better solution with less impact than what the city suggested.
- The homes will become your new neighbors and advocates for the neighborhood, including Front St. issues/traffic etc.
- The homes will screen both sound and visual impact from Front Street, decreasing sound penetration into the neighborhood.
- New maple trees will be planted along Front Street. Houses will be landscaped. The existing maples on Madison will be saved.
- A new landscape hedge to be installed at north side along the private drive for an additional buffer to Front St as well as a nice new landscape element.
- The Project will be a green project, by location, materials, planning, site reuse, utilization of existing infrastructure/space, in town commute, walkability, site utilization/density all working towards sustainable growth and a better city.

We would like to show you the project and invite you to come meet with us at 4:30 PM at the Slabtown Burger on Monday March 24<sup>th</sup>. We will have some project drawings and boards and will be happy to discuss and hear your thoughts regarding the project. We look forward to this opportunity. If you cannot make it, please call me with any of your concerns.

Thank You!

John Kerridge AIA LEED AP CGB

c 620-4200 For any question's/comments.

## **Attachment B**

March 26, 2014

Conditional Zoning Request and Offer

Kemal Cinaroglu is the owner of the real property located in Traverse City and identified by the Property Number and address:

Property Parcel Number: 28-51-104-058-00

Property Address: 101 N. Madison St., Traverse City, Mi.

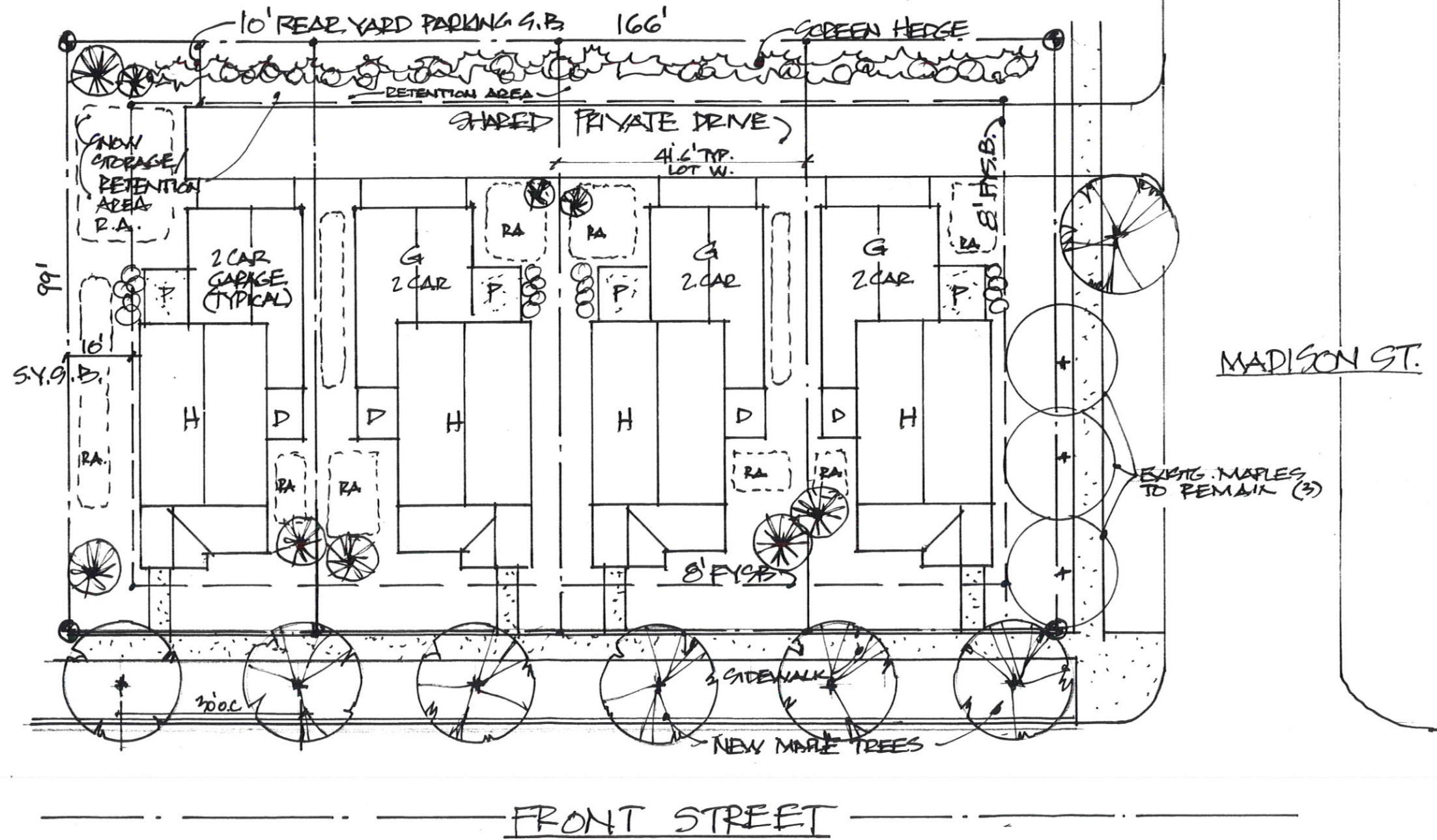
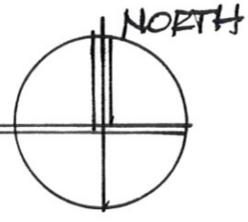
Mr. Cinaroglu hereby voluntarily offers to permanently place the following restrictions upon the parcel noted above and as a condition of rezoning this parcel to C-1 (Office Service District).

1. The use of the property will be for single family residential dwellings. (4 dwellings)
  2. The maximum building height will be 30'.
  3. No driveway curb cuts will be permitted onto Front St. from the lots. A shared private drive for the homes will provide access onto Madison St.
  4. The homes shall be built substantially in conformance with the concepts provided with the application. Single family, 2story, Traditional styling, Front Porches, 2-car garages on north side serviced by the shared driveway.
  5. The site elements will be built substantially in conformance with the concepts provided in this application. 4 lots with a shared driveway at the north side of the houses.
  6. The offer will grant a 5' temporary construction easement for construction of a sidewalk on Front St. and moving the sidewalk to 4" off the property line, increasing the green /tree area and increasing the separation of pedestrians and traffic, providing for healthier trees and increased safety.
  7. Rezoning the subject property to C-1 and these voluntary conditions shall only become effective upon issuance of a land use permit for the proposed project.
-

# 101 N MADISON SITE PLAN

REVISED 3.26.14

1"=20'



MADISON ST.

FRONT STREET

**RECEIVED**

MAR 28 2014

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

**CONDITIONAL REZONING  
101 N. MADISON  
TRAVERSE CITY, MI.**

PROPOSED  
CITY OF TRAVERSE CITY  
CONDITIONAL REZONING AGREEMENT

This Agreement between the CITY OF TRAVERSE CITY, a Michigan municipal corporation (the "City"), of 400 Boardman Avenue, Traverse City, Michigan 49684, and Kemal Cinaroglu of 8179 E. Shore Road, Traverse City, Michigan 49686 (the "Landowner").

WHEREAS, the Landowner is the owner of real property within the City of Traverse City, Michigan, commonly known as

101 N. Madison St. (28-51-104-058-00)

WHEREAS, the City has established in its Zoning Ordinance a process whereby the Landowner may voluntarily offer conditions associated with the development of the Property in exchange for a rezoning of the Property by the City pursuant to MCL 125.3405 (the "Ordinance"), a copy of the Ordinance is attached hereto as Attachment A and made a part thereof; and

WHEREAS, the Landowner has voluntarily proposed and offered conditions for the use and development of the Property in exchange for the rezoning of the Property (the "Conditional Rezoning Offer), a copy of which is attached hereto as Attachment B and made a part hereof; and

WHEREAS, the Landowner has offered, approved, and executed this agreement (the "Zoning Agreement" incorporating the Conditional Rezoning Offer and the City has approved this Zoning Agreement upon the terms and conditions contained herein;

NOW THEREFORE, the parties agree as follows:

1. Rezoning of the Property. The Property is rezoned from R1B to C-1 Office Service District with Conditions (the "Rezoned District") and, except as limited herein, shall be developed or used in a manner that conforms to the requirements of the Rezoned District and the City's Zoning Ordinance and shall not be used for any activity, use, or condition that would otherwise be prohibited in or by the Rezoned District, the City's Zoning Ordinance, or any other law or regulation.
2. Use and Development Restrictions. The Property shall be limited to the permitting, construction, maintenance and operation of 4 Single Family Dwellings, all pursuant to those federal, state and local rules and regulations as may be applicable and all pursuant to the preliminary plans and narratives attached herein and in such forsaking all other uses that may be permitted by right, by special use permit, or by any other means in the C- 1 Office Service District pursuant to the Conditional Rezoning Offer and shall be developed and used in a manner that conforms to the requirements of this Agreement.
3. Site Plan. The Property shall be developed in accordance with the Site Plan attached hereto as Attachment C, which illustrates the implementation of the Conditional Rezoning Offer.
4. Voluntary Offer. The Conditional Rezoning Offer and Site Plan were proposed voluntarily by the Landowner and the Agreement was entered into voluntarily by the Landowner, and each of the requirements and conditions of this Agreement are necessary and reasonably related and roughly proportional in nature and extent to the impact created by the uses or activities authorized in this Agreement.
5. Consideration. It is expressly acknowledged and understood that the City relied upon and granted the Rezoning of the Property authorized by this Agreement in consideration of this Agreement, the Conditional Zoning Offer, and the Site Plan and that the Landowner entered into this Agreement in consideration of the Rezoning of the Property.
6. Duration of the Agreement. This Agreement shall commence and be in full force and effect 14 calendar days following date the City Commission authorized this Agreement,

which was the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. The duration of this Agreement shall be as set forth in the Ordinance.

7. Termination. This Agreement may be terminated as set forth in the Ordinance. In the event of such termination, no development shall take place on the Property and no permits shall be issued unless and until a new Zoning District classification for the Property has been established or a new rezoning had been approved.
8. Authorized by Law. This Agreement and its terms and conditions are authorized by all applicable state and federal laws and this Agreement is valid.
9. Agreement Binding. This Agreement shall be binding upon and inure to the benefit of the Landowner and the City, and their respective heirs, successors, assigns, receivers or transferees and runs with the land.
10. Entire Agreement. This Agreement and its attachments constitute the entire agreement between the parties and there are no representations, warranties, covenants, or obligations except as set for therein. This Agreement and its attachments supersede all prior contemporaneous agreements, understanding, negotiations, statements and discussions, written or oral, of the parties hereto, relating to the matters contemplated by this Agreement. In the event of a direct conflict between this Agreement and the Ordinance, the Ordinance will control.
11. Failure to Enforce. The parties' rights and remedies as set forth in this Agreement and its attachments shall not be diminished, waived, or extinguished by any failure or delay by the parties in asserting or exercising their rights or remedies hereunder.
12. Notice. Notice shall be deemed as given upon personal delivery to the addresses set forth above or if properly addressed, on the date of mailing.

This Agreement is dated the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\*\* The Remainder of this Page intentionally Left Blank \*\*

Signature – City of Traverse City

Signature – Owner

1320.05

General Provisions and Definitions

extending out 100 feet from any point on the boundary of land included in the proposed change, excluding publicly owned land, then such amendment shall be passed only upon five affirmative votes of the City Commission.

- (D) **Hearing Request.** The City Commission shall grant a hearing on a proposed ordinance provision to a property owner who requests a hearing by certified mail, addressed to the City Clerk.
  - (E) **Publication.** Following the adoption of a zoning ordinance or amendment by the City Commission, a notice of adoption shall be published in a newspaper of general circulation in the City within 15 days after adoption. The notice shall include the following information:
    - (1) In the case of a newly adopted zoning ordinance, the following statement: "A zoning ordinance regulating the development and use of land has been adopted by the City Commission of the City of Traverse City;"
    - (2) In the case of an amendment to an existing ordinance, either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment;
    - (3) The effective date of the ordinance;
    - (4) The place and time where a copy of the ordinance may be purchased or inspected.
  - (F) **Court Decree.** An amendment for the purpose of conforming a provision of the Zoning Ordinance to a decree of a court of competent jurisdiction may be adopted by the City Commission and the notice of the adopted amendment published without referring the amendment to the Planning Commission.
- (Ord. 718. Passed 2-5-07. Ord. 749. Passed 5-21-07.)

1320.05

**APPLICATION OF CODE; COMPLIANCE REQUIRED.**

Except as otherwise allowed by this Zoning Code:

- (A) No building or structure shall be built, rebuilt, converted, enlarged, moved or structurally altered, and no building or land shall be used, except for a use allowed in that district.
- (B) No building or structure shall be built, rebuilt, converted, enlarged, or structurally altered except in conformity with the height, setback, bulk and other dimensional limits for that district.
- (C) No land shall be cleared, no building or structure shall be built or rebuilt, converted, enlarged or structurally altered, and no parking area built or enlarged except after applying for and receiving a land use permit.
- (D) No building shall be built or increased in area except in conformity with the off-street parking and loading regulations of the district in which such building is located unless it

receives a special land use permit or planned unit development permit or parking waiver that changes these regulations.

- (E) The minimum setbacks, parking spaces and other open spaces, including lot area perdwelling, required by this Zoning Code for any building hereafter built or structurally altered, shall not be encroached upon or considered as parking, setback, open space or lot area requirement for any other building, nor shall any lot area be reduced beyond the district requirements of this Zoning Code.
- (F) No setback or lot shall be reduced in dimensions or area below the minimum requirements set forth herein except as a result of governmental action. Lots created after the effective date of this Zoning Code shall meet at least the minimum requirements of this Code.
- (G) No lot, once established or improved with a building or structure shall be divided unless each lot resulting from the division conforms with all of the requirements of this Code.
- (H) Conditional Rezoning.
- (1) Purpose. It is the intent of this Section to provide a process by which an applicant seeking a rezoning of land may propose a Conditional Zoning Offer, with conditions and commitments attached thereto, as part of the application for a requested rezoning pursuant to MCL 125.3405. These provisions shall be in accord with the provisions of the Zoning Act.
  - (2) Zoning District. An applicant requesting a rezoning may offer a Conditional Zoning Offer, as defined in this Section. The required application and process shall be the same as for rezoning requests, except as modified by the requirements of this Section.
  - (3) Definitions. The following definitions shall apply to this Section.
    - (a) "Conditional Rezoning Offer" means conditions voluntarily proposed by a landowner for the use and development of land in exchange for the rezoning of the land. These conditions shall constitute requirements for, and in connection with, the development or use of the property approved under a Zoning Agreement.
    - (b) "Zoning Agreement" means a written agreement offered by the landowner and approved and executed by the landowner and the City and recorded with the Register of Deeds in the county where the property covered by the Zoning Agreement is located, incorporating the Conditional Rezoning Offer along with any requirements necessary to implement the Conditional Rezoning Offer. When necessary, the Zoning Agreement shall also include and incorporate, by reference, a Site Plan that illustrates the implementation of the Conditional Rezoning Offer. This Site Plan and Zoning Agreement shall not replace the requirement for a Site Plan as provided by the Zoning Ordinance.

- (4) Eligibility.
- (a) A landowner may submit a proposed Conditional Rezoning Offer and Zoning Agreement with an application for a rezoning or at any time during the rezoning process.
  - (b) To be eligible, an applicant shall propose a Zoning District for the parcel at issue to be rezoned to and voluntarily offer use and development conditions for the affected parcel to be set forth in a Zoning Agreement, which are equally or more restrictive than the regulations that would otherwise apply under the proposed Zoning District.
- (5) Conditional Zoning Offer.
- (a) The Conditional Rezoning Offer shall bear a reasonable and rational relationship or benefit to the property in question.
  - (b) The Conditional Rezoning Offer may not offer uses or developments of greater intensity or density, or that are not permitted in the proposed rezoned Zoning District.
  - (c) Any use or development proposed that would require a variance from height, area, setback or similar dimensional requirements in the Zoning Chapter will not be allowed unless and until a variance is granted by the Board of Zoning Appeals pursuant to the requirements of Chapter 1324.
  - (d) Any use or development proposed that would require approval of a Special Land Use or Site Plan Review will not be allowed unless approved as required by the Zoning Ordinance prior to establishment or commencement of development of the use.
  - (e) The Conditional Rezoning Offer may be amended during the process of rezoning consideration provided that any amended or additional conditions are offered voluntarily by the landowner. A landowner may withdraw part of or amend its Conditional Zoning Offer any time prior to the final rezoning action of the City Commission by amendment of the application and Zoning Agreement. If such withdrawal or amendment occurs following the Planning Commission's public hearing on the original rezoning request, the amended application shall be referred to the Planning Commission for a new public hearing.
  - (f) A landowner may entirely withdraw its Conditional Rezoning Offer at any time prior to the adoption of the rezoning and Zoning Agreement by the City Commission.
- (6) Zoning Agreement. The Zoning Agreement shall incorporate the Conditional Rezoning Offer and shall include additional terms as necessary to implement the Zoning Agreement. In addition, the Zoning Agreement shall include the following:
- (a) That the Zoning Agreement and the Conditional Rezoning Offer were proposed voluntarily by the landowner, and that the City relied upon and granted the rezoning request in consideration of the Zoning Agreement

- and the Conditional Rezoning Offer.
- (b) That the Zoning Agreement and its terms and conditions are authorized by all applicable state and federal law and that the Zoning Agreement is valid.
  - (c) That the property shall be developed or used in a manner that conforms to the requirements of the rezoned Zoning District and the Zoning Agreement.
  - (d) That the Zoning Agreement shall be binding upon and inure to the benefit of the landowner and the City, and their respective heirs, successors, assigns, receivers or transferees.
  - (e) That, if the rezoning becomes void under this Section, no development shall take place and no permits shall be issued unless and until a new Zoning District classification for the property has been established or a new rezoning been approved.
  - (f) That each of the requirements and conditions in the Zoning Agreement are necessary and reasonably related and roughly proportional in nature and extent to the impact created by the uses or activities authorized in the Zoning Agreement.
  - (g) That no part of the Zoning Agreement shall permit any activity, use, or condition that would otherwise be prohibited in the Zoning District to which the property is rezoned.
  - (h) The Zoning Agreement shall also contain a provision authorizing and providing a fund for the City to maintain proposed privately owned common areas within the development in the event that the property owner(s) fail(s) to timely perform necessary maintenance.
- (7) Application Procedure.
- (a) An application for Conditional Rezoning shall include a Conditional Rezoning Offer, the proposed Zoning Agreement in a recordable format acceptable to the City, and any plans necessary to illustrate the Conditional Rezoning Offer. The Planning Director shall determine the adequacy of any submitted plan and may request additional detail if deemed necessary to properly demonstrate the extent of the proposed Offer(s).
  - (b) The application may be amended during the process of consideration, provided that any amended or additional Conditional Rezoning Offers are proposed and entered voluntarily by the applicant.
  - (c) The Zoning Agreement shall be reviewed by the City Attorney prior to the required Planning Commission public hearing to confirm that the Zoning Agreement is in a form acceptable for recording with the Register of Deeds in the county in which the property covered by the Zoning Agreement is located.

- (8) Review Procedures.
- (a) Application Completeness. Upon submittal of a completed application in the proper form, the Planning Director shall assign the application a public hearing date and time.
  - (b) Official Review. The Planning Director shall circulate site plans to the relevant agencies or officials for comments as to the proposed development's conformance to all applicable standards and requirements and whether approval of the application is recommended.
  - (c) Planning Commission Review. The Planning Commission shall undertake a study of the proposed rezoning and set the matter for a public hearing in accordance with the requirements of the Zoning Act and the Planning Commission Rules of Procedure for consideration of any rezoning request.
  - (d) Review Standards. The Planning Commission shall consider whether the proposed Zoning Agreement and Conditional Rezoning offer meet the standards in MCL 125.3201(1).
  - (e) Recommendation to City Commission. The Planning Commission may recommend approval or denial of the Conditional Rezoning and Zoning Agreement.
  - (f) City Commission Decision. Upon receipt of the Planning Commission's recommendations, the City Commission shall approve or deny the Conditional Rezoning and Zoning Agreement.
- (9) Implementation and Effective Date.
- (a) Upon adoption of a rezoning and Zoning Agreement, notice of adoption shall be published in accordance with the requirements of the Zoning Act.
  - (b) The Zoning Map shall be amended to specify the Zoning District to which the property is rezoned, plus the letter "A" to indicate that the property is subject to a Zoning Agreement. The City Clerk shall maintain a listing of all properties subject to Zoning Agreements and shall provide copies of the Agreements upon request.
  - (c) The applicant shall record the approved Zoning Agreement with the Register of Deeds in the county in which the property covered by the Zoning Agreement lies within thirty (30) business days following approval by the City Commission. Evidence of recording shall be provided to the City Clerk within forty-five (45) business days of approval by the City Commission.
  - (d) The rezoning and Zoning Agreement shall commence and be in full force thirty-one (31) calendar days after the date the City Commission adopted the amendment and authorized the Agreement, unless otherwise provided by the City Commission.
  - (e) The use and development of the property(ies) shall conform to all of the

- requirements regulating use and development within the new Zoning District and the requirements of the Zoning Agreement. In the event of a conflict, the Zoning Agreement's requirements shall prevail.
- (f) Prior to development, any other applicable zoning approval or other approval requirement imposed by this Chapter or other City ordinances shall be met.
- (10) Duration of Approval.
- (a) Unless extended by the City Commission for good cause, the Rezoning and Zoning Agreement shall expire and be void and of no effect two (2) years after adoption of the Conditional Rezoning and Zoning Agreement, unless the development set forth in the Zoning Agreement is at least 75 percent completed, and after 36 months if not 100 percent completed. Completion percentages shall be determined in the sole discretion of the Planning Director, subject to appeal to the Board of Zoning Appeals.
- (b) Should the Rezoning and Zoning Agreement expire, all development on the subject property shall cease, and no further development shall be permitted. Until action satisfactory to the City is taken to bring the property into compliance with the Zoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates, in addition to or in lieu of any other lawful action to achieve compliance.
- (c) Notwithstanding the above, if the property owner applies in writing for an extension of the Zoning Agreement at least 60 days prior to the expiration date, the City Commission may, after recommendation by the Planning Commission, grant an extension of up to one (1) year. The extension may be granted if the property owner is able to demonstrate that the reasons for the extension were reasonably beyond his or her control and that the project has a reasonable expectation of proceeding. No further extensions shall be granted.
- (d) Nothing in the Zoning Agreement, nor any statement or other provision shall prohibit the City from rezoning all or any portion of the property that is part of the Agreement to another Zoning District. Any rezoning shall be conducted in compliance with the Zoning Ordinance and the Zoning Act.
- (11) Continuation of Approval.
- (a) Provided that all development or use of the property in question is in compliance with the Zoning Agreement, a use or development authorized thereunder may continue indefinitely.
- (b) Failure to comply with the Zoning Agreement at any time after approval shall constitute a violation of this Zoning Ordinance and may constitute a breach of the Zoning Agreement, and further use of the property may be subject to legal remedies available to the City, including the Zoning

Agreement becoming void.

- (12) Reversion or Rezoning.
- (a) If the Zoning Agreement becomes void as provided in this Section, then the land shall revert to the former Zoning District, as required by the Zoning Act. The reversion process shall be initiated by the Planning Commission pursuant to the rezoning procedure set forth in the Zoning Ordinance and the Michigan Zoning Enabling Act.
- (b) Upon reversion, the City Clerk shall record with the Register of Deeds in the county in which the property covered by the Zoning Agreement lies-a notice that the Zoning Agreement is no longer in effect.

Ord. 905. Passed 2-7-11. Ord. 922, Passed 8-15-11

#### 1320.06 SEVERABILITY.

If any provision of this Zoning Code is declared invalid by a court, such decision shall not affect the validity of this Zoning Code or any part other than the part declared to be invalid.

#### 1320.07 DEFINITIONS.

As used in this Chapter:

**Abutting** means a lot or parcel which shares a common border with the subject lot or parcel.

**Accessory building** means a building or structure customarily incidental and subordinate to the principal building and located on the same lot as and spacially separated from the principal building.

**Accessory use** means a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

**Adult Foster Care Family Home** means a private residence with the approved capacity to receive not more than 6 adults who shall be provided foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home State licensee shall be a member of the household and an occupant of the residence.

**Adult foster care small group home** means a State licensed adult foster care facility with the approved capacity for not more than 12 adult residents to be provided foster care.

**Affordable housing** means housing units for eligible low-income households where the occupant is paying no more than 30% of gross income for housing costs.

**Aggrieved person** means a person who has suffered a substantial damage from a zoning decision not in common to other property owners similarly situated, and who has actively opposed the decision in question.

**Airport terminal** means the main passenger location of an airport and includes all office, hotel and retail uses commonly occurring at such locations.

**Alley** means a way which functions primarily as a service corridor and provides access to properties abutting thereon. "Alley" does not mean "street".

**Alteration** means any change, addition or modification in construction or type of occupancy; any change in the structural members of a building, such as walls or partitions, columns, beams or girders.

**Basement** means that portion of a building which is partly or wholly below finished grade, but so located that the vertical distance from the average grade to the floor is greater than the

## **Attachment B**

March 26, 2014

### Conditional Zoning Request and Offer

Kemal Cinaroglu is the owner of the real property located in Traverse City and identified by the Property Number and address:

Property Parcel Number: 28-51-104-058-00

Property Address: 101 N. Madison St., Traverse City, Mi.

Mr. Cinaroglu hereby voluntarily offers to permanently place the following restrictions upon the parcel noted above and as a condition of rezoning this parcel to C-1 (Office Service District).

1. The use of the property will be for single family residential dwellings. (4 dwellings)
2. The maximum building height will be 30'.
3. No driveway curb cuts will be permitted onto Front St. from the lots. A shared private drive for the homes will provide access onto Madison St.
4. The homes shall be built substantially in conformance with the concepts provided with the application. Single family, 2story, Traditional styling, Front Porches, 2-car garages on north side serviced by the shared driveway.
5. The site elements will be built substantially in conformance with the concepts provided in this application. 4 lots with a shared driveway at the north side of the houses.
6. The offer will grant a 5' temporary construction easement for construction of a sidewalk on Front St. and moving the sidewalk to 4" off the property line, increasing the green /tree area and increasing the separation of pedestrians and traffic, providing for healthier trees and increased safety.
7. Rezoning the subject property to C-1 and these voluntary conditions shall only become effective upon issuance of a land use permit for the proposed project.

RECEIVED

Traverse City Planning Commission Members  
400 Boardman Avenue  
Traverse City, MI

March 26, 2014 MAR 27 2014

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

I would like to go on the record in voicing my opposition to the rezoning of the property at 101 North Madison Street from its current R1-b designation (Single Family Dwelling) to C-1 (Office Service District). I feel this is an extremely ill-advised move.

This property is located at the corner of Front and Madison Streets, a corner which has already been identified in the Traverse City Master Corridors Plan as a "problematic intersection". Cancer center traffic will be coming soon, and adding a single drive to service four houses so close to that corner will only exacerbate the problem.

In his communication of March 4, 2014 Russ Soyring asks several pertinent questions regarding this parcel. "Is the current zoning reasonable for the land?" I believe that it is more than generous: as so many proponents of this project like to mention, three dwellings could be built with the zoning just as it is. In my opinion, even three homes would be too dense. It would leave little room for any type of outdoor activity. Four homes is even more confining. This property has been R1-b for a very long time in conformity with the well-established neighborhood around it; to alter this now is the first step down a very slippery slope.

He asks, "Would the property size and environmental conditions accommodate the proposed use?" and "Are four modest sized single family detached 1 ½ story dwellings compatible with the surrounding uses?". Well, living next door to this property, I can tell you that soil drainage is already poorer than it was before Hillcrest Court was built. Now moss patches grow where grass once was. Adding so much more impervious surface in this area certainly won't help. I feel that the size of the property is inadequate for the proposed use and I know of no other area nearby where homes are so tightly compacted and have virtually no yards. Is this really the image of Traverse City we want to project to visitors coming down Front Street?

I think it is interesting to note that the owner who seeks to develop this property has no ties to our neighborhood. He does not intend to live here; for him it is merely a business investment. One more house on the lot means more profit for him and more taxes for the city. But to those of us who live here it is our home. We DO care what happens. And in my opinion rezoning would be a great disservice to those of us who have a history here.

*Mary Condit*

Mary Condit

111 North Madison Street

RECEIVED

3/12/14

MAR 13 2014

Dear Traverse City Planning Commission,

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

Per your letter regarding rezoning 101 Madison from an R1-b to a C -1, we are adamantly opposed to such a change. It undermines the integrity of our neighborhood and encourages further encroachment of commercial rental properties into single-family dwelling areas. Commercial rentals are businesses and the residents of rentals rarely fit into the fabric of a neighborhood, as a single family purchasing or building a home does. There is no motivation for renters to know or invest in their neighbors and neighborhoods, because the residency of most renters is temporary.

Several years ago a similar plan was proposed for Monroe Street (changing zoning for existing rental properties) and many neighbors opposed such changes because it alters the character of our neighborhood. The zoning appeals board/commission at that time voted unanimously in our favor.

We also have over 4,200 automobiles and commercial trucks (mostly from outside of Traverse City) using Monroe, Madison, and Elmwood as a cut-through to Munson and other health care businesses every day. The city has yet to address the volume of traffic, or the speed with which those vehicles drive through our neighborhoods.

Changing the zoning on one of our streets further aggravates the problem and degrades our neighborhoods. Please do NOT approve the proposed zoning change.

Sincerely,

A handwritten signature in cursive script that reads "John McDonald, Donna Miller". The signature is written in black ink and is positioned below the word "Sincerely,".

John McDonald & Donna Miller  
117 Monroe  
Traverse City



# Communication to the Planning Commission

FOR THE MEETING OF: April 1, 2014

FROM: Missy Luick, Planning and Engineering Assistant

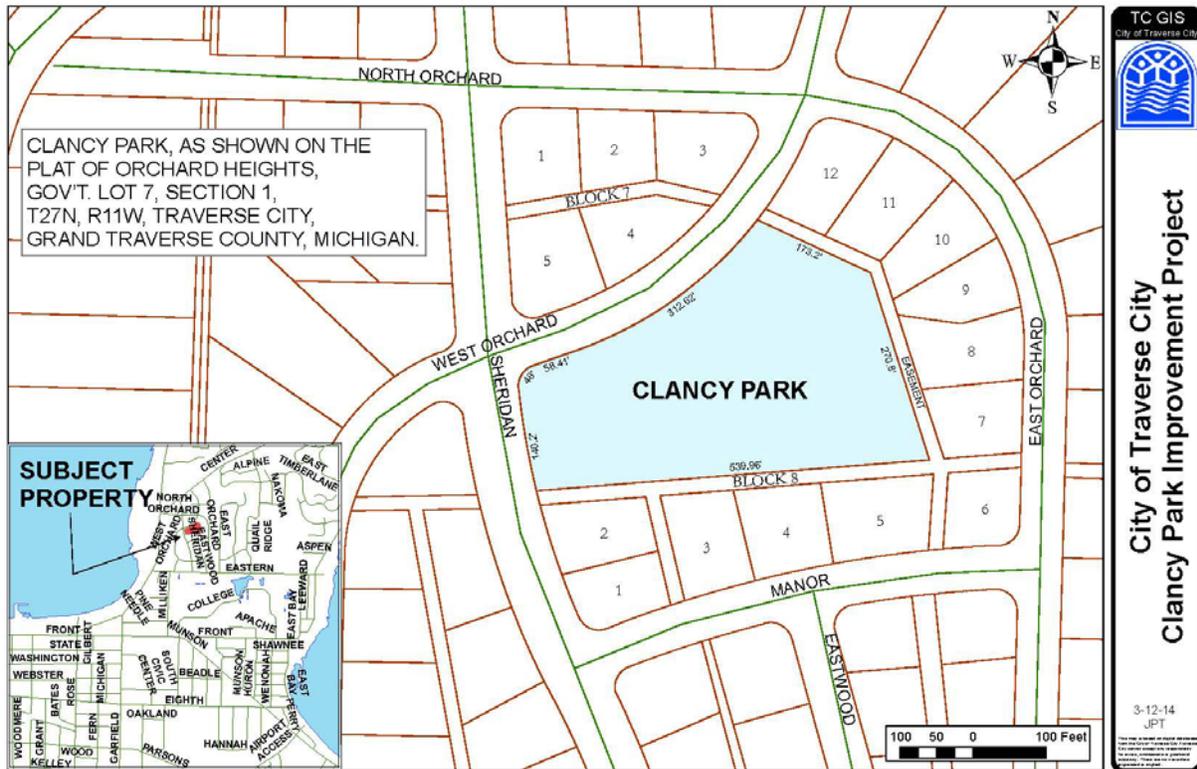
SUBJECT: Project Review for Consistency with Master Plan for the Clancy Park Project

DATE: March 28, 2014

Pursuant to the Michigan Planning Enabling Act, the Planning Commission is being asked to determine if the Clancy Park Project is consistent with the Traverse City Master Plan in terms of location, extent and character:

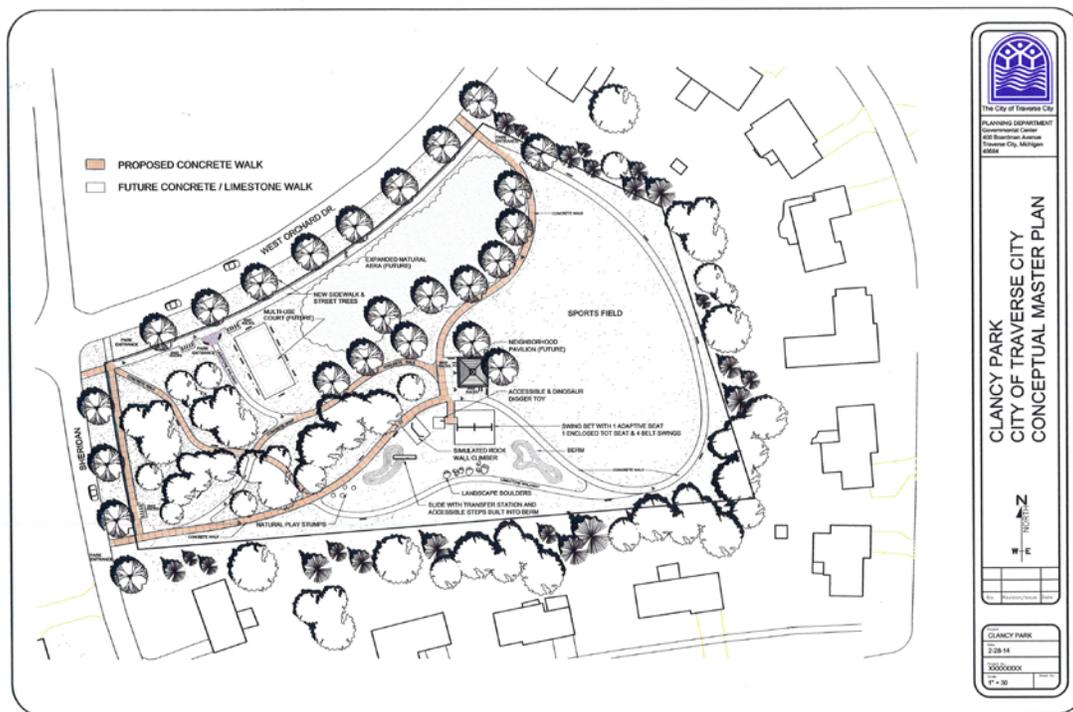
### Location

Clancy Park sits at the base of Old Mission Peninsula in the Orchard Heights Neighborhood of Traverse City. The Park occupies approximately 3 acres and is less than ¼ mile from the joint campuses of Eastern Elementary School and Traverse City Central High School. Within a ½ mile radius are approximately 500 homes. The park is in a TC-2 Neighborhood type.



## Extent

The park elements and overall design was developed through a neighborhood survey, design meeting and park master plan development. The concept design is pasted below and attached.



The project will construct approximately 1,100 feet of concrete walkway which traverses the park and provides accessible entrances. A future phase will add another 1,100 feet of concrete walks and 400 feet of crushed limestone walks to connect planned park elements. Benches will be located at appropriate places along the walks. The natural play area will consist of existing old logs, a graded berm with accessible steps, transfer station and slide and new natural looking play stumps – all landscaped with native vegetation. The natural play area and paths will be augmented by some play area accessories including an accessible swing set, digger toys, fossil dig area and bike racks. The project will include recycling bins on site, the use of native vegetation for new plantings as well as the reuse or repurposing of old logs and boulders for play equipment and recycled content surfaces for play areas.

A future project implementation phase for Clancy Park could include the sport court, pavilion, additional site furniture and an expansion of the sidewalk/path network within the park.

## Character

Clancy Park is in the TC-2 neighborhood type. One of the core principles of TC-2 cites, *“Natural and historic resources are limited and need to be protected. Neighborhood parks, recreation and civic spaces with little formal infrastructure...”* The concept plan for Clancy Park has three main elements: trails, natural play area, and playground equipment/accessories. The project meets these core principles. This neighborhood type typically contains *“informal street edges”* and lacks sidewalks; however a formal sidewalk along Sheridan is being proposed and a future sidewalk along West Orchard. Although atypical of this neighborhood type, the sidewalks and paths contribute to the overall accessibility of the park.

The Parks and Recreation Element Goal 4 states, *“Incorporate the need for safe, attractive pedestrian access with private or public development while maintaining and developing additional pedestrian linkages,”* within that goal, a more specific bullet that states, *“plan for sidewalks leading to and where appropriate, within our parks,”* and another bullet that states, *“implement universal accessibility design principals as a design standard for all new facilities.”* Goal 6 states, *“Concentrate on upgrading and maintaining existing parks and facilities”* and more specifically, *“repair and replace playground equipment, benches, tables and other installations as needed at parks and recreational areas featuring these amenities.”* Goal 8 states, *“Maximize the use of existing facilities.”* This project is intended to meet the stated goals and objectives of the Parks and Recreation Element.

The City consulted with Jim Moore, Executive Director of the Disability Network Northern Michigan in the final design of the Clancy Park project. The entrances, trails and walks will be universally accessible. The natural play area and additional playground equipment will incorporate universally accessible elements (hill slide with transfer station, adaptive swing set).

If you find the project is consistent with the Master Plan in terms of its location, extent and character, the following motion would be appropriate:

**I move that the Clancy Park Project is found to be consistent with the City Master Plan in terms of location, extent and character.**



The City of Traverse City

PLANNING DEPARTMENT  
Governmental Center  
400 Boardman Avenue  
Traverse City, Michigan  
49684

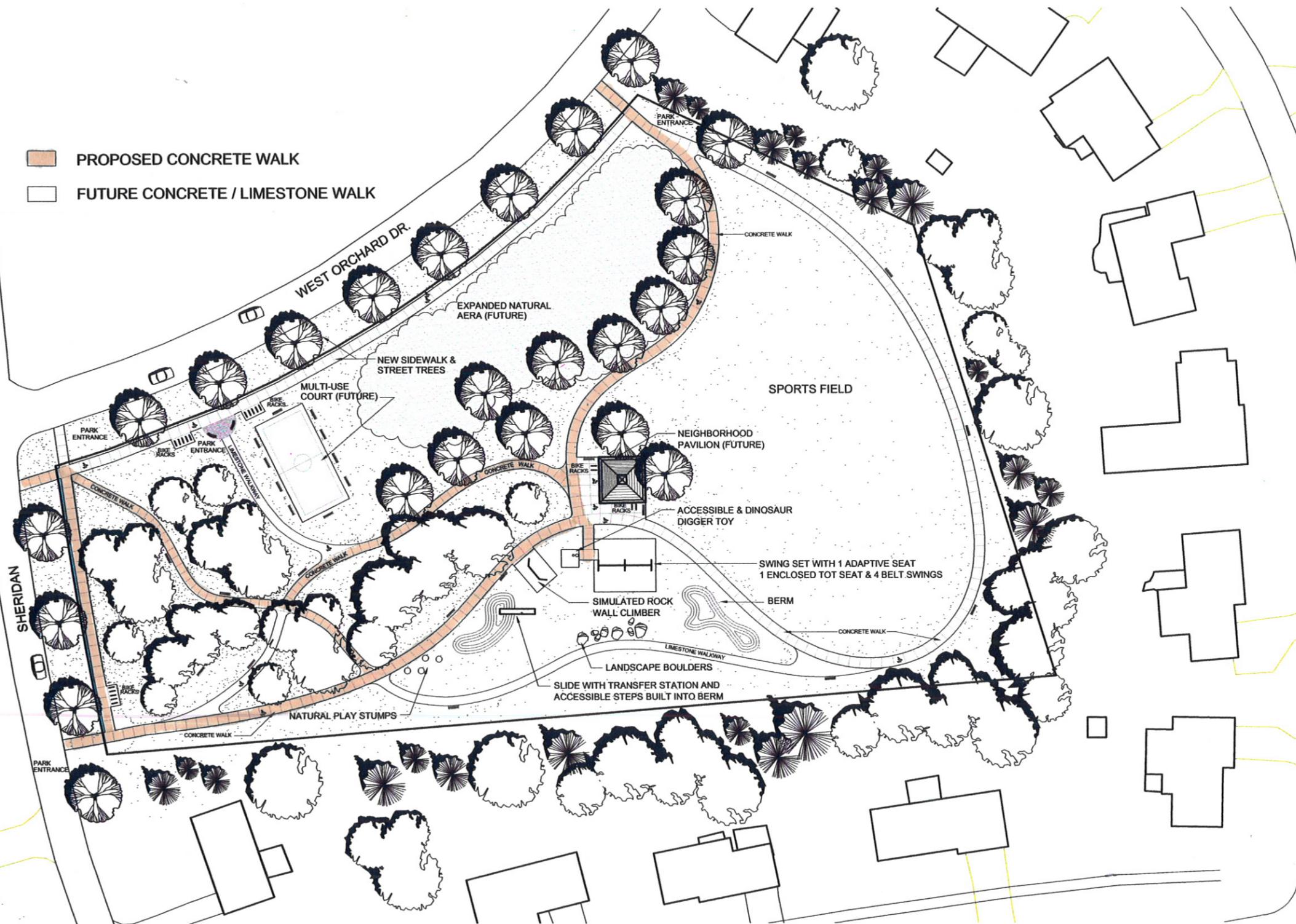
# CLANCY PARK CITY OF TRAVERSE CITY CONCEPTUAL MASTER PLAN



No.	Revision/Issue	Date

Project: <b>CLANCY PARK</b>	
Date: 2-28-14	
Project No.: XXXXXXXX	
Scale: 1" = 30'	Sheet No.:

-  PROPOSED CONCRETE WALK
-  FUTURE CONCRETE / LIMESTONE WALK





**TRAVERSE CITY CODE OF ORDINANCES**

**ORDINANCE AMENDMENT NO. \_\_\_\_\_**

Effective date: \_\_\_\_\_

TITLE: SIZE AND AREA REQUIREMENTS BUILDING HEIGHT ORDINANCE AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That Size and Area Requirements Section 1368.01, *Building Height*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

**1368.01 BUILDING HEIGHT.**

- (a) **Purpose.** The height standards serve several purposes:
  - (1) They promote a reasonable building scale and relationship of one building to another;
  - (2) They promote options for privacy for neighboring properties; and
  - (3) They reflect the general building scale and placement of buildings in the area.
- (b) All maximum heights below may be further limited to ensure the maximum safety in the use of the Cherry Capital Airport.
- (c) **Height requirements.** The maximum and minimum height requirements are indicated in the following chart:

District	Feet (max)
OS	45
RC	45
R-1a/ R-1b	35
R-2	35
R-9	40
R-15	40
R-29	40
HR	40 <sup>8</sup>
C-1	30 <sup>8</sup> (40 <sup>5,3,8</sup> )
C-2	30 <sup>8</sup> (40 <sup>5,3,8</sup> )
C-3	45 <sup>8</sup>
D	See D District chapter <sup>8</sup>

District	Feet (min-max)
C-4 <sup>1</sup>	a 30-45 <sup>8</sup>
	b 30-60(68 <sup>2,4,8</sup> )
	c 30-85 <sup>2,5,8</sup>
T	45
GP	25-90
I	60 (public utility buildings - 100')
NMC-1	45
NMC-2	90 (On Bay: 50')
H-1	45
H-2	See H District Chapter
PRD	See PR District chapter

<sup>1</sup> Buildings in the C-4 District shall have a minimum height of thirty (30) feet, except an existing building may have an addition of no larger than the area of the first floor of that building as it existed on the

SIZE AND AREA REQUIREMENTS

effective date of Ordinance No. 467, which is July 16, 1999.

<sup>2</sup> Over sixty (60) feet in height may be allowed only by special land use permit or as part of a planned unit development and subject to the requirements listed above.

<sup>3</sup> Fortyfive (405) feet in height is allowed if at least one floor is designed and used for residential uses.

<sup>4</sup> Sixty-eight (68) feet in height is allowed if at least 20% of the building is designed and used for dwellings.

<sup>5</sup> An additional fifteen (15) feet is allowed for rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of one hundred (100) feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings.

<sup>6</sup> Air traffic control towers are exempt from this height requirement.

<sup>7</sup> All existing buildings may double their existing first floor area.

<sup>8</sup> All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

The effective date of this Ordinance is the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby certify the above ordinance amendment was introduced on \_\_\_\_\_, 2014, at a regular meeting of the City Commission and was enacted on \_\_\_\_\_, 2014, at a regular meeting of the City Commission by a vote of Yes: \_\_\_\_ No: \_\_\_\_ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

\_\_\_\_\_  
Michael Estes, Mayor

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on \_\_\_\_\_.

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

**TRAVERSE CITY CODE OF ORDINANCES**

**ORDINANCE AMENDMENT NO. \_\_\_\_\_**

Effective date: \_\_\_\_\_

TITLE: HOTEL RESORT (HR) BUILDING HEIGHT ORDINANCE AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That Hotel Resort (HR) District Section 1338.06, *Building Height*, and Section 1338.09, *Special Requirements*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

**1338.06 BUILDING HEIGHT.**

(a) **Building height:** Maximum 405 feet.

(b) **Exceptions:**

**Steeple and clock towers** may be erected to a height not exceeding twice the height of the attached building.

**Parapet walls** may be erected as necessary to screen rooftop equipment if the wall extends around the perimeter of the building and incorporates exterior building materials similar to those of the main building.

**1338.09 SPECIAL REQUIREMENTS.**

The following are additional requirements for hotel, motel and restaurant uses:

- (a) Mechanical equipment shall be screened from public view using the same materials used for the building walls or material which is approved by the Planning Director as visually compatible with the building.
- (b) The main entry door of the principal building must face the street.
- (c) Window openings in the principal building must constitute a minimum of 40 percent of the area of the first story street wall facing any public street unless the building is solely for residential use.
- (d) Window glazing shall be recessed from the outside of all walls.
- (e) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street-facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements, however, offsets in any wall shall not be less than eight inches from the subject plane.
- (f) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

HOTEL RESORT DISTRICT

The effective date of this Ordinance is the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby certify the above ordinance amendment was introduced on \_\_\_\_\_, 2014, at a regular meeting of the City Commission and was enacted on \_\_\_\_\_, 2014, at a regular meeting of the City Commission by a vote of Yes: \_\_\_\_ No: \_\_\_\_ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

\_\_\_\_\_  
Michael Estes, Mayor

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on \_\_\_\_\_.

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

# TRAVERSE CITY CODE OF ORDINANCES

## ORDINANCE AMENDMENT NO. \_\_\_\_\_

Effective date: \_\_\_\_\_

TITLE: OFFICE SERVICE (C-1) DISTRICT RESIDENTIAL BONUS BUILDING HEIGHT AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That Section 1340.06, *Building Height*, and Section 1340.09, *Special Requirements*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

### 1340.06 BUILDING HEIGHT.

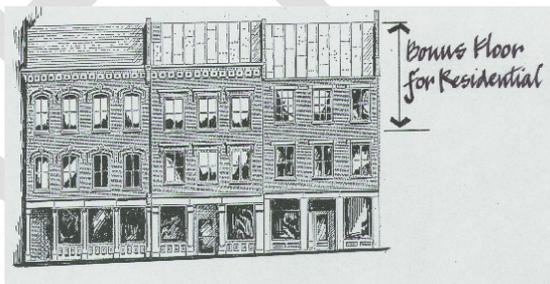
(a) **Building height:**

Maximum 30 feet or with a floor designed and used for residential purposes: maximum 405 feet

(b) **Exceptions:**

**Steeple and clock towers** may be erected to a height not exceeding twice the height of the attached building.

**Parapet walls** may be erected as necessary to screen a building's rooftop mechanical equipment if the wall extends around the perimeter of the building and incorporates exterior building materials similar to those of the main building.



### 1340.09 SPECIAL REQUIREMENTS.

The following are additional requirements for hotel, motel and restaurant uses:

To preserve and reinforce the context of historic buildings and land to establish development patterns of the Office Service district, all new buildings and additions to existing buildings are to be designed, constructed and used in accordance with the following standards:

- (a) Except for buildings located on Garfield Avenue, no building shall have a gross floor area of more than 4,500 square feet on one level, and no more than 9,000 square feet gross floor area total, except a third floor and an additional 4,500 square feet are allowed if such floor is designed and used for residential purposes.
- (b) No use shall be open to the public between the hours of 10:00 p.m. and 6:00 a.m.
- (c) The predominant building wall and entryway shall face the street.
- (d) Unless determined to be impractical by the Planning Director, the building width shall not be less than 80 percent of the property width at the street.
- (e) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements, however, offsets in any wall shall not be less than eight inches from the subject plane.

- (f) Window glazing shall be recessed from the outside of all building walls.
- (g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.
- (h) Street-facing building facades shall incorporate permanent architectural elements which create shadow patterns and surface textures which, in turn, enhance visual interest.
- (i) Except for buildings that are solely residential, windows or street level activities are required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and interior circulation and windows with views into any designated street level use.
- (j) For each 90 feet of linear building frontage, pedestrian entrances will be required. Pedestrian entrances may open onto the sidewalk or mid-block passages or walkways leading to the public right-of-way. Entries must be prominently identified and must not interfere with safe pedestrian passage along walkways. Primary entries must set back a minimum four feet from the facade.
- (k) The spacing and shape of windows and openings on the building shall closely reflect the fenestration of any adjacent historic buildings. Brick, stone, wood or a combination thereof, compatible with adjacent historic buildings, shall be used.
- (l) Fenestration, cornices and other primarily horizontal architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.
- (m) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.
- (n) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

The effective date of this Ordinance is the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby certify the above ordinance amendment was introduced on \_\_\_\_\_, 2014, at a regular meeting of the City Commission and was enacted on \_\_\_\_\_, 2014, at a regular meeting of the City Commission by a vote of Yes: \_\_\_\_ No: \_\_\_\_ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

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Michael Estes, Mayor

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Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on

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Benjamin C. Marentette, City Clerk

DRAFT

## TRAVERSE CITY CODE OF ORDINANCES

### ORDINANCE AMENDMENT NO. \_\_\_\_\_

Effective date: \_\_\_\_\_

TITLE: NEIGHBORHOOD CENTER (C-2) DISTRICT RESIDENTIAL BONUS  
BUILDING HEIGHT AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That Section 1342.06, *Building Height*, and Section 1342.09, *Special Requirements*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

#### 1342.06 BUILDING HEIGHT.

- (a) **Building height:** Maximum 30 feet or with a floor designed and used for residential uses: maximum 405 feet.
- (b) **Exceptions:**
  - Steeple and clock towers** may be erected to a height not exceeding twice the height of the attached building.
  - Parapet walls** may be erected as necessary to screen rooftop equipment if the wall extends around the perimeter of the building and incorporates the exterior building materials similar to those of the main building.

#### 1342.09 SPECIAL REQUIREMENTS.

To preserve and reinforce the context of historic buildings and to establish land development patterns of the Neighborhood Center district, all new buildings and additions to existing buildings are to be designed, constructed and used in accordance with the following standards:

- (a) No building shall have a gross floor area of more than 6,000 square feet on one level, and no more than 12,000 square feet gross floor area total, except a third floor and an additional 6,000 square feet are allowed if such floor is designed and used for residential purposes.
- (b) No use shall be open to the public between the hours of 2:00 a.m. and 6:00 a.m.
- (c) The predominant building wall and entryway shall face the street.
- (d) Unless determine to be impractical by the Planning Director, the building width shall not be less than 80 percent of the property width at the street.
- (e) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements, however, offsets in any wall shall not be less than eight inches from the subject plane.
- (f) Window glazing shall be recessed from the outside of all building walls.
- (g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.
- (h) Street-facing building facades shall incorporate permanent architectural elements which

create shadow patterns and surface textures which, in turn, enhance visual interest.

- (i) Except for buildings that are solely residential, windows or street level activities are required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and interior circulation and windows with views into any designated street level use.
- (j) For each 90 feet of linear building frontage, pedestrian entrances will be required. Pedestrian entrances may open onto the sidewalk or mid-block passages or walkways leading to the public right-of-way. Entries must be prominently identified and must not interfere with safe pedestrian passage along walkways. Primary entries must set back a minimum four feet from the facade.
- (k) The spacing and shape of windows and openings on the building shall closely reflect the fenestration of any adjacent historic buildings. Brick, stone, wood or a combination thereof, compatible with adjacent historic buildings, shall be used.
- (l) Fenestration, cornices and other primarily horizontal architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.
- (m) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.
- (n) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

The effective date of this Ordinance is the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby certify the above ordinance amendment was introduced on \_\_\_\_\_, 2014, at a regular meeting of the City Commission and was enacted on \_\_\_\_\_, 2014, at a regular meeting of the City Commission by a vote of Yes: \_\_\_\_ No: \_\_\_\_ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

\_\_\_\_\_  
Michael Estes, Mayor

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a

daily newspaper published in Traverse City, Michigan, on

\_\_\_\_\_.

---

Benjamin C. Marentette, City Clerk

DRAFT

# TRAVERSE CITY CODE OF ORDINANCES

## ORDINANCE AMENDMENT NO. \_\_\_\_\_

Effective date: \_\_\_\_\_

TITLE: COMMUNITY CENTER (C-3), REGIONAL CENTER (C-4), AND DEVELOPMENT (D) DISTRICTS FIRST FLOOR 15-FOOT REQUIREMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That Community Center (C-3) District Section 1344.09, *Special Requirements*, Regional Center (C-4) Districts 1346.09, *Special Requirements*, and Development (D) Districts Section 1347.09, *Special Requirements*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

### **COMMUNITY CENTER (C-3) DISTRICT 1344.09 SPECIAL REQUIREMENTS.**

To establish land development patterns of the district, all new buildings and additions to existing buildings are to be designed and constructed in accordance with the following standards:

- (a) The predominant building wall and entryway shall face the public or private street.
- (b) Unless determined to be impractical, by the Planning Director, the building width shall not be less than 60 percent of the property width at the street.
- (c) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements; however, offsets in any wall shall not be less than eight inches from the subject plane.
- (d) Horizontal building modulation shall be used to reduce the perceived mass of a large building. Horizontal awnings, balconies, and roof features should be incorporated into new developments provided that their appearance varies through the use of color, materials, size and location.
- (e) Except for buildings that are solely residential, windows or street level activities are required on 40 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and interior circulation and windows with views into any designated street level use.
- (f) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.
- (g) Street-facing building facades shall incorporate permanent architectural elements which create shadow patterns and surface textures which, in turn, enhance visual interest.
- (h) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.
- (i) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for

residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

## **REGIONAL CENTER (C-4) DISTRICTS**

### **1346.09 SPECIAL REQUIREMENTS.**

To preserve and reinforce the context of historic buildings and land to establish development patterns of the Regional Center district, all new buildings and additions to existing buildings are to be designed and constructed in accordance with the following standards:

- (a) The predominant building wall and entryway shall face the public or private street.
- (b) Unless determined to be impractical by the Planning Director, the building width shall not be less than 90 percent of the property width at the street.
- (c) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements; however, offsets in any wall shall not be less than eight inches from the subject plane.
- (d) Horizontal building modulation, like awnings, balconies and roof features shall be used to reduce the perceived mass of a large building.
- (e) Fenestration, cornices and other architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.
- (f) Window glass planes shall be recessed at least four inches from the outside of all building walls to create a shadow line except in bay windows and to other projecting window elements.
- (g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.
- (h) New buildings and additions to existing buildings, including parking structures, shall be constructed of durable materials utilizing the predominant building materials of traditional brick and stone used in the Regional Center District or constructed of materials of comparable aesthetic value.
- (i) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.
- (j) Except for buildings that are solely residential, windows or street level activities are required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and exterior circulation.
- (k) For each 90 feet of linear building frontage, pedestrian entrances are required. Pedestrian entrances may open onto the sidewalk or mid-block passages or walkways leading to the public right-of-way. Entries must be prominently identified and must not interfere with safe pedestrian passage along walkways. Primary entries must set back a minimum four

feet from the property line.

- (l) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

## **DEVELOPMENT (D) DISTRICTS**

### **1347.09 SPECIAL REQUIREMENTS:**

**Ironworks (D-1), Depot (D-2) and Red Mill (D-3) areas.** To preserve and reinforce the context of historic buildings and to establish land development patterns of the development districts, all new buildings and additions to existing buildings are to be designed and constructed in accordance with the following standards:

- (a) The predominant building wall and entryway shall face the public or private street.
- (b) Unless determined to be impractical, by the Planning Director, the building width shall not be less than 90 percent of the property width at the street.
- (c) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements; however, offsets in any wall shall not be less than eight inches from the subject plane.
- (d) Horizontal building modulation like awnings, balconies and roof features shall be used to reduce the perceived mass of a large building.
- (e) Fenestration, cornices and other primarily horizontal architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.
- (f) Window glass planes shall be recessed at least four inches from the outside of all building walls to create a shadow line except in bay windows and to other projecting window elements.
- (g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.
- (h) New buildings and additions to existing buildings, including parking structures, shall be constructed of durable materials utilizing the predominant building materials used in the district and every building facade shall be constructed of materials comparable in aesthetic value.
- (i) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.
- (j) Except for buildings that are solely residential, windows or street level activities are required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and exterior circulation.

- (k) For each 90 feet of linear building frontage, pedestrian entrances are required. Pedestrian entrances may open onto the sidewalk or mid-block passages or walkways leading to the public right-of-way. Entries must be prominently identified and must not interfere with safe pedestrian passage along walkways. Primary entries must be set back a minimum of four feet from the property line.
- (l) All buildings that front the street, except for parking structures, accessory and utility buildings and buildings that are intended and designed to be exclusively developed for residential use shall have a minimum height of 15 feet measured from the street level entrance level to the next finished level or roof structure. The Planning Director may grant a first floor building height exception if it has been clearly demonstrated that such provision is unnecessary or that such requirements would create a practical difficulty, as contrasted merely granting an advantage or convenience.

The effective date of this Ordinance is the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby certify the above ordinance amendment was introduced on \_\_\_\_\_, 2014, at a regular meeting of the City Commission and was enacted on \_\_\_\_\_, 2014, at a regular meeting of the City Commission by a vote of Yes: \_\_\_\_ No: \_\_\_\_ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

\_\_\_\_\_  
Michael Estes, Mayor

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on \_\_\_\_\_.

\_\_\_\_\_  
Benjamin C. Marentette, City Clerk



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

March 20, 2014

### *Notice of Intent to Prepare a Master Plan*

Please be advised that this notice is to inform you that the Charter Township of Garfield Planning Commission is preparing to update the current adopted Master Plan.

You are receiving this notice in accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008 ( MCL 125.3839). This law is intended to encourage collaboration of neighboring municipalities, transportation agencies and other planning entities as well as to inform public utilities and railroad companies of Garfield Township's intent to prepare a Master Plan. The Garfield Township Planning Commission welcomes any comments or suggestions on the proposed plan.

To the extent possible, and for your convenience, all future correspondence will be sent electronically to your Planning Departments or desired staff of your municipality. If you prefer to receive notices and documents in hard copy form, please notify the Garfield Township Planning Department.

Garfield Township welcomes any comments you may have regarding the Master Plan and its process so, please do not hesitate to contact our offices with any questions or comments.

Sincerely,

Rob Larrea, AICP  
Director of Planning

Richard and Susan Kuschell  
500 Webster Street  
Traverse City, MI 49686  
[rskuschell@aol.com](mailto:rskuschell@aol.com)  
(231) 947-0422

March 14, 2014

Re: Emergency Homeless Shelter and Drop In Center

Dear Director Soyring:

Susan and I live, raised our kids, work, and volunteer in the Boardman neighborhood. We've been here for over 25 years. We also own several single family homes in the neighborhood and an 80 unit apartment complex. We're very concerned about declining property values and the other negative influences and problems that go hand and hand with a homeless shelter/drop in center. In addition, we've been volunteers, for over 15 years, at the Grand Traverse Area Children's Garden, which we feel will also be negatively impacted by the proposal. Locating a homeless shelter/drop in center on Wellington will forever change, for the worse, our Boardman Neighborhood.

Before addressing the Wellington location, it should be noted that the type of emergency homeless shelter proposed is counterproductive to reducing homelessness. Experts criticize emergency shelters; they attract more people because the service is free, provide storage, and meals; becoming sort of home to many. These types of shelters institutionalize homelessness and create a sustainable expanding population. The economic model for an emergency homeless shelter is regressive, expensive, and counterproductive. Experts note that emergency homeless shelters deplete monies that could be applied to housing. Hypothermia programs in the winter coupled with supportive housing have a track record of reducing homelessness. Emergency shelters do not.

The Veterans Housing Resource Program with Northern Michigan Community Action Agency reported, during a recent Landlord Workshop, that their program has reduced homelessness among veterans by 25%. They attribute the success, in part, to providing permanent housing. They have accomplished this without a downtown location. They are on Three Mile Rd. Kuschell Properties has participated in the program and has found it to be mutually beneficial. Directing monies to housing rather than emergency shelters is the more successful approach. Zoning shouldn't be created for a program that does not work.

Safe Harbor has held two informational meetings at TADL. It was presented as seasonal emergency shelter without a "drunk tank". They disclosed that although the overnight stays would be seasonal the facility would be open year round. Will meals be served? Will the socialization function be open? They disclosed that they will have an "isolation area" for those too inebriated or disruptive to be with the rest of the population. That sounds like a "drunk tank." The perceived lack of transparency has fueled talk about the overnight component being extended and plans to modify Hull Park to be more accommodating to the homeless' needs.

Safe Harbor says they need a walkable location because BATA won't provide service for them because they are too inebriated, exhibit inappropriate behavior, or are too disruptive to

ride the bus. The lobby to the jail used to be open for the homeless at night. They have recently closed the lobby at night, because they could not handle the problems of inappropriate and disruptive behavior. They cited fighting, cleaning up trash, vomit, and other human waste. BATA won't take them, the jail won't take them, but the Boardman Neighborhood is on the verge of being forced to take them. This is wrong.

How does a homeless shelter/drop in center fit with the recently completed 8<sup>th</sup> St Corridor Study? In the Character Area Framework Boardman/Woodmere section the report states in part "... Appropriate uses ... should include a range of retail, service, office, multi-family residential." The service aspect refers to traditional service related businesses such as banks. The Study discusses Opportunity Development Sites under item 8. In part the report says "...redevelopment of this site would extent east to Wellington Street, including the existing business use and vacant site. Uses that provide enjoyment and views of the water should be promoted on the ground floor with multi-family residential on the upper floors." They did not include uses such as homeless shelters. The revival and upgrade of the 8<sup>th</sup> Street Corridor has been given priority over the other Corridors because of need. Placing an emergency homeless shelter and drop in center at a key location is contrary to the spirit and recommendations of the Study.

What type of business will be attracted to develop the vacant property at the southwest corner of Wellington and 8<sup>th</sup> St? Certainly not the type envisioned by the Corridor Study. Residents and businesses in the area are hoping for something vibrant and exciting to anchor and revitalize the corridor. A homeless shelter and drop in center will not attract the kind of development the neighbors desire.

What changes can the neighborhood's residents, businesses, and public areas expect after a homeless shelter is in place? Safe Harbor cites a study that indicates and increase in property values around homeless shelters. The increase is only when shelters are located within blighted areas or industrial districts. South Wellington is neither. There is a roofing company, which is constructing a new building after a fire, a long established glass company with a warehouse, and Jen Ts which has substantially improved their property. By no stretch of the imagination is the Boardman Neighborhood a blighted area.

A HUD study dealing with supportive housing, not homeless shelters, saw an increase in property values. However, they studied small scale facilities, not ones approaching 100 people, and excluded homeless shelters. Supportive housing is different from homeless shelters. Supportive housing requires term agreements. The study when on to say that property values decreased when supportive housing was located in higher-valued neighborhoods and modestly valued high density core neighborhoods like the Boardman Neighborhood.

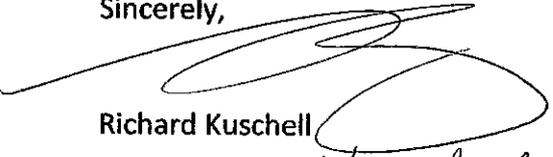
A survey of real estate appraisers commissioned by the City of Forth Worth to assess the impact of adult-oriented businesses concluded that homeless shelters would decrease single family property values in the same way that a strip club does. The survey also noted the far reaching negative influence; a few felt the reach was about 1,000 feet, the majority, 70%, thought the influence extended 3,000 feet – about 6 blocks. In a survey conducted by California State University for the City of Turlock produced some startling results from business owners in the vicinity of homeless shelters. 71% reported problems; over 70% had to clean up garbage, 47% human waste, 44% bottles, 22% needles, 60% security lighting, 53% alarm systems, 25%

additional insurance expenses, 47% felt it necessary to drive by after hours to check on their businesses. Homeowners and renters will face the same problems.

How will a seasonal emergency shelter and drop in center affect Hull Park? Hull Park contains the Grand Traverse Children's Garden and Traverse Area Community Sailing. Both organizations engage kids in great summer programs. Both organizations are experiencing problems with the homeless. They have disrupted activities, use the electricity, and caused additional expenses in clean up; more than casual litter. Safe Harbor answered saying we're a seasonal shelter so there won't be any impact. That's not true. They won't be seasonal; the drop in center will be open year round. Hull Park will become a congregating area. Some well spoken people have said that additional use by homeless population isn't incompatible with youth activities; it's a public park and they may use it as anyone else may. However, common sense, not unfounded fear, suggests promoting a place of congregation in close proximity to two well established children's programs is not sound.

The City's goal should be to reduce homelessness not find ways to accommodate and sustain the existing population. By creating a special use permit you are endorsing a failed concept. The City should not be zoning a social experiment. This is a five county area problem and should be dealt with as a regional challenge. Please do not support a program that not only fails to satisfy the long term goal of reducing homelessness but also has such a drastic and unnecessary negative impact on the Boardman Neighborhood, just because a building is available.

Sincerely,



Richard Kuschell



Susan Kuschell