

City Planning Department

Quarterly Report

April 2015

Project Update

1. **Capital Improvement Program-** *A presentation on the CIP was made to the Planning Commission on February 18. The public hearing was held on April 7 where the Planning Commission approved the CIP with some modifications.*
2. **Traverse City Public Pier-** *Great Lakes Fishery Trust Grant received to complete the design, preliminary engineering, studies and construction drawings and details to build an approx. 550 foot, universally accessible fishing pier at the mouth of the Boardman River on Grand Traverse Bay. The pier will provide unique, outstanding access for people of all ages, needs and abilities to fish for migratory and other species, and to learn about the Great Lakes, the importance of stewardship and the value, challenges and opportunities involving the fishery. A contract has been awarded to Smith Group JJR as the consultant for the study and design for the public pier. Three public meetings have been held and a project website has been established: www.tcpublicpier.com A schematic design deliverable including: basis of design, plan graphics of proposed pier, cross sections and images defining the pier geometry and elements, written narrative of pier design, phasing plan, cost estimate of plan by phase and possible funding sources was discussed at the February 2, 2015 City Commission meeting. Presentations were given at three local service groups in February and March. A meeting was held on April 10 to discuss a funding strategy for the construction and long-term maintenance of the pier. A meeting is planned on April 21 to meet with MDEQ regarding activities below the high-water mark. A meeting also on April 21 with the Study Group is planned. Finally, a May 4 City Commission meeting is planned to discuss approval of the Preliminary Design deliverable, fundraising plans and a possible contract time extension request.*
3. **Grand Traverse Commons Zoning Ordinance-** *The Joint Planning Commission held a well attended public input meeting on the draft ordinance on March 18. Staff will follow up with more meetings with property owners regarding the proposed development regulations. The next step for the Joint Planning Commission to set a public hearing for the draft ordinance.*
4. **Boardman Lake Trail-** *The final grant report was submitted the last week of March for 80% reimbursement. After an on-site inspection by the Natural Resources Trust Fund staff to document the project is complete and meets the grant requirements, the remaining 20% will be dispersed to the City. A ribbon cutting is planned for early May (date yet to be determined). Staff has had recent meetings with TART Trails, Grand Traverse Regional Land Conservancy and County Brownfield regarding the next phase of the Boardman Lake Trail (16th Street to Medalie Park).*
5. **Perry Hannah Statue in Hannah Park-** *The private funders have secured sufficient funds to pay for the statue, plaza and landscaping. The construction of the plaza will begin in April and is anticipated to be completed by the end of June.*
6. **Active Transportation Plan-** *Continuing to work with the City Planning Commission on developing the Active Transportation Plan. A draft document is underway with a focus on developing a series of maps for the document.*
7. **Marked crosswalk signs to implement "Traverse City Stops for Pedestrians" local ordinance –** *A policy for installing the in the street "Stop for Pedestrians in Crosswalk" signs has been developed.*

8. **Corridors Master Plan Implementation** -*The one-year pilot project to re-stripe 8th Street from a four-lane street to a three-lane street with bike lanes was remarked in March 2015 to address the quickly fading markings. The pilot project's one-year time span ends in September unless summer traffic patterns warrant a quicker decision. A formal request for funding from MSHDA to develop a form-based code for a section of 8th Street was made with the assistance of Jean Derenzy, Community Development Director. A PlacePlans grant was awarded from the Michigan Municipal League for the 500 Block of West Front Street. This grant will help the community re-envision this block with particular emphasis the City owned property on the north side of the block.*
9. **City Master Plan Committee**- *No additional work has been done in regards to updating the City Master Plan.*
10. **Clancy Park**- *Two grant requests were submitted revisions to a DNR for the Park; one was for Recreation Passport grant and the other for a Natural Resources Trust Fund grant. In the event, the City is successful with both submissions; the City will need to choose one grant source for the park improvements.*
11. **Housing**- *The Planning Commission held a public hearing on the Accessory Dwelling Unit ordinance amendment on February 3. Staff made outreach efforts to the presidents of the neighborhood associations in advance of the public hearings and conducted several media interviews. An administrative process was developed to receive ADU applications. The Housing Building Committee will meet to help development metrics to evaluate impacts on new ADU's have on the single family neighborhoods. Staff continues to support the Housing Task Force's efforts to identify opportunities to construct workforce housing in the urban area.*
12. **Parking Regulation Committee**- *The Parking Regulation Committee was established by the Planning Commission and has met three times. The committee is charged with reviewing parking policies and parking regulations to develop a set of recommendations including: parking maximums, parking minimums, density requirements, shared parking/access requirements, no parking required zones, residential parking permits and a parking audit.*
13. **Redevelopment Ready Community**- *Michigan Economic Development Corporation has submitted "Report of Findings" regarding the City's readiness for redevelopment. The report will be presented to the City Commission on May 11. Other boards and commissions involved with development have been encouraged to attend this meeting.*
14. **Development Projects**- *Projects including Park Place Hotel, Hotel Indigo, Garland and Grandview Parkway, Uptown, 124 W. Front, Crystal Cove (Lake Ridge), Northwinds (Lake Ridge), Lake Ridge Drive Townhouse, East Bay Plaza, The Moorings and Washington Place are in different stages of planning and construction and we continue to monitor their progress.*
15. **Division Street (Planning, Environmental Linkages)**. *Staff attends administrative meetings regarding this study and shares information with the Joint Planning Commission and City Planning Commission.*