

City Planning Department

Quarterly Report

January 2015

Project Update

- 1. Capital Improvement Program-** *We are currently looking into new CIP software or significant upgrades to our existing program for 2015/16's CIP. Staff began inputting projects in November. An all-department meeting regarding projects submitted in the CIP was held in December. A draft of the six-year CIP will be distributed to the City Commission and Planning Commission in January.*
- 2. Traverse City Public Pier-** *Great Lakes Fisheries 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. At those meetings: criteria for selecting a pier location was established; ultimately a pier location on the west side of the river mouth was chosen as the preferred location; programming and uses were determined, connectivity and emergency access were discussed, etc. A project website has been established: www.tcpublicpier.com A schematic design deliverable including: basis of design, plan graphic 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 will be discussed at the February 2, 2015 City Commission meeting.*
- 3. Grand Traverse Commons Zoning Ordinance-** *Final revisions are the draft zoning ordinance for the Commons have been made. The Grand Traverse Commons Joint Planning Commission reviewed the completed draft at their November 5, 2014 meeting. Several meetings with Commons property owners to review the draft ordinance took place in December. Additional meetings with property owners are planned this winter. The next step is for the Joint Planning Commission to set a public hearing for the draft ordinance.*
- 4. Boardman Lake Trail-** *Administering the Natural Resources Trust Fund Grant for the Boardman Lake Trail. The final grant report is due in March 2015.*
- 5. Perry Hannah Statue in Hannah Park-** *The private funders and Planning staff presented detailed information and estimated costs to the Parks and Recreation Commission on November 6 regarding the small plaza, design components and the statue. On December 1, the City Commission approved the location and concept.*
- 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 –** *The Planning Department worked with the Engineering Department on developing a policy for installing the in the street "Stop for Pedestrians in Crosswalk" signs. Several of these were installed downtown and on West Front Street west of downtown (but removed for winter snow season). The staff policy was reviewed and discussed with the City Manager's Transportation Committee.*

8. **Corridors Master Plan Implementation-** City Commission adopted Corridors Master Plan October 21, 2013- City accepted into Redevelopment Ready Communities (RRC) Program and staff attends 2-day training session on RRC in November 2014, City Commission approved one-year pilot project to re-stripe 8th Street from a four-lane street to a three-lane street with bike lanes as called out in the Corridors Master Plan in August 2014. Restriping completed in September 2014. Traffic engineer from URS provides initial assessment of the re-striping impact on traffic flow in November 2014. Planning Commission approves concepts for West Front Street project for consistency with Master Plan in September 2014. Planning Director has had several meetings with MSHDA to seek funds to develop a form-based code for a section of 8th Street. A second painting of the 8th Street restriping occurred on December 4. Final report regarding the restriping was submitted and distributed to the City Commission on January 6, 2015.
9. **Grand Traverse Bay Corridor Strategy Committee-** The City Planning Commission adopted a resolution in support of Corridor Strategy at their October 7, 2014 meeting.
10. **City Master Plan Committee-** Staff attended an educational workshop on preparing and amending a master plan. Amendments to the text and Future Land Use Map were recommended to the Planning Commission. Planning Commission agreed that revisions to the Master Plan are necessary and authorized the notification of our "intent to plan" to neighboring jurisdictions. Notification sent to jurisdictions on December 11.
11. **Boardman River boardwalk project-** Submitted revisions to a NRTF Grant for a boardwalk along Boardman River south of the Eighth Street bridge. Grant was not funded by the State. Staff will inquire with the State about reapplying.
12. **Clancy Park-** Submitted revisions to a DNR Passport Grant for improvements to Clancy Park. Grant was not funded by the State. Staff will inquire with the State about reapplying.
13. **Housing Building Committee-** Committee made recommendations to the Planning Commission regarding allowing Accessory Dwelling Units city wide. A formal ADU ordinance amendment was presented on January 6, 2015 and a public hearing has been set for February 3, 2015. The committee will discuss density limits in the Hospital District as well as affordable housing incentives at future meetings.
14. **Parking Regulation Committee-** The Parking Regulation Committee was established by the Planning Commission and 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. Committee membership is still being determined. The Committee will meet in January.
15. **Redevelopment Ready Community-** Staff submitted extensive information to MEDC for the Redevelopment Ready Community program. Traverse City's formal RRC evaluation has not yet been scheduled by MEDC. They will work with the City on achieving all of the required RRC best practices including public participation, zoning regulations, development review process, recruitment and education, redevelopment ready sites, and community prosperity.
16. **Sunset Park-** The Zoning Administrator is conducting landscape architecture services in cooperation with the Parks and Recreation Commission to create a concept design for park improvements to Sunset Park.
17. **Opera House Canopy/Marquee-** Plans were submitted to construct a marquee at the City-owned Opera House on Front Street in the summer of 2014. Original plans were not supported by the State Historic Preservation Office or by the Historic Districts Commission. Revised plans were presented to the Historic Districts Commission in December and were conceptually approved. Final

approval of the Opera House canopy/marquee expected at the Historic Districts Commission's January 29, 2015 meeting.

- 18. The Moorings Site Plan Review-** *Staff reviewed a Site Plan Review application for a 97-unit single-family site condominium private development located north of M-72 West. The Site Plan Review request was approved by the Planning Commission on January 6, 2015.*
- 19. Development Projects-** *Projects including Hotel Indigo, Habitat for Humanity at the Depot, Uptown, 124 W. Front, NMC, Crystal Cove (Lake Ridge), Northwinds (Lake Ridge), Lake Ridge Drive Townhouse, 517 Wellington, Bay and Randolph (2 projects), Front & Garfield development, East Bay Plaza, The Moorings and Washington Place are in different stages of planning and construction and we continue to monitor their progress.*