



August 7, 2014

Dear West Front Street Property Owner/Occupant from Pine to Division:

The City of Traverse City is fortunate to have been selected for a \$1 million Roads and Risks Reserve (RRR) Fund project from the State of Michigan for improvements West Front Street and the West Front Street Bridge. RRR projects are required to be completed by October 31, 2015.

In 2009-2010, Bryan Crough worked as the City's Community Development Director and one of his many projects was to identify solutions for West Front Street redevelopment and improvements. After looking through the Community Development project files, there was a West Front Street group of property and business owners that was created to work together to identify needed improvements to the corridor. The group identified the following improvements: 1) Improved safety for pedestrians, bikers and motorists, 2) Determine name of district (West End District, West Front District?) and 3) to be integrated into the existing downtown signage system.

If you were part of those discussions in 2009-2010, you may recall there was an organized walk with City Staff as well as at least 2 organized meetings. An outcome of the groups meetings was a streetscape concept plan that was rendered by Dave Weston, the City's Zoning Administrator. That rendering was supported by the West Front Street group.

In 2010, the City was exploring how to fund the streetscape improvements and a Special Improvement District or expansion of the DDA district were discussed, but ultimately, both options did not pan out. Now, with the RRR funds, we are poised to make improvements to the corridor at no cost to property owners/occupants. However, after revisiting the streetscape concept drawing from 2010, Staff wasn't sure if the design would meet the needs of the corridor.

The City engaged the design services of Nate Elkins of Influence Design Forum to develop alternative concept plans for the corridor. The initial concepts were discussed at a Planning Commission meeting on July 15. The concepts discussed included options for a two-way protected bike lane (*or cycle track*), a shared driving lane option, a dedicated bike lane option, and a parking chicane (*a parking chicane is a pattern of allowing parking on one side for one block and then flipping the parking on the other side on the next block*) option with bike lanes. The Planning Commission was open to exploring various options further.

The City would like to engage the business owner/occupants in a meeting to discuss the proposed revised concept plans with owners and occupants on **Tuesday, August 19 at 7:00 PM at Burritt's Market**, 509 W Front Street, Traverse City MI 49684. Nate Elkins will present the revised concept drawings and gather feedback. Feedback will be used to modify the concepts prior to the Planning Commission meeting on September 3.

The West Front Street Project will be reviewed for consistency with the City Master Plan at the City Planning Commission meeting on **September 3, 2014 at 7:30 PM** at the Governmental Center, 2nd Floor Training Room, 400 Boardman Ave, Traverse City MI 49684.

If you have questions regarding the proposed project, please call 922-4778 or email me at rsoyring@traversecitymi.gov.

Sincerely,

Russ Soyring, Planning Director

RAS/mlI