



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
WEDNESDAY, FEBRUARY 28, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

Conf. Rm#119 - 6:00pm Structures and Improvements Plan (SIP) Sub-Committee Meeting - (Holtrop, Kape, VanderMeer, Porter)

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of February 13, 2024, and Findings of Fact for: **Case#4-24**
Midwest United FC Practice Facility – Special Land Use and Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility Located at 3445 – 36th Street
- F. Approval of the Agenda for February 28, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business
- I. Public Hearing

Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE;

- J. Work Session

Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

K. New Business

Set public hearing date of March 26, 2024, for: **Case#7-24** – Heyboer Acres Phase 2 – Preliminary Plat Located at 2500 52nd Street SE; **Case#8-24** – Hope Haven – Rezoning of 2.37 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at Wing Avenue

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. Adjournment

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
FEBRUARY 13, 2024, 7:00 P.M.
COMMISSION CHAMBERS

- A. Vice-Chair Holtrop called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Quinn.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Sandra Jones (absent with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, and the applicants.

Motion by Kape, supported by Quinn, to excuse Jones from the meeting.

- Motion Carried (8-0) –
- Jones absent -

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Quinn, supported by Commissioner Poyner, to approve the Minutes of January 23, 2024 and the Findings of Fact for: Case#1-24 – Storage Five Kentwood LLC – Rezoning of 5.87 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE; Case#2-24 –Rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial Located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52nd Street SE

- Motion Carried (8-0) –
- Jones absent -

- F. Approval of the Agenda

Motion by Commissioner Poyner, supported by Commissioner Quinn, to approve the agenda for the February 13, 2024, meeting.

- Motion Carried (8-0) –
- Jones absent -

- G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

There was no Old Business

I. Public Hearing

Case#4-24 Midwest United FC Practice Facility – Special Land Use and Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility Located at 3445 – 36th Street

Pung stated the request is for special land use and site plan review for a small group fitness and rehab training facility. He stated the applicant will be located within an existing building off of 36th Street. He stated their intent is to use up to 13,500 square feet of the existing almost 20,000 square foot building for an indoor turf training space with an instructor to trainee ratio of up to 1:8.

Pung stated the zoning ordinance under the current definition would restrict the use to no more than 4,976 square feet with an instructor to trainee ratio of 1:4. He stated in November of last year the applicant went to the Zoning Board of Appeals and received variances to allow up to 15,000 square feet for the use with an instructor to trainee ratio of 1:8.

Pung stated the applicant submitted a revised operations description. It addressed any issues and concerns raised at the work session. He stated there are no changes to the outside of the building or the site. The only changes will be to the interior of the building.

Pung stated he is recommending conditional approval of the special land use and site plan review as described in his memos dated January 30, 2024.

Holtrop opened the public hearing.

There was no public comment.

Motion by Kape, supported by Poyner to close the public hearing.

- Motion Carried (8-0) –
- Jones absent -

Motion by Poyner, supported by Benoit, to grant conditional approval of the Special Land Use Small Group Fitness and Rehabilitation Training Facility as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on conditions 1-3 and basis point 1-5 as described in Pung's memo dated January 30, 2024.

- Motion Carried (8-0) –
- Jones absent -

Motion by Poyner, supported by Benoit, to grant conditional approval of the site plan dated April 24, 2018, as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on conditions 1-3 and basis point 1-3 as described in Pung's memo dated January 30, 2024.

- Motion Carried (8-0) –
- Jones absent -

J. Work Session

Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

Pung stated the request is for special land use and preliminary site plan review for a building supply company. He stated the applicant will need to come back for a final site plan review with engineering details. Pung stated right now they want approval for the use and the general layout.

Pung stated the applicant is looking at having building supply material. He stated they provide materials for outdoor display. He stated they would be selling the building supply materials. He stated only employees would be accessing the storage area. He stated the public would have access to the building. The landscape area will be showcasing what you can do with the product.

Pung stated staff has asked for a more detailed business description which would explain in detail where the public would have access to and how the materials would be picked up or delivered. He stated in speaking with the applicant the public cannot come in buy materials and leave with it. Most of their supplies are supplied to other contractors. Therefore a contractor would come in and pick up the materials or they would have to deliver it to the site. He stated staff would like this to be put into the operations statement so if another use comes in that is similar this will be how they will have to operate.

Pung stated some issues that came up was parking. Parking is currently on the south of the parking lot adjacent to the building. The zoning ordinance doesn't allow parking within the required front yard. They showed switching the parking to the north side, they are going to flip it back to where it is now and have the parking adjacent to the building which would be in conformance of setback requirements for parking in the front yard.

Pung stated there is currently display in the required front yard. The zoning ordinance doesn't allow for parking or display within the front yard; that would have to be removed. He stated he is asking to verify the lot coverage. The zoning ordinance would limit the lot coverage to 75% that is basically everything that is not landscaped. He stated that it looks like they meet that but just need to verify that they are in compliance.

Pung stated the storage area will need to be paved as required by the zoning ordinance.

Pung stated they are showing a firepit display in the back, however it is not clear how someone is going to get back there to look at it. If they are going to have that there staff will need to know how that is supposed to be accessed if someone wants to look at how a firepit is set up.

Pung stated staff is also looking at detail on the stacking height of materials. The ordinance requires that it be screened therefore it can't stack any higher than any solid fence or wall that is screening the area. Pung stated staff would also like to know the hours of operation.

Kurt, with Vanderwall Brothers was present. He stated they are a company that has been around since 1922 in Spring Lake. He stated they do three primary things. They are a manufacturer of dry cast concrete products. They have two manufacturing facilities where they make concrete masonry units, hardscapes, landscaping products things that are used in the K-12 market, educational space and lots of municipalities. Kurt stated they are mechanical contractors who specialize in yellow flame, fireplaces indoors and outdoors. Their third segment is stone, brick, and hardscapes.

Kurt stated their objective is to have more presence in the Grand Rapids market. Their intent is to provide some landscaping and show some of the products that they manufacture and have an ability to sell into the Grand Rapids market through that location.

Kape questioned what will be in the employees only area. Kurt stated that would be the area where they will have products that are able to be picked up and put into a trailer or truck.

Porter questioned what would be the biggest truck coming into that employee area to pick things up and is there room for them to come in and turn around. Kurt stated he thinks it would be a 10 cube truck. They have actually brought their straight truck in there and able to maneuver it to pull in and pull back out. Porter questioned would any equipment be stored there. Kurt stated the equipment would be just a hi-lo to move things around but not for rent or sale.

Holtrop stated on the west side of the building he has a paper that says hottub garden and firepit garden and it is right on the driveway. Kurt stated that is part of their landscape design. Holtrop questioned how much can they store in their storage yard. Kurt stated there are a fair number of cubes there and it will be helpful if he gives them a picture of what the pallet size looks like.

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE;

Golder stated the proposed development is located on an overall 66.64 acre property located west of Wing Avenue and south of 52nd Street. The applicant is proposing a total of 256 housing units, or 3.84 units per acre (gross density). In terms of unit types, 24 site condos, 11 single free-standing condominiums, 82 duplex condo units, (41 building) 51 - triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums.

Golder stated the Master Plan was amended to recommend high density residential east of Breton near 52nd Street. Medium density was recommended on the west side Breton and low density on the east side of Breton. She stated high density residential means it is 8-12 units per acre, medium 4-8 units per acre and low is 0-4 units per acre. Averaged out the maximum density would be between 300 and 469 units that would be possible if they want to be consistent with our Master Plan. That would equal 6.82 units per acre. She stated what is being proposed is 256 units and that is 3.84 units per acre. She stated when you look at the net density you have to take out the right-of-way They have done that and the density is 4.93 units per acre. She stated what the applicant didn't account for was a utility easement that goes out to Wing Avenue. Once they add that to calculate net density, it should still fall within the maximum 6.82 units per acre.

Golder stated the project involves the extension of Breton Avenue. She stated Breton extended would go through and connect eventually with Breton Avenue coming from 60th Street. The City did a couple iterations of the precise plat of Breton Avenue over time. The precise plat had to be amended for Bretonfield and with this new proposed development by Allen Edwin it will have to be amended again. The road will connect to the Bretonfield development to the south near the Paul Henry trail.

Golder stated Breton Avenue is proposed with 80 feet of ROW with one lane in each direction, a center turn lane and a requirement for medians. The west side will have a non-motorized trail, the east side will have sidewalk.. She stated staff is going to require a traffic study of the applicant. That will help the City determine what the intersection of Breton at 52nd Street looks like. She stated they will also look at traffic light timing and where the medians should be located so there is adequate space for turning. There will be a new light at Breton and the developer will participate in the cost of that new light/intersection improvements.

Golder stated that there are a lot of wetlands that go through the site. The applicant is showing 6 detention ponds. The City Engineer is asking for those to be combined.

Golder stated staff met and regarding the road. It is the desire of the City to have the road put in from 52nd to the Pual Henry Trail at the outset of the project. She stated we will have to work on how that is going to happen. The City is generally responsible monetarily for the oversizing of the site. Oversizing includes one travel lane as well as the nonmotorized trail.

Golder stated the developer has submitted a PUD statement. The statement discusses their efforts to preserve the mature trees and open space. She stated the recommendation

will include a statement regarding how they are going to preserve the open space and make sure it is not damaged or destroyed.

Golder stated the roads appear to meet our private road standards with the exception of when there are over 16 units, two sides of sidewalk are required. She stated there are areas where there is only one side of sidewalk and in order to comply with that regulation they would have to extend the sidewalk.

Golder displayed photos of the building elevations for phase one. She stated phase one looks like they meet the transparency in the front. She stated it isn't clear if they have windows planned for the corner lots. She stated it appears the building could meet 4 of our proposed design elements. We will also look for variations in color and design elements. She stated the applicants also have a design for a duplex condominium and generally speaking; that does not meet our architectural requirements mostly because they don't have enough transparency.

Golder stated at the work session there was discussion about not wanting garages for duplexes directly adjacent. They will have to break them up, having a house in between garages.

Golder stated the rest of the development are townhouses. The loading townhouse they are like the ones on Walma that are being constructed. She stated they do not meet our transparency requirements. Golder stated the rear loading townhouses appear to meet our standards with respect to transparency. The applicant made the point that they are really expensive to build.

Golder stated a lot of these units have difficulty meeting transparency requirements our architectural requirements due to the existence of the garage in front.

Golder stated she sent a list of the things that are still needed:

- *The traffic study
- *the Breton Avenue extension the requirement for the two sides of the sidewalk, where does it stop on Breton extended, since it is not continued on the south side of the trail.
- *She has asked the developer to look at adequate setbacks for all the buildings.
- *She stated we were asking for a nonmotorized trail along 52nd Street.
- *The net density calculations we need to make sure that the elevations meet the proposed architectural requirements.
- *How the developer will ensure that the preservation area will be left natural
- * the detention pond issue they are working through with the Engineering Department.

Dan Larabel, with Allen Edwin Homes was present. He displayed the elevations. He stated some of the updates they discussed splitting up the garages. He displayed a rendering of a 4 bedroom unit. He stated if the garage is set back 15 feet behind the front façade, you just measure the front façade without the garage to consider compliance with

transparency requirements. He stated he submitted 14 feet, but he can bump it back to 15 feet. He displayed renderings of the 3 unit buildings. He stated they prefer the 4 bedrooms and most customers prefer the 4 bedrooms as well. He displayed renderings of the site condominiums. He stated that he did add more variation. He added a full front porch, stating that is an 8,000 dollar option.

Larabel stated regarding the traffic study; they do that following a preliminary approval.

Larabel stated regarding sidewalk coverage he looked at that further and thinks he can get very close to doing all of the sidewalk required by the ordinance. There are three areas that are very challenging to get the sidewalks. Because of the wetlands. The other area where sidewalk is required he has to push the buildings back and the house would be at the bottom of the ravine and the wetlands. He would like flexibility on the three areas. He stated the rest of the site he is happy to get sidewalks on both sides of the street.

Larabel stated the development mostly meets setbacks. He stated he believes that was building S2 that is 25 feet from the PUD boundary the rest of the buildings are 35 feet on the PUD boundaries, so he is looking for a 25 foot rear setback on that one.

Larabel stated regarding the nonmotorized trails on 52nd Street, there is a desire for a 10 foot wide sidewalk. He stated he would be looking to expand just the width of the existing sidewalk by an additional 5 feet.

He stated there is some house keeping on the density which he said is well understood.

Larabel addressed how will developer will make sure that the preservation area is kept natural. He stated he it is a condominium ownership typically people own to their walls. Only site condominiums when you own more of the outside of the walls. He stated there is not a lot of exterior maintenance, because that is what the condominium HOA will do. He stated in terms of protecting the boundary, he would ask for something similar of what they have done at Woodhaven. Discussion ensued.

Larabel addressed issues regarding the number of detention ponds. There are a couple of spots throughout the site, they will work with the Engineering Department to consolidate those and come to something agreeable to the City.

Golder stated for phase 1 they don't need the sidewalks all the way around the street unless there are 16 units.

Benoit stated he is happy with the density. He stated they used to require for PUD's that were in the sensitive areas, make them incorporate into their master deed. The Master Deed includes how the areas should be maintained. Also hey can put signage up that says natural wetland area, don't disturb. He stated in the master deed the homeowners association would be responsible if the sign fades or falls over. They would be

responsible for putting it back up. Golder stated she is concerned about the time during construction. Discussion ensued.

Benoit stated he is seeing a lot of the wetland in the cul-de-sac in the single family and questioned if Larabel was going to EGLE to get those taken out. Larabel stated he would like to, but he doesn't know if EGLE will do it, that is what the application process is for. Larabel stated he sees the amount of wetlands on the site as challenging. Discussion ensued.

Poyner stated his questions are about the setbacks not being met. Golder stated she thinks in phase 2 they might not, but at this scale it is hard to tell. She stated she is going to trust that the developer is going to check that out because if he wants a waiver then he will want to get that approved rather than have to come back. Poyner stated he likes the density. Poyner questioned if they feel comfortable with the distance between the homes and Breton Avenue. Golder stated it is a big hill there. Discussion ensued.

Porter stated he likes the sidewalks and the wetlands. But, he thinks that there are some spots where he has a choice. If it came down to the choice between a wetland and a sidewalk do we have to do anything to let the wetlands win. Golder stated she believes that the standards for private roads are suggested, but you can waive them to some extent in a PUD. Discussion ensued. Porter questioned the density. Golder stated it will be more dense when they take out the easement. Porter questioned if there is a chance if they have some of the wetlands up in the higher density area that you have to compromise on, would he add some units in the less dense areas. Larabel stated yes but when he looked at the plan, he would have done that already if he could without impacting the wetlands. This is the best plan. Discussion ensued.

Kape stated he has seen some of their other projects and feels like their other outside community areas outside of Kentwood seem to get a little more special care. Larabel stated what they are proposing here includes a bold siding color and it pops.

Quinn questioned what is the corner houses transparency. Gold stated it is the 3 windows of 6 square feet each on the corner lot. Quinn stated this is something that there will be a lot of focus on. Quinn questioned if it is possible that the density may change with the updated report. Golder stated yes, the density will go up.

Larabel discussed a survey that is sent to their customers 3 months after they closed on their homes and he indicated that they are satisfied, proud happy customers. VanderMeer stated he would like to see the surveys of the quality of the product. Porter stated we are also concerned about how it looks from the curb to the rest of the community.

VanderMeer stated in other communities Allen Edwin has the option of 50 spec homes, however in Kentwood they only have the option of 3 homes. Larabel stated they build about 5 or 6 of the same spec homes over and over. Discussion ensued. VanderMeer stated he would like to see more transparency on the windows.

VanderMeer questioned if he has come up with their projection is for the number of rentals that they will build. He stated he would like to continue 15%. Golder stated these are just units that Allen Edwin would rent out, it doesn't preclude someone from renting their own home. Discussion ensued regarding rentals in Kentwood.

VanderMeer stated their desire is to end the sidewalk after the last southern cul de sac street, but to him if he is walking along and comes to the end he is now going to have to cross over Breton. He stated he would desire to see it go out to the end. Golder stated there is nothing south of the Paul Henry. VanderMeer stated he would like the sidewalk to go to the Paul Henry. Discussion ensued.

Holtrop questioned if there is a way to specify that if the sidewall is plainly visible from a major arterial road, there should be something to break up that façade. Holtrop stated he doesn't want to see those blank walls. Golder stated they can include this provision in their PUD statement.

Holtrop questioned can the product be previewed before future phases. Golder stated the Planning Commission will see the final, but if they don't like the product now, they might want to let Allen Edwin know. He has 4 different types of products and that would be what we are getting. Discussion ensued. Larabel stated on the townhouses, he is happy to discuss suggestions and enhancements. He is happy to submit information on windows and trim, etc. Holtrop said they would want to see these products. Larabel stated they can put that in the PUD agreement.

Holtrop stated there was discussion about the fire department and 1300 feet and having a secondary access. Larabel stated one of staff's comment is there is a desire for the whole entire route of Breton Avenue to be built out at one time. That is why he skipped discussion on that point. Discussion ensued.

Holtrop questioned if there will be any landscaping on the corners of all the private drives that attach to Breton. Larabel stated it will probably be a case by case basis they are going after minimal disturbance, maximum preservation.

Schweitzer stated on the elevations for the site condos that he presented it appears that there are zero entry homes. Larabel stated it is by nature that they are slab on grade. Slab on grade doesn't have such a big step up. It is a nice feature. Discussion ensued.

Poyner wanted to make sure he knows we don't see walls without windows that he has seen in some of their other developments.

Golder stated she would like to see the stairs to the porch of the townhouse stoop go across the whole front porch rather than just the stoop. The wall in between the garages looks awkward. She stated the size of pillars could be increased.

Motion by Benoit, supported by VanderMeer, to Set public hearing date of March 12, 2024, for: Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

- Motion Carried (8-0) –
- Jones absent -

L. Other Business

1. Commissioners' Comments

Quinn stated to make sure their car doors are locked people are breaking into cars.

Holtrop stated we have had a lot of projects with right in right out and was wondering if we ask for them to put signage on that. Golder stated we don't require that.

Holtrop stated there was a LUZ Committee meeting. A request to change the Master Plan from Industrial to C2 on the corner of 44th and Patterson opposite from Dykstra.

2. Staff's Comments

Schweitzer stated we can have an SIP Committee meeting on the 27th if we can find a room.

Schweitzer stated the Michigan Association of Planning and Zoning Essentials presentation and there is an opportunity again this March they are having it virtually March 26 and 27 or the day program in Frankenmuth.

Golder stated we are going to get the Bosgraff development Walma and 44th Street

M. Adjournment

Motion by Commissioner Benoit, supported by Commissioner to adjourn the meeting.

- Motion Carried (8-0) –
- Jones absent -

Meeting adjourned at 8:45pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 28, 2024**

Pung 01/30/2024

PROJECT: Midwest United FC Practice Facility

APPLICATION: 04-24

LOCATION: 3445 – 36th Street

HEARING DATE: February 13, 2024

REVIEW TYPE: Special Land Use Small Group Fitness and Rehabilitation Training Facility

MOTION: **Motion by Poyner, supported by Benoit, to grant conditional approval of the Special Land Use Small Group Fitness and Rehabilitation Training Facility as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on conditions 1-3 and basis point 1-5 as described in Pung's memo dated January 30, 2024.**

- Motion Carried (8-0) –
- Jones absent -

CONDITION: 1. Planning Commission approval of the site plan dated April 24, 2018.

2. Business is to be operated consistent with the use description received by the City on January 29, 2024.

3. Business is to be operated consistent with the description of *Small Group Fitness and Rehabilitation Training Facility* as defined in Chapter 2 of the City of Kentwood Zoning Ordinance and variances received under Case V-23-20.

BASIS: 1. The Master Plan recommendation is for industrial use of this site. The proposed use is a special land use in industrial zoning districts and as such can be considered consistent with the Master Plan recommendation.

2. The use is consistent with the intent and purpose of the zoning district.
3. Variances received under Case V-23-20 allow for up to 15,000 square feet for the training facility along and an instructor to trainee ration of 1:8.
4. Applicant's representation at the work session and public hearing.
5. Discussion at the work session and public hearing.



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 28, 2024**

Pung 01/30/2024

PROJECT: Midwest United FC Practice Facility

APPLICATION: 04-24

LOCATION: 3445 – 36th Street

HEARING DATE: February 13, 2024

REVIEW TYPE: Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility

MOTION: **Motion by Poyner, supported by Benoit, to grant conditional approval of the site plan dated April 24, 2018, as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on conditions 1-3 and basis point 1-3 as described in Pung's memo dated January 30, 2024.**

- Motion Carried (8-0) –
- Jones absent -

CONDITION: 1. Planning Commission approval of the special land use Small Group Fitness and Rehabilitation Training Facility.

2. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.

3. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS: 1. Variances received under Case V-23-20 allow for up to 15,000 square feet for the facility along with an instructor to trainee ration of 1:8.

2. Applicant's representation at the work session and public hearing.



February 22, 2024

MEMO TO: Kentwood Planning Commission
FROM: Lisa Golder, Planner
RE: Case No. 3-24 Breton Ravines

Attached please find the responses from Allen Edwin to the concerns raised by staff and the Planning Commission regarding the development of the Breton Ravines project. Staff and the developer will be meeting to discuss the construction of Breton Avenue extended to ensure that the road will be constructed and that both the city and the developer agree on the financing of the road extension. In addition, concern has been expressed regarding the building elevations and quality of materials (beyond our proposed ordinance) proposed for the housing within the proposed development. Therefore, I recommend we review the elevations for each phase, the building plans/elevation options, and materials at the February 28th public hearing. We will also have the opportunity to hear from the public on the proposed development. Since no decision on the matter will likely be made, the Planning Commission would need to table action on the application.

Please contact me if there is any other aspect of the development that you would like to explore in greater detail.

Green Development Ventures, LLC
795 Clyde Ct
Byron Center, MI 49315

February 21, 2024

Ms. Lisa Golder, Economic Development Planner
City of Kentwood Planning Department
4900 Breton Avenue, SE
P.O. Box 8848
Kentwood, Michigan 49518-8848

Re: Breton Ravines, 2720 & 2854 52nd Street SE and 5491 Wing Avenue SE, Kentwood, Michigan – RPUD-1 Rezoning and Preliminary Site Plan Review

Dear Ms. Golder,

Thank you for the continued assistance during the RPUD-1 Preliminary Review process for Breton Ravines. The purpose of this letter is to provide responses to the staff report dated January 9, 2024 and to provide updates based on planning commissioner's comments. I have enclosed two copies of an updated Preliminary PUD Site Plan set.

1. Staff Comment #2.1 and #8.: The cross-country utility easement area has been removed from the net density calculation and the result is a yield of 5.01 Units/Ac which is up from 4.93 Units/Ac shown in the initial application submittal.
2. Staff Comment #4: Efforts to maximize preservation will be undertaken during the construction plan review, Final PUD and construction phases of the project. During the construction plan phase, a limit of disturbance will be shown on the construction plans and Final PUD plan set. During the tree clearing task, the surveyor will provide accurate clearing limit stakes that match the limits of disturbance. While tree clearing is ongoing, a silt fence will be placed along the limits of disturbance to provide a visual barrier to the operators in addition to the SESC benefits it will provide.
3. Staff Comment #5 and #7: Sidewalks have been added to both sides of the street where required based on private street ordinances. However, relief is being requested to allow sidewalk on one side of the street only in phase 3 in front of buildings FT11 and FT12. FT12 is a very constrained building site given the twelve feet of steep terrain and the proximity to a regulated wetland. Placing sidewalk at this location will shift the building in a manner that makes it impractical to construct FT12. Please consider this relief in light of incorporating sidewalks enhancements in other areas of the project that would otherwise not be required.
4. Staff Comment #9: The proposed layout did not incorporate a driveway measuring 35' in depth due to the constrained nature of the site. The buildings have been strategically placed to minimize disturbance. Strict adherence to the contemplated 35' standard would increase the development challenges of this site to a point that it would no longer be possible to develop in the manner currently proposed.
5. Staff Comment #10: The proposed side yard setbacks are 6' and are detailed in the lower right hand corner of sheet 2 of the plans.

6. Staff Comment #11: In addition to the deviation presented in the original application, relief from the rear setback of 30' to the PUD boundary is being requested for one building (S2) for a rear setback measured at 25'. Further, the following setback standards are being requested for the rear loaded townhouses:
 - a. RT3
 - i. Front – not applicable
 - ii. Garage - 20' from edge of alley pavement
 - iii. Side separation between buildings - 20'
 - b. RT4
 - i. Front – not applicable
 - ii. Garage - 20' from edge of alley pavement
 - iii. Side setback from utility/access easement – 20'
 - c. RT5
 - i. Front – 0' setback to porch
 - ii. Garage - 20' from edge of alley pavement
 - iii. Corner side setback from utility/access easement – 20'
 - d. RT6, 7 and 8
 - i. Front – 25' setback to Breton Ave ROW
 - ii. Garage - 20' from edge of pavement
 - iii. Corner side setback from utility/access easement – 20'
 - iv. Side separation between buildings - 20'
7. Staff Comment #12: Street parking in phase 1 will be permitted on the 30' wide streets. Street parking will not be permitted on the 24' wide street except for in the cul-de-sac.
8. Staff Comments 13 through 15: We have been discussing architectural elements in the PUD and working collaboratively to address commissioner's concerns. The proposed architectural elements are discussed in further detail below.
9. A 10' wide pathway on the south side of 52nd street intended to be construction from Breton Ave to the east PUD boundary. Please disregard the expanded sidewalk west of Breton Ave as that was included as a mistake.
10. A traffic study scope of work has been created and the work will be initiated following a preliminary approval of the proposed project.
11. Exxel Engineering utilized AASTHO 35 MPH design standards for the Breton Ave curve.

Based on planning commissioner feedback, the building elevations that are prominently oriented to Breton Avenue should be upgraded and have transparency added. The following is a list of buildings that have prominent exterior elevations oriented to Breton Ave.

1. Rear Load Townhouses – All fronts and all sides.
2. Front Load Townhouse
 - Side and rear – FT1, 3, 4, 10, 11, 30, 40, 41, 52
 - Side only – FT22
 - Rear only – FT39
3. 1640 2-unit attached
 - Side and rear – D4 and D6
 - Side only – D1

4. 1640 Alley Load
 - Side only – SC1, 7, 8, 19, 20

The buildings listed above will incorporate enhanced elevations features described below.

1. Rear Load Townhouse – 5 windows with trim, no change to original proposal
2. Front Load Townhouse
 - a. Side
 - i. Two windows with trim
 - ii. Horizontal 10" trim band at each floor
 - b. Rear
 - i. Three windows with trim per unit
 - ii. Slider door
 - iii. Deck or patio depending on site requirements
 - iv. Horizontal 10" trim band at each floor
3. 1640 2-unit attached and alley load sites
 - a. Side
 - i. Four windows with trim
 - ii. Accent roof above kitchen window
 - iii. Horizontal 10" trim band at each floor
 - b. Rear
 - i. Three windows with Trim
 - ii. Slider door
 - iii. Horizontal 10" trim band at each floor
 - iv. Deck or patio depending on site requirements

Enhancements for front elevations that are prominent on Breton Ave include the followings standards for SC1-SC7:

1. 3 Units to include a front porch across the width of the building
2. 3 Units to include masonry wainscotting in a band on the first floor
3. Porch permitted to project into front yard setback

Enhancements for front elevations that are prominent on 52nd Street include the followings standards for SC8-SC19:

1. 4 Units to include a front porch across the width of the building
2. 4 Units to include masonry wainscotting in a band on the first floor

Lastly, we are proposing the enhancements below on every unit in the project:

1. Enhanced/Upgraded siding colors and white trim
2. Varying building colors with no identical colors repeated side to side
3. 4 panel lite front door
4. Windows on garage doors, except on alley or rear loading garages.

We look forward to continuing the discussion of the Breton Ravines project in the upcoming weeks. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,

Dan Larabel

Dan Larabel
Land Manager
Green Development Ventures, LLC
795 Clyde Court SW
Byron Center, Michigan 49315
(616) 450-4631
dlarabel@allenedwin.com



PLANNING STAFF RECOMMENDATION

Pung 02/21/2024

PROJECT: VanderWall Brothers

APPLICATION: 05-24

LOCATION: 3652 – 29th Street, SE

HEARING DATE: February 28, 2024

REVIEW TYPE: Special Land Use for a Building Supply Establishment

RECOMMENDATION: Conditional approval of the special land use building supply establishment as described in Case 05-24 VanderWall Brothers. The approval is conditioned on the following:

CONDITION: 1. Planning Commission approval of the preliminary site plan dated February 15, 2024, and Planning Commission approval of a final site plan.

2. Business shall be operated consistent with the description from the applicant dated February 19, 2024.

3. The outdoor storage area shall be paved in accordance with Kentwood Zoning Ordinance requirements.

4. No open-air display or storage is permitted in the front yard.

5. The outdoor storage area shall be surrounded with a minimum six (6) foot high privacy fence. The maximum height of the fence shall not exceed eight (8) feet.

6. Stacking height of product shall not exceed the height of the privacy fence.

7. All buildings and structures shall comply with applicable requirements of the Kentwood Zoning Ordinance.

8. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.

9. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The proposed use is a special land use within the commercial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for commercial development of the site.
2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. Representations by the applicant and applicant's representative at the work session and public hearing.
4. Discussion at the work session and public hearing



February 19, 2024

City of Kentwood
Planning Department
4900 Breton Ave SE
Kentwood, MI 49518

Re: 3652 29th Street Information Requested

Planning Commission and Joe Pung, Senior Planner,

Thank you for your feedback this past week on Tuesday 2/13 on our request at 3652 29th Street for a special land use and site plan review. Here are the items we understood required attention.

- See the revised site plan for the following changes/clarifications:
 - The parking is now on the building side rather than previous plan with parking on the street side
 - We addressed the lot coverage ratio as requested
 - We removed the fire pit at the SW corner of the storage area and the display boards at the front
 - We have ensured that the display at the NW building corner is viewed from the front sidewalk
 - We increased the privacy fence to 8' to match the display fence of 8' to accommodate 6' stacking of product. We will provide pictures of the product for height representation.

General Business Description:

- VanderWall Grand Rapids – store hours: Monday thru Friday (9:00 am to 5:00 pm) and Saturdays (9:00 am to 1:00 pm). Hearth/Fireplace sales, building materials sales such as concrete products, stone, brick and hardscaping and related supplies.
- Showroom sales and office is anticipated from 1 – 3 team members depending on the day/time of year.
- The storage area and outdoor storage will be accessible by employees only during normal business hours. A forklift will be onsite to load customers trucks and/or trailers.
- The display garden will be accessible by employees and customers during normal business hours for product displays.

I hope this provides the necessary information as requested.

Thank you,

Kurt Zink, President



PLANNING STAFF RECOMMENDATION

Pung 02/21/2024

PROJECT: VanderWall Brothers

APPLICATION: 05-24

LOCATION: 3652 – 29th Street, SE

HEARING DATE: February 28, 2024

REVIEW TYPE: Preliminary Site Plan Review for a Building Supply Establishment

RECOMMENDATION: Recommend conditional approval of the preliminary plan dated February 15, 2024, as described in Case 05-24 VanderWall Brothers. Approval is conditioned on the following:

CONDITION:

1. Planning Commission approval of the special land use building supply establishment.
2. The outdoor storage area shall be paved in accordance with Kentwood Zoning Ordinance requirements.
3. No open-air display or storage is permitted in the front yard.
4. The outdoor storage area shall be surrounded with a minimum six (6) foot high privacy fence. The maximum height of the fence shall not exceed eight (8) feet.
5. Stacking height of product shall not exceed the height of the privacy fence.
6. The overall site is to be maintained in a clean and orderly fashion..
7. All buildings and structures shall comply with applicable requirements of the Kentwood Zoning Ordinance.
8. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.

9. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

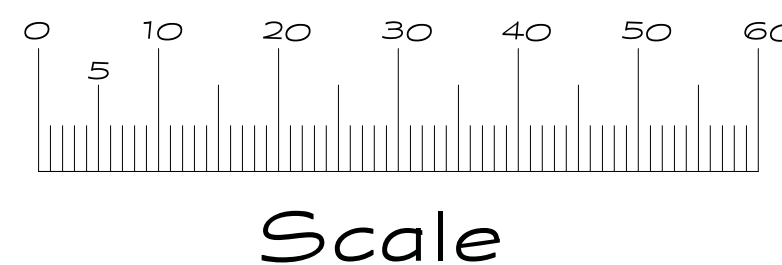
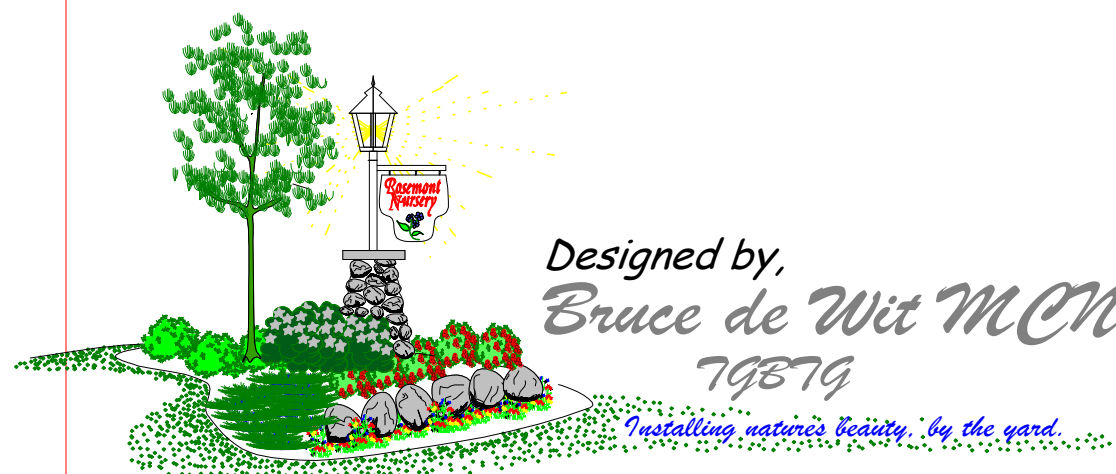
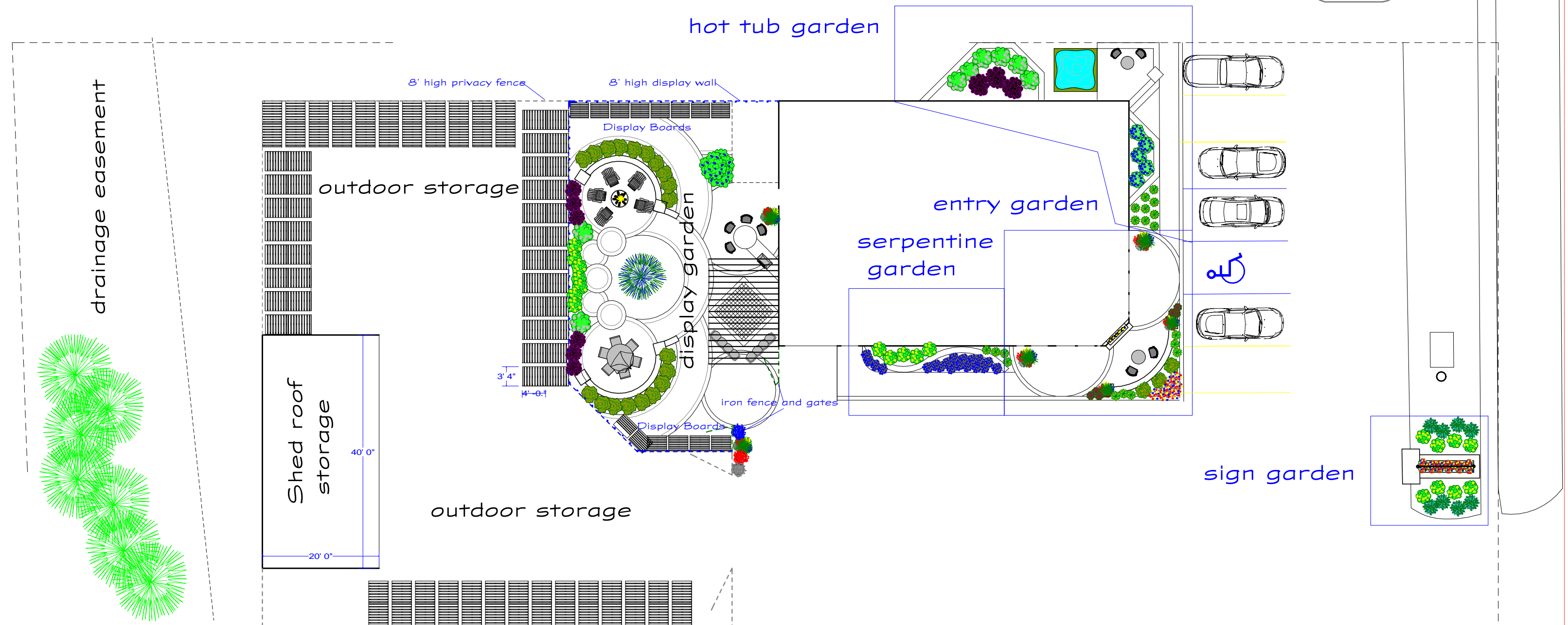
BASIS:

1. The proposed use is a special land use within the commercial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for commercial development of the site.
2. The proposed use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. The preliminary site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
4. Representations of the applicant and applicant's representative at the work session and public hearing.
5. Discussion at the work session and public hearing.

Revised 2/15/24

Site Proposal For, VanderWall Kentwood

WATSONS



Aprox. Area
Landscaping and Green space 12,379.6 sq ft
Building 2,512 sq ft
Total parking 7,106 sq ft
Outdoor storage 5,663 sq ft
Total lot .635 Acreage

City of Kentwood, Michigan

Structures & Improvements Plan: 2024-2030



**As Recommended by the
City of Kentwood Planning Commission
March 26, 2024**

**PLANNING COMMISSION OF THE
CITY OF KENTWOOD
RESOLUTION 1-24**

**A RESOLUTION TO ADOPT
THE STRUCTURES AND IMPROVEMENTS PLAN
JULY 1, 2024 – JUNE 30, 2030**

WHEREAS, the Planning Commission was established with the membership, powers and duties prescribed by law; and

WHEREAS, in accordance with Act No. 33 of the Public Acts of 2008, as amended, the Planning Commission, for the purpose of furthering the desirable future development of Kentwood under the adopted Master Plan, is to annually prepare a program for the ensuing six years, and shall show those public structures and improvements in the general order of their priority, which in the Commission's judgment will be needed or desirable and can be undertaken within the six year period.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF KENTWOOD, that the Structures and Improvements Plan: July 1, 2024, - June 30, 2030, is hereby adopted.

The foregoing resolution was offered by Commissioner _____, supported by Commissioner _____, the vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Resolution Adopted.

KENTWOOD PLANNING COMMISSION

Planning Commission Chair

The foregoing is a true and complete resolution adopted by the Planning Commission of the City of Kentwood, Kent County, Michigan, at a regular meeting held, March 26, 2024.

Planning Commission Chair

Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

DESCRIPTION

Building and Site Improvements involve the acquisition, expansion, and construction of city-owned buildings and property.

PROJECT FUNDING

Building and site improvements are generally funded by the Property and Building Fund (**Exhibit A**). This fund is an accumulation of money designated for specific future capital expenditures by the City Commission. Funds for these purposes may be transferred from the City's General Fund each year. Other financing sources such as Community Development Block Grants, Police and Fire Millage Fund, Library Millage Fund, bonding, and state and federal grants may also be used.

SCHEDULED PROJECTS

1. Justice Center - LVT (Luxury Vinyl Tile) Flooring – Phase 2

Due to life expectancy, use, and normal wear, the LVT flooring at the Justice Center began replacement in 2022. Phase 2 will replace an additional approximately 14,500 square feet of flooring. Flooring replacement will be with a more robust and lower maintenance material than VCT (Vinyl Composite Tile).

Project Cost:	\$95,000	Timing:	2024-2025
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2. Justice Center – Battery Uninterrupted Power Supply (UPS) Replacement

Critical circuits at the Justice Center are served by two electrical back-up systems, a generator and battery back-up. The battery back-up system is a critical piece of equipment which bridges the switching period between distribution power and emergency back-up power. This system is failing and requires replacement.

Project Cost:	\$35,000	Timing:	2024-2025
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3. Justice Center – Lieutenants Office/Conference Room Remodel

This is funded by the new police/fire millage. With the addition of lieutenants, the police department will need more office space for employees to work. Therefore, the current patrol conference room will be converted into an office for the traffic unit, and the current traffic unit office will become the new office for lieutenants. Besides desks, cubicles, etc., there is a need to put a wall in the new office for privacy.

Project Cost:	\$18,500	Timing:	2024-2025
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4. Justice Center – Court Clerk Office Reconfiguration

The court will be implementing a new document e-file system that will eliminate the need for storage of hard-copy files on site. The city will seek assistance from a consultant for office space design with an emphasis on maximizing workspace. The result of the redesign in FY22/23 will be assessed and implemented as needed.

Project Cost:	\$75,000	Timing:	2024-2025
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

5. Justice Center – Gate and Operator Replacement – Phase 1

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe.

Project Cost:	\$50,000	Timing:	2024-2025
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6. Justice Center – Gate and Operator Replacement – Phase 2

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe.

Project Cost:	\$50,000	Timing:	2025-2026
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7. Justice Center – Police Stairwell Tread Flooring Replacement

Due to life expectancy, use, and normal wear, the stairwell flooring at the Justice Center will be due for replacement. An evaluation of the flooring will take place prior to replacement to determine the appropriate timeframe.

Project Cost:	\$40,000	Timing:	2025-2026
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8. Justice Center - Elevator Pump and Controls

The elevator pump and controls are scheduled for replacement at 20 years. A full evaluation, including condition, use, life expectancy, updates to State or Federal regulation mandates, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:	\$20,000	Timing:	2025-2026
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9. Justice Center – Parking Lot replacement/expansion, Carport addition and roof replacement

The parking lot at the Justice Center, which includes the front customer lot, court employee lot, police employee lot, cruiser parking area and drives around the building are all due for replacement. This work will be coordinated with running conduit to the police carports and minor storm water collection repairs. The police department has experienced growth and requires additional parking spaces under the carports (addition of 20 parking spots total; 14 under north carports, 6 under east carports). This addition would also include space for the department's storage needs (~1,500 square feet). The police department staff parking lot currently has 70 spaces and two handicap spaces. The increase of police officers and support staff justify a parking lot expansion to include 20 additional parking spaces. The parking expansion also includes security fencing expansion.

Project Cost:	\$710,000	Timing:	2025-2026
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10. Justice Center – Roof Replacement

The life expectancy and warranty of a membrane roof is 25 years. In 2025, the justice center roof will reach that lifespan. There have been multiple leaks experienced in the last five years that constitute replacement in FY26-27.

Project Cost:	\$150,000	Timing:	2026-2027
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

11. Justice Center – Lightning Protection

The Justice Center has experienced two lightning strikes within the last five years. In an effort to protect the building from future strikes, lightning protection will be added during roof replacement as recommended by the contractor.

Project Cost: \$40,000 Timing: 2026-2027

12. Justice Center – Domestic Water Heater Replacement

The water heaters at the Justice Center serve the entire building including police, court, and locker room showers, and are critical to building operations. The water heaters were installed new in 2016 and are slated for replacement at 10 years. A condition assessment will be conducted at nine years (2025) to determine actual replacement schedule.

Project Cost: \$20,000 Timing: 2026-2027

13. Justice Center – Emergency Back-up Generator

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 21-year-old 810KW generator, is due for replacement in 2027. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost: \$350,000 Timing: 2029-2030

14. City Hall – Security Glass Addition to Customer Counters

City offices such as Treasurer, Assessing and Clerk offices have encountered interactions which warrant the addition of security glass to provide protection for City staff members. This security glass would provide protection for staff while allowing them to still provide the highest quality services to residents/customers.

Project Cost: \$150,000 Timing: 2024-2025

15. City Hall – Energy Recovery Unit (ERU) Refurbishment (Moved from FY24)

The energy recovery unit (ERU) at city hall needs complete overhaul due to age and disrepair. The large energy recovery parts of the unit have depleted, and replacement is needed.

Project Cost: \$140,000 Timing: 2024-2025

16. City Hall - Dehumidification System Replacement (Moved from FY24)

The life expectancy of City Hall's dehumidification system has reached its maximum age in 2023. Condition, use, manufacturer's recommendation, and the City's energy audit will help determine the appropriate timeframe for replacement.

Project Cost: \$95,000 Timing: 2024-2025

17. City Hall - Roof Replacement

The roof at City Hall has reached its full life expectancy in 2023. An evaluation was performed in 2023 and the roof is in good condition. Continued evaluation will take place to determine replacement schedule.

Project Cost: \$150,000 Timing: 2025-2026

Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

18. City Hall - Carpet Replacement (main floor)

The carpet in the City Hall facility is aging and needs replacement. A full evaluation will take place prior to any work to determine the exact timing.

Project Cost:	\$82,500	Timing:	2026-2027
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19. City Hall - Carpet Replacement (second floor and basement)

The carpet in the City Hall facility is aging and in need of replacement. A full evaluation will take place prior to any work to determine the exact timing.

Project Cost:	\$58,500	Timing:	2026-2027
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20. City Hall - Cooling Tower Heat Exchanger (Moved from FY23)

The cooling tower heat exchanger for City Hall is due for replacement in 2024. A full evaluation was performed on the cooling tower in 2023 and it was found to be in acceptable condition. Another assessment will be performed in 3 years (2026).

Project Cost:	\$30,000	Timing:	2027-2028
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21. City Hall – Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 250KW generator is 23 years old. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$175,000	Timing:	2027-2028
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22. City Hall - Elevator Pump and Controls

The elevator pump and controls are scheduled for replacement in 20 years. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$20,000	Timing:	2028-2029
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23. Library – Community Room Tables and Chairs

The community room at the library is a highly utilized space for residents. The tables and chairs in the community room utilized by renters have been heavily used and have seen wear because of it. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$100,000	Timing:	2024-2025
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24. Library – Carpet – Design & Replacement

The overall use of the library has far exceeded expectations since its opening in 2010. The carpet of the library is becoming worn and has lasted until 2023. An evaluation will take place prior to replacement to determine an appropriate schedule.

Project Cost:	\$130,000	Timing:	2025-2026
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

25. Library – Emergency Back-up Generator

The emergency back-up generator powers the library's emergency lighting only during power outage events because the building is tied to the city hall generator. The 23-year-old 250KW generator is due for replacement in FY 2028. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$100,000	Timing:	2027-2028
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26. Library – Make-Up Air Unit (MAU)

The life expectancy of the library's make-up air unit is 15-20 years. The unit will reach this age in FY27-28. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$25,000	Timing:	2027-2028
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27. Library - Cooling Tower Heat Exchanger (120 ton)

The cooling tower heat exchanger for the library was due for replacement in 2024. A full evaluation was performed in 2023 and was found to be in good condition. Another assessment will be performed in 5 years (2028).

Project Cost:	\$30,000	Timing:	2029-2030
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28. Public Works – Building Addition and Remodel

In 2023, the Public Works department embarked on a space planning and master planning project. Along with a consultant, the public works team identified solutions to office, parking and storage shortfalls to accommodate a growing staff, growing fleet and increasing workload. This project will include an office addition of 3300 square feet, renovation of the existing offices, lunchroom and locker room spaces of 6700 square feet, and a parking garage expansion of 28,000 square feet. The office renovation will utilize existing square footage more efficiently and expand spaces such as the men's and women's locker rooms utilizing precious space for more important operations. The project is currently in design phase and is expected to be constructed in 2025. Financing for this project will come from multiple areas (including cash and bonds) from Water, Sewer, Streets and General Funds.

Project Cost:	\$ 3,000,000	Timing:	2024-2025
Project Cost:	\$10,000,000	Timing:	2025-2026

29. Public Works – Floor Coating Parking Garage (Moved from FY20)

The concrete surface in the main parking garage is deteriorating due to extreme conditions. It is expected that a protective coating will keep the floor from further deterioration and extend its useful life.

Project Cost:	\$150,000	Timing:	2024-2025
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30. Public Works – Floor Coating - Technician Truck Bay (moved from FY20)

The life expectancy of the truck repair bay floor would be lengthened by thorough cleaning and surface coating. Research is underway to determine the best approach to this project.

Project Cost:	\$15,000	Timing:	2024-2025
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

31. Public Works - Material Storage Bins (moved from FY20)

The Department of Public Works operations require the use and storage of several materials, such as sand, gravel, and topsoil. Since the materials are not currently covered and exposed to the elements, they become oversaturated with moisture and are unusable. A suitable structure will allow the materials to stay dry, ultimately saving time and money. It is expected that the DPW Master Plan will help guide and support these upgrades.

Project Cost: \$85,000 Timing: 2024-2025

32. Public Works - Heater for Fleet Technician Small Vehicle Garage

The heater in the Fleet Technician small vehicle garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost: \$10,000 Timing: 2025-2026

33. Public Works - AC Unit for the Fleet Technician Garage (15 Ton)

The AC Unit for the Fleet Technician garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost: \$15,000 Timing: 2025-2026

34. Public Works - Heater for Fleet Technician Large Truck Bay Garage

The heater for the Fleet Technician large truck bay garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost: \$25,000 Timing: 2025-2026

35. Public Works - Heater for Parking Garage

The heater for the parking garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost: \$40,000 Timing: 2025-2026

36. Public Works – Flooring - Carpet and VCT Replacement

The carpeted areas of the building are worn and ready for replacement. Field staff offices will change from carpet to VCT flooring.

Project Cost: \$15,000 Timing: 2025-2026

Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

37. Public Works - IT Room AC Unit Replacement (moved from FY20)

The mini-split AC Unit for the DPW IT room has reached the end of its useful life and has required additional maintenance justifying replacement. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost: \$15,000 Timing: 2026-2027

38. Public Works – Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 19-year-old, 300KW generator is due for replacement in FY 2030. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost: \$250,000 Timing: 2029-2030

39. Fire Station 1 - Exterior Masonry Sealant

The exterior block of the station needs occasional water seal and is due in 2024. This is scheduled to be done in conjunction with the other three fire stations.

Project Cost: \$15,000 Timing: 2024-2025

40. Fire Station 1 – Painting of Apparatus Bay Barrel Roof Exterior

The original metal roof (1991) is due for painting to extend the life of the roof. Ice cleats that were originally epoxied on have fallen off subsequently removing the paint from below allowing the metal to rust. In addition, ice sliding off the roof has worn the paint on the rest of the roof decreasing the protective quality of the factory paint on the rest of the roof.

Project Cost: \$35,000 Timing: 2024-2025

41. Fire Station 1 - Domestic Water Heater

The water heater at the station is aging and will be due for replacement in 2025. A full evaluation will take place in advance to determine an actual replacement date.

Project Cost: \$15,000 Timing: 2025-2026

42. Fire Station 1 – Carpet Replacement (Admin and Suppression)

The carpet at the station is aging and in need of replacement. A full evaluation will take place prior to any work to determine the exact timing.

Project Cost: \$45,000 Timing: 2026-2027

43. Fire Station 1 – Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 20-year-old, 160KW generator, is due for replacement in 2025. The unit is aging and is expected to reach the end of life in 25-26. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost: \$200,000 Timing: 2026-2027

Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

44. Fire Station 1 - Roof Replacement

The roof at FS1 will reach its full life expectancy in 2028 (life expectancy of 25-30 years). An estimated 8800 square feet of flat roof or 88 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost:	\$96,000	Timing:	2028-2029
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45. Fire Station 2 – Exterior Masonry Sealant

The exterior block of the station needs occasional water seal and is due in 2023. This is scheduled to be done in conjunction with the other fire stations.

Project Cost:	\$15,000	Timing:	2024-2025
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46. Fire Station 2 – HVAC – Redesign and Construction (Moved from FY23)

The current HVAC system for the station is in need of a total overhaul. The station has experienced numerous service interruptions and issues with heating and cooling over the last several years. A firm will be utilized to redesign the system to ensure occupant comfort and long-term system integrity.

Project Cost:	\$250,000	Timing:	2024-2025
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47. Fire Station 2 - Roof Replacement

The roof at FS2 will reach its full life expectancy in 2026 (life expectancy of 25-30 years). An estimated 6600 square feet of flat roof or 66 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost:	\$73,000	Timing:	2025-2026
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48. Fire Station 2 – Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 21-year-old, 275KW generator, is due for replacement in 2027. The unit is aging and is expected to reach the end of life in 26-27. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$200,000	Timing:	2027-2028
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49. Fire Station 3 – Exterior Masonry Sealant

The exterior block of the station needs occasional water seal and is due in FY2024. This is scheduled to be done in conjunction with the other fire stations.

Project Cost:	\$15,000	Timing:	2024-2025
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50. Fire Station 3 - Elevator Pump and Controls

The elevator pump and controls are scheduled for replacement at 20 years. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost:	\$20,000	Timing:	2025-2026
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

51. Fire Station 3 - Roof Replacement

The roof at FS3 will reach its full life expectancy in 2026 (life expectancy of 25-30 years). An estimated 9600 square feet of flat roof or 96 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost: \$105,000 Timing: 2025-2026

52. Fire Station 3 - Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 22-year-old, 150KW generator, is due for replacement in 2026. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine the actual replacement schedule.

Project Cost: \$200,000 Timing: 2026-2027

53. Recreation Center – Emergency Back-up Generator Replacement

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The 23-year-old, 100KW generator, is undersized and unable to run the entirety of the building during power outage events, replacement and upsizing have been moved earlier than full life expectancy.

Project Cost: \$250,000 Timing: 2025-2026

54. Recreation Center – Window Replacement (Moved from FY24)

There are two areas at the Recreation Center where windows have not been replaced to complete a window replacement project for the entirety of the exterior. The windows are inefficient and aged requiring replacement.

Project Cost: \$20,000 Timing: 2025-2026

55. Recreation Center – Security Glass and Card Reader Addition

Upon completion of the City's new Community Center, the usage and staffing of the existing Recreation Center may change. In preparation for potential changes, the addition of security glass at the front counter and a card reader addition for secured access at the employee office entrance for purposes of increased security for staff at the location, are being planned.

Project Cost: \$55,000 Timing: 2025-2026

56. Recreation Center – Parking Lot Surface Replacement

The parking lot asphalt surfacing at the Recreation Center is aging and due for replacement. A full evaluation will take place in advance to determine an actual replacement date.

Project Cost: \$300,000 Timing: 2026-2027

57. Recreation Center – Roof Replacement

The roof at the Recreation Center will reach its full life expectancy in 2023 (life expectancy of 25-30 years). An estimated 11,800 square feet of flat roof or 118 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost: \$125,000 Timing: 2027-2028

Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

58. Pinehill Cemetery – Master Plan (Moved from FY22)

To properly facilitate future expansion, maintenance needs, and desires of the community, it is recommended that the City engage vendors with expertise in cemetery management to complete a Master Plan for Pinehill Cemetery.

Project Cost:	\$50,000	Timing:	2025-2026
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59. Pinehill Cemetery - Security Upgrades (Moved from FY23)

The maintenance building and the office area at Pinehill Cemetery are currently monitored by a stand-alone camera system with on-site DVR. The system is not connected to the City's network. Staff recommends installing fiber-optic cable to the building and replacing the existing cameras. The fiber-optic will allow the cameras to be connected to the network. Additionally, the fiber-optic will also allow the phone and computer in the office area to connect with the City's network.

Project Cost:	\$47,500	Timing:	2026-2027
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60. Pinehill Cemetery – Cantilever Roof for Material Storage

The existing material storage bins are uncovered, leaving materials such as sand and topsoil exposed to the elements. When wet or frozen the materials are unusable. A cantilever roof system would protect the needed materials from weather conditions. It is expected that the Cemetery Master Plan will help determine and support the need.

Project Cost:	\$50,000	Timing:	2026-2027
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61. Pinehill Cemetery – Roof Replacement

The roof at the cemetery will reach its full life expectancy in 2027. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost:	\$55,000	Timing:	2027-2028
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62. Pinehill Cemetery – Maintenance Building Addition (Moved from FY23)

The maintenance building at Pinehill Cemetery is used to house equipment and supplies. Additionally, the space is used as a workshop for cemetery and park maintenance projects. More interior space is desired to accommodate equipment and workshop needs, as well as housing materials. It is expected that the Cemetery Master Plan will help determine and support the need.

Project Cost:	\$140,000	Timing:	2029-2030
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63. City Buildings - Building Repair & Improvements

Although in good repair now, City buildings will require large, expensive repairs, such as roofs and HVAC equipment, as they age. This project is intended to provide funding reserves to meet these “as needed” repairs when they arise.

Project Cost:	\$100,000	Timing:	Annually
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64. Miscellaneous & Contingency

Annually, an amount is budgeted to allow for unexpected or emergency projects.

Project Cost:	\$150,000	Timing:	Annually
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Structures and Improvements Plan: 2024 – 2030
Buildings and Site Improvements

Unscheduled:

65. Public Works - Property Acquisition

The Department of Public Works desires to expand brush and yard waste collection to the City's residents. The existing DPW facility is not large enough to effectively offer a suitable collection service without the acquisition and development of additional property. The program has proven to be a success and a highly used service. Timing is unscheduled pending the DPW Master Plan and available property.

Project Cost: \$250,000

Structures & Improvements Plan: 2024-2030

Exhibit B: Parks and Recreation

DESCRIPTION

The Parks portion of the Structures and Improvements Plan (Exhibit B) primarily involves development of existing park lands and the purchase of equipment and facilities for existing parks as included in the Park and Recreation Master Plan.

SCHEDULED PROJECTS

1. Pinewood Park Shelter Replacement

The shelter at Pinewood Park is by far the most utilized shelter within the City's parks system. During 2023-2024, the project included the removal and replacement of the shelter, restoration of the concrete pad, picnic tables, grills with coal bins, trash cans, and the installation of a serving table with areas of accessibility. Additionally, for 2024-2025 the project will include security cameras and parking lot lighting installation to enhance the overall safety of the park. Funding for this project will be from the Parks and Recreation Millage Fund.

Project Cost:	\$50,000	Timing:	2024-2025
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2. Bowen Station Restroom and Parking Lot Replacement

This project will include a new restroom building in which the main door would be visible to the parking lot. This is a critical security deficiency with the current facility. In addition, the parking lot at Bowen Station is in disrepair and needs to be removed and replaced. Funding for this project will be from the Community Development Block Grant (\$300,000) and the Parks and Recreation Millage Funds (\$100,000).

Project Cost:	\$400,000	Timing:	2024-2025
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3. Portable Light Tower Generator (new)

The portable light tower generator is a mobile unit used for wide-area lighting to provide safe passage for residents during the City's many events and programs. This equipment is used at all evening events such as food truck festivals, 4th of July festivities, Yeti hunt, glow in the park, tree lighting ceremony, sports programming, and many others. Costly rentals of this equipment are currently necessary due to the city owning only one light tower. Funding for this project will be from the Parks and Recreation Millage Fund.

Project Cost:	\$10,000	Timing:	2024-2025
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4. Paul Henry Trail Rehabilitation

The Paul Henry is a very popular trail that is heavily used year around. Over the years this trail has begun to deteriorate and needs to be repaired. It is recommended that the trail be crushed and shaped with existing asphalt, has addition of three inches of new asphalt, along with the side restoration which would include topsoil, fertilizer, and mulch. To protect against future tree root intrusion, BioBarrier will be installed along 12,000 feet of the trail where trees are prevalent. Funding for this project will be identified by an application to the Michigan Natural Resources Trust Fund Grant (\$300,000) and the Parks and Recreation Millage Fund (\$700,000).

Project Cost:	\$1,000,000	Timing:	2024-2025
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Structures & Improvements Plan: 2024-2030

Exhibit B: Parks and Recreation

5. Community Center

A new multi-generational community center that will be a premier indoor healthy wellness and recreation programming facility. Funding for this project will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, interfund loans, issuance of bonds, and the Property and Building Fund.

Project Cost:	\$10,600,000	Timing:	2024-2025
Project Cost:	\$11,626,000	Timing:	2025-2026

6. Covenant Park

Covenant Park was generously donated in May of 2020. This beautiful park will feature multiple trails, sports fields, pickleball courts, an event lawn, lighting, and an event center to support future growth. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

Project Cost:	\$30,000	Timing:	2024-2025
Project Cost:	\$4,000,000	Timing:	2025-2026
Project Cost:	\$2,900,000	Timing:	2026-2027
Project Cost:	\$5,000,000	Timing:	2027-2028

7. City Campus

An outdoor gathering space that will be the site of future community events and farmers' market. The amenities will include a destination splashpad and playground, shelters, plaza, amphitheater, event lawn, additional parking, and other improvements. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

Project Cost:	\$200,000	Timing:	2027-2028
Project Cost:	\$2,000,000	Timing:	2028-2029
Project Cost:	\$1,500,000	Timing:	2029-2030

8. Miscellaneous & Contingency

It is recommended that funds be budgeted annually for trail and park enhancements, wayfinding signage, and unexpected and/or emergency needs which may arise.

Allowance:	\$125,000	Timing:	Annually
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UNSCHEDULED PROJECTS

Veterans Park Improvements (Phase IV)

As Veterans Park continues to attract numerous residents to this signature park, phase IV improvements will include parking lot expansion, replacement of the basketball and futsal courts, placement of an additional picnic shelter, and removal and replacement of the remaining concrete pathways. Funding for this project will be requested through the Community Development Block Grant application with the remainder from the Parks and Recreation Millage Fund.

Project Cost:	\$750,000
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Structures & Improvements Plan: 2024-2030

Exhibit B: Parks and Recreation

Home Acres Skate Park & Digital Sign

Home Acres Park is an entry point into the City of Kentwood. Over the years, the skate park has deteriorated and is beyond repair. The proposed improvements include an accessible skate park, shade shelter, reconstructed walk connections to the parking lot, accessible picnic tables, Evergreen trees, LED lighting, and bleacher seating. The accessible skate park will include one side with high contrast paint/tape to mark the ramps edges, navigation lines, and routes between ramps and tactile strips to provide haptic feedback before ramps or dangerous areas. Funding for this project will be from the Michigan Spark Grant with a 50% match from the Parks and Recreation Millage.

Project Cost: \$1,200,000

Lamberts Trail

This project involves the construction of approximately 3 miles of trail starting near the City Hall/Justice Center area and continuing east along the north side of the future Lamberts property, possibly connecting to a proposed trail at a planned housing development. Construction timing will be evaluated in light of available funding via the park millage and MDNR grant funds.

Project Cost: \$600,000

Plaster Creek Trail (Stanaback Park to Shaffer)

This project is planned to connect Stanaback Park trail system and Kentwood's southern non-motorized trail system to the north. The trail is planned to go next to and after crossing several ravines down to Shaffer Avenue. This project is to be funded by park millage or by MNRTF funds.

Project cost: \$1,126,000

Shaffer-Patterson I (Shaffer Ave. to East Paris Ave.)

This project is planned to link trails from Plaster Creek along Shaffer, 32nd Street to East Paris Avenue. It would be funded by park millage, CDBG, and/or by MNRTF funds. Act 51 funds may be used for some of the footage.

Project cost: \$727,000

Shaffer-Patterson II (East Paris to Burton Street)

This project is planned to go from East Paris Avenue along the Saddleback sewer easement to the intersection of Burton Street and Patterson Avenue, linking the southern system to the non-motorized trail systems to the north. It would be funded by park millage, CDBG, and/or by MNRTF funds. Act 51 funds may be used for some of the footage.

Project cost: \$1,130,000

Structures & Improvements Plan: 2024-2030

Exhibit B: Parks and Recreation

Forest Hill Trail Connection via Forest Hill Bridge Widening

Now that Forest Hill roadway has been reconstructed, and a non-motorized trail (NMT) installed on the east side of the roadway, the widening of the existing Forest Hill Avenue Bridge for a trail connection is desirable. This would either be a stand-alone project or part of an MDOT project replacing the existing I-96 bridge. Possible funding would come from Safe Routes to School program, MDOT, and/or Act 51 funds.

Project Cost: \$1,000,000 (Kentwood's share of a new wider MDOT bridge)
 \$3,500,000 (Stand-alone prefabricated pedestrian bridge)

Property Development

It is desirable to provide resources for the City to create new parks on existing city-owned park properties to meet emerging needs. Funding could be from State of Michigan Natural Resources Trust Fund grants and/or other funding sources.

Project Cost: \$500,000

Park Acquisition

City to pursue land acquisition for the development of parks, subject to availability of funds and property. Underserved areas as identified in the Park Master Plan map will be given high priority. The Parks and Recreation Millage Fund and State grants may be considered to finance the project.

Project Costs: \$500,000

Structures & Improvements Plan: 2024-2030

DESCRIPTION

The Schedule of Capital Improvements includes the construction, rehabilitation, repair, and enhancement of the City's streets, sidewalks, and non-motorized trails. It does not include annual maintenance of road surfaces of specific streets by chip sealing, cape sealing, overlay and other similar practices.

PROJECT FUNDING

The streets, sidewalks, and non-motorized trails projects (**Exhibit C**) are generally funded through Act 51 funds, which are from gas taxes and vehicle registration fees and are returned to the City by the State based on the number of miles of road in the city and its population. These funds are generally used for street rehabilitation, patching, resurfacing, sweeping, paint striping, snow plowing, salting, traffic signals and street signs. Recognizing that non-motorized trails are a popular recreation feature, Parks Millage Funds may also be used to maintain existing trails and construct additional sections. The timing notations refer to fiscal years by the year of the end date (i.e., the fiscal year ending June 30, 2024 is noted as 2024).

Additional funds for streets, sidewalks, and trails may also be obtained from Federal and State transportation funding. Some non-motorized trails or sidewalks may also be funded by Community Development Block Grants (CDBG), Department of Natural Resources Trust Fund (DNRTF) Grants, Michigan Department of Transportation (MDOT), Transportation Alternative Program (TAP) Grants, Congestion Mitigation Air Quality (CMAQ) Grants and other funding sources.

Construction of projects will depend on obtaining the required funding and acquisition of property. Project cost does not include property acquisitions or required easements.

PROJECTS

1. Julivan and Ridgewood Reconstruction (44th St to Division Ave)

Reconstruct using Act 51 funds. Add concrete curb and gutter and sidewalk, replace watermain. Construction expected in 2024.

1981 – Resurface, Paser 2

Project Cost:	\$1,105,078	Timing:	FY24 & 25
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2. 40th Street Rehabilitation (Soundtech Ct to Patterson Ave)

Crush, shape, and repave corridor. \$265,200 in federal funding has been programmed with the balance from Act 51 funds. Construction expected in 2024.

2014 – Chip & Fog, Paser 2

Project Cost: \$407,200 (\$142,000 to Kentwood) **Timing:** FY24 & 25

3. East Paris Avenue Resurfacing (Burton St to 28th St)

Mill and resurface the street. \$422,500 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2024. Cost split with Grand Rapids due to shared ownership.

2019 – Overband Crackfill, Paser 3

Project Cost: \$650,000 (\$113,750 to Kentwood) Timing: FY24 & 25

Structures & Improvements Plan: 2024-2030

4. 36 Street & Patterson Avenue Intersection Improvements

The Kent County Road Commission is improving the intersection of 36th Street and Patterson. Part of this work will occur on 36th Street. It will include installation of full-depth concrete pavement.

Project Cost: \$300,000

Timing: FY24 & 25

5. Miscellaneous Bridge Maintenance

Implement bridge maintenance projects based on the bi-annual bridge inspection report and recommendations.

Project Cost: \$200,000

Timing: FY24 & 25

6. Signalized Intersection Upgrades

This project includes installation of cell modem, radio, and fiber optic communications equipment in existing traffic signals at 14 intersections in the City of Walker and 37 locations in the City of Kentwood. Improved communication allows for improved signal coordination, remote signal management, and reductions in incident-related notification. Shared project with the City of Walker. This project includes \$160,000 in CMAQ funding with the balance from Act 51 Funds.

Project Cost: \$45,000 (Kentwood Cost)

Timing: FY24 & 25

7. Breton Crossing of the Paul Henry Trail

Construction of a road crossing for Breton Avenue over the Paul Henry Trail. This work would be completed in conjunction with development north of the Paul Henry Trail.

Project Cost: \$425,000

Timing: FY25 & 26

8. 52nd Street and Breton Avenue Traffic Signal and Intersection Reconstruction

Remove diagonal span signal and replace it with box span signal. Also, construction of turn lanes and intersection improvements in conjunction with construction of Breton Avenue to the south.

Project Cost: \$600,000 (Kentwood 75%, Developer 25%)

Timing: FY25 & 26

9. 52nd Street Resurfacing (Bailey's Grove to East Paris)

Mill and resurface the street. \$352,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

1995 – Reconstruct, 2014 – Chip & Fog, Paser 2

Project Cost: \$504,000 (\$152,000 to Kentwood)

Timing: FY25 & 26

10. 52nd Street Resurfacing (Division Ave to Eastern Ave)

Mill and resurface the street. \$490,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

2007 – Mill & Fill, 2016 – Chip & Fog, Paser 3

Project Cost: \$700,000 (\$210,000 to Kentwood)

Timing: FY25 & 26

Structures & Improvements Plan: 2024-2030
Streets, Sidewalks and Non-Motorized Trails

11. 52nd Street Resurfacing (East Paris to M37)

Mill and resurface the street. \$735,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2025.

1993 – Reconstruction, Paser 3

Project Cost: \$1,050,000 (\$315,000 to Kentwood) Timing: FY25 & 26

12. 44th Street White-Topping Repair

Repair/replacement of “white-topped” and other full depth concrete streets in Kentwood. Design engineering and construction to replace “white-topped” streets in Kentwood. Streets included in this work are 44th Street and Barden/East Paris.

Project Cost: \$1,000,000 Timing: FY 25_& 26

13. Model Court Rehabilitation (West of M37)

Add curb and gutter and repave this short cul-de-sac using Act 51 funds. Construction in 2026.

1987 – Sealcoat, Paser 1

Project Cost: \$200,000 Timing: FY26 & 27

14. 36th Street Resurfacing (Shaffer to M37)

Mill and resurface 36th Street. \$350,000 in federal funds has been programmed with the balance from Act 51 funds. Construction in 2026.

2006 – Reconstruction, 2015 – Chip & Fog, Paser 5

Project Cost: \$500,000 (\$150,000 to Kentwood) Timing: FY26 & 27

15. 36th Street Roundabout & Shaffer Ave Rehabilitation

Construct a roundabout at the intersection of 36th Street and Shaffer Avenue. Replace the Hot Mix Asphalt (HMA) pavement from 32nd Street to 44th Street. \$660,386 in CMAQ funds have been programmed with the balance from Act 51 funds. Construction in 2026.

2000 – Reconstruct, 2015 – Chip & Fog, Paser 3 & 4

Project Cost: \$3,050,000 (\$2,389,614 to Kentwood) Timing: FY26 & 27

16. Forest Creek Drive Rehabilitation (East of East Paris Ave)

Crush, shape, and repave corridor using Act 51 funds. Add concrete curb and gutter and sidewalk. Construction expected in 2024.

2011 – Capeseal, Paser 2

Project Cost: \$700,000 Timing: FY27 & 28

17. 48th Street Rehabilitation (Division to Eastern)

Mill and resurface 48th Street. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction in 2027.

1994 – Reconstruction, 2013 – Chip & Fog, Paser 2, 3, 4

Project Cost: \$931,200 Timing: FY27 & 28

Structures & Improvements Plan: 2024-2030
Streets, Sidewalks and Non-Motorized Trails

18. 52nd Street Resurfacing (M37 to Patterson Ave)

Mill and resurface the street using Act 51 funds. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction in 2027.

1989 – Reconstruction, 2014 – Overband Crackfill, Paser 3

Project Cost: \$432,000 Timing: FY27 & 28

19. Eastern Avenue Rehabilitation (52nd St to 60th St)

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2027.

2008 – Crush & Shape, 2016 – Chip & Fog, Paser 4

Project Cost: \$1,800,000 Timing: FY27 & 28

20. Eastern Avenue Rehabilitation (48th St to 52nd St)

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2027.

2008 – Crush & Shape, 2016 – Chip & Fog, Paser 4

Project Cost: \$900,000 Timing: FY27 & 28

21. Eastern Avenue Rehabilitation (44th St to 48th St)

Replace the HMA pavement along corridor. This project should be considered for STP-U funding under the next TIP programming cycle (FY2027 to FY2029). Construction expected in 2027.

2008 – Crush & Shape, 2016 – Chip & Fog, Paser 4

Project Cost: \$900,000 Timing: FY27 & 28

22. Radcliff Avenue (28th Street to South End)

Crush, shape and repave the HMA pavement using Act 51 funds. Construction expected in 2028.

2018 – Chipseal, Paser 3

Project Cost: \$350,000 Timing: FY28 & 29

23. East Paris Avenue Resurfacing (Burton to North City Limits)

Mill and resurface the street. \$980,000 in federal funding has been programmed with the balance from Act 51 funds. Construction in 2024.

2015 – Chip & Fog, Paser 3, 4, 5

Project Cost: \$1,400,000 (\$420,000 to Kentwood) Timing: FY28 & 29

Structures & Improvements Plan: 2024-2030
Streets, Sidewalks and Non-Motorized Trails

24. Intersection Crossing of Division Avenue at the Kelloggsville Middle School

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or **H**igh intensity **A**ctivated cross **W**alk (HAWK) Hybrid Pedestrian Beacons, optional curb extensions and/or yield/stop bars. Traffic analysis in 2023 confirmed that the pedestrian counts met warrants to qualify for MDOT Traffic Safety Program consideration. The City of Wyoming appears to be willing to jointly pursue a safety program application.

Project Cost: \$ 90,000 (\$45,000 Kentwood) Timing: FY 2025

25. Intersection Crossing of Forest Hill Avenue at Hall Street/Orchard Creek Drive

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or **H**igh intensity **A**ctivated cross **W**alk (HAWK) Hybrid Pedestrian Beacons, optional curb extension and/or yield/stop bars.

Overall Project Cost: \$ 140,000

Phase I Installation of Refuge Island coordinated with Safe Routes to School Grant

Project Cost: \$20,000 (\$0 Kentwood) Timing: FY 2025

Phase II Installation of Rectangular Rapid flashing beacons or **H**igh intensity **A**ctivated cross **W**alk (HAWK) Hybrid Pedestrian Beacons

Project Cost: up to \$120,000 Timing: FY 2026

26. Mid-Block Crossing of 44th Street at Walnut Hills Drive

Reconstruct with high visibility crosswalk markings, advanced intersection signing, pedestrian refuge island and **H**igh intensity **A**ctivated cross **W**alk (HAWK) Pedestrian Hybrid Beacons. Funds to be sought from MDOT Traffic Safety Program. Construction in 2026.

Project Cost: \$ 250,000 Timing: FY 2026

27. Mid-Block Crossing of 48th Street at Marlette Street

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or **H**igh intensity **A**ctivated cross **W**alk (HAWK) Hybrid Pedestrian Beacons, optional curb extensions, and/or yield/stop bars. (To be constructed in conjunction with 48th Street Rehabilitation project)

Overall Project Cost: \$ 140,000

Phase I Installation of Refuge Island coordinated with 48th St Rehab

Project Cost: \$20,000 Timing: FY 2027

Phase II Installation of Rectangular Rapid flashing beacons or **H**igh intensity **A**ctivated cross **W**alk (HAWK) Hybrid Pedestrian Beacons

Project Cost: up to \$120,000 Timing: FY 2028

Structures & Improvements Plan: 2024-2030

28. Annual Street Resurfacing Program

It is recommended that funds be budgeted annually for the street resurfacing program.

Project Cost: \$1,300,000 – 1,400,000 **Timing:** Annually

29. Annual Sidewalk Construction Program

Staff has identified several areas where sidewalks do not exist in the vicinity of schools as shown in the table below. This annual program will prioritize and begin to construct sidewalks in these areas.

<u>School</u>	<u>Street</u>	<u>Segment</u>
East Kelloggsville Elem	Madison Avenue	44th Street to Montebello
SE Kelloggsville Elem	54th Street	100' west of Mick to 140' east of KeleKent
	Mick Ave	56th Street to Tampa
	Claudia Ave	56th Street to Tampa
	Pinebrook Ave	56th Street to terminus
	KeleKent Ave	56th Street to terminus
	Andover Street	Primrose to 140' east of Heyboer
	Heyboer Ave	Andover to 52nd Street
	Madison Avenue	Andover to 52nd Street
	Primrose Ave	Andover to 52nd Street
	Tampa St	Mick to Claudia
Brookwood Elem	Newcastle Dr	52nd to 340' south
	Newcastle Dr	940' south of 52nd to 1430' south of 52nd
	Brookmark St	Kalamazoo to 140' west of Cheryl
	54th Street	Newcastle to Kimball
	Kimball Ave	52nd St to 54th St
	Katrina St	300' east of Christie to Brookmark
	Crestmoor Dr	60th St to Glenmoor Dr
	Glenmoor Dr	Pinetree to Stanford
	Juanita Dr	Gentian to Jeffrey
Bowen Elem	Meadowlane Dr	1538 Meadowlane, corner lot frontage
Meadowbrook Elem	Cloverleaf Ave	Forest Hill to Woodside Oaks (pvt.)

Project Cost: \$100,000 **Timing:** Annually

30. Annual Sidewalk Fill-In Program

Staff has identified many small missing sections of sidewalk that serve to interrupt pedestrians using the City’s pedestrian network. This annual program will begin “fill-in” these areas to improve connectivity. CDBG funds will be targeted when the sidewalks are within eligible areas.

Project Cost: \$100,000 **Timing:** Annually

UNSCHEDULED PROJECTS

The following projects are planned, but the timing of each is unknown or uncertain.

Intersection Reconstructions

Certain intersections are planned for concrete pavement to eliminate rutting to reduce accidents.

Project Cost: Assume \$250,000 for each intersection.

Engleside Drive

Install storm sewer, curb, sidewalk, and HMA pavement on the last gravel road in the City. By policy, a portion of the cost would be assessed to the benefiting property owners.

Project Cost: \$615,000

East Paris Avenue (Broadmoor to 40th Street)

Crush, shape, repave, and add concrete curbs.

Project Cost: \$450,000

Brookmark St (Bonnie Ave to Kalamazoo Ave)

Rehabilitate.

Project Cost: \$700,000

Kalamazoo Avenue Enhancement (44th Street to 60th Street)

This project would install fixed street lighting in the median along with landscape beautification. The underground irrigation system was installed during the road reconstruction.

Project Cost: \$435,000

44th Street Phase IV Enhancement (Division to Eastern)

This project would install an irrigation system along with vegetative beautification. This is now the only stretch of 44th Street in Kentwood without irrigation. CDBG eligible area.

Project Cost: \$200,000

Intersection Crossing of 29th Street and East Paris Avenue

High visibility crosswalk markings

Project Cost: \$ 10,800

Intersection Crossing of 52nd Street and Stauffer

High visibility crosswalk markings to go with the previously planned signal replacement and street reconstruction.

Project Cost: \$ 10,000

Structures & Improvements Plan: 2024-2030
Streets, Sidewalks and Non-Motorized Trails

Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail

Modify existing pedestrian refuge island, high visibility crosswalk markings, advanced intersection signing, and Rectangular Rapid flashing beacons. Funds to be sought from MDOT Traffic Safety Program. Construction in 2024. Partner with Grand Rapids.

Project Cost: \$ 70,000

Intersection Crossing at Division Avenue and 43rd Street

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or High intensity Activated cross WalK (HAWK) Hybrid Pedestrian Beacons, optional curb extensions and/or yield/stop bars. Traffic analysis in 2023 revealed that warrants were not met to qualify for funding. City of Wyoming has expressed interest in coordinating/sharing an alternate location in the corridor.

Project Cost: \$ 70,000

Intersection Crossing of 52nd Street at Primrose

High visibility crosswalk markings with Rectangular Rapid flashing beacons, optional curb extensions, and/or yield/stop bars.

Project Cost: \$ 70,000

Intersection Crossing of Eastern Avenue at Springwood Drive

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with Rectangular Rapid flashing beacons, optional curb extensions and/or yield/stop bars.

Project Cost: \$ 70,000

Intersection Crossing of 48th Street at Burgis Avenue

High visibility crosswalk markings with Rectangular Rapid flashing beacons, optional curb extension, and/or yield/stop bars.

Project Cost: \$ 70,000

Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail

High visibility crosswalk markings, advanced pedestrian crossing signs with either Rectangular Rapid flashing beacons or High intensity Activated cross WalK (HAWK) Hybrid Pedestrian Beacons.

Project Cost: \$ 70,000

Structures & Improvements Plan: 2024-2030

Drains & Stormwater Management Systems

DESCRIPTION

These projects represent planned repairs and improvements to drains and stormwater management systems.

FUNDING

Drain projects are funded from the Drain Fund (**Exhibit D**). Levy of this millage was discontinued in 1996 and all remaining fund balance has been exhausted. Therefore, Act 51 Street Funds and General Fund will be used for improvement, maintenance, and repair of drains.

PROJECTS

1. Detention Pond Cleanouts and Other Drain Work

Sediment collects in City maintained detention ponds over time and overgrowth can also take over the ponds due to lack of maintenance. Drains erode slopes and threaten to undermine structures within and near the drain(s). This is an item included annually to keep the City in compliance with approved detention volumes and flood control requirements.

Project Cost:	\$120,000 – 145,000	Timing:	Annually
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UNSCHEDULED PROJECTS

Bowen Pond Construction

This project will improve water quality and reduce erosive velocities downstream of the pond improvement. The pond is intended to improve the City's #1 stormwater deficiency listed in a professional independent analysis. The City has worked with Kentwood schools to acquire easement rights to the property necessary to achieve the pond construction. Staff continues to look for possible funding sources other than the drain fund to achieve the project.

Project Cost:	\$250,000
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Structures & Improvements Plan: 2024-2030 Water System

DESCRIPTION

These projects represent planned repairs and improvements to the City's drinking water system in the Wyoming/Kentwood district (generally west of Breton Avenue).

FUNDING

Unless otherwise stated, projects will be funded from the fund balance in the Water (enterprise) Fund (**Exhibit D**) and will be reimbursed through user fee revenues for water service.

1. Julivan and Ridgewood St Reconstruction (44th Street to Division Avenue)

Replacement of approximately 3,600 feet of 67± year old cast iron water main associated with street reconstruction. Construction in 2024.

Project Cost: \$730,000 – water main only Timing: FY2024, 2025

2. Complete Distribution System Materials Inventory (CDSMI)

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) is requiring water systems in Michigan to confirm the water line service material which provide water to homes. EGLE has mandated that the Kentwood water system confirm pipeline material for 365 services in the water system. This must be completed using excavation methods and visual confirmation at a minimum of three points on a water service line (two points on either side of the water shut off point near the road, and one point inside of the property at the water meter). All water systems in the State of Michigan are required to perform this materials inventory. EGLE has mandated a completion date of October 16, 2024. The City intends to hire an engineering firm and subsequently a contractor to assist in the completion of this inventory.

Project Cost: \$450,000 Timing: FY2024, 2025

3. Christie Avenue Water main Replacement (52nd Street to Gentian Drive)

DPW has experienced a high break history on this 2,600 foot stretch of main in recent years and has recommended replacement. Construction in 2025.

Project Cost: \$520,000 Timing: FY2025, 2026

4. Blaine, Burgis, Bonnie, Poinsettia, Marshall, & Curwood Water main (South of 44th St)

DPW has experienced a high break history on several water mains in the neighborhood known as Maplevue or as Eastern Heights, located south of 44th Street and east of Eastern Avenue. 10,800 feet of cast iron mains up to 65 years old are recommended for replacement. Construction in 2025.

Project Cost: \$2,200,000 Timing: FY2025, 2026

5. Gentian, Ramblewood, Jamestown Water main Replacement (Kalamazoo to Discovery)

Replacement of approximately 5,600 feet undersized water main as recommended by the City's water reliability study. Construction in 2025.

Project Cost: \$1,300,000 Timing: FY2025, 2026

Structures & Improvements Plan: 2024-2030
Water System

6. 48th Street Widening & Rehabilitation (Division Ave to Eastern Ave)

Replacement of approximately 1 mile of 55± year old cast iron water main associated with street reconstruction. Construction in 2027.

Project Cost: \$1,000,000 – water main only Timing: FY2027, 2028

7. 500,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2009. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$150,000 Timing: FY2029, 2030

8. 1,000,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 1996 (wet interior, repainted), 1999 (dry interior, touch up) and 2014 (wet interior, touch up). Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$237,000 Timing: FY2029, 2030

9. 1,000,000 Gallon Elevated Storage Tank – Exterior Tank Painting

The tank exterior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2014. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$174,000 Timing: FY2030, 2031

10. 5,000,000 Gallon Ground Storage Tank – Dry Interior Tank Painting

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2011. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$432,000 Timing: FY2026, 2027

11. 5,000,000 Gallon Ground Storage Tank – Wet Interior Tank Painting

The tank interior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2003. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$320,000 Timing: FY2028, 2029

12. 5,000,000 Gallon Ground Storage Tank – Exterior Tank Painting

The tank exterior is coated with a special paint coating to prevent corrosion. Painting was last performed in 2013. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost: \$192,000 Timing: FY2028, 2029

Structures & Improvements Plan: 2024-2030
Water System

13. Potter Pumping Station – Flow Meter Replacements

Water which flows into and out of the potter pumping station is metered. The two magnetic meters which monitor this flow, were new in 2006 and have a 15-30 year life expectancy depending upon water quality and flow rates. An assessment will be performed closer to expected life expectancy to determine replacement.

Project Cost: \$76,000 Timing: FY2026, 2027

14. Potter Pumping Station – Oil Capital Valve (OCV) Replacements

Valves used to control water flow which fills the ground storage tank and helps control system pressure were new in 2006. These valves have a life expectancy of 15-20 years. An assessment will be performed closer to expected life expectancy to determine replacement.

Project Cost: \$60,000 Timing: FY2026, 2027

15. Potter Pumping Station – Roof Replacement

The potter pumping station building was constructed in 2006. The existing asphalt roof is original to the building and is showing signs of wear, indicating need for replacement.

Project Cost: \$45,000 Timing: FY2024, 2025

16. Potter Pumping Station – Parking Lot Resurfacing

Approximately 15,000 square feet of asphalt surfacing which surrounds the potter pumping station site will be due for replacement. An assessment will be performed closer to expected life expectancy to determine replacement.

Project Cost: \$50,000 Timing: FY2025, 2026

17. Miscellaneous Water Infrastructure

To maintain the water distribution system, the DPW needs to regularly replace water meters, water main valves, and fire hydrants as they age and require replacement.

Project Cost: \$115,000 – 140,000 Timing: Annually

Structures & Improvements Plan: 2024-2030
Sanitary Sewer System

DESCRIPTION

These projects represent planned repairs and improvements to the City's sanitary sewer system in the Wyoming/Kentwood district (generally west of Breton Avenue).

FUNDING

Unless otherwise stated, projects will be funded from the fund balance in the Sewer (enterprise) Fund (**Exhibit D**) and will be reimbursed through user fee revenues for sewer service.

1. Lining of Sewers in Breton, Kellogg Woods, 52nd St and Other Miscellaneous Sanitary Mains, and Miscellaneous Manhole Rehab

The sanitary sewer in Breton Avenue between 52nd and 44th, the sanitary main in 52nd Street between Division and Kellogg Woods, and other miscellaneous sewers must be lined to protect the integrity of outdated asbestos cement pipe. Other spot problem locations throughout the City will be included in the project. The SAW Grant (Stormwater, Asset Management, and Wastewater) has identified additional locations in need of lining. Funds for this project will come from the Sewer Fund. Construction in 2024.

Project Cost: \$500,000 Timing: FY2024, 2025

2. Sanitary Sewer Main Lining and Manhole Rehabilitation

Replace existing 10-inch sanitary sewer including mains into parking areas between buildings. The sanitary sewer is in poor structural condition. The existing PVC truss pipe is cracked at the crown of the pipe for most of the north half of the Leisure South loop.

Project Cost \$500,000 (Sanitary Only) Timing: FY2024, 2025

3. Julivan & Ridgewood Reconstruction

Replacement of approximately 2,700 feet of 50+ year old clay sanitary sewer main associated with street reconstruction. Construction in 2024.

Project Cost: \$545,500 Timing: FY2024, 2025

4. Miscellaneous Sanitary Lateral Lining

Through the televising work routinely completed by DPW staff, the City becomes aware of sanitary laterals that are best repaired via lining rather than the conventional excavation and replacing method. Funds for these annual as needed projects will come from the sewer fund.

Project Cost: \$95,000 - \$120,000 Timing: Annually as needed

Schedule of Structures and Improvements Plan: 2024 - 2030

Buildings and Site Improvements

	Facility	Constructed	Remodeled	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Justice Center	2002	N/A						
1	LVT (Luxury Vinyl Tile) Flooring - Phase 2			95,000					
2	Battery Uninterrupted Power Supply (UPS) Replacement			35,000					
3	Lieutenant Office/Conference Room Remodel			18,500					
4	Court Clerk Office Reconfiguration			75,000					
5	Gate and Operator Replacement - Phase 1			50,000					
6	Gate and Operator Replacement - Phase 2				50,000				
7	Police Stairwell Tread Flooring Replacement				40,000				
8	Elevator Pump and Controls				20,000				
9	Parking Lot replace/expansion, Carport add/roof replace				710,000				
10	Roof Replacement					150,000			
11	Lightning Protection					40,000			
12	Domestic Water Heater (New 2016)					20,000			
13	Emergency Back-up Generator Replacement								350,000
	City Hall	1975	2004/2019						
14	Security Glass Addition to Customer Counters			150,000					
15	Energy Recovery Unit (ERU) Refurbishment (Moved from FY24)			140,000					
16	Dehumidification System Replacement (Moved from FY24)			95,000					
17	Roof Replacement				150,000				
18	Carpet Replacement (main floor)					82,500			
19	Carpet Replacement (second floor and basement)					58,500			
20	Cooling Tower Heat Exchanger (Moved from FY23)						30,000		
21	Emergency Back-up Generator Replacement						175,000		
22	Elevator Pump and Controls							20,000	
	Library	2010	N/A						
23	Community Room Tables and Chairs (Moved from FY23/24)			100,000					
24	Carpet Design and Replacement				130,000				
25	Emergency Back-up Generator Replacement						100,000		
26	Make-up Air Unit (MAU)						25,000		
27	Cooling Tower Heat Exchanger (120 ton)								30,000
	Public Works	2004	N/A						
28	Building Addition and Remodel			3,000,000	10,000,000				
29	Floor Coating - Parking Garage (moved from FY20)			150,000					
30	Floor Coating - Fleet Technician Truck Bay (moved from FY20)			15,000					
31	Material Storage Bins (moved from FY20)			85,000					
32	Heater for Fleet Technician Small Vehicle Garage				10,000				
33	AC Unit for Fleet Technician Garage (15 ton)				15,000				
34	Heater for Fleet Technician Large Truck Bay Garage				25,000				
35	Heater for Parking Garage				40,000				
36	Flooring - Carpet and VCT Replacement				15,000				
37	IT Room - AC Unit Replacement (moved from FY20)					15,000			
38	Emergency Back-up Generator Replacement								250,000
	Fire Station 1	1992	2003/2015						
39	Exterior Masonry Sealant			15,000					
40	Painting of Apparatus Bay Barrel Roof Exterior			35,000					
41	Domestic Water Heater (New 2018)				15,000				
42	Carpet Replacement (admin and suppression side)					45,000			
43	Emergency Back-up Generator Replacement					200,000			
44	Roof Replacement							96,000	
	Fire Station 2	2001	N/A						
45	Exterior Masonry Sealant			15,000					
46	HVAC - Redesign and Construction (moved from FY23)			250,000					
47	Roof Replacement				73,000				
48	Emergency Back-up Generator Replacement						200,000		

Schedule of Structures and Improvements Plan: 2024 - 2030

Buildings and Site Improvements

	Facility	Constructed	Remodeled	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	Fire Station 3	2001	N/A						
49	Exterior Masonry Sealant			15,000					
50	Elevator Pump and Controls				20,000				
51	Roof Replacement				105,000				
52	Emergency Back-up Generator Replacement					200,000			
	Community Center	2025							
	New Construction								
	Recreation Center	1983	1991/2017						
53	Emergency Back-up Generator Replacement (moved from FY24)				250,000				
54	Window Replacement (moved from FY24)				20,000				
55	Security Glass and Card Reader Addition				55,000				
56	Parking Lot Surface Replacement					300,000			
57	Roof Replacement						125,000		
	Pinehill Cemetery		2008						
58	Master Plan (moved from FY22)				50,000				
59	Security Upgrades (moved from FY23)					47,500			
60	Cantilever Roof for Material Storage					50,000			
61	Roof Replacement						55,000		
62	Maintenance Building Addition (oved from FY23)								140,000
	Community Center								
	New Construction (see under Parks)								
	Other - Property Repair								
63	City Buildings - Building Repair and Improvements			100,000	100,000	100,000	100,000	100,000	100,000
64	Miscellaneous and Contingency			150,000	150,000	150,000	150,000	150,000	150,000
	Total Anticipated Purchases			\$4,588,500	\$12,043,000	\$1,458,500	\$960,000	\$366,000	\$1,020,000

Schedule of Structures and Improvements Plan: 2024 - 2030
Parks and Recreation

	Project	Other Funding Source	Other Funding Amount	Parks & Recreation Millage	Total Cost
FY 2024-2025					
1	Pinewood Park Shelter Replacement		-	50,000	50,000
2	Bowen Station Restroom & Parking Lot Replacement	CDBG	300,000	100,000	400,000
3	Portable Light Tower		-	10,000	10,000
4	Paul Henry Trail Rehabilitation	MNRTF	300,000	700,000	1,000,000
5	Community Center	TBD	10,600,000	-	10,600,000
6	Covenant Park			30,000	30,000
8	Miscellaneous and Contingency			125,000	125,000
		Total	11,200,000	1,015,000	12,215,000
FY 2025-2026					
5	Community Center	TBD	11,626,000	-	11,626,000
6	Covenant Park	TBD	4,000,000	-	4,000,000
8	Miscellaneous and Contingency		-	125,000	125,000
		Total	15,626,000	125,000	15,751,000
FY 2026-2027					
6	Covenant Park	TBD	2,900,000		2,900,000
8	Miscellaneous and Contingency		-	125,000	125,000
			2,900,000	125,000	3,025,000
FY 2027-2028					
6	Covenant Park	TBD	5,000,000	-	5,000,000
7	City Campus	TBD	200,000	-	200,000
8	Miscellaneous and Contingency		-	125,000	125,000
			5,200,000	125,000	5,325,000
FY 2028-2029					
7	City Campus	TBD	2,000,000		2,000,000
8	Miscellaneous and Contingency		-	125,000	125,000
			2,000,000	125,000	2,125,000
FY 2029-2030					
7	City Campus	TBD	1,500,000	-	1,500,000
8	Miscellaneous and Contingency		-	125,000	125,000
			1,500,000	125,000	1,625,000
		Grand Total	38,426,000	1,640,000	40,066,000

Structures and Improvements Plan: 2024-2030
Exhibit C: Streets, Sidewalks, and Non-Motorized Trails

	Project	Total Cost	Funding Sources (See Definitions Below)				
			STPU	CMAQ	OTHER	Act 51	
	FY 2025						
1	Julivan St and Ridgewood Reconst (44th St to Division Ave)	\$ 552,539				\$ 552,539	
2	40th Street Rehabilitation (Soundtech Ct. to Patterson Ave)	\$ 203,600	\$ 132,600			\$ 71,000	
3	East Paris Avenue Resurfacing (Burton St to 28th St)	\$ 325,000	\$ 211,250		\$ 56,875	\$ 56,875	Grand Rapids
4	36th Street & Patterson Ave Intersection Improvements	\$ 150,000				\$ 150,000	
5	Miscellaneous Bridge Maintenance	\$ 100,000				\$ 100,000	
6	Signalized Intersection Upgrades	\$ 22,500				\$ 22,500	
24	Intersection Crossing of Division Ave in Kelloggsville Middle School	\$ 90,000			\$ 45,000	\$ 45,000	MDOT Traffic Safety Program
25	Intersection Crossing of Forest Hill Ave at Hall St/Orchard Creek Dr	\$ 20,000			\$ 20,000	\$ -	Safe Routes to School
28	Annual Street Resurfacing Program	\$ 1,300,000				\$ 1,300,000	
			Winter				
7	Breton Crossing of the Paul Henry Trail	\$ 212,500				\$ 212,500	
8	52nd St and Breton Ave Traffic Signal & Intersection Reconstruct	\$ 300,000			\$ 75,000	\$ 225,000	Deveoper
9	52nd Street Resurface (Bailey's Grove to East Paris)	\$ 252,000	\$ 176,000			\$ 76,000	
10	52nd St Resurface (Division Ave to Eastern Ave)	\$ 350,000	\$ 245,000			\$ 105,000	
11	52nd St Resurface (East Paris to M37)	\$ 525,000	\$ 367,500			\$ 157,500	
12	44th St White-Topping Repair	\$ 500,000				\$ 500,000	
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 5,103,139	\$ 1,132,350	\$ -	\$ 196,875	\$ 3,773,914	\$ -
	FY 2026						
7	Breton Crossing of the Paul Henry Trail	\$ 212,500				\$ 212,500	
8	52nd St and Breton Ave Traffic Signal & Intersection Reconstruction	\$ 300,000			\$ 75,000	\$ 225,000	Deveoper
9	52nd Street Resurface (Bailey's Grove to East Paris)	\$ 252,000	\$ 176,000			\$ 76,000	
10	52nd St Resurface (Division Ave to Eastern Ave)	\$ 350,000	\$ 245,000			\$ 105,000	
11	52nd St Resurface (East Paris to M37)	\$ 525,000	\$ 367,500			\$ 157,500	
12	44th St White-Topping Repair	\$ 500,000				\$ 500,000	
25	Intersection Crossing of Forest Hill Ave at Hall St/Orchard Creek Dr	\$ 120,000				\$ 120,000	
26	Mid-Block Crossing of 44th St at Walnut Hills Dr	\$ 250,000			\$ 125,000	\$ 125,000	MDOT Traffic Safety Program
28	Annual Street Resurfacing Program	\$ 1,320,000				\$ 1,320,000	
			Winter				
13	Model Court Rehab (West of M37)	\$ 100,000				\$ 100,000	
14	36th St Resurfacing (Shaffer to M37)	\$ 250,000	\$ 175,000			\$ 75,000	
15	36th St Roundabout & Shaffer Ave Rehabilitation	\$ 1,525,000		\$ 330,193		\$ 1,194,807	
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 5,904,500	\$ 963,500	\$ 330,193	\$ 200,000	\$ 4,410,807	
	FY 2027						
13	Model Court Rehab (West of M37)	\$ 100,000				\$ 100,000	
14	36th St Resurfacing (Shaffer to M37)	\$ 250,000	\$ 175,000			\$ 75,000	
15	36th St Roundabout & Shaffer Ave Rehabilitation	\$ 1,525,000		\$ 330,193		\$ 1,194,807	
27	Mid-Block Crossing of 48th St at Marlette St.	\$ 20,000				\$ 20,000	
28	Annual Street Resurfacing Program	\$ 1,340,000				\$ 1,340,000	
			Winter				
16	Forest Creek Dr Rehab (East of East Paris Ave)	\$ 350,000				\$ 350,000	
17	48th St Rehabilitation (Division to Eastern)	\$ 465,600	\$ 325,920			\$ 139,680	Not currently programmed
18	52nd St Resurface (M37 to Patterson)	\$ 216,000	\$ 151,200			\$ 64,800	Not currently programmed
19	Eastern Ave Rehabilitation (52nd to 60th)	\$ 900,000	\$ 630,000			\$ 270,000	Not currently programmed
20	Eastern Ave Rehabilitation (48th to 52nd)	\$ 450,000	\$ 315,000			\$ 135,000	Not currently programmed
21	Eastern Ave Rehabilitation (44th to 48th)	\$ 450,000	\$ 315,000			\$ 135,000	Not currently programmed
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 6,266,600	\$ 1,912,120	\$ 330,193	\$ -	\$ 3,904,287	
	FY 2028						
16	Forest Creek Dr Rehab (East of East Paris Ave)	\$ 350,000				\$ 350,000	
17	48th St Rehabilitation (Division to Eastern)	\$ 465,600	\$ 325,920			\$ 139,680	Not currently programmed
18	52nd St Resurface (M37 to Patterson)	\$ 216,000	\$ 151,200			\$ 64,800	Not currently programmed
19	Eastern Ave Rehabilitation (52nd to 60th)	\$ 900,000	\$ 630,000			\$ 270,000	Not currently programmed
20	Eastern Ave Rehabilitation (48th to 52nd)	\$ 450,000	\$ 315,000			\$ 135,000	Not currently programmed
21	Eastern Ave Rehabilitation (44th to 48th)	\$ 450,000	\$ 315,000			\$ 135,000	Not currently programmed
27	Mid-Block Crossing of 48th St at Marlette St.	\$ 120,000				\$ 120,000	
28	Annual Street Resurfacing Program	\$ 1,360,000				\$ 1,360,000	
			Winter				
22	Radcliff Ave (28th St to South End)	\$ 175,000				\$ 175,000	
23	East Paris Ave Resurfacing (Burton to North City Limits)	\$ 700,000	\$ 490,000			\$ 210,000	
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 5,386,600	\$ 2,227,120	\$ -	\$ -	\$ 3,159,480	

Exhibit C: Streets, Sidewalks, and Non-Motorized Trails

	Project	Total Cost	Funding Sources (See Definitions Below)				
			STPU	CMAQ	OTHER	Act 51	Other - Description
			FY 2029				
22	Radcliff Ave (28th St to South End)	\$ 175,000				\$ 175,000	
23	East Paris Ave Resurfacing (Burton to North City Limits)	\$ 700,000	\$ 490,000			\$ 210,000	
28	Annual Street Resurfacing Program	\$ 1,380,000				\$ 1,380,000	
			Winter				
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 2,455,000	\$ 490,000	\$ -	\$ -	\$ 1,965,000	\$ -
			FY 2030				
28	Annual Street Resurfacing Program	\$ 1,400,000				\$ 1,400,000	
			Winter				
29	Annual Sidewalk Construction Program	\$ 100,000				\$ 100,000	
30	Annual Sidewalk Fill-In Program	\$ 100,000				\$ 100,000	
	Total	\$ 1,600,000	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
	STPU: "Surface Transportation Program - Urban", distributes most federal gas taxes						
	CMAQ: "Congestion Mitigation & Air Quality", a federal program for signals, turn lanes, etc.						
	Safety: A federal program, mostly targeted at 'A' & 'K'-type crash locations						
	NHPP: "National Highway Preservation Program," a federal program for NHS roads						
	TEDF-C: "Transportation Economic Development Funds - Category C," a state program for increasing capacity						
	SR2S: "Safe Routes 2 School", a federal program for safe paths to schools (sidewalks)						
	Act 51: A state program to disburse gas tax monies; the City's primary source of street funding						
	CDBG: "Community Development Block Grant", a federal program, coordinated through Kent Co., targeted at low- and moderate-income areas						

City of Kentwood
Schedule of Structures and Improvements Plan: 2024 - 2030
Exhibit D: Drain, Water, and Sewer

	Drain Fund	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
1	Detention Pond Cleanouts and Other Drain Work (As Needed)	\$ 120,000	\$ 125,000	\$ 130,000	\$ 135,000	\$ 140,000	\$ 145,000
	Total	\$ 120,000	\$ 125,000	\$ 130,000	\$ 135,000	\$ 140,000	\$ 145,000
	Water Fund	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
1	Julivan and Ridgewood St Reconstruction, (44th St to Division Ave)	\$ 365,000					
2	Complete Distribution System Materials Inventory (CDSMI)	\$ 225,000					
3	Christie Ave Water main Replace (52nd St to Gentian Dr)	\$ 260,000	\$ 260,000				
4	Blaine, Burgis, Bonnie, Poinsettia, Marshall, Curwood W Main Replace	\$ 1,100,000	\$ 1,100,000				
5	Gentian, Ramblewood, Jamestown W main Replace (K'zoo to Discovery)	\$ 650,000	\$ 650,000				
6	48th St Widening & Rehabilitation (Division Ave to Eastern Ave)			\$ 500,000	\$ 500,000		
	500,000 Gallon Elevated Storage Tank						
7	Dry and Wet Interior Tank Painting					\$ 75,000	\$ 75,000
	1,000,000 Gallon Elevated Storage Tank						
8	Dry and Wet Interior Tank Painting					\$ 118,500	\$ 118,500
9	Exterior Tank Painting						\$ 87,000
	5,000,000 Gallon Ground Storage Tank						
10	Dry Interior Tank Painting		\$ 216,000	\$ 216,000			
11	Wet Interior Tank Painting				\$ 160,000	\$ 160,000	
12	Exterior Tank Painting				\$ 96,000	\$ 96,000	
	Potter Pumping Station						
13	Flow Meter Replacements		\$ 38,000	\$ 38,000			
14	Oil Capital Valve (OCV) Replacements		\$ 30,000	\$ 30,000			
15	Roof Replacement	\$ 22,500					
16	Parking Lot Resurfacing	\$ 25,000	\$ 25,000				
17	Miscellaneous Water Infrastructure (As Needed)	\$ 115,000	\$ 120,000	\$ 125,000	\$ 130,000	\$ 135,000	\$ 140,000
	Total	\$ 2,762,500	\$ 2,439,000	\$ 909,000	\$ 886,000	\$ 584,500	\$ 420,500
	Sewer Fund	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
1	Lining of Sewers in Breton, Kellogg Woods, 52nd St, Other Mains & Manholes	\$ 250,000					
2	Sanitary Sewer Main Lining and Manhole Rehabilitation	\$ 250,000					
3	Julivan & Ridgewood Reconstruction	\$ 272,750					
4	Miscellaneous Sanitary Lateral Lining (As Needed)	\$ 95,000	\$ 100,000	\$ 105,000	\$ 110,000	115,000	120,000
	Total	\$ 867,750	\$ 100,000	\$ 105,000	\$ 110,000	\$ 115,000	\$ 120,000