



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, MARCH 12, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (VanderMeer)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of February 28, 2024, and Findings of Fact for: **Case#5-24** – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St
- F. Approval of the Agenda for March 12, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

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; (**Applicant has requested to table to March 26, 2024**)

- I. Public Hearing

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

- J. Work Session

Case#7-24 – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52nd Street SE

Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing Avenue

- K. New Business

Set public hearing date of , for:

L. Other Business

1. Master Plan Implementation Schedule
2. Commissioners' Comments
3. 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
WEDNESDAY FEBRUARY 28, 2024, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Holtrop.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, the applicants and
- 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 Benoit, supported by Commissioner Kape, to approve the Minutes of February 13, 2024 and the 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

- Motion Carried (9-0) –
- F. Approval of the Agenda

Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the agenda for the February 28, 2024 meeting.

- Motion Carried (9-0) –
- G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.
- H. Old Business

There was 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

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 the company sells concrete products, stone, brick, hardscape and other related products that are used outdoors for landscaping. The materials are going to be stored in an enclosed and screened outdoor storage area to the rear of the building that will only be accessible by employees. They will also have several landscaped areas that are identified as display areas that are going to display and highlight their products and how their products can be used.

Pung stated there were issues raised at the work session and the applicant has since addressed all of them. He stated with regards to the front yard parking they have flipped that back to where it was originally approved and it is in compliance with the zoning ordinance. He stated they have removed the front yard product display that had been proposed. They identified what their lot coverage was. They did have a fire pit and display at the southwest corner that has been removed from the site plan. He stated they have also submitted a revised operations statements to cover some of the things that we wanted with regards to hours of operation and what kind of products they sold.

Pung stated he is recommending conditional approval and the special land use and site plan review as described in his memos dated February 21, 2024.

Curt, with Vanderwall Brothers was present.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (9-0) –

Holtrop questioned where the fence would be.

VanderMeer stated there was question regarding pick up of product and wanted to know where the in and out would be. Curt stated it would be accessing the product through the gate.

Porter questioned when they are bringing product in to be stored will it be a semi. Curt stated no they will not bring a semi, it will be a 10 cube straight truck. Porter questioned

if they were going to have the hot tub on 29th Street. Pung stated the commissioners can require that they don't have that if it is a concern.

Jones questioned if the hot tub that is displayed won't be fenced and does it need to be for safety. Pung stated not if they are going to have a locked cover on it just for display purposes.

Motion by Holtrop, supported by Benoit, to grant conditional approval of the special land use building supply establishment as described in Case 05-24 VanderWall Brothers. The approval is conditioned on conditions 1 -9 and basis points 1 – 4 as described in Pung's memo dated February 21, 2024.

- Motion Carried (9-0)-

Motion by Holtrop, supported by Poyner, to grant conditional approval of the preliminary plan dated February 15, 2024, as described in Case 05-24 VanderWall Brothers. Approval is conditioned on conditions 1-9 and basis points 1 -5 as described in Pung's memo dated February 21, 2024.

- Motion Carried (9-0) -

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 buildings) 51 -triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums are proposed (22 buildings).

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 5.01 units per acre that is consistent with our Master Plan..

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 the new light/intersection improvements.

Golder stated there has been a desire expressed by the City that Breton goes all the through at the first phase of this development rather than have it incrementally extended. She stated staff will meet to figure out how that will be accomplished.

Golder stated that there are a lot of wetlands that go through the site. The applicant is showing 6 detention ponds. Golder stated 31 acres of this site would be open space. Golder stated there was discussion regarding how to preserve open space on the site. Staff is going to put some statements, policies and requirements to make sure that open space is preserved in the development.

Golder stated there are 7 phases to the development. 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 one of the changes to this plan from the last one is that they didn't have two full sides of sidewalk on some of these streets and that has been added. There is one place that two sides of sidewalk is not provided and the reason is there are some really steep slopes and it will be difficult to have the sidewalk go through.

Golder stated staff has also asked the applicant to take a look at setbacks because they are going to have to ask for waivers where they can't meet the setback requirements in the ordinance. Golder displayed where they don't meet the setback. Golder stated in our proposed architectural standards that we are working on we asked for 35 feet garage setback for a single family detached building. It is not a requirement right now but if it becomes a requirement it is possible that it will have to go to the zoning board of appeals to get relief.

Golder stated there was been a lot of discussion about the unit types. The applicant has made some amendments site condominium units, duplexes, single homes, rear loading townhouse and front loading townhouses.

Golder stated phase 1 is 24 site condominiums are on small lots. They are proposed on 3, 264 square foot lots. There was concern about whether they met the setbacks and the applicant has confirmed that the building meet the 6 feet setback requirements therefore there is 12 feet in between buildings. They would need a waiver for the square footage required of the 3264 square foot lot. It meets transparency requirements but not on the corner lot the applicant will address that. It is possible that it meets our architectural requirements. She stated we had a concern about the architectural variety of homes.

Dan Larabel, Allen Edwin homes was present. He stated they submitted update plans and updated elevations. He submitted three elevations that he intended for Breton avenue the site condominium units. He also submitted some side elevations to address the transparency concerns. He stated he added windows and trim around the each window to break up the façade. He also submitted some self-imposed minimum enhancements. He stated on Breton Avenue there are seven houses a minimum of 3 would have the full front porches. Three of the homes to have the masonry wainscoting and one of the base elevation houses. He stated on 52nd Street some self-imposed criteria are 4 units with full front porches, 4 units with the masonry wainscoting and 4 of the base elevation.

Holtrop stated he looks at the shape of the building and sees two units that look the same and are mirrored and one looks the same next to that. He stated he would like to see some sort of slanted porch roof or a feature like that, more of an architectural feature. Larabel stated he can look into that.

Poyner questioned the one end unit and stated that the transparency is just on the 1st floor is there a reason why he didn't add any windows to the 2nd floor. Larabel stated he did not look at the bedrooms but he can add them. He stated if that is something the commissioners are intent on having he can look into that. Discussion ensued regarding windows.

Larabel reviewed the upgrades he is proposing for the duplexes. The garages are separated. He stated D4, D6 and D1 he upgraded and enhanced them they added the trim on the windows, and add in some horizontal trim because these are the most prominent elevations on Breton Avenue. He stated to hit the transparency on the front load townhouses he added two windows on the side and add the trim on all the windows and then a horizontal trim band. On the rear load townhouses he did not change anything. The commissioners questioned why he wouldn't do trim on all the windows. Larabel stated he didn't look up the price before he came. They wanted to have trim around all the windows.

Larabel stated he incorporated some enhanced siding colors. Larabel stated he is trying to highlight the bold colors and so not have everything beige. He wants to include white and gray and varying the building the colors no two buildings next to each other will be identical. He stated he included a 4panel window on all front doors and then windows on any front -facing garage.

Holtrop said that the eastern property line has the units and detention ponds. Is there a grade differential towards the east, how much distance how much vegetation might stay. Larabel stated most likely what happens is a lot of grading that needs to happen along the sides of the berms to get that detention storage built. He stated they try to preserve trees it is going to be close to the property line. Discussion ensued.

Jones opened the public hearing.

Betsy Artz, City Commissioner, 3776 Old Elm Dr SE was present. She commended the Planning Commissioners for asking all the right questions. She stated it is about the total quality of this project. It pains her to see only prominent elevations have the higher quality and not other elevations. She stated the townhouse elevations are the exact same ones that are by the police station but it doesn't look like that. They are all the same color many have single garages it is not total quality. She stated we have been working at this for a long time. She stated she doesn't want to miss the boat on this project, this location is too important to our City. She stated she worries about the siding. She sees siding melting off the houses that Allen Edwin has built. It would be nice if they could use what the other builders are using in the area. She said she sees that they are willing to upgrade the colors of siding but we also need to make sure that where the dryer vents are on the houses on the upper level the siding isn't disintegrating beneath it; it looks terrible. She stated what quality are the windows that they are putting in. She is glad to see the trim on the windows and she's glad to see that they are willing to do it on the prominent elevations but it should be on every house in the neighborhood.

Jones acknowledged that they have received a brief note regarding the project from several neighbors along Wing Avenue.

Motion by Benoit, supported by Kape to postpone the public hearing to March 13.

- Motion Carried (9-0) -

Kape asked if there was going to be a berm on 52nd Street. Larabel stated that the grade drops off, so 52nd Street is at a higher elevation than the existing grade. If you are up at 52nd Street and you are looking down it is going to be harder to see that ground floor elevation. The 2 story home will be the more prominent ones as you are driving down 52nd Street.

Benoit addressed commissioner Artz comments. He stated the vents that she is seeing on the side of home here is a requirement for air in the buildings now. One of the ways they do that is use the bathroom exhaust fans and they run continuously, so that is what she is seeing on those vents. Larabel stated the new standard is a continuous circulating fan in the furnace. In the winter they get the hot air and condensation that turns into mold.

Benoit stated as far as the rental units is the new business plan. They hold on to the units as rentals as they can, then sell them.

Holtrop stated a 10-foot wide pathway on the south side of 52nd Street intended to be constructed from Breton to east boundary, what about the west boundary. Larabel stated he has it showing across the entire frontage.

Poyner stated he likes the elevation and the transparency he showed for the duplexes. Why can't we do that for all the duplexes he thinks that is important. He stated he likes the colors.

VanderMeer stated the only thing that has been missed is the material and the quality. He stated regarding the rental how does the association play into that especially the homes that are responsible for their own maintenance. Larabel stated the HOA will be there to oversee the property they HOA can go in and mow the lawn and charge the owner. He stated you have to be careful but there are processes in place. Larabel stated not everybody wants to own a house. Discussion ensued.

Quinn stated he thinks there is a need for rental. He thanked him for the improvements that he bought back but he can't stress enough the importance of a quality product.

Weir stated regarding rentals she understand that things are changing and there is a need for rental in some of the developments.

Porter stated he appreciates the work that he has done, and he understands the applicant is listening to what the commissioners are asking for. Porter questioned if the traffic study is going to account for what is going through all phases. Larabel stated what they do with the traffic study they will look at today, the initial build out and then a 10 year build out.

Porter stated we are going to have a lot of people driving by and seeing this he can't visualize what it is going to look like. He stated it will be very helpful for them if they had an elevation of what it going to look like and it he is sitting at the stop light at 52nd and Breton he want to know what it is going to look like. Larabel stated he will get some more elevations. Porter stated he is more concerned about the east side and want an idea what it is going to look like.

Porter stated rental is important but he would be very interested in what they do with the actual words in the HOA association rules for dealing with rentals.

Porter stated he wants to see consistent quality and that the build looks good. Porter questioned in the event they build a home that doesn't look good is there anything we can do about it because we wont know what the build quality is until it is done. Schweitzer stated that would probably be a matter of how it is structured I the development agreement between the city and the developer.

Jones stated she appreciates that he has gone back to the drawing board to make some changes and incorporate the concerns that were identified to him.

J. Work Session

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

Schweitzer stated the SIP Plan is broken down into a variety of project types. The SIP is an overview of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period and in this case years 2024-2030. He stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails, Water, Sanitary Sewer and Storm Sewer Management Systems.

Schweitzer stated the commissioners mentioned that there wasn't anything to compare the SIP to and stated he will have a contrast put together and redistribute at the next meeting.

Schweitzer stated Brad Boomstra City Engineer, Chad Griffin, DPW Director, Bhama Cairns, Deputy Finance Director and Jim Kirkwood, Director of Engineering and Inspection will be present at the public hearing.

Jones stated she notices that park acquisition for a ½ million dollars if we are prioritizing to make improvements to parks we have why would we be looking to expand our park system if we are struggling keeping up with what we already have. Quinn stated the park and recreation millage fund and State grant funds may be considered to finance the projects.

K. New Business

Motion by Holtrop, supported by Benoit, to set a public hearing date of March 26, 2024, for: Case#7-24 – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52nd Street SE; Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing Avenue

- Motion Carried (9-0) –

L. Other Business

1. Commissioners' Comments

Holtrop stated Big Lots has had bales of cardboard out for a long time and pallets. Schweitzer stated he went out there they have a service that comes out there and pick them up.

2. Staff's Comments

M. Adjournment

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

- Motion Carried (9-0) –

Meeting adjourned at 9:00pm

Respectfully submitted,

Ed Kape, Secretary



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



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
MARCH 12, 2024**

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

MOTION: **Motion by Holtrop, supported by Poyner, to grant conditional approval of the preliminary plan dated February 15, 2024, as described in Case 05-24 VanderWall Brothers. Approval is conditioned on conditions 1-9 and basis points 1 -5 as described in Pung's memo dated February 21, 2024.**

- Motion Carried (9-0) -

- 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.

Golder, Lisa

To: Collier, Monique
Subject: FW: [EXTERNAL]Breton Ravines Setbacks

From: Dan Larabel <dlarabel@allenedwin.com>
Sent: Wednesday, March 6, 2024 8:24 AM
To: Golder, Lisa <GolderL@kentwood.us>
Subject: RE: [EXTERNAL]Breton Ravines Setbacks

Hi Lisa,

I am requesting to stay tabled for the March 12 meeting and hope to return for the March 26 meeting.

Dan Larabel
Land Manager
Allen Edwin Homes
O: 616-878-1748 x428
M: 616-450-4631
dlarabel@allenedwin.com

**Completed 2023- 2024
Structures and Improvements Projects
Buildings and Site Improvements**

1. Justice Center – Energy Efficiency Improvements - (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$187,500 Timing: 2023-2024

3. Justice Center – Security System Configuration (Partially Complete)

A security assessment was conducted at the Justice Center and configurations were recommended by a contractor to streamline processes and provide for ease of use for court and police.

Project Cost: \$22,500 Timing: 2023-2024

14. City Hall – Energy Efficiency Improvements

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$85,000 Timing: 2023-2024

23. Library – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$140,000 Timing: 2023-2024

24. Library – Community Room Tables and Chairs (In progress, may move to 24/25)

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 actual replacement schedule.

Project Cost: \$100,000 Timing: 2023-2024

29. Public Works – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$132,000 Timing: 2023-2024

40.Fire Station 1 – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$55,000 Timing: 2023-2024

41.Fire Station 1 – Fitness Room and Bunkroom Alteration

Due to staffing increases, the fitness room at the fire station was converted into an office. A fitness room addition is necessary to accommodate staff health and fitness. Bunkroom alterations will also be included to better serve the suppression staff.

Project Cost: \$500,000 Timing: 2023-2024

42.Fire Station 1 – Hose Tower Doors and Rear Man Door at Apparatus Bay

The hose tower double doors located adjacent to the apparatus bay and the rear exterior man door of FS1 are severely rusted due to age and the wet environment of the fire station. Replacement of the doors and frames are necessary.

Project Cost: \$15,000 Timing: 2023-2024

47.Fire Station 1 – Apparatus Bay Radiant Heater (Parts replaced and unit life has been extended 6+years before unit replacement)

The apparatus bay radiant heaters at FS1 are reaching the end of their useful life and are showing significant signs of wear. Replacement is warranted.

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

49.Fire Station 2 – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$35,000 Timing: 2023-2024

54.Fire Station 2 – Apparatus Bay Radiant Heater (Parts replaced and unit life has been extended 6+years before unit replacement)

The apparatus bay radiant heaters at FS2 are reaching the end of their useful life and are showing significant signs of wear. Replacement is warranted.

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

56.Fire Station 3 – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC

equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$25,000 Timing: 2023-2024

58.Fire Station 3 – Front and Rear Man Doors at Apparatus Bay

The exterior man door located on the front and rear of the apparatus bay at FS3 is severely rusted due to age and the wet environment of the fire station. Replacement of the doors and frames are necessary.

Project Cost: \$20,000 Timing: 2023-2024

61.Fire Station 3 – Apparatus Bay Radiant Heater (Parts replaced and unit life has been extended 6+years before unit replacement)

The apparatus bay radiant heaters at FS3 are reaching the end of their useful life and are showing significant signs of wear. Replacement is warranted.

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

63.Recreation Center – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost: \$25,000 Timing: 2023-2024

65.Recreation Center – HVAC – Reconfigure for Underserved Space

The rear conference room-turned office space at the Recreation Center has HVAC issues that require reconfiguration to repair issues with under heating and cooling of the area. A full evaluation will be conducted prior to changes being made.

Project Cost: \$30,000 Timing: 2023-2024

Structures and Improvements Plan: 2023-2029 vs 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 (Moved out)

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 (New Project)

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 (New Project)

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 (Moved back 1 year)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

5. Justice Center – Gate and Operator Replacement – Phase 1 (Moved back 1 year)

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

6. Justice Center – Gate and Operator Replacement – Phase 2 (Moved back 1 year)

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

7. Justice Center – Police Stairwell Tread Flooring Replacement (On Schedule)

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

8. Justice Center - Elevator Pump and Controls (On Schedule)

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

9. Justice Center – Parking Lot replacement/expansion, Carport addition and roof replacement (Hold off pending millage results-police carport expansion potential)

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

10. Justice Center – Roof Replacement (On Schedule)

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

Structures and Improvements Plan: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

11. Justice Center – Lightning Protection (On Schedule)

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 (New Project- Two 100 gallon storage tanks, expansion tank per code w/ recirculation pump, plumbing exhaust piping)

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 (Moved Back 2 years)

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 (New Project)

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 back 1 year to align with dehumidifier system work)

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 back 1 year)

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 (On Schedule)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

18. City Hall - Carpet Replacement (main floor) (On Schedule)

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

19. City Hall - Carpet Replacement (second floor and basement) (On Schedule)

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

20. City Hall - Cooling Tower Heat Exchanger (Moved back 1 year)

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

21. City Hall – Emergency Back-up Generator Replacement (Moved Back 2 years)

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

22. City Hall - Elevator Pump and Controls (On Schedule)

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

23. Library – Community Room Tables and Chairs (In progress, may overlap Fiscal year)

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

24. Library – Carpet – Design & Replacement (Moved back 1 year)

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

Structures and Improvements Plan: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

25. Library – Emergency Back-up Generator (Moved Back 2 years)

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) (On Schedule)

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) (Moved back 5 years)

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 (New Project)

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
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Project Cost:	\$10,000,000	Timing:	2025-2026
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29. Public Works – Floor Coating Parking Garage (On Schedule)

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 (On Schedule)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

31. Public Works - Material Storage Bins (On Schedule)

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 (On Schedule)

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) (On Schedule)

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 (On Schedule)

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 (On Schedule)

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 (On Schedule)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

37. Public Works - IT Room AC Unit Replacement (On Schedule)

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 (Moved Back 1 year)

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 (On Schedule)

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 (New Project)

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 (On Schedule)

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 and actual replacement date.

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

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

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 (On Schedule)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

44. Fire Station 1 - Roof Replacement (On Schedule)

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

45. Fire Station 2 – Exterior Masonry Sealant (Moved Back 1 year)

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

46. Fire Station 2 – HVAC – Redesign and Construction (Moved Back 1 year)

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

47. Fire Station 2 - Roof Replacement (On Schedule)

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

48. Fire Station 2 – Emergency Back-up Generator Replacement (On Schedule)

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

49. Fire Station 3 – Exterior Masonry Sealant (Moved Back 1 year)

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

50. Fire Station 3 - Elevator Pump and Controls (On Schedule)

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

Structures and Improvements Plan: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

51. Fire Station 3 - Roof Replacement (On Schedule)

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 (On Schedule)

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 (Moved Back 2 yrs)

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 back 2 yrs)

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 (New Project)

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 (Moved Back 1 year)

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 (On Schedule)

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: 2023-2029 vs 2024 – 2030
Buildings and Site Improvements

58. Pinehill Cemetery – Master Plan (Moved back 1 year)

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

59. Pinehill Cemetery - Security Upgrades (Moved back 1 year)

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

60. Pinehill Cemetery – Cantilever Roof for Material Storage (Moved back 1 year)

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

61. Pinehill Cemetery – Roof Replacement (On Schedule)

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

62. Pinehill Cemetery – Maintenance Building Addition (Moved back 1 year)

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

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

64. Miscellaneous & Contingency

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

Project Cost: \$150,000 Timing: Annually

Structures and Improvements Plan: 2023-2029 vs 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

Completed
Structures & Improvements Projects:2023-2024
Exhibit B: Parks and Recreation

1. East Paris Nature Park Trail Replacement

East Paris Nature Park is an asset located adjacent to Endeavor Elementary School which allows ease of access to the wetlands, pond, and wildlife that the district has incorporated into their science curriculum. This project would include removing the existing pathway and replacing it with an 8-inch-wide limestone path that will provide an accessible surface that can be easily repaired when roots appear. The project would also provide for various amenities including a trail map kiosk, LED lighting, benches, bike racks, grills, new picnic tables, and a serving table. Funding for the project has been identified by the Michigan Natural Recourses Trust Fund Grant in the amount of \$107,050 with the matching remainder from the Parks and Recreation Millage Fund.

Project Cost: \$214,100 Timing: 2023-2024

2. Jaycee Park Improvements (Phase II)

Jaycee Park rehabilitation continues to be a priority due to the overall condition of the park. Jaycee Park is a location for the REACH Park program that serves youth in low-income areas. The improvements for Phase II include installation of a new restroom and program building, expanded sight lighting, and overall improved security features. The parking lot will be replaced and will include increased number of spaces. Funds have been received from the Community Development Block Grant in the amount of \$529,890 with the remainder amount of \$261,676 identified in the Parks and Recreation Millage Fund.

Project Cost: \$791,566 Timing: 2023-2024

3. Jaycee Park Improvements (Phase III)

This phase for Jaycee Park would include improvements to the disc golf course, bridge removal and replacement, pedestrian entrances at both Gentian and Ridgebook locations, repair and replacement of portions of the existing pathways, removal of the small ballfield with reseeded of that greenspace, and also the overall tree maintenance throughout the park. Funding for this project will be requested from the Community Development Block Grant (\$396,000) with the remainder (\$132,000) from the Parks and Recreation Millage Fund.

Project Cost: \$528,000 Timing: 2023-2024

5. 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

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Exhibit B: Parks and Recreation

5. Community Center (Moved Back 1 year)(Projected cost increase of \$2.8 million)

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 (Moved Back 1 year)(Projected cost increase of \$70,000)

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 (On schedule)(Projected cost increase of \$1.5 million)

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) (Moved from scheduled)

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: 2023-2029 vs 2024-2030
Exhibit B: Parks and Recreation

Home Acres Skate Park & Digital Sign (Moved from scheduled)

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: 2023-2029 vs 2024-2030
Exhibit B: Parks and Recreation

Forest Hill Trail Connection via Forest Hill Bridge Widening (Formerly in the Streets, Sidewalks and Non-Motorized Trail Section)

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

Completed 2023-2024

Schedule of Structures & Improvements Plan

Streets, Sidewalks and Non-Motorized Trails

1. Meadowlane Drive Reconstruction (West of Kalamazoo)

Reconstruct the street including watermain and sanitary replacement. New storm sewer will be installed in areas without it. Curb and gutter will be added throughout. The project will be funded via Act 51. Construction in 2023.

Project Cost: \$1,496,246 Timing: FY23 & 24

2. 52nd Street Traffic Signal at Stauffer Ave.

Grand Rapids has indicated this signal is due for age-related replacement.

Project Cost: \$250,000 Timing: FY24

3. 52nd Street Rehabilitation (Kalamazoo Ave to Breton Ave)

Replace failing HMA (Hot Mix Asphalt) pavement along the corridor. Also includes replacement of existing cast iron water main on the north side of 52nd Street. \$2,657,943 in federal funding has been programmed with the balance from Act 51. Construction in 2023.

Project Cost: \$3,226,739 (\$685,815 to Kentwood) Timing: FY23 & 24

52nd Street Non-Motorized Trail North side (Stauffer Avenue to Breton Avenue)

Non-motorized trail replaced the existing 5 foot sidewalk drawing upon federal grant.

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

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

4. 36 Street & Patterson Avenue Intersection Improvements (New project)(Coincides with KCRC Project)

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 (Recurring Project)

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 (On schedule)

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 (Previously unscheduled)(Projected \$375 K Cost Reduction)

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 (Moved up 3 yrs) (Cost increase \$200,000)

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) (On schedule)

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) (On schedule)

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

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

Project Cost: \$700,000 (\$210,000 to Kentwood) Timing: FY25 & 26

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

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 (On schedule)

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) (Moved back 1 year)

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) (On schedule)

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 (On schedule)(Combined two projects)(Projected cost increase \$2 million)

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) (Moved back 3 years)

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) (On schedule)

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

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

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

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) (On schedule)

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) (On schedule)

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) (On schedule)

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) (On schedule)

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) (On schedule)

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: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

24. Intersection Crossing of Division Avenue at the Kelloggsville Middle School (Moved up 1 yr)

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 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 (Phase I moved up 2 yrs)

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 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 High intensity Activated cross Walk (HAWK) Hybrid Pedestrian Beacons

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

26. Mid-Block Crossing of 44th Street at Walnut Hills Drive (Moved back 1 year)(Projected \$179,000 cost increase)

Reconstruct with high visibility crosswalk markings, advanced intersection signing, pedestrian refuge island and High intensity Activated cross Walk (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 (Phase I on schedule)

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. (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

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

Project Cost: \$20,000

Timing: FY 2027

Phase II Installation of Rectangular Rapid flashing beacons or **High intensity Activated cross Walk (HAWK) Hybrid Pedestrian Beacons**

Project Cost: up to \$120,000

Timing: FY 2028

28. Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail (On schedule)

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

Timing: FY25

29. Annual Street Resurfacing Program (Recurring project)

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

Project Cost: \$1,300,000 – 1,400,000

Timing: Annually

30. 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.)

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

Project Cost: \$100,000

Timing: Annually

32. Annual Sidewalk Fill-In Program (Recurring project)

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

Structures & Improvements Plan: 2023-2029 vs 2024-2030
Streets, Sidewalks and Non-Motorized Trails

Intersection Crossing of 29th Street and East Paris Avenue (Moved from scheduled)

High visibility crosswalk markings

Project Cost: \$ 10,800

Intersection Crossing of 52nd Street and Stauffer (Moved from scheduled)

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

Project Cost: \$ 10,000

Intersection Crossing at Division Avenue and 43rd Street (Remove, Does not meet warrants)

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 (Moved from scheduled)

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 (Moved from scheduled)

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 (Moved from scheduled)

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

Project Cost: \$ 70,000

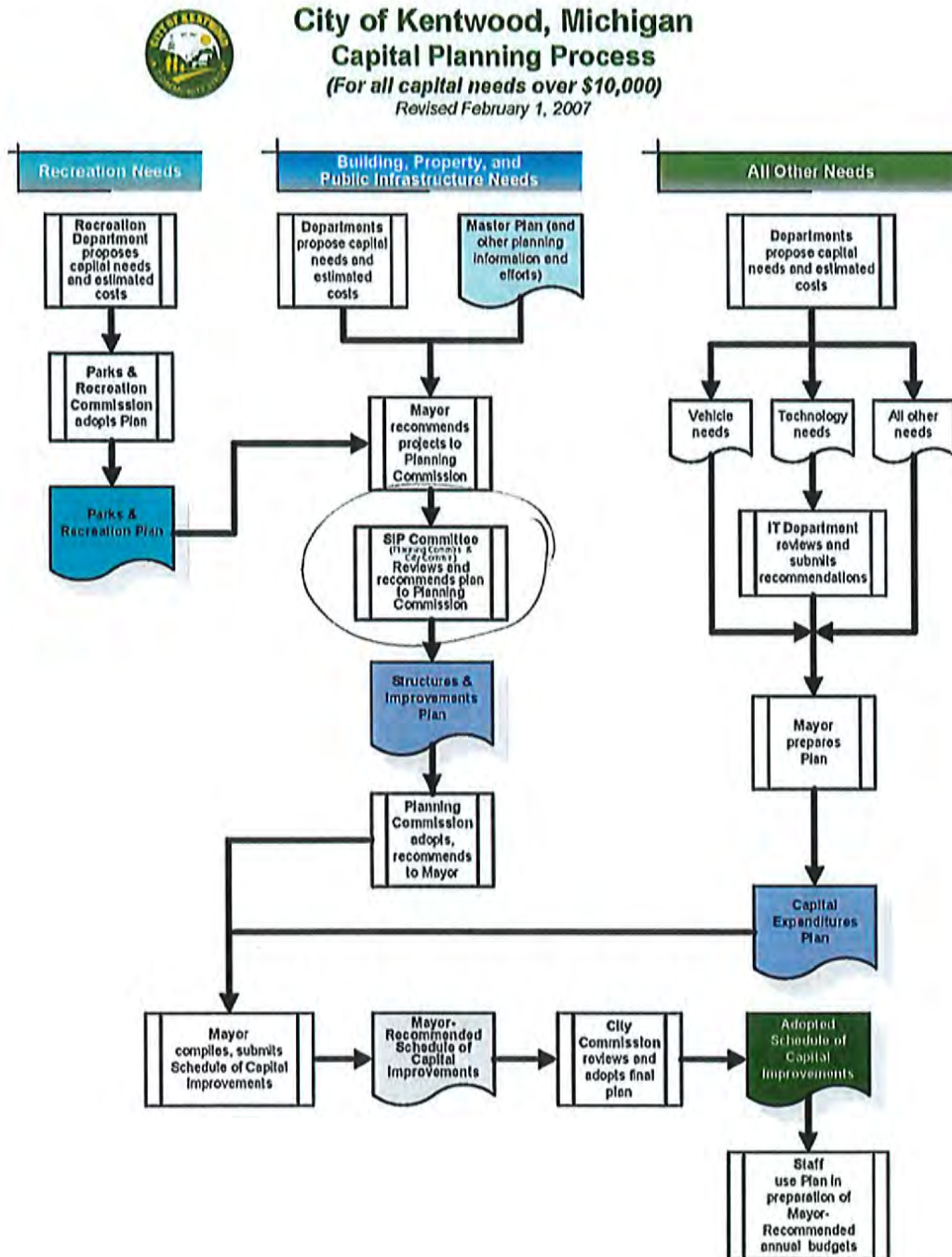
Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail (Moved from scheduled)

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

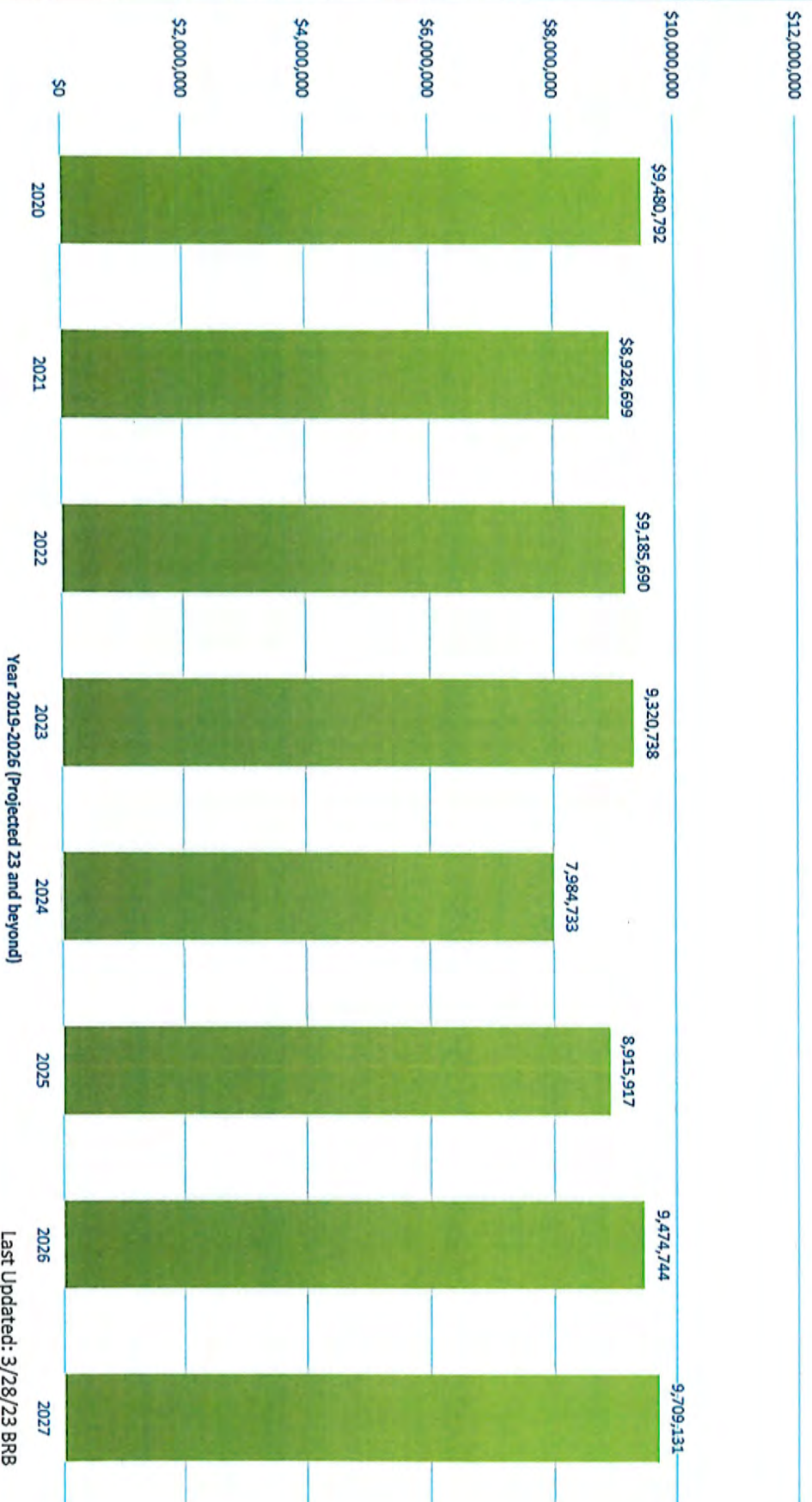
Project Cost: \$ 70,000

METHODOLOGY

In order for the Structures and Improvement Program (SIP) to be comprehensive, it must attempt to solicit the input from all stakeholders who are either directly or indirectly involved with city operations. The following flow chart indicates how this was accomplished in the plan, and how the SIP will be integrated with the Capital Expenditures Plan (CEP) to form the Mayor-Recommended Schedule of Capital Improvements (SCI).



Kentwood Street Fund Balance



STAFF REPORT: March 4, 2024
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 7-24 Heyboer Farms 2 Preliminary Plat and Final Site Plan Review

GENERAL INFORMATION

APPLICANT: Mark DeVries rep by: Robert Lamer
3926 65th Street Exxel Engineering
Holland MI 49423 5252 Clyde Park SW
Wyoming MI 49509

STATUS OF
APPLICANT: Owner and owner's engineer

REQUESTED ACTION: Preliminary plat and final site plan review of a 208-lot subdivision.

EXISTING ZONING OF
SUBJECT PARCEL: R1-C Single Family Residential

GENERAL LOCATION: 2500 52nd Street SE

PARCEL SIZE: 17.75 acres

EXISTING LAND USE Farmland

ADJACENT AREA
LAND USE N: Vacant unplatted future residential, Paul Henry Trail, farm
S: Phase 1, Heyboer Farm plat
E: Bretonfield plat
W: Single family residential

ZONING ON ADJOINING
PARCELS: N: R1-B Single Family Residential
E: R1-C Single Family Residential and RPUD-2 Detached
Residential PUD
W: R1-C Single Family Residential
S: R1-C Single Family Residential

Compatibility With the Master Plan

The Master Plan recommends low density residential use for this property. The proposed rezoning will result in a low-density residential development, with 43 lots on a 17.75 acre site, or 2.42 units per acre.

Relevant Zoning Ordinance Sections

The standards for the R1-C district can be found in Chapter 5 of the Zoning Ordinance. Standards for preliminary plat approval are found in Chapter 90 of the City Code of Ordinances. Site plan review standards are found in Chapter 14 of the Zoning Ordinance.

SITE INFORMATION

Project Overview

The project is the preliminary plat and final site plan review of a 17.75 acre parcel of land.

Zoning History of the Site

The site was zoned for agriculture until 1970 when it was rezoned to R-2 Two Family Residential Use. In 1976 it was rezoned to R-1, and then to R1-B in 1980. The rezoning of the overall 82.8 acre property to R1-C Single Family Residential occurred in 2022.

Site Characteristics

The site is currently used for farming and rises from the west to the eastern side of the site.

Traffic & Circulation

The project allows for the continuation of dead-end streets extending from Plover Drive to the north.

Section 13.02 C of the Zoning Ordinance requires traffic analysis for developments that generate more than 750 directional trips on an average day, or more than 50-99 trips in the peak hour. The 80.8 acre development overall will exceed these standards. However, each phase will not have a significant impact. The development is anticipated to take place over a ten-year period of time. As each phase is reviewed, a traffic analysis may be required to determine whether changes in traffic signal timing or other measures may be necessary. Overall, the proposed plat allows for the dispersal of traffic in all directions.

All proposed streets in the development include 30 feet of pavement within a 60-foot right of way. Two sides of sidewalk are provided on all streets.

Engineering-stormwater detention

Information on stormwater detention has been provided by the developer for the first phase of the development. The proposed second phase will utilize the stormwater pond created for Phase 1. Lots 18-24 are proposed to incorporate the stormwater detention and therefore, the property owners for these parcels will be required to maintain the lots within their respective portions of the stormwater detention easement.

In the approval of the original preliminary plat for Phase 1 of the development, the conditions of approval required that the developer provide clear communication of detention pond maintenance responsibilities to the property owners whose property includes a portion of the detention ponds for the development.

Staff Comments

1. The proposed 17.75 acre preliminary plat is being proposed within the existing R1-C Single family residential district. This zoning district requires the following:

Lot Area: 10,000 sq ft
Lot Width: 80 feet
Front yard setback: 35 feet
Rear yard setback: 35 feet
Side yard setback: 7 feet

Many of the proposed lots are 140 feet deep or more, and the lot sizes range from 11,360 square feet to 36,891 square feet. The largest lots are those that incorporate the stormwater detention area.

2. The applicant has indicated in a letter to the area residents that they intend to leave the natural tree line as a buffer between the existing homes and the proposed development. The areas in which the trees will be preserved should be noted on the site plan to ensure that they are retained.
3. The applicant has stated that their intent is to allow various builders to develop lots in the development in order to allow a variety of home styles.

Attributes

- Consistent with Master Plan recommendation for low density residential development.
- Compatible with existing adjacent uses
- Connections provided to existing street system

Issues

- Provide information on areas of tree preservation
- Ensure that property owners are aware of the maintenance responsibilities for parcels that include detention areas.



Overall Heyboer Farms site

STAFF REPORT: March 7, 2024
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 08-24 Hope Haven PUD Rezoning

GENERAL INFORMATION

APPLICANT: Paul Granzotto
3328 Rivington Drive, SE
Hudsonville, MI 49426

STATUS OF APPLICANT: Purchase Agreement

REQUESTED ACTION: Request to rezone 28.93 acres from R1-B Single Family Residential to RPUD-2 Single Family Detached Residential Planned Unit Development and Preliminary Site Plan Review

EXISTING ZONING OF SUBJECT PARCEL: R1-B Single Family Residential

GENERAL LOCATION: 5578 Wing Avenue, 5632 Wing Avenue, 5606 Wing Avenue, & portion of 5600 Wing Avenue

PARCEL SIZE: 28.93 acres

EXISTING LAND USE ON THE PARCEL: Vacant Land & Two Single Family Homes

ADJACENT AREA LAND USES:
N: Single Family Homes
S: Single Family Homes
E: Single Family Homes
W: Single Family Homes & Wing Avenue ROW

ZONING ON ADJOINING PARCELS:
N: R1-B Single Family Residential
S: R1-B Single Family Residential
E: R1-B Single Family Residential
W: R1-B Single Family Residential

Compatibility with Master Plan

The Master Plan recommendation is for low density (less than 4 units per acre) residential development. The proposed rezoning and fifty-four (54) lot single family development are consistent with the Master Plan recommendation. The site plan indicates a gross density of 1.87 units per acre and a net density of 2.11 units per acre. A portion of the site is encumbered by floodplain (see Exhibit 2); the zoning ordinance excludes floodplain from net density calculations although up to 25% of preserved floodplain can be used in net density calculations for planned unit developments. Net density will need to be recalculated taking the floodplain into account; even with the floodplain, net density should be less than three (3) units per acre.

Relevant Zoning Ordinance Sections

Section 12.01 describes the intent and purpose of planned unit development districts. Section 12.04 describes the regulations for the RPUD-2 district. Section 13.03.C outlines the guidelines for rezoning. Section 13.08 outlines the general review standards.

Zoning History

The property has been zoned for residential development since at least 1970.

SITE INFORMATION

Site Characteristics

The proposed development encompasses four (4) parcels (two vacant parcels and two parcels with existing single family homes – see Exhibit 6) although the existing home at 5600 Wing Avenue will be split out onto a smaller parcel and will not be included in the planned unit development. The site is encumbered by floodplain (see Exhibit 2) and wetlands (see Exhibits 4 & 5). There are wooded areas throughout the site (see Exhibit 7). There are significant elevation changes, especially at the perimeter of the development (see Exhibit 8).

Traffic & Circulation

The development would be accessed through a single public street connection off of Wing Avenue with a length of approximately 1,920 feet. Section 90-36.2.a of the subdivision control ordinance limits the maximum length of cul-de-sac streets to 1,320 feet (see Exhibit 3) where a public hydrant is available within 500 feet of any proposed building site. The applicant is proposing an emergency access drive to provide a second means of access to the development (see Exhibit 3). Easement information for the proposed emergency access is required to verify that it can be used for that purpose and to ensure that it is maintained and kept clear and usable year round; in addition, will the emergency access be gated to prevent general/non-emergency use of the easement. Typically, as development occurs, the city looks to have roads and utilities extended to property lines to

accommodate future development. Based on the wetlands and floodplain on this and adjacent properties (see Exhibits 2 and 4) street connections to future development to the north or east would be unlikely.

Parking

The zoning ordinance requires a minimum of three (3) off-street parking spaces per dwelling unit and at least two (2) of the parking spaces shall be within a garage. Proposed architectural standards currently under review by the city require that the garage be set back at least thirty-five (35) feet from the front property line. Representative building design and site layout details for the proposed homes will need to be provided to verify parking requirements can be met.

Engineering

Development of the site will have to meet all applicable standards and requirements of the Kentwood Engineering Department.

Fire

Development of the site will have to meet all applicable standards and requirements of the Kentwood Fire Department.

Staff Comments

- 1) Section 12.04.D.4 of the zoning ordinance requires a minimum of twenty-five (25) percent of the site be provided as common open space with at least twenty-five (25) percent of the open space exclusive of ponds, stormwater detention facilities, and wetlands. The applicant is intending to incorporate the open space into the individual home sites as opposed to creating individual open space parcels. The proposed open space is not currently identified on the site plan (it will need to be identified in a revised site plan) but an alternate site plan does depict where open space is proposed (see Exhibit 9). The alternate plan depicts 36.6 percent of the site as open space (applicant will need to verify that at least 25 percent of the proposed open space is exclusive of ponds, stormwater detention facilities, and wetlands). The city will need to review and approve easements and deed restrictions to ensure that it is clear to property owners the limitations and restrictions (such as a prohibition on fencing, tree removal, etc.) associated with the open space easements and to ensure that the open space areas remain common and accessible to all residents within the development.
- 2) With the incorporation of open space into the individual home sites, several lots will exceed lot width to depth ratio of one (1) to four (4). Section 2.23 of the zoning ordinance limits lot width to depth ratios to no more than one (1) to four (4) but where steep topography, unusual soil conditions, or drainage problems exist, the Planning Commission may permit

greater lot width to depth ratios. Based on the site conditions within the proposed development, greater lot width to depth ratios is reasonable.

- 3) Section 12.04.D.5 states that the city may require architectural diversity between adjacent single family buildings. Architectural diversity may include recessing garages behind or in line with the living area; provision of front porches extending across a portion of the living area; varied texture of building materials including brick and other natural materials; restricted use of privacy fencing; and restricted use and location of accessory buildings. In addition to existing development requirements, the city is in the process of developing architectural standards that would apply to all residential developments. The applicant will need to submit building elevations depicting how the proposed architectural standards could be met. The submitted elevations will serve as design templates for homes within the development; the building restrictions/requirements shall also be included within the PUD Agreement. The applicant has been provided a draft of the proposed architectural standards currently under review by the city.
- 4) There are two (2) existing homes (5578 Wing Avenue & 5600 Wing Avenue) in the project area (see Exhibit 5). The applicant intends to retain both homes, the home at 5578 Wing Avenue would be incorporated into the planned unit development and the home at 5600 Wing Avenue would be split off onto a smaller lot outside of the planned unit development. The property at 5600 Wing Avenue is not currently serviced by public sanitary sewer and the zoning ordinance requires a minimum lot width of 140 feet and minimum lot area of 16,800 square feet; the lot width is currently non-conforming at seventy-four (74) feet and the lot area is just over two (2) acres; if split the resulting lot area cannot be less than 16,800 square feet unless the property is hooked up to public sanitary sewer.
- 5) **Comparison of Minimum Requirements**

Minimum Requirements		
	R1-B (Current)	RPUD-2 (Proposed)
Front Yard Setback	40 feet	20 feet
Rear Yard Setback	35 feet	30 feet
Side Yard Setback (interior)	7 feet	5 feet (12 feet combined)
Side Yard Setback (corner lot, secondary street frontage)	25 feet	20 feet
Lot Width	100 feet*	None Specified
Lot Area	14,000 square feet*	6,500 square feet

*If served with public water and sanitary sewer.

Development Characteristics

Total PUD Area	28.93 acres
# of Phases Proposed	1

Area of Floodplain/Wetlands	6.59 acres
Proposed Right-of-Way	3.38 acres
Total Open Space	10.58 acres (36.6%)*
Total Number of Single Family Lots	54
Minimum Lot Width	62 feet
Minimum Lot Area	6,500 square feet
Gross Density	1.87 dwelling units per acre
Net Density	2.11 dwelling units per acre**

*This is based on the open space area depicted on an alternative plan depicting the open space as separate parcels (see Exhibit 9). The proposed open space areas will need to be covered by an open space easement ensuring that all residents within the PUD have access and use of the open space areas.

**Will need to be updated to reflect floodplain area.

- 6) The proposed zoning district permits front yard setbacks of twenty (20) feet; under the proposed architectural standards the minimum front yard setback for a garage would be thirty-five (35) feet (the non-garage area of the home could be closer than thirty-five (35) feet to the front lot line).

- 7) Section 13.03.C of the Zoning Ordinance outlines the guidelines for rezoning. The guidelines are as follows:

- 13.03.C.1 Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master was adopted, the consistency with recent development trends in the area.

The property is Master Planned for low density (less than 4 units per acres) residential development. The proposed rezoning is consistent with the Master Plan recommendation and the proposed development has a net density of less than 3 units per acre.

- 13.03.C.2 Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The permitted uses in the RPUD-2 district would be compatible with the site's physical, geological, hydrological, and other environmental characteristics.

- 13.03.C.3 The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning.

The property is currently zoned R1-B due to the difficulty at the time to provide utilities to the area. The uses permitted under the existing and proposed zoning are similar.

- 13.03.C.4 The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The potential uses allowed in the RPUD-2 Single Family Residential Planned Unit Development district would be compatible with the surrounding uses and zoning.

- 13.03.C.5 Whether the City's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City.

The City's infrastructure and services are sufficient to serve the site.

- 13.03.C.6 Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

The uses allowed under the existing and proposed zoning are similar. A RPUD-2 district allows greater control over the site design, home design, open space, etc.

- 8) A revised and updated PUD Agreement needs to be submitted for review and approval by the city. The agreement should include but is not limited to:
- Architectural guidelines for the homes (minimum area, architecture, setbacks, etc.) within the development.
 - Description of the open-space easement, use restrictions, etc.
 - Address errors and inconsistencies in draft agreement.
 - Tree preservation.

Items to Address

- A revised and amended PUD Agreement is needed.
- Representative building elevations and site layout designs are needed.
- Lot size/sanitary sewer connection for 5600 Wing Avenue.
- Verification of emergency access easement and limitations on use.
- Update net density calculations.
- Identify open space area to be included in easement along with easement language, etc.
- Verify at least 25% of open space will be exclusive of ponds, stormwater detention facilities, and wetlands.

Exhibit 1: Project Location

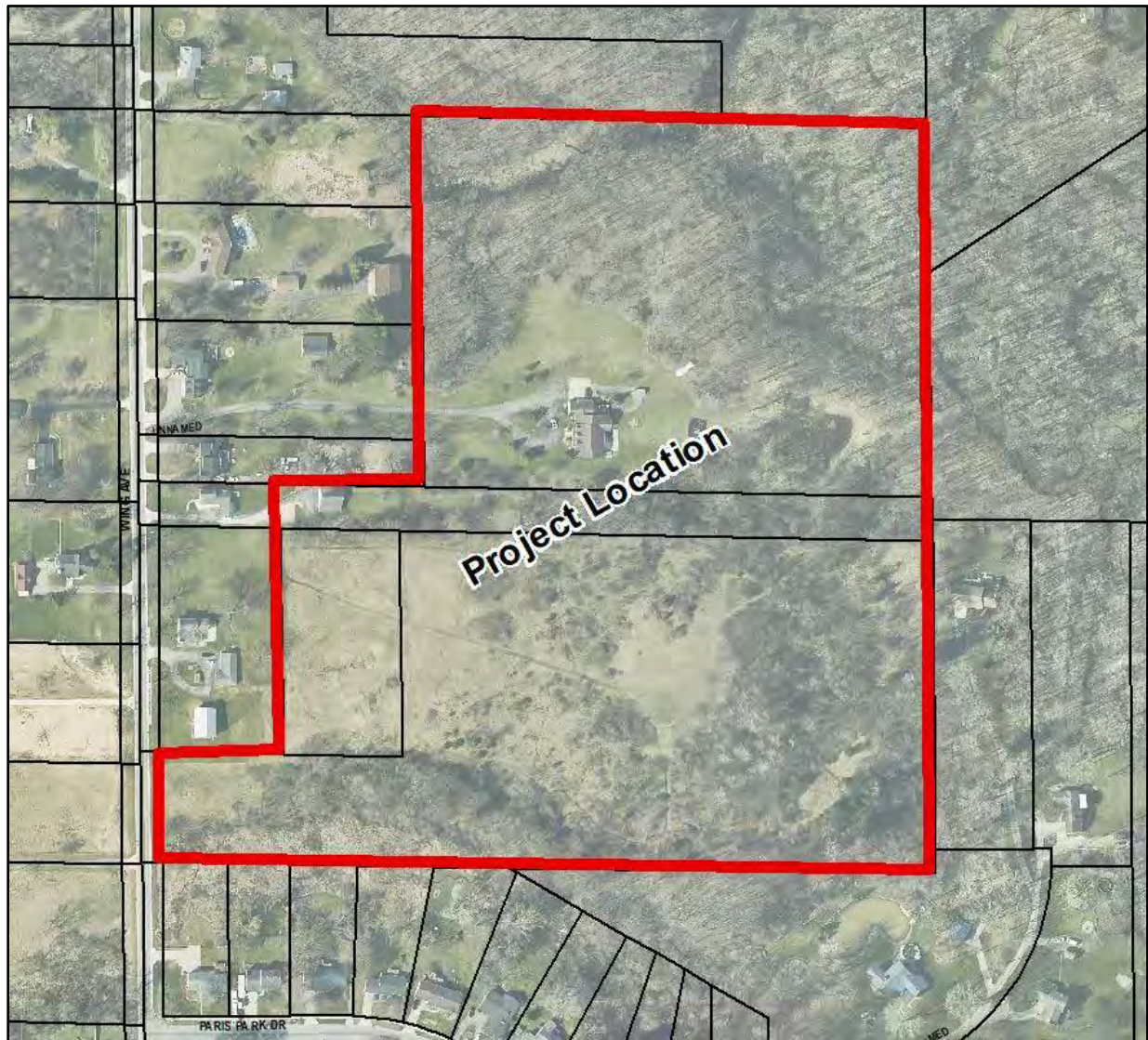


Exhibit 2: Area Encumbered by Floodplain

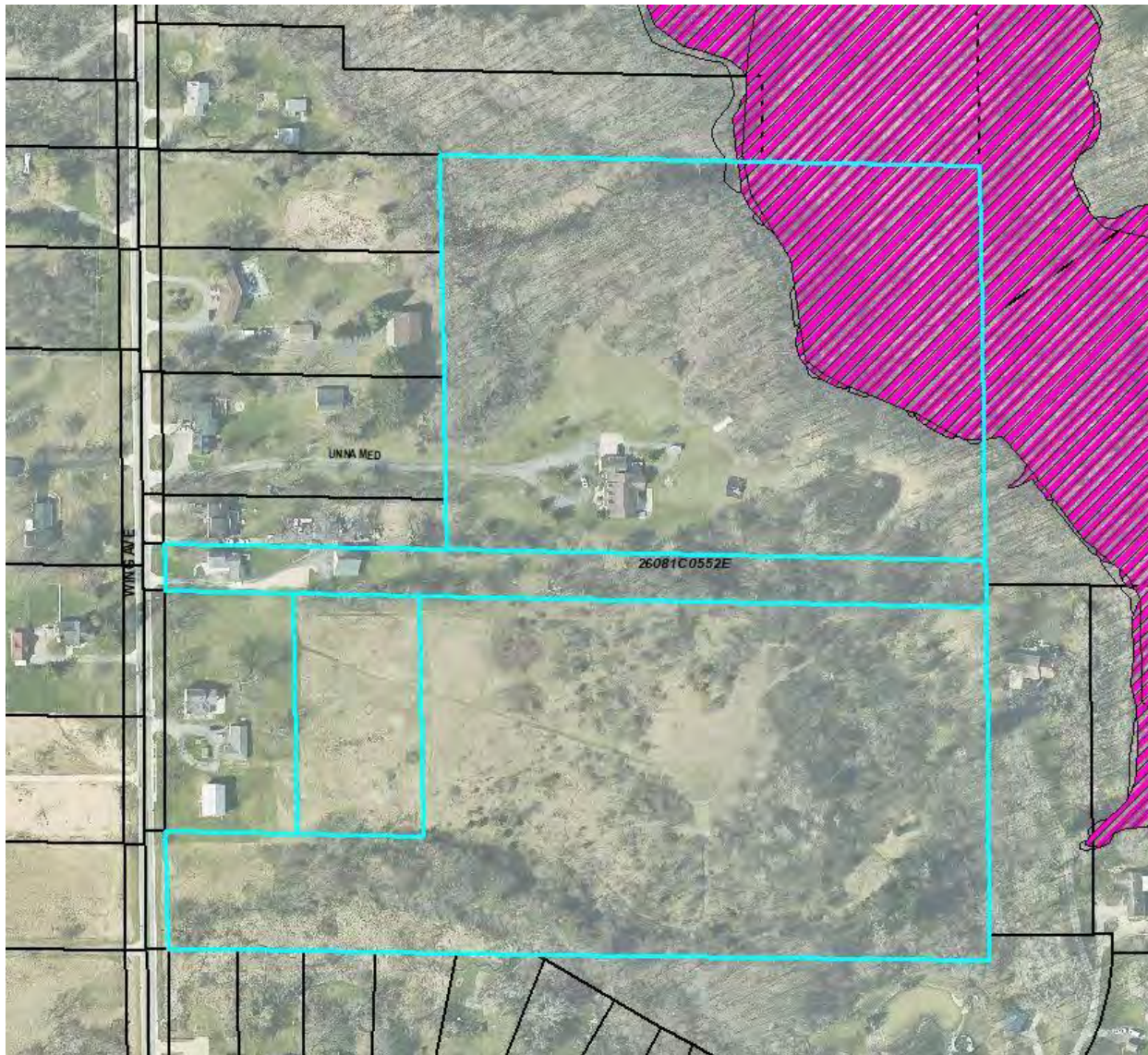


Exhibit 4: Wetlands (based on applicant's information)

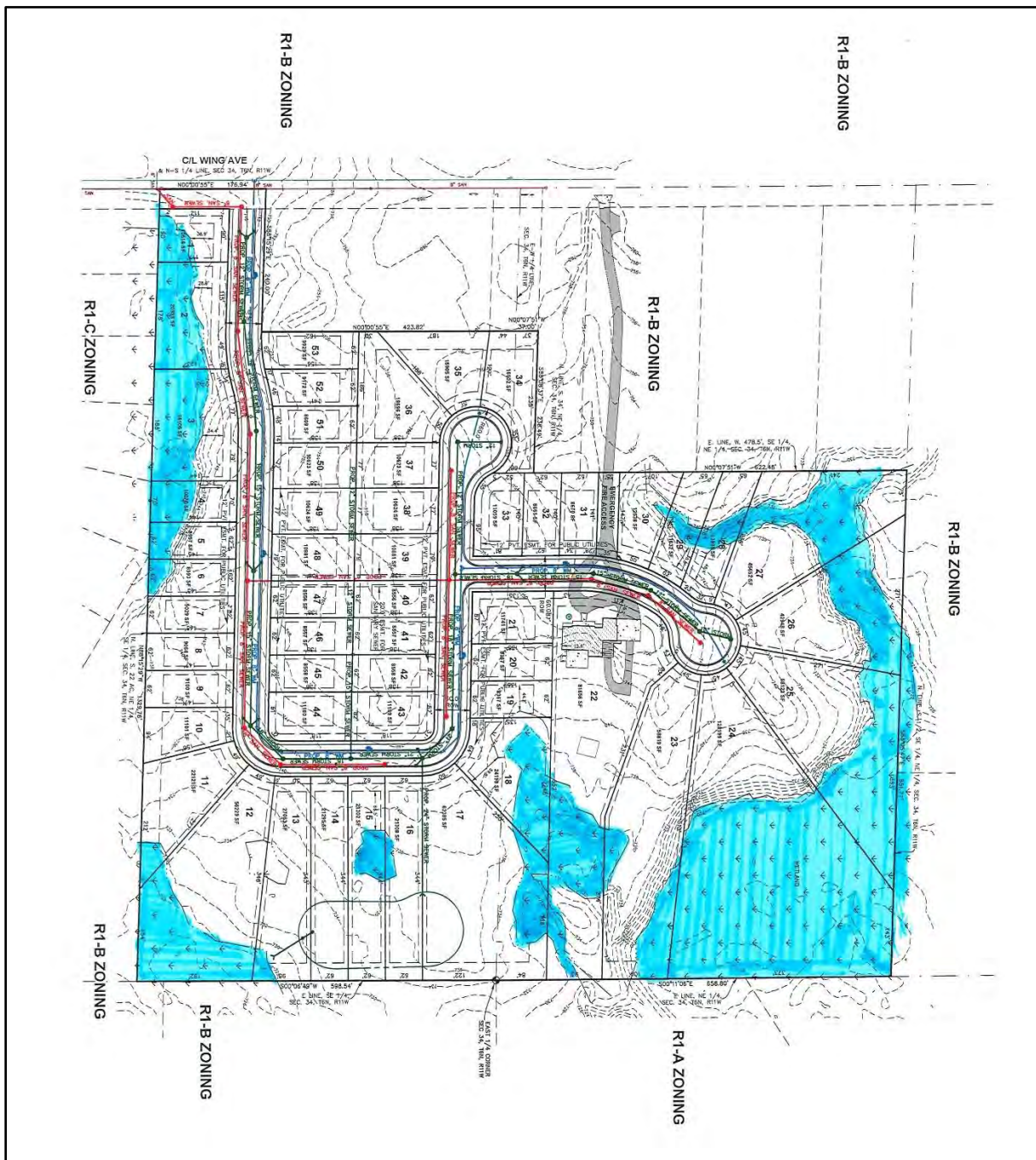


Exhibit 5: Wetlands (based on EGLE Wetlands Map Viewer)

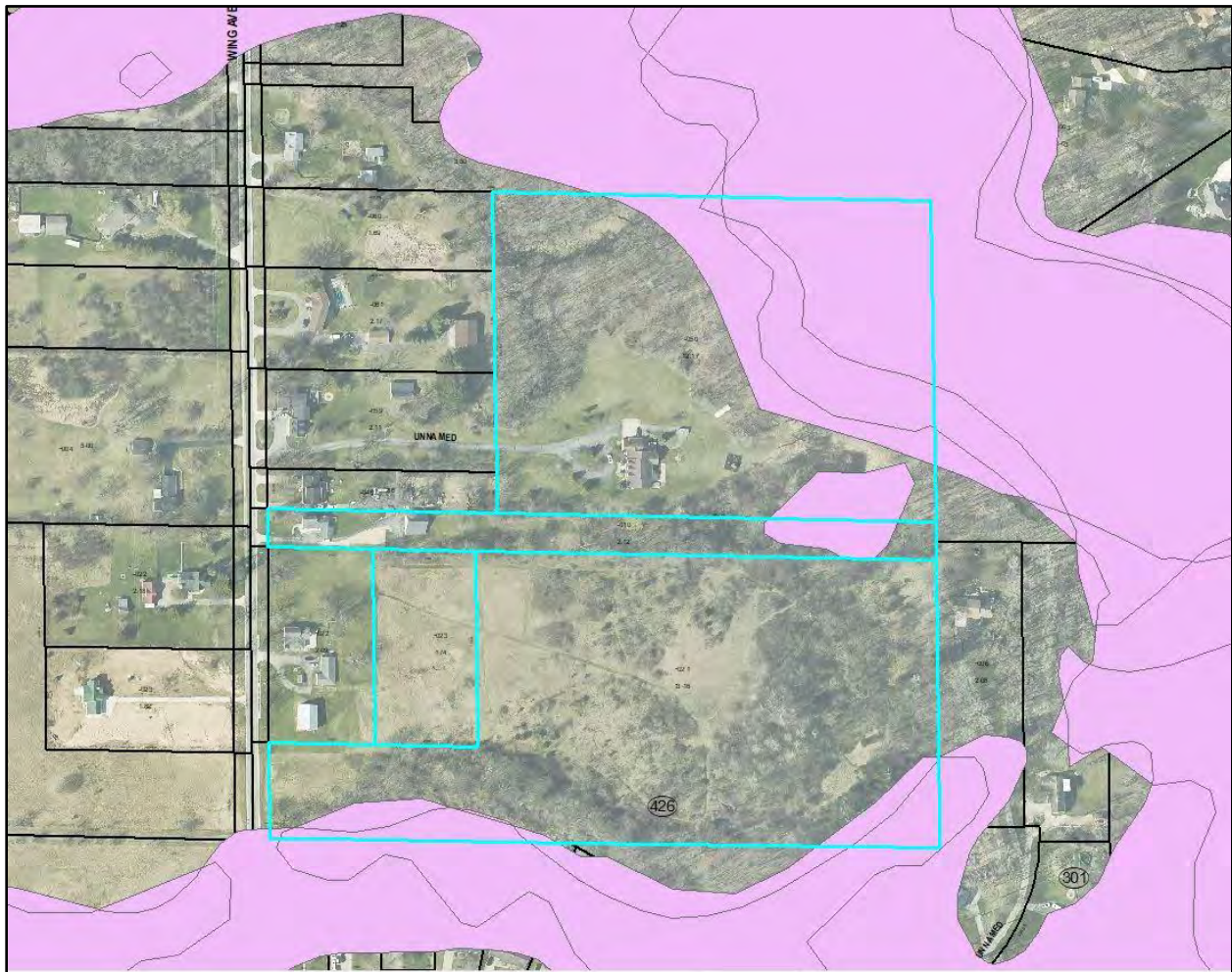


Exhibit 6: Existing Homes

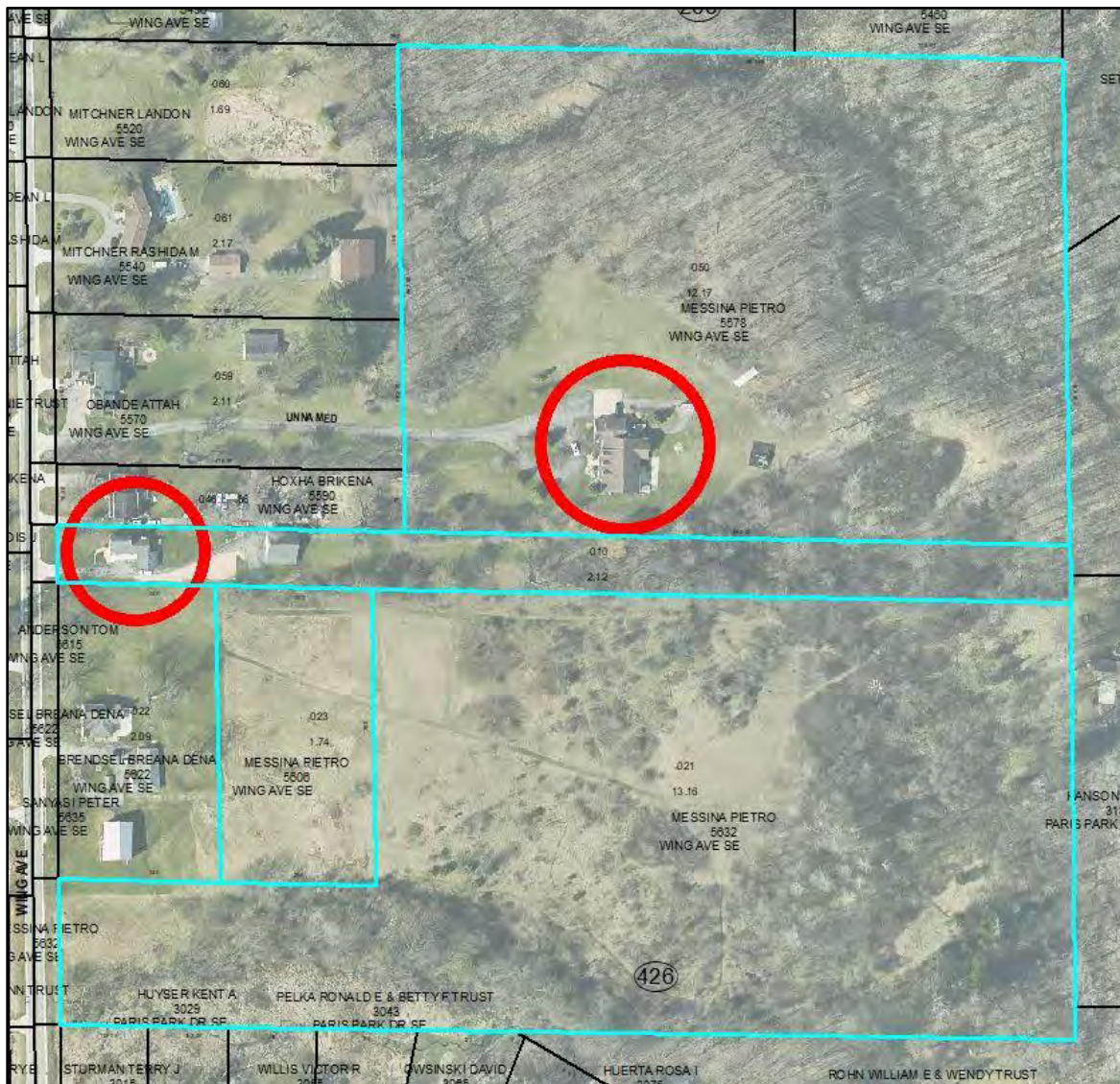


Exhibit 7: Wooded Areas



Exhibit 8: Contours

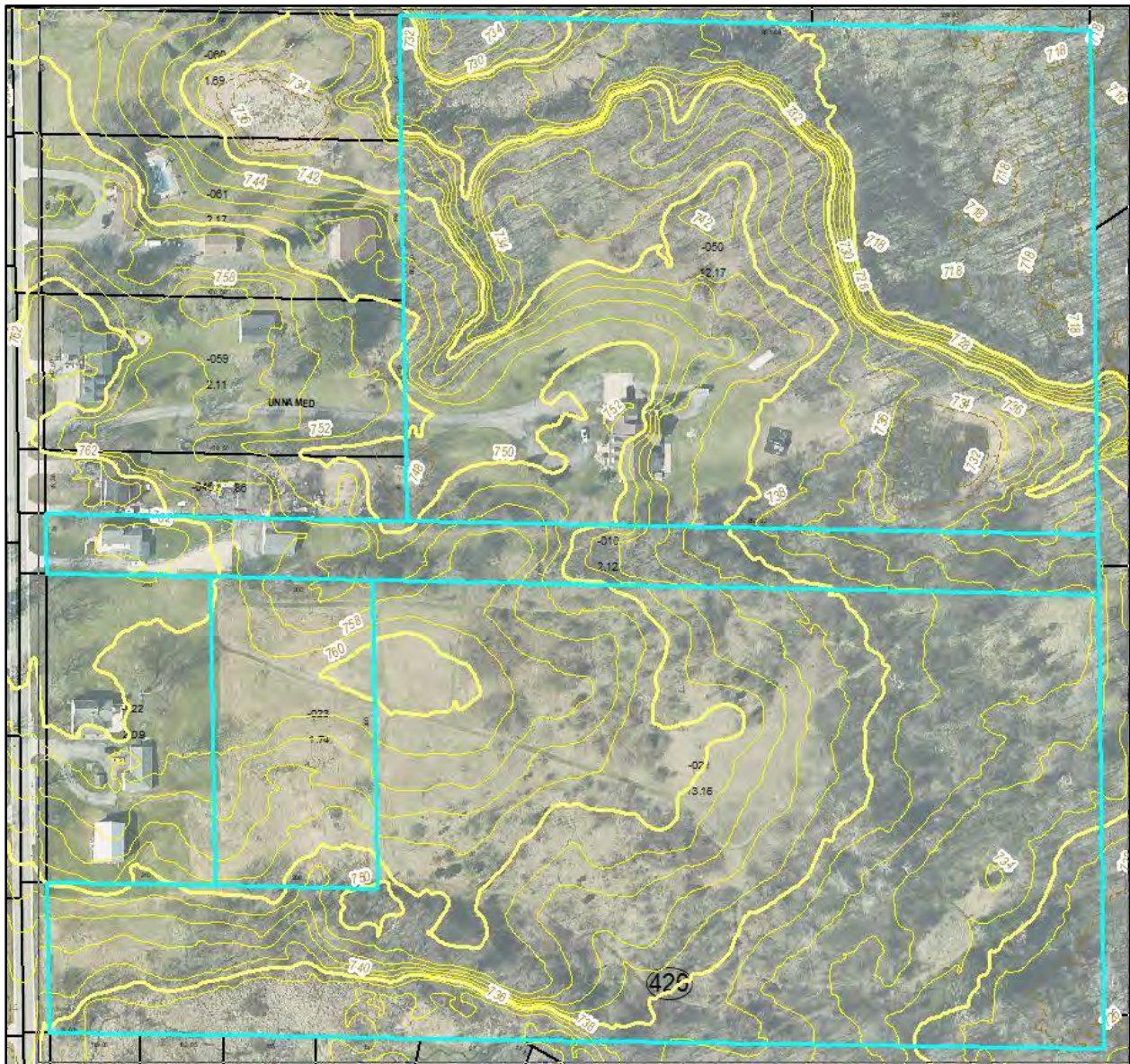


Exhibit 9: Proposed Open Space



PUD DEVELOPMENT AGREEMENT

This PUD Development Agreement (the "Agreement") is executed this day of February 2024, between the **City of Kentwood**, a Michigan municipal corporation, whos address of is 4900 Breton Avenue, S.E., P.O. Box 8848, Kentwood, Michigan 49518-8848 and shall be known as (the "City") and **GottaCallPaul**, a Michigan limited liability company, the address of which is 3328 Rivington Dr Hudsonville Mi 49426.

BACKGROUND

A.

The Developer. The Developer is GottaCallPaul, LLC this can be converted through another accepted LLC.

B.

Property. The Developer has an interest in approximately 29.28 acres of real property located at the southeast comer of wing avenue and 60th St. in the City of Kentwood, Kent County, Michigan (the "Property"), is described as :

5578 Wing Ave SE

S 1/2 SE 1/4 NE 1/4 EX S 37.0 FT & EX W 478.5 FT OF REMAINDER
* SEC 34 T6N R11W 12.17 A

41-18-34-200-050

5632 Wing Ave SE and 5606 Wing Ave SE

N 17 A. OF S 39 A. OF NE 1/4 SE 1/4 EX N 380 FT OF W 440 FT *
SEC 34 T6N R11W 13.16 A.

41-18-34-426-023 And 41-18-34-426-021

And

5600 WING AVE SE

N 1 A. OF NE 1/4 SE 1/4 ALSO S 37 FT OF SE 1/4 NE 1/4 * SEC 34
T6N R11W 2.12 A.

41-18-34-200-010

RPUD-1

C.

Current Zoning. The Property is currently zoned R1-C.

D. Request. Developer is requesting the Property be rezoned to a R-PUD

High Density Residential Planned Unit Development,

E.

Description of Project and Architectural Features. The Developer will record all related documents to a Plat. The Project will include 54 lots (the "Units"). Each Unit will be eligible for separate ownership. The Developer has provided the City with engineered drawings

F.

Walkability. A sidewalk will be required to be installed by the builder on one side of the road.

G. Open Space Features. The Project clusters the Units. As a result, open

space is included with the lots while still preserving the natural beauty of the environment. All

reasonable efforts will be made to preserve trees that are already existing except if they are necessary to construct the infrastructure, the Units and yards.

H. In Relationship to the Master Plan. The Project meets and exceeds the goals of the City Master

Plan through clustering the lots while preserving the beauty of the open space through the use of a planned unit development upon vacant land. The Project is neighbored by low-density residential uses to the east and high-density residential uses to the south. The area is master planned for medium density residential which would allow for up to eight Units per acre. The Project would allow for a density of 2.2 homes per acre This plan exceeds the minimums for the neighboring developments and will allow for increased property values in the area. . The Project will also provide nicely designed Units providing quality homes with multiple builders allowing for a variety of different plans and diversity of construction.

AGREEMENT

1.

Now, therefore, the parties state and agree as follows:

Compliance with Laws, Ordinances, Permits, Developer agrees that, if Developer

develops the Project, Builders shall construct, install, and operate the Project in accordance with approvals that are received from governmental entities with applicable jurisdiction. In constructing the Project, Developers agrees to comply with all state and local laws, ordinances, and regulations as well as the terms of this Agreement. Without limiting the preceding sentence, it is understood and agreed that, except as expressly provided for herein, development of the Project must comply with the City of Kentwood Zoning Ordinance.

2.

Compliance with City Approvals, Without limiting the provisions of paragraph 1,

the Developer agrees that, if Developer develops the Project, All builders shall design, develop,

construct and operate the Project in accordance with any and all approvals received from the City

and/or its various bodies, officers, departments and commissions including, without limitation, the terms and conditions of this Agreement. Developer acknowledges and agrees that Developer will not seek variances from the Zoning Board of Appeals in connection with the PUD plan, but

Developer may seek variances through other available processes (e.g., approved modification of

PUD plan) once the Project is constructed.

3. Public Utilities. Developer agrees that, if Developer develops the Project,

Developer shall provide public electricity, telephone, gas, water and sanitary sewer service

("Public Utilities") as shown on the Site Plan. In such event, Developer agrees that Public

Utilities (except streetlights) shall be installed and maintained underground if required by the City. Prior to the issuance of any building permits for the Project Developer shall provide all

easements reasonably necessary for Public Utilities shown on the Site Plan, in such locations.

approved in advance by the relevant utility service provider.

4.

Deviations. The Project will contain no deviations from the City of Kentwood Zoning PUD requirements

Sidewalks. Developer agrees that, if Developer develops the Project, public

concrete sidewalks shall be constructed, at the builders sole expense, within all public rights-

of-way to City specifications and in compliance with City ordinances, unless otherwise shown

on the Site Plan.

6.

Tree Preservation and Planting. Developer agrees that, if Developer develops the

Project, Developer shall preserve all trees and woodlands indicted on the Site Plan.

7.

Stormwater. Developer agrees that, if Developer develops the Project,

Developer will grade the Property to drain stormwater to a retention/detention pond located

within the Project or as otherwise approved by the City.

8. Open Space. Developer acknowledges and agrees that depending on the plan accepted by the city there is at least 37 percent

(37%) of the land within the Project will be preserved as open space or 0% (Both plans have been submitted for review

. For purposes of the foregoing sentence, "open space" excludes parking areas, building areas and building setbacks.

Violation of Agreement. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their

9. Amendment. Accordingly, the parties expressly agree that in the event of a violation of this Agreement, the non-breaching party will be entitled to specific performance.

10. Amendment. This Agreement may only be amended in writing, signed by the City and the Developer or Developer's successor or assigns.

11. Recording and Binding Effect. The rights and obligations under this Agreement are covenants that run with the land, and this Agreement shall be binding upon and inure to the benefit of the parties, as well as their subrogees, successors and assigns. It is the parties' intent that this Agreement shall be recorded with the Kent County Register of Deeds. The City shall be responsible for all costs associated with recording the Agreement.

Upon the transfer of title to all of the Property by the Developer or any successor in title, the acquiring party shall be deemed to have acquired all of Developer's (and such transferor's) rights and assumed all of the Developer's (and such transferor's) obligations described herein, and the Developer (and any subsequent transferor) shall automatically be relieved of any further liability under this Agreement.

Miscellaneous

(a) Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect the enforceability or validity of the remaining provisions and this

Agreement shall be construed in all respects as if any invalid or unenforceable provision were omitted.

(b)

Notices. Any and all notices permitted or required to be given shall be in writing and sent either by certified mail, return receipt requested, or personal delivery to the address first above given. Either party may modify its notice address or modifying purchasing LLC by providing the other party written notice of such modification.

(c)

Waiver. No failure or delay on the part of any party in exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude further exercise thereof or the exercise of any other right, power, or privilege. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights and remedies provided by law.

Governing Law. This Agreement is being executed and delivered and is intended to be performed in the State of Michigan and shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws thereof.

(d)

Authorization. The parties affirm that their representatives executing this Agreement on their behalf are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved. The Developer further affirms that it is not in default under the terms of the purchase agreement for the Property.

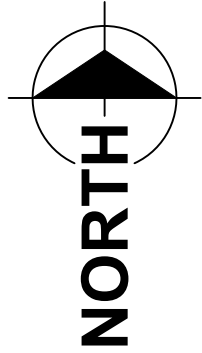
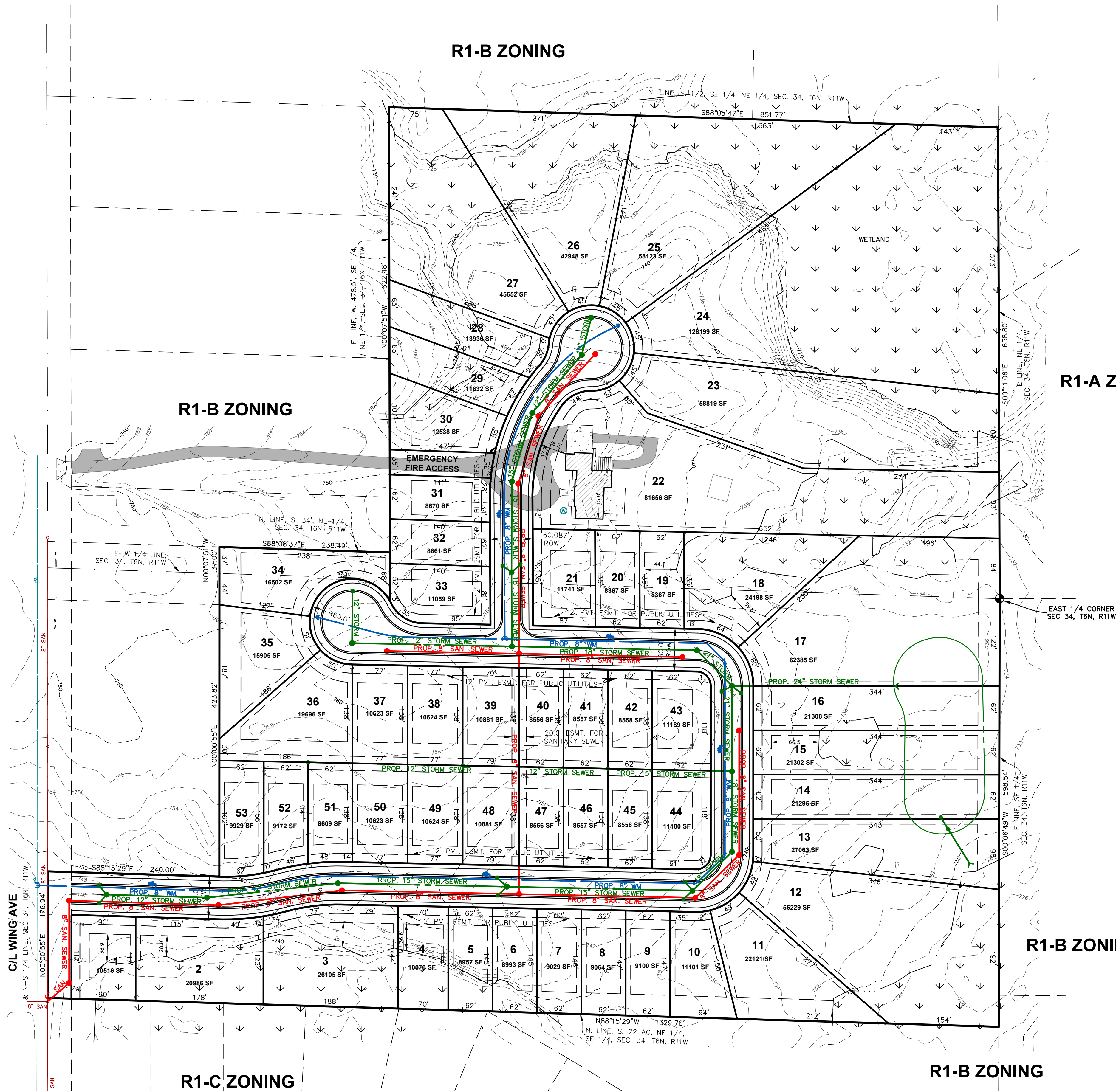
PROPERTY DESCRIPTION:

PROPOSED OVERALL DESCRIPTION:

That part of the Northeast 1/4 and Southeast 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Beginning at the East 1/4 corner of said Section; thence S00°06'49"E 598.54 feet along the East line of the Southeast 1/4 of said Section to the North line of the South 22.00 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N88°15'29"W 1329.76 feet along said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 176.93 feet along said West line; thence S88°15'29"E 240.00 feet; thence N00°00'55"E 423.82 feet to the East-West 1/4 line of said Section; thence N00°07'51"W 37.00 feet to the North line of the South 37.00 feet of the Northeast 1/4 of said Section; thence S88°08'37"E 238.49 feet along said North line to the West East line of the West 478.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section; thence N00°07'51"W 622.48 feet along said East line to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence S88°05'47"E 851.77 feet along said North line to the East line of the Northeast 1/4 of said Section; thence S00°11'06"E 658.80 feet along said East line to the Point of Beginning. Contains 28.93 acres.

REQUIREMENTS:

1. EXISTING ZONING: R1-B RESIDENTIAL ZONING
- LOT WIDTH: 100 FEET
LOT AREA: 14,000 SFT
SETBACKS:
FRONT YARD: 40 FEET
REAR YARD: 35 FEET
SIDE YARD: 7 FEET
2. PROPOSED ZONING: RPUD-2 DETACHED RESIDENTIAL PUD
- LOT WIDTH: 62 FEET (NO MINIMUM LISTED)
LOT AREA: 7,800 SFT (PUD MINIMUM 6,500)
SETBACKS:
FRONT YARD: 25 FEET (PUD MINIMUM 20)
REAR YARD: 30 FEET (PUD MINIMUM 30)
SIDE YARD: 6 FEET (PUD MINIMUM 5/12 TOTAL)
3. AREA CALCULATIONS
DEVELOPMENT AREA: 28.93 ACRES
NET AREA (EXCLUDING ROW): 25.55 ACRES
GROSS DENSITY: 54 LOTS / 28.93 ACRES = 1.87 LOTS / ACRE
NET DENSITY: 54 LOTS / 25.55 = 2.11 LOTS / ACRE
WETLAND AREA: 6.59 ACRES
4. PROPOSED IMPROVEMENTS:
EACH LOT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
PUBLIC STREETS WILL CONFORM TO CITY OF KENTWOOD STANDARD ROAD CROSS SECTION.
SIDEWALKS TO BE INSTALLED UPON THE COMPLETION OF HOUSE CONSTRUCTION ON EACH LOT.



SCALE: 1" = 80'

PRELIMINARY PUD
WING AVENUE PROJECT

FOR: PAUL GRANZOTTO

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4, SECTION 34,
T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstrainc.com

C1





CITY OF KENTWOOD MASTER PLAN NEAR TERM IMPLEMENTATION SCHEDULE ASSIGNMENTS

Assignment	Target Date	Task	Status
Housing - 70-30	Q4 2020	Confer with CC re new policy/res to count duplexes toward rental side	Completed
	Q1 2021	Develop new 70/30 resolution to clarify city's position	To be addressed with development of housing policy
	Q1 2021	Recalculate housing mix and having ongoing method to update	See above
Economic Development	Ongoing	Continue R & E Program	Ongoing
	Ongoing	Continue to update website with new information/programs	Ongoing
	Q2 2021	Determine how to best utilize the Entrepreneurial Center to promote small business	In EDC Strategic Plan-inventory of E.C taken
	Ongoing	Continue loan program--consider micro grant program	Ongoing
	Q1 2021	Work with high schools/businesses for job opportunities	Ongoing
	Q4 2020-Q1 2021	Develop property information for RRC program.	MEDC Meeting w property owners; must revisit all in light of development of housing policy

	Q3 2020	Track retail vacancies	Intern task 2024
	Q1 2021	Identify commercial areas in decline--strategy to re-occupy vacancies	
	Q3	Improve ped/transit access to mall/28th street	Crosswalk study completed; crossings added to SLP
	Q4 2021	Contact business regarding the formation of a neighborhood business assns.	Ongoing effort thru KPD Price Program
	Ongoing	KPD	

Assignment	Target Date	Task	Status
City Sustainability	Q4 2020	Sustainability statement-research what other communities have done	
	Q1 2021	Committee to review and determine benefits-	
	Q1 2021	Committee to propose sustainability policy	
	Q1 2021	List benefits, cost of proposed policy	
	Q1 2022	Replace recycling center that was removed by county	
	Q1 2021	Participate in Michigan Green Communities Challenge	Request made to apply
	Annually to begin in 2021	Set goal for tree planting	DPW to address
	Ongoing	Set goal for annual maintenance of non-motorized trails	DPW to address
	Q1 2022	Develop landscaping guidelines for 28th Street that are acceptable to businesses	
	Q4 2021	New buildings built to LEED standards (Policy)	
	Q4 2021	Options for recycling include requirements for waste haulers	
	Q2 2021	Look at low maintenance landscaping for public parks to reduce costs	Developing
	Q1 2021	Encourage community gardens	

Housing Condition	Completed	Review standards for PILOT agreement for maintenance of properties	Completed;
	Q1 2021	Review standards for other rental properties-strengthen	now reconsidering
	Q3 2021	Hire full time rental inspector	Completed
	Q1 2022	Host periodic meetings with rental property owners	
	Q1 2021	Promote property maintenance services for homeowners and rentals	Completed;
	Q3 2020	Play role in update of Kent County Area Wide Housing Study	waiting new Housing Next study and city's own housing policy
	Q4 2020	Work w/ mobile home communities to reduce rentals and improve conditions	
Complete Streets	Q2 2021	CC to adopt a Complete Street Policy/Ordinance	Completed for 29 th Street, Shaffer scheduled in SCI
	Q2 2023	List Streets for potential road diet	
	Q2 2021	Prioritize Four Corners recommendations into SCI & non-motorized plan	Partially completed
	Q2 2023	Improve crosswalk demarcation	Crosswalk study work completed, incorporating into SCI, engineering to address design & financing of crossings

Q1 2021 Increase amount of sidewalk on streets

Ordinance
adopted

Assignment	Target Date	Task	Status
<i>PRINCIPLES</i>			
Open Space-Green Infrastructure	Q1 2021	OS Committee--meeting to establish goals	
		Collect information on map--location, attributes	
	Q1 2021	Require sidewalks on all streets	Ordinance adopted
	Q1 2021	Amend ordinance to require the need for greenspace to connect to trails, bus routes	SCI projects connecting trails to parks—City Campus and Stanaback parks
	Q1 2021	Take steps to become a Tree City USA	Tree City Status Approved; updated

Add greenspace reqt-plats, PUD	Q4 2020	Review existing greenspace requirement policy in all districts	
	Q4 2020	Review other communities' greenspace requirement	
	Q1 2021	Develop draft ordinance	
	Q1 2021	Review - developer and ordinance committee	
	Q2 2021	PC/CC review	

Add sidewalk reqt to plats, PUDs etc.	Q4 2020	Review proposed language with staff, City Attorney	Completed
	Q4 2020	Review w/ development community to understand costs	Completed

Assignment	Target Date	Task	Status
Replace trees lost to disease	Q3 2021	Finish tree inventory	Summer, 2022
	Q3 2021	Grant research and app - identify matching funds	Summer, 2022
	Q3 2021	Identify funding methods	
	Q2 2021	Evaluate feasibility of street tree nursery	
	Q3 2021	Identify locations of street tree placement	DPW
	Q4 2021	Apply for grants; use alternate funding	On-going, DPW

Mobility-Major Arterials	Q1 2021	Formalize and adopt a Complete Streets policy or ordinance	
	Q2 202	Determine streets eligible for road diets	29 th Street completed, consideration of Shaffer Ave roundabout in SCI
	Q4 2020	Adopt Four Corners Transportation Study into Non-Motorized Plan	Completed

Primary Intersections	Q2 2023	Adopt policy for improved crosswalk demarcation	Study completed—implement in SCI
Non-Motorized	Q4 2020	Adopt Non-Motorized Plan into Master Plan	Completed, needs to be updated and policy re maintenance established
	Q4 2020	Research action to become a more bike friendly community	Possible intern activity
	Q1 2021	Develop ordinance to require sidewalk on all public streets	Completed
	Q1 2021	Define issue and basis, review w/ developers, PC/CC, adopt	Completed
	Q4 2022	List areas that might be suitable for mid-block crossings	Crosswalk study completed
Transit	Ongoing	Support BRT Transit Study	Completed
	Ongoing	Connect pedestrian, bikes to transit	
Rail, Air, Truck Assignment	Ongoing	Incorporate rail & truck projections into GVMC Transportation model	
Assignment	Target Date	Task	Status
PLACE STRENGTHENING			
Gateways	Q1 2021	Determine gateway locations and map	Completed
	Q1 2022	Work toward branding and wayfinding concepts	
Sense of Place	Ongoing	Continue to support events such as farmer markets and concerts	Ongoing-Division Ave Arts and Cultural festival
	Ongoing	Work with business associations to establish unique identity	
	Completed	Arts Commission to establish projects to provide public art in city	Completed
	Q3 2022	Project to install art on City Campus	

Partnerships	Ongoing through NM Plan	Coordinate connection of bike trails in adjacent communities	Ongoing
	Q1 2022	Investigate establishment of DDA or CIA as needed to provide public improvements	Beginning discussions
	Q1 2021	Establish review process for road projects on state and county corridors	GVMC re-est. E. Beltline Advisory Comm

Sustainability	Q1 2022	Appoint committee to address	
	Q2 2021	Participate in Michigan Green Communities Challenge	Reviewed by staff
	Q3 2021	Plant trees-set a goal per year	DPW to address
	Ongoing	Set goal for trail development and maintenance per year	Incorporated into millage expenditures
	Q1 2021	Review maintenance policies of city- (environmental issues--efficiency)	
	Q1 2023	Build new buildings to LEED standards	
	Q1 2023	Promote recycling--replace closed county recycling operation	
	Q1 2022	Promote community gardens--locate one new community garden in city	Possible grant application to improve community garden

Commercial Dev./ Redevelopment		Determine whether shopping centers areas have too much retail use	Possible outcome of city's housing policy and Housing Next study
	Ongoing	Use EDC members as ambassadors for the commercial areas to air any issues they have with the city	EDC Strategic Plan to address
	Ongoing	Identify assistance program for commercial businesses	Ongoing
	Q4 2021	Determine interest in business associations for commercial districts	
	Q3 2024	Work w/ MDOT to look for ways to make crossing of 28th St safer	Potential grant opportunity announced

	Q1 2023	Consider banners, lighting & other public improvements for 28th St. corridor	
	Q1 2022	EDC to meet with commercial businesses along 28th St corridor	

Assignment	Target Date	Task	Status
SUBAREAS			
Division Ave. Sub Area			
	Q4 2020	ID potential Open Space on Division Avenue	Completed
	Q4 2020	Find ways to reduce speed on Division--build a better block example	Completed
	Q2 2021	Apply for landscaping grants for corridor	
	Q2 2023	Improve crosswalk demarcation--use as experiment for city	Incorporating study into SCI for Kville area
	Q2 2022	One new outdoor event/community garden; work w Wyoming to establish annual event on Division	Event scheduled for June 1, 2024
	Q1 2024	Establish gateway near Kville schools	
	Q2 2023	Host informational meetings for developers, realtors	Potential participation in Developer Day

	Ongoing	Loan programs targeted to area	
	Q2 2022	LED lighting	On-going
	Q4 2020	Reduce FBC in areas where too much depth exists to reasonably develop	Completed
	Ongoing	Improve interest in business assn on Division	On-going, intern task, Wyoming, Chamber
	Q2 2021	Promote area through the RRC program	Certified RRC
	Q4 2020	Map sites with Phase 1 info from EPA grant	
	Q2 2024	Initiate Master Plan Amendment-Division United recommendations	Ongoing-potential grant app for Division crossings-Kville
Kalamazoo Corridor	Q4 2020	Contact owners at developing corners at 52nd/60th re: green space/plaza requirement	Completed
	Q2 2020	Contact owners re: driveway restrictions	
	Ongoing	Improve sidewalk demarcation at intersections	In conjunction w road improvements
	Q2 2021	Investigate interest in business assn with Gaines	Initial contact made to Gaines
	Q4 2020	Provide information on housing improvement programs	Ongoing; city to consider housing loans through Kentwood Housing Commission
	Q2 2021	Host meeting of property owners at NE corner of 60th/Kzoo to discuss lack of development	

Assignment	Target Date	Task	Status
Section 34		Collect wetland data as becomes available	
	Ongoing	Talk to Heyboer family about retention of farm as a historic resource	Completed
	Q4 2021	Discuss potential development of new park in center of section	

	As development occurs	Breton extended listed as a complete street	With future development; Complete Streets task force work underway
	Q4 2020		
	As dev. occurs in area	Request expansion of Route 2 to Breton extended	
		Explore possibility of a community garden in Section 34	
Patterson Farm			
	As dev. occurs	Collect data on wetlands and floodplain as it becomes available	
	As dev. occurs	Obtain rights to use Saddleback sewer easement for trail	With Patterson farm development
	As dev. occurs	Begin discussions with Consumer's Energy re Trail within row	
	Ongoing	Make direct contact with Pattersons	Ongoing with current/potential ownership
	As dev. occurs	Obtain easement for gateway feature at 28th, 36th and Patterson	36 th Street will be approved within PUD development
	Q1 2022	Meet w/ MDOT, Cascade, KCRC to discuss ways to make Patterson/28 intersection safer	
	Q2 2021	Amend MPUD, IPUD regulations to potentially accommodate uses within the section	
	Q1 2021	Meet w/ owners of Muller PUD to discuss realistic potential use of property	Master Plan amendment completed; PUD Plan Approved
28th/29th Street Corridor			
	Q1 2022	Develop stated policy re 28th/29th St street trees w/ input from city and MDOT	

28th/29th Street Corridor continued	Q4 2021	Prioritize missing sidewalk segments on 29th Street	List identified, prioritization ongoing
		Look for potential opportunities for public amenities in 28th Street area	
	Q3 2024	Discuss w/ MDOT possibility of refuge islands on 28th Street in high traffic areas	Potential MDOT grant for crossings announced
	Q2 2021	Amend Zoning Ord to require cross access between adjacent uses	
	With dev.	Incorporate connectors from 28th St sidewalk to businesses in non-motorized plan	As per master plan guidelines
Assignment	Target Date	Task	Status
	Q2 2021	Review ordinance relating to access control (incl. MDOT KCRC)	
		I.d. studies re: driveways and crashes and traffic flow efficiency	
		Get model cross access easement document from City/Atty	Completed
		Planning/Engineering/city atty to review and evaluate the current access control ordinance and rec. changes	
	Q4 2021	Work w/ MDOT to adopt a complete streets policy for 28th Street	Working with GVMC on Complete Streets policy for region
	Q1 2021	Review transit stops in light of pedestrian movement in the area	
Campus	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	
	Q4 2021	Provide wayfinding signage to the City Campus	Rec Dept
	Q4 2021	Investigate possibility of using former landfill for renewable energy production	Mayor's office
Eastern and 52nd	Ongoing	Stay in touch with relators re area	Ongoing
	Q4 2020	Provide information on incentives	
	Q4 2020	Support existing businesses already there, meeting/email w/ property owners	In EDC Strategic Plan; housing policy may

			consider housing for this area
	Q1 2021	Continue/restart business association	
	Q1 2021	Periodic clean-up and events	
	Q1 2021	Gauge interest in other events	