



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, MARCH 11, 2025
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 25, 2025, and Findings of Fact for: **Case#5-25** – Garden Park Estates – Residential Site Condominiums -Located at 5606 Jefferson Ave SE and a portion of 5615 Madison Ave SE
- F. Approval of the Agenda for March 11, 2025
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business

- I. Public Hearing

Case#6-25 – SIP Structures and Improvements Plan (July 1, 2025- June 30, 2031)

Case#7-25 – Jiffy Lube – Special Land Use and Site Plan Review for a Major Vehicle Repair – Located at 1820 44th Street SE

Case#8-25 – Request of the City of Kentwood to impose a Temporary Zoning Ordinance Moratorium on the issuance of any permit, license, approval, variance or other approval for billboards within the City during the term of the moratorium

- J. Work Session

Case#9-25 – Heyboer Acres Phase 1- Site Condominium and Preliminary Site Plan – Located at 2500 – 52nd Street SE

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K. New Business

Set public hearing date of , for:

L. Other Business

1. Master Plan Update
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
FEBRUARY 25, 2025, 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 Jones.
- C. Roll Call:
Members Present: Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Jessica Harris (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 20 citizens.

Motion by Kape, supported by VanderMeer, to excuse Harris from the meeting.

- Motion Carried (7-0) –
- Harris absent -

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Quinn, supported by Commissioner Porter, to approve the Minutes of February 11, 2025 and the Findings of Fact for: Case#4-25 – Meijer Kentwood C-Store – Special land Use for a Vehicle Fuel Station and Final Site Plan Review for a PUD – Located at 3557 Patterson Ave SE

- Motion Carried (7-0) –
- Harris absent -

- F. Approval of the Agenda

Motion by Commissioner Porter, supported by Commissioner Poyner to approve the agenda for the February 25, 2025 meeting.

- Motion Carried (7-0) –
- Harris absent -

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

There was no public comment.

Case#27-24 – Patterson Farm - Change in the Master Planned Land Use Designation from Conservation Oriented Development to a Combination of Residential, Commercial and Industrial for an 151.5 acre area of the property located at the Southwest Corner of 28th Street & Patterson Avenue (2933 Patterson Ave SE, 4750 – 28th St SE, 3253 Patterson Ave SE, 3191 Patterson Ave SE, 3181 Patterson Ave SE, 3171 Patterson Ave SE) (**Tabled Indefinitely**)

I. Public Hearing

Case#5-25 – Garden Park Estates – Residential Site Condominiums -Located at 5606 Jefferson Ave SE and a portion of 5615 Madison Ave SE

Pung stated the request is a preliminary site plan review for an 11-unit site condominium development on approximately 3.23 acres. The overall gross density would be 3.4 units per acre, which is low density residential. It is consistent with the master plan. He stated the development is going to involve 3 parcels; 5606 Jefferson Avenue (which is owned by the applicant), 5615 Madison Avenue (applicant has an agreement to purchase just over 1 acre) and they are also working on acquiring part of the 56th Street ROW. He stated that would require approval by the City Commission for the vacation and transfer of that property. Pung stated their attorneys are working with the city attorney to go through that process.

Pung stated they will have to provide sidewalk on at least one side of the street which is a condition of approval. They provided a new design for the private drive and access onto 56th Street. Final approval of drive access is a condition of approval because the City Engineer is still looking into this so there could be some tweaks to the location of design.

Pung stated he is recommending to the City Commission conditional approval of the preliminary site plan dated February 8, 2025 as described in his memo.

Kurt Sidenski, 500 Riley, Hudsonville, the developer; Jake Melton, 1034 Merrifield and Scott Turgen 9292 Wilson Ave were present.

Jones opened the public hearing.

Nanette Jasperse, 248 Nancy St. SE; Pam Tappen, 157 Nancy St. SE; John Oliver, 245 Nancy St SE; Nicole Boggs, 320 Nancy St SE; Brent Bellinger, 325 Nancy St SE; David Shawver, 5557 Madison Ave SE were present. They had concerns regarding the green space going away, the wild life will be gone and have nowhere to go, the amount of traffic is already too much and people speeding, they enjoy their privacy and this will take away from that, and, they were concerned with how the condos will look and access.

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

- Motion Carried (7-0) –
- Harris absent -

Kape thanked the community for coming out and stated he understands that it is tough when they have lived behind acres of woods and now, they are going to be developed. He stated as property owners they have the right to develop within the ordinance. He stated it doesn't make it easier, but it happens. He stated Kentwood is still a growing city and he understands it doesn't ease the pain of what they are experiencing. Kape questioned access. Sidenski stated they will enter off of 56th Street.

Quinn thanked everyone from coming out and also wanted to let the residents know that the only entrance and exit will be off of 56th Street.

Porter also thanked everyone for coming out. He stated at the work session there was discussion about the construction type, but right now they are just lots and this is just the site plan review. Pung stated that is correct. Pung stated they will be single family homes, there will not be any multi-units, it is zoned R1-D and does not allow for attached units..

Porter stated one of the questions that came up was whether or not the woods had a clear line between the current property and where the woods are, is there a fence, are people who use the land going to lose land. Siedenski stated the fences are all individual behind individual lots.

Porter questioned how many trees are being kept. Sidenski stated he has no idea yet; they have had their tree guys on site in the last couple of weeks. They have to clear it out to do what engineering is requiring of them which is to put the street in to get the water and sewer down the street, and to create the detention. Sidenski stated most all of the trees are going to have to be removed and they will plant new trees.

Porter questioned the traffic. Is there enough room for cars to go in and out. Pung stated it has been two-way traffic on that part of 56th Street going to the park and other residence. You just can't park on the street and have vehicles get by. It is the main access to the park and access to the church and anyone that would be using that portion to go to or from Mick Street. Porter questioned if the turnaround is big enough for school buses and fire trucks. Pung stated fire already reviewed it for their fire trucks. Porter stated the traffic is a concern for him.

Weir questioned what the units will look like. Siedenski stated they are trying to come up with housing to bring new houses at a lower price point. He stated it is very hard to produce in West Michigan right now. He thinks they can produce that on this product, but they have a little work ahead of them with the new architectural guidelines. He stated they will be single family homes. They are hoping to have everything be attached garages, but that is tough with the new ordinances. They are planning on basements all stick built, typical West Michigan construction that you see now.

Poyner thanked the residents for coming out and stated that the land is there to be developed and that is what the applicant has come to do. It will be in compliance with zoning ordinance, but he understands their concerns. Poyner stated there is a need in our community for the development of homes and this is something we have to consider.

VanderMeer suggested that in previous developments we have challenged the developer to meet with the residents to get their support ahead of time it would have been nice to have given them a heads up with what is going on.

Jones questioned the price point. Siedenski stated they are not sure yet, they are still working on that. Jones stated she wanted the neighbors to understand that these will not be cheap homes, and they will see some appreciation in their own property values. It is unfortunate that the woods won't be there, but change is necessary. She stated Kent County needs over 30,000 new homes in the next 5 years and Kentwood needs to be a part of the solution to the housing crisis that we are in. She encouraged the residents to contact the non-emergency number for their traffic concerns or have conversations with their city commission.

Motion by Porter, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary site plan dated February 8, 2025, for the Garden Park Estates Site Condominium development as described in Case 05-25. Approval is conditioned on conditions 1 – 8 and basis points 1 – 8 as described in Pung's memo dated February 21, 2025.

- Motion Carried (7-0) –
- Harris absent –

J. Work Session

Case#6-25 – SIP Structures and Improvements Plan

Golder stated that the SIP Plan is broken down into a variety of project types. The SIP is part of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period, in this case years July 1, 2025- June 30, 2031. She stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails, Water, Sanitary Sewer and Storm Sewer Management Systems

Kayla Garcia, Finance Director; Brad Boomstra, City Engineer; Val Romeo, Parks and Recreation Director; Chad Griffin, Director of Public Works and Dianne Fikse, Deputy Finance Director were present.

Poyner wanted to see some details on sidewalks for the public hearing. Poyner questioned why the big increase for 52nd Street, East Paris to M37, 52nd Street resurfacing. Boomstra stated there are three sections of 52nd Street that we are doing this year. Division to Eastern and Breezefield back west from Bailey's Grove all the way to Broadmoor, (M-37).. Boomstra stated there are two different sections but doing it all as

one. There is another section that is further out which would be from Broadmoor to Patterson in a couple years.

Poyner asked about the annual street resurfacing program. Boomstra stated it is our main way to preserve payment for local streets. Boomstra stated we budget over a million dollars each year for that.

Porter stated there were a couple of items where the price dropped it was cost savings and tightening up, also the Rec Center. He stated he would like to see a total to date so the commissioners can see that.

Porter questioned on Streets and Sidewalks, the 52nd Street and Breton Ave traffic signal intersection reconstruction. Is that going to be part of the extension of Breton. Boomstra stated yes. Boomstra stated we have a cost for oversizing Breton because it is a bigger road than it needs to be if it were to become just residential. Then there is a cost to build the road. We have a little piece of property north of the Paul Henry Trail and then we have to get across the Paul Henry Trail. Golder stated it will likely be included in the TIF for the development of Breton Ravines.

Quinn questioned 48th Street and Division on the corner and what that means for the young people going to school. Is there any scheduled safety enhancements. Boomstra stated there is a project on 48th Street, Division to Eastern they are going to be redoing that section of street is going to include enhancing the pedestrian crossing. Schweitzer stated Division north of 48th Street there is going to be a refugee island installed, it will be equipped with a HAWK signal, push button activated. Discussion ensued.

Quinn asked if Romeo had anything to add regarding Covenant Park or the new Community Center. Romeo stated not much for Covenant Park because they are in a capital campaign. The Community Center is in construction phase, hope to be opening in August of 2026.

Kape stated the portable light tower is now moved out to 2028. Romeo stated they rent them currently. The City owns one and they rent it from DPW. They use them for several of their events. Romeo stated she hasn't found a donor to pay for their light tower. Kape questioned the miscellaneous bridge repairs and Model Court rehabilitation what is that. Boomstra stated there is a cul-de-sac off Broadmoor just north of 44th Street, the project would be repaving that.

Golder stated the public hearing is in two weeks it will be helpful to know ahead of time if the commissioners have any additional questions so we can let staff know whether or not they need to attend.

Case#7-25 – Jiffy Lube – Special Land Use and Site Plan Review for a Major Vehicle Repair – Located at 1820 44th Street SE;

Golder stated we had the rezoning for the Storage 5 building to industrial. She stated part of that plan was to have outlots along 44th Street. She stated the proposed Jiffy Lube is on .66 acres of land (the first of the 4 outlots) that we have.

Golder stated there is a cross-access easement that goes east to west, those are the 2 entrances to Jiffy Lube; there is no direct access from 44th Street. She stated they will use the existing curb cut.

Golder stated this is a major auto repair because it is not only an oil change facility, but they do other work as well. She stated it will be a 3,098 square foot building.

Golder stated they have submitted a statement of operations and in the staff report we have asked for a couple of additional items; the number of employees, how many vehicles will be onsite for service and then to make sure that it is clear that the vehicles can't remain there for more than 72 hours. She stated with those additions she feels like it meets the special land use standards.

Golder stated operationally when someone comes in for an oil change, they will come in off of 44th Street or along the easement, enter into the building on the south side, have the service, come back out, loop back around to the north side, and exit that way. She stated we want to make sure all the easements are in place, but we aren't clear on the maintenance of those easements.

Golder stated we had a good discussion with the Fire Department. They must have a fire lane on the longest side of the building.. He is making a recommendation that they use the eastern driveway as the fire lane. That will require them to ask for a waiver from the Fire Department to have a fire lane on the shorter side of the building. He was not concerned about being able to fight a fire given the access that they have here.

Golder stated there were a couple of other comments regarding the light poles, there were a little too high and need to drop them down to 20 feet. She stated also the landscape setback ordinance requires 35 feet and they have 30 feet.

Jason Day, with Excel Engineering was present. He stated the materials of the building will be upgraded to meet the city ordinances with much of the building being masonry with some EIFS accents. It will be an updated building from their prototype of architectural material standpoint. He stated their sites are well landscaped and manicured.

VanderMeer questioned how is Mr. Burger going to be impacted. Golder stated she believes the vacant lot part of it is going to be split off and combined for Mr. Burger and then part of it will develop into something else.

Weir questioned the hours of operation. Day stated 8am-7pm during the weekend it will be shortened hours, but typically open 7 days a week.

Porter questioned if there is any oil storage on site or what they do with the oil. Day stated in the narrowest part of the building there will be the two oil service bays. In that part of the building there is a pit for access under vehicles, and that pit is where all the fluid storage is contained within doubled walled containers in the basement. All

transferred with a pumper truck for recycling. They will drop a hose through the floor into the pit and they will suck the old oil out and pump the new oil in.

Jones stated she just hopes that the 44th Street facing façade is nice and remains so.

Case#8-25 – Request of the City of Kentwood to impose a Temporary Zoning Ordinance Moratorium on the issuance of any permit, license, approval, variance or other approval for billboards within the City during the term of the moratorium

Schweitzer stated over the past several years the work plan for the Planning Department has included the review and update of the Zoning Ordinance sign regulation in response to the landmark Supreme Court and lower court decisions. In the past several months City staff has initiated its review of the Kentwood Zoning Ordinance sign regulations with a focus on the landmark Supreme Court decisions of Reed v Town of Gilbert and City of Austin v Reagan Nat'l Advertising of Austin, LLC. To date, we are also referencing the American Planning Association (APA) Zoning Practice Sign Regulation issue dated November 2019 as well as reviewing the City of Walker sign regulations updated and adopted in January of 2024 and the current City of Wyoming sign regulations.

On February 4 City Attorney Sluggett informed the City Commission that city staff and the legal team were in the process of undertaking a sign ordinance review because of cases pertaining to this subject at a federal level on what is permissible. He stated staff needed a six-month period to complete the review and approval by the Planning and City Commissions. Upon the City's Code of Ordinance to impose a temporary moratorium on the issuance of permits, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

Schweitzer stated he doesn't think we will need the entire 6 months to complete this task if we do get it done quicker, we will shorten both moratoriums on the code of ordinances and the zoning ordinance accordingly

The commissioners were ok with the moratorium,

K. New Business

Motion by Porter, supported by VanderMeer, to set public hearing date of March 25, 2025, for: Case#9-25 – Heyboer Acres Phase 1- Site Condominium and Preliminary Site Plan – Located at 2500 – 52nd Street SE

- Motion Carried (7-0) –
- Harris absent -

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. Adjournment

Motion by Commissioner Weir, supported by Commissioner Porter, to adjourn the meeting.

- Motion Carried (7-0) –
- Harris absent -

Meeting adjourned at 8:55pm

Respectfully submitted,

Ed Kape, Secretary



CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
MARCH 11, 2025

Pung 02/21/2025

PROJECT: Garden Park Estates

APPLICATION: 05-25

LOCATION: 5606 Jefferson Avenue & 5615 Madison Avenue

HEARING DATE: February 25, 2025

REVIEW TYPE: Preliminary site plan review of a residential site condominium development.

MOTION: **Motion by Porter, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary site plan dated February 8, 2025, for the Garden Park Estates Site Condominium development as described in Case 05-25. Approval is conditioned on conditions 1 – 8 and basis points 1 – 8 as described in Pung’s memo dated February 21, 2025.**

- Motion Carried (7-0) –
- Harris absent –

- CONDITION:
1. City Commission approval of the proposed vacation and transfer of 56th Street right-of-way.
 2. Approval by the City of the private street access location and design onto 56th Street.
 3. Applicant shall provide information as required by Section 66 of the Condominium Act (PA 59 of 1978) as well as information on the nature, location, and extent of common elements for review and approval by City staff.
 4. Canopy street trees shall be installed in accordance with the Kentwood Zoning Ordinance.
 5. Sidewalk shall be installed on at least one side of the street.

6. The Master Deed and Bylaws for the development and condominium association must be approved by the Kentwood City Attorney and City staff.
7. Compliance with all applicable City of Kentwood Engineering Department regulations and requirements.
8. Compliance with all applicable City of Kentwood Fire Department regulations and requirements.

BASIS:

1. The development is proposed as a site condominium under the provisions of the Michigan Condominium Act (PA 59 of 1978). The Condominium Act requires information to be provided as part of a Condominium Subdivision Plan. The City must review these to ensure that all elements of the proposed development are addressed, including issues such as private road development and maintenance of common elements, the development of the owner's association, and building restrictions.
2. The city Engineering Department is reviewing the access to 56th Street and may require modifications to location and design.
3. Site is adequately served by essential public facilities and services.
4. The proposed use will not adversely affect the public utility and traffic circulation system.
5. The proposed development is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
6. The proposed development is consistent with the existing and intended character of the surrounding area.
7. Representations made by the applicant and applicant's representatives at the work session and public hearing.
8. Discussion at the work session and public hearing.



March 6, 2025

TO: Kentwood Planning Commission
FROM: Lisa Golder, Planner
RE: Structures and Improvements Plan 2025-2031

Attached please find the revised version of the 2025-2031 Structures and Improvements Plan. The revised version includes the following:

- Summary and funding charts on pages 8-10
- Added "Historical" and "Future" columns to the tables
- Added a detailed listing of sidewalk construction areas for this year

The Planning Commission must review and adopt a Structures and Improvements Plan and forward it to the City Commission. The resolution adopting the SIP is found on page 6 of the document.

The City Commission will then review the SIP along with the Capital Expenditures Plan developed by Mayor Kepley. Together these documents provide a guide for the city's proposed capital expenditures for the next six fiscal years.

At our last meeting, representatives from the Finance, Parks, Engineering, and Public Works Departments were available to answer questions. Please let me know if you have additional questions that can be answered ahead of the public hearing, or, if one or more of the Departments will need to be available at the hearing to answer questions.



Structures & Improvements Plan

2025-2031

As Recommended by the
City of Kentwood Planning Commission

March 11, 2025



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**PLANNING COMMISSION OF THE CITY OF KENTWOOD
RESOLUTION 1-25**

**A RESOLUTION TO ADOPT THE STRUCTURES AND IMPROVEMENTS PLAN
JULY 1, 2025 – JUNE 30, 2031**

WHEREAS, the Planning Commission was established with the membership, powers and duties prescribed in Act 207 of the Public Acts of the State of Michigan for 1921, as amended;
and

WHEREAS, the Planning Commission, for the purpose of furthering the desirable future development of Kentwood under the adopted Master Plan, shall annually prepare a program for the ensuing six years, which program shall show those public structures and improvements in the general order of their priority, which in the Commission's judgement will be needed or desirable and can be undertaken within the six year period;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF KENTWOOD, that the Structures and Improvements Plan: July 1, 2025, - June 30, 2031, is hereby adopted.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Resolution Adopted.

KENTWOOD PLANNING COMMISSION

Planning Commission Chair

The foregoing is a true and complete resolution adopted by the Planning Commission of the City of Kentwood, Kent County, Michigan, at a regular meeting held, March 11, 2025.

Planning Commission Chair





FY 2026 Plan Summary

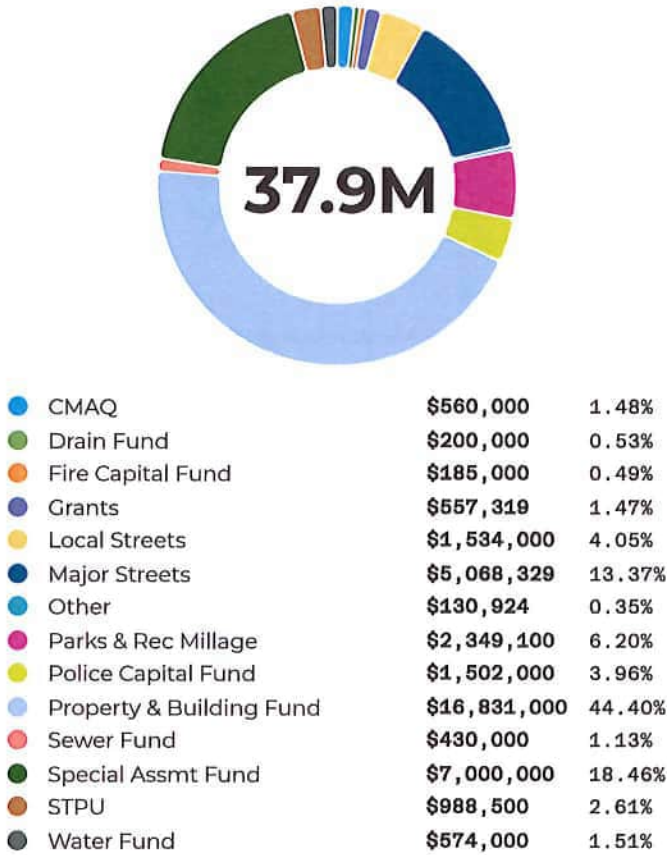
The \$948,954 difference between the FY 26 Capital Expenditure Request and the FY 26 Funding Request is because the Community Center project is using historical funding sources to pay towards the total \$31M project.

Out of the total FY26 Funding Requested, \$35,673,429 or 94.10% are internal funds and \$2,236,743 or 5.90% are from external sources.

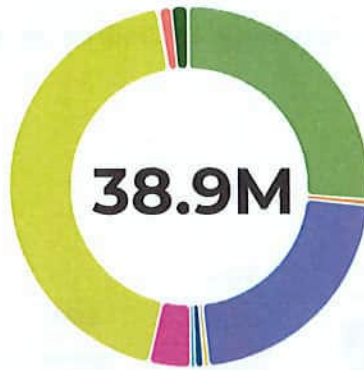
FY26 Total Capital Requested
\$38,859,126

FY26 Total Funding Requested
\$37,910,172

FY26 Total Funding Requested by Source



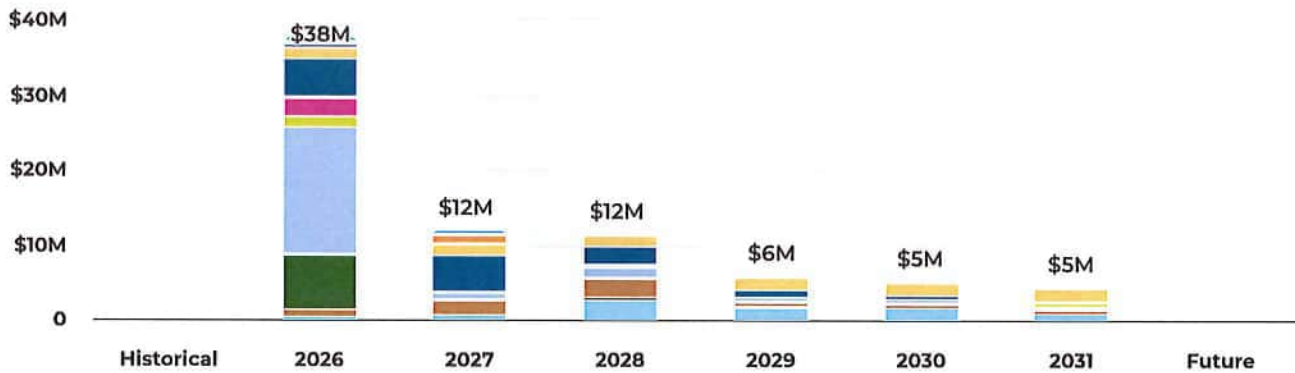
FY26 Total Funding Requested by Department



COURT	\$30,000	0.08%
DPW	\$10,138,000	26.09%
DRAINS- PUBLIC BENEFIT	\$200,000	0.51%
ENGINEERING	\$8,409,972	21.64%
FIRE	\$185,000	0.48%
GENERAL GOV'T	\$290,000	0.75%
LIBRARY	\$155,000	0.40%
POLICE	\$1,460,000	3.76%
RECREATION	\$16,927,154	43.56%
SAFETY	\$60,000	0.15%
SEWER	\$430,000	1.11%
WATER	\$574,000	1.48%

Capital Improvement Multi-Year Plan

FY26 - FY31 Total Funding Requested by Source (including Historical, Future)



Funding by Source Totals (all years)

CMAQ	\$1,120,000	1.44%
Drain Fund	\$1,350,000	1.74%
Fire Capital Fund	\$1,408,000	1.81%
Grants	\$685,538	0.88%
Local Streets	\$9,534,000	12.28%
Major Streets	\$13,735,458	17.69%
Other	\$326,348	0.42%
Parks & Rec Millage	\$2,649,408	3.41%
Police Capital Fund	\$2,240,500	2.89%
Property & Building Fund	\$20,206,000	26.03%
Sewer Fund	\$1,365,000	1.76%
Special Assmt Fund	\$7,000,000	9.02%
STPU	\$6,950,795	8.95%
TAP	\$863,236	1.11%
Water Fund	\$8,190,000	10.55%



Building & 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. 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.

Drains & Stormwater Management Systems

DESCRIPTION

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

PROJECT FUNDING

Drain projects were funded by the Drain Fund. The levy for this millage was discontinued in 1996 and all remaining fund balance has been exhausted. Therefore, Act 51 Street Funds and General Fund will be used for improvement, maintenance, and repair of drains.

Parks & Recreation

DESCRIPTION

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

PROJECT FUNDING

The primary funding source for these projects is the Parks and Recreation Millage. Other financing sources such as Community Development Block Grants, bonding, and state and federal grants may also be used.

Streets, Sidewalks and Non-Motorized Trails

DESCRIPTION

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

PROJECT FUNDING

The streets, sidewalks, and non-motorized trails projects are generally funded through Act 51 funds, which are from gas taxes and vehicle registration fees and are returned to the City by the State based on the number of miles of road in the city and its population. These funds are generally used for street rehabilitation, patching, resurfacing, sweeping, paint striping, snow plowing, salting, traffic signals and street signs. Recognizing that non-motorized trails are a popular recreation feature, Parks Millage Funds may also be used to maintain existing trails and construct additional sections.

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

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

Water and Sewer Systems

DESCRIPTION

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

PROJECT FUNDING

Unless otherwise stated, projects will be funded from the fund balance in the Water and Sewer (enterprise) Funds and will be reimbursed through user fee revenues for water and sewer services.

Buildings and Site Improvements

Summary of Requests

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
City Buildings - Building Repair & Improvements	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
City Hall - Carpet Replacement (main floor)	\$0	\$0	\$82,500	\$0	\$0	\$0	\$0	\$0	\$82,500
City Hall - Carpet Replacement (second floor and basement)	\$0	\$0	\$58,500	\$0	\$0	\$0	\$0	\$0	\$58,500
City Hall - Cooling Tower Heat Exchanger (Moved from FY23)	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
City Hall - Elevator Pump and Controls	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
City Hall - Roof Replacement	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
City Hall - Security Upgrades	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
City Hall - Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$175,000	\$0	\$0	\$0	\$0	\$175,000
Covenant Park - Clubhouse Building Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$120,000
Fire Station 1 - Domestic Water Heater	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Fire Station 1 - Carpet Replacement (Admin and Suppression)	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Fire Station 1 - Emergency Back-up Generator Replacement	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Fire Station 2 - HVAC Construction	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
Fire Station 2 - Roof Replacement	\$0	\$0	\$73,000	\$0	\$0	\$0	\$0	\$0	\$73,000
Fire Station 2 - Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Fire Station 2 - HVAC - Redesign	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Fire Station 3 - Elevator Pump and Controls	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Fire Station 3 - Emergency Back-up Generator Replacement	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Fire Station 3 - Roof Replacement	\$0	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$105,000
Justice Center - Court Security Upgrades	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Justice Center - Courtroom Audiovisual Upgrades	\$0	\$0	\$0	\$90,000	\$0	\$0	\$0	\$0	\$90,000
Justice Center - Detective Bureau Office Area Reconfigure and/or Furniture Replacement	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
Justice Center - Elevator Pump and Controls	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Justice Center - Security Fencing and Gate Addition to Court Employee Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$70,000
Justice Center - VCT (Vinyl Composition Tile) Flooring – Phase 2	\$0	\$0	\$0	\$105,000	\$0	\$0	\$0	\$0	\$105,000
Justice Center – Battery Uninterrupted Power Supply (UPS) Replacement	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Justice Center – Court Clerk Office Reconfiguration	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Justice Center – Domestic Water Heater Replacement	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Justice Center – Emergency Back-up Generator	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000
Justice Center – Gate and Operator Replacement – Phase 1	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Justice Center – Gate and Operator Replacement – Phase 2	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Justice Center – Lieutenants Office/Conference Room Remodel	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Justice Center – Lightning Protection	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Justice Center – Parking Lot Replacement/Expansion, Carport Addition and Carport Roof Replacement	\$75,000	\$1,340,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,415,000
Justice Center – Police Stairwell Tread Flooring Replacement	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$45,000
Justice Center – Roof Replacement	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Library - Book Drop Repair to Exterior Insulation and Finish System (EIFS)	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Library - Cooling Tower Heat Exchanger (I20)	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$30,000



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
ton)									
Library – Carpet – Design & Replacement	\$0	\$130,000	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000
Library – Emergency Back-up Generator	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Library – Make-Up Air Unit (MAU)	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Miscellaneous & Contingency- Buildings and Site Improvements	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Pinehill Cemetery - Security Upgrades (Moved from FY23)	\$0	\$0	\$47,500	\$0	\$0	\$0	\$0	\$0	\$47,500
Pinehill Cemetery – Cantilever Roof for Material Storage	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Pinehill Cemetery – Maintenance Building Addition (Moved from FY23)	\$0	\$0	\$0	\$0	\$0	\$140,000	\$0	\$0	\$140,000
Pinehill Cemetery – Master Plan (Moved from FY22)	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Pinehill Cemetery – Roof Replacement	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
Public Works - IT Room AC Unit Replacement (moved from FY20)	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Public Works - Property Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Public Works – Building Addition and Renovation	\$2,308,200	\$10,138,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,446,200
Public Works – Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$0	\$250,000
Recreation Center – Emergency Back-up Generator Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Recreation Center – Parking Lot Surface Replacement	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Recreation Center – Roof Replacement	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$125,000
Recreation Center – Security Upgrades and Card Reader Addition	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$55,000
Recreation Center – Window Replacement (Moved from FY24)	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total Summary of Requests	\$2,383,200	\$12,318,000	\$1,801,500	\$1,465,000	\$600,000	\$670,000	\$800,000	\$690,000	\$20,727,700



City Buildings - Building Repair & Improvements

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2031

Description

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.

Details

Facility: Other - Property Repair

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Purchase	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Property & Building Fund	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000



City Hall - Carpet Replacement (main floor)

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$82,500	\$0	\$82,500
Total	\$0	\$82,500	\$0	\$82,500

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$82,500	\$0	\$82,500
Total	\$0	\$82,500	\$0	\$82,500



City Hall - Carpet Replacement (second floor and basement)

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$58,500	\$0	\$58,500
Total	\$0	\$58,500	\$0	\$58,500

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$58,500	\$0	\$58,500
Total	\$0	\$58,500	\$0	\$58,500



City Hall - Cooling Tower Heat Exchanger (Moved from FY23)

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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).

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000



City Hall - Elevator Pump and Controls

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The elevator pump and controls are scheduled for recommended replacement at 20 years. A contracted inspection and evaluation takes place annually and the elevator has been found to be in good working condition. However, state-mandated monitoring upgrades are required to be completed by 1/1/2028.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000



City Hall - Roof Replacement

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2028
Estimated Completion Date	06/30/2029

Description

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.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Capital Purchase	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Property & Building Fund	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000



City Hall - Security Upgrades

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The City Hall building is in need of security upgrades. These upgrades include an added camera, security hardware and additional lockdown buttons. This item request, if approved, would be completed by a contractor or in-house with vendor supplied materials.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000



City Hall – Emergency Back-up Generator Replacement

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: City Hall

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$175,000	\$0	\$175,000
Total	\$0	\$175,000	\$0	\$175,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$175,000	\$0	\$175,000
Total	\$0	\$175,000	\$0	\$175,000



Covenant Park - Clubhouse Building Renovations

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

Covenant Park property was graciously donated to the City in May of 2020. The Park donation included a Clubhouse which is structurally sound but requires maintenance and remediation repairs. The building's roof, perimeter decking, siding, exterior doors, two restrooms and rear patio area are in disrepair and require replacement to maintain the integrity of the structure.

Details

Facility:	Recreation Center	Type of Project:	Refurbishment
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Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$120,000	\$120,000
Total	\$0	\$0	\$120,000	\$120,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$120,000	\$120,000
Total	\$0	\$0	\$120,000	\$120,000



Fire Station 1 - Domestic Water Heater

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Fire Station 1

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000



Fire Station 1 – Carpet Replacement (Admin and Suppression)

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2030
Estimated Completion Date	06/30/2031

Description

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.

Details

Facility: Fire Station 1

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2031	Future	Total
Capital Purchase	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2031	Future	Total
Fire Capital Fund	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000



Fire Station 1 – Emergency Back-up Generator Replacement

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Fire Station 1

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000



Fire Station 2 - HVAC Construction

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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. The resulting HVAC design will be competitively bid for construction.

Details

Facility: Fire Station 2

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$500,000	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$500,000	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$500,000



Fire Station 2 - Roof Replacement

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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. Considerations are being made to replace the building roof in conjunction with HVAC construction.

Details

Facility: Fire Station 2

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$73,000	\$0	\$73,000
Total	\$0	\$73,000	\$0	\$73,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$73,000	\$0	\$73,000
Total	\$0	\$73,000	\$0	\$73,000



Fire Station 2 – Emergency Back-up Generator Replacement

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2028
Estimated Completion Date	06/30/2029

Description

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.

Details

Facility: Fire Station 2

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000



Fire Station 2 – HVAC – Redesign

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The current HVAC system for the station is in need of a complete 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.

Details

Facility: Fire Station 2

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000



Fire Station 3 - Elevator Pump and Controls

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The elevator pump and controls are scheduled for recommended replacement at 20 years. A contracted inspection and evaluation takes place annually and the elevator has been found to be in good working condition. However, state-mandated monitoring upgrades are required to be completed by 1/1/2028.

Details

Facility: Fire Station 3

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000



Fire Station 3 - Emergency Back-up Generator Replacement

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Fire Station 3

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Fire Capital Fund	\$0	\$200,000	\$0	\$200,000
Total	\$0	\$200,000	\$0	\$200,000



Fire Station 3 - Roof Replacement

Overview

Department	FIRE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Fire Station 3

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	\$0	\$105,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Fire Capital Fund	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	\$0	\$105,000



Justice Center - Court Security Upgrades

Overview

Department	COURT
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The court has identified security upgrades needed. These upgrades include an added camera, additional lockdown buttons and associated door hardware. This project would be implemented by the City's security contractor and associated subcontractors.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$18,000	\$0	\$18,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$18,000	\$0	\$18,000



Justice Center - Courtroom Audiovisual Upgrades

Overview

Department	COURT
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

In 2018, the two courtrooms at the justice center underwent an in-depth audiovisual (AV) upgrade. This project looks towards the future and forecasts available technology approaching the 8-10 year mark of this original upgrade.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$90,000	\$0	\$90,000
Total	\$0	\$90,000	\$0	\$90,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$90,000	\$0	\$90,000
Total	\$0	\$90,000	\$0	\$90,000



Justice Center - Detective Bureau Office Area Reconfigure and/or Furniture Replacement

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

The police department needs to reconfigure the detective bureau office area. There are currently nine cubicles with high walls which are configured in a way that is not conducive to providing clear communication and collaboration between detectives working on cases. Existing office furniture which is circa 2001 will be reutilized as much as possible. Configuration and layout design will occur before any furniture is purchased.

Details

Facility: Justice Center

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000



Justice Center - Elevator Pump and Controls

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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 the actual replacement schedule.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$20,000	\$0	\$20,000
Total	\$0	\$20,000	\$0	\$20,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$14,000	\$0	\$14,000
Property & Building Fund	\$0	\$6,000	\$0	\$6,000
Total	\$0	\$20,000	\$0	\$20,000



Justice Center - Security Fencing and Gate Addition to Court Employee Lot

Overview

Department	COURT
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

A recent security assessment of the court strongly recommended the addition of security fencing and a gate to the court employee lot. This project would include an estimated 430 feet of six-foot-tall chainlink fencing, mechanical gate and operator, including installation and electrical work. The final report is yet to be received.

Details

Facility: Justice Center

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$70,000	\$70,000
Total	\$0	\$0	\$70,000	\$70,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$70,000	\$70,000
Total	\$0	\$0	\$70,000	\$70,000



Justice Center - VCT (Vinyl Composition Tile) Flooring – Phase 2

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

Due to life expectancy, use, and normal wear, the VCT 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 likely be with a more robust and lower maintenance material than VCT.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$105,000	\$0	\$105,000
Total	\$0	\$105,000	\$0	\$105,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$73,500	\$0	\$73,500
Property & Building Fund	\$0	\$31,500	\$0	\$31,500
Total	\$0	\$105,000	\$0	\$105,000



Justice Center – Battery Uninterrupted Power Supply (UPS) Replacement

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$42,000	\$0	\$42,000
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$60,000	\$0	\$60,000



Justice Center – Court Clerk Office Reconfiguration

Overview

Department	COURT
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The court is in the process of implementing a new document e-file system that will eliminate the need for storage of hard-copy files on site. The public works department is assisting Court with the office space design with an emphasis on maximizing workspace efficiency. The resulting redesign will be assessed and implemented as needed when the e-file system is fully implemented.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$12,000	\$0	\$12,000
Total	\$0	\$12,000	\$0	\$12,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$12,000	\$0	\$12,000
Total	\$0	\$12,000	\$0	\$12,000



Justice Center – Domestic Water Heater Replacement

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$20,000	\$0	\$20,000
Total	\$0	\$20,000	\$0	\$20,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$14,000	\$0	\$14,000
Property & Building Fund	\$0	\$6,000	\$0	\$6,000
Total	\$0	\$20,000	\$0	\$20,000



Justice Center – Emergency Back-up Generator

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2030
Estimated Completion Date	06/30/2031

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2031	Future	Total
Capital Purchase	\$0	\$500,000	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2031	Future	Total
Police Capital Fund	\$0	\$350,000	\$0	\$350,000
Property & Building Fund	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$500,000	\$0	\$500,000



Justice Center – Gate and Operator Replacement – Phase 1

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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. Phasing will take place to ensure slide gate operator meets operational standards and expectations before utilization for both gates.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000



Justice Center – Gate and Operator Replacement – Phase 2

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000



Justice Center – Lieutenants Office/Conference Room Remodel

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

This is funded by the police/fire millage. With the addition of Lieutenants, PD will need office space for them to work. 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 lieutenants' offices. Including desks, cubicles, and other office-related equipment, the new Lieutenants' offices will be reconfigured for privacy.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$40,000	\$0	\$40,000
Total	\$0	\$40,000	\$0	\$40,000



Justice Center – Lightning Protection

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

The Justice Center has experienced two lightning strikes in 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.

Details

Facility: Justice Center

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$42,000	\$0	\$42,000
Property & Building Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$60,000	\$0	\$60,000



Justice Center – Parking Lot Replacement/Expansion, Carport Addition and Carport Roof Replacement

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

The parking lot at the Justice Center (police employee lot, cruiser parking area and drives around the building are in poor condition and are due for replacement). This work will be coordinated with running conduit to the police carports and minor storm water collection repairs. Also, the PD has experienced growth and requires additional parking spaces under the carports (an addition of 20 parking spaces total; 14 under north carports, 6 under east carports). This addition would also include space for the department's storage needs (1,800 square feet). The police department staff parking lot currently has 70 spaces and two handicap spaces. The increase of police officers and support staff justifies a parking lot expansion to include 20 additional parking spaces. The parking expansion also includes security fencing expansion.

Details

Facility: Justice Center Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$75,000	\$1,340,000	\$0	\$1,415,000
Total	\$75,000	\$1,340,000	\$0	\$1,415,000



Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Police Capital Fund	\$75,000	\$1,340,000	\$0	\$1,415,000
Total	\$75,000	\$1,340,000	\$0	\$1,415,000



Justice Center – Police Stairwell Tread Flooring Replacement

Overview

Department	POLICE
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$45,000	\$0	\$45,000
Total	\$0	\$45,000	\$0	\$45,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Police Capital Fund	\$0	\$45,000	\$0	\$45,000
Total	\$0	\$45,000	\$0	\$45,000



Justice Center – Roof Replacement

Overview

Department	SAFETY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Justice Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Police Capital Fund	\$0	\$105,000	\$0	\$105,000
Property & Building Fund	\$0	\$45,000	\$0	\$45,000
Total	\$0	\$150,000	\$0	\$150,000



Library - Book Drop Repair to Exterior Insulation and Finish System (EIFS)

Overview

Department	LIBRARY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The drive-up book drop at the library has damaged EIFS from water infiltrating from the roof. The leak has been repaired, but there are additional repairs to the facade and overhang due to the damage.

Details

Facility: Library

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000



Library - Cooling Tower Heat Exchanger (120 ton)

Overview

Department	LIBRARY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2030

Description

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).

Details

Facility: Library

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000



Library – Carpet – Design & Replacement

Overview

Department	LIBRARY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Library

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$130,000	\$0	\$130,000
Total	\$0	\$130,000	\$0	\$130,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$130,000	\$0	\$130,000
Total	\$0	\$130,000	\$0	\$130,000



Library – Emergency Back-up Generator

Overview

Department	LIBRARY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Library

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$100,000	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$100,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$100,000	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$100,000



Library – Make-Up Air Unit (MAU)

Overview

Department	LIBRARY
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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

Details

Facility: Library

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$25,000	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$25,000



Miscellaneous & Contingency- Buildings and Site Improvements

Overview

Department	GENERAL GOV'T
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2031

Description

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

Details

Facility: Other - Property Repair

Type of Project: Other

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Purchase	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Total	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Property & Building Fund	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000
Total	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$900,000



Pinehill Cemetery - Security Upgrades (Moved from FY23)

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Pinehill Cemetery

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$47,500	\$0	\$47,500
Total	\$0	\$47,500	\$0	\$47,500

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$47,500	\$0	\$47,500
Total	\$0	\$47,500	\$0	\$47,500



Pinehill Cemetery – Cantilever Roof for Material Storage

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000



Pinehill Cemetery – Maintenance Building Addition (Moved from FY23)

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2030

Description

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.

Details

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$140,000	\$0	\$140,000
Total	\$0	\$140,000	\$0	\$140,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$140,000	\$0	\$140,000
Total	\$0	\$140,000	\$0	\$140,000



Pinehill Cemetery – Master Plan (Moved from FY22)

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Pinehill Cemetery

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000



Pinehill Cemetery – Roof Replacement

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Pinehill Cemetery

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000



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

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Public Works

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$15,000	\$0	\$15,000
Total	\$0	\$15,000	\$0	\$15,000



Public Works - Property Acquisition

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Facility: Public Works

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000



Public Works – Building Addition and Renovation

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

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 3,300 square feet, renovation of the existing offices, lunchroom and locker room spaces of 6,700 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 the design phase and is expected to be constructed in 2025. Financing for this project will come from multiple areas (including bonds) from Water, Sewer, Streets and General Funds.

Details

Facility: Public Works

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$2,308,200	\$10,138,000	\$0	\$12,446,200
Total	\$2,308,200	\$10,138,000	\$0	\$12,446,200



Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$2,308,200	\$10,138,000	\$0	\$12,446,200
Total	\$2,308,200	\$10,138,000	\$0	\$12,446,200



Public Works – Emergency Back-up Generator Replacement

Overview

Department	DPW
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2030

Description

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.

Details

Facility: Public Works

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Capital Purchase	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Property & Building Fund	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000



Recreation Center – Emergency Back-up Generator Replacement

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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.

Details

Facility: Recreation Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Purchase	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Property & Building Fund	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000



Recreation Center – Parking Lot Surface Replacement

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Recreation Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$300,000	\$0	\$300,000
Total	\$0	\$300,000	\$0	\$300,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$300,000	\$0	\$300,000
Total	\$0	\$300,000	\$0	\$300,000



Recreation Center – Roof Replacement

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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.

Details

Facility: Recreation Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$125,000	\$0	\$125,000
Total	\$0	\$125,000	\$0	\$125,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$125,000	\$0	\$125,000
Total	\$0	\$125,000	\$0	\$125,000



Recreation Center – Security Upgrades and Card Reader Addition

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

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, security upgrades at the front counter and an additional card reader for secured access at the employee office entrance for purposes of increased security for staff at the location are being planned.

Details

Facility: Recreation Center

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Capital Purchase	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	Future	Total
Property & Building Fund	\$0	\$55,000	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$55,000



Recreation Center – Window Replacement (Moved from FY24)

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

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.

Details

Facility: Recreation Center

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Capital Purchase	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Property & Building Fund	\$0	\$30,000	\$0	\$30,000
Total	\$0	\$30,000	\$0	\$30,000



Drains & Stormwater Management Systems

Summary of Requests

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Bowen In-Line Detention Basin Pond Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Detention Pond Cleanouts and Other Drain Work	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total Summary of Requests	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$250,000	\$1,600,000



Bowen In-Line Detention Basin Pond Construction

Overview

Department	DRAINS- PUBLIC BENEFIT
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Drain Fund	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$0	\$250,000	\$250,000



Detention Pond Cleanouts and Other Drain Work

Overview

Department	DRAINS- PUBLIC BENEFIT
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Drain Fund	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000
Total	\$0	\$200,000	\$210,000	\$220,000	\$230,000	\$240,000	\$250,000	\$0	\$1,350,000



Parks & Recreation

Summary of Requests

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Bowen Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,000	\$1,050,000
City Campus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,700,000	\$3,700,000
Community Center	\$15,839,692	\$15,120,000	\$40,308	\$0	\$0	\$0	\$0	\$0	\$31,000,000
Covenant Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000,000	\$12,000,000
Forest Hill Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500,000	\$3,500,000
Connection via Forest Hill Bridge Widening									
Future Master Plan Park Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000
Home Acres Skate Park & Digital Sign	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000	\$1,200,000
Lamberts Trail - Phase 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000
Lamberts Trail Property Acquisition	\$0	\$258,200	\$0	\$0	\$0	\$0	\$0	\$0	\$258,200
Miscellaneous & Contingency- Parks & Rec	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Park Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Pinewood Park Security Gates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Plaster Creek Trail (Stanaback Park to Shaffer)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,126,000	\$1,126,000
Portable Light Tower Generator (moved from 2025)	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000
Property Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Rondo Station Park	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
Shaffer-Patterson I (Shaffer Ave. to East Paris Ave.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$727,000	\$727,000
Shaffer-Patterson II (East Paris to Burton Street)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,130,000	\$1,130,000
Veterans Park Improvements (Phase IV)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	\$750,000
Total Summary of Requests	\$15,839,692	\$15,978,200	\$90,308	\$50,000	\$60,000	\$50,000	\$50,000	\$36,933,000	\$69,051,200



Bowen Station

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

This project will include a new restroom building in which the main door would be visible to the parking lot. This is a critical security deficiency with the current facility. In addition, the parking lot at Bowen Station is in disrepair and needs to be removed and replaced. Additionally, the project will include a trail head plaza with bike racks and wayfinding, new benches, trash and recycling containers, and replacement of an existing playground with a new highly accessible playground. Funding for this project will be from the DNR Grant (\$400,000), CDBG (\$125,000) and the Parks and Recreation Millage Funds (\$525,000).

Details

Type of Project: Repairs/Improvements

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,050,000	\$1,050,000
Total	\$0	\$0	\$1,050,000	\$1,050,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Grants	\$0	\$0	\$525,000	\$525,000
Parks & Rec Millage	\$0	\$0	\$525,000	\$525,000
Total	\$0	\$0	\$1,050,000	\$1,050,000



City Campus

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$3,700,000	\$3,700,000
Total	\$0	\$0	\$3,700,000	\$3,700,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$3,700,000	\$3,700,000
Total	\$0	\$0	\$3,700,000	\$3,700,000



Community Center

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	08/31/2026

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Capital Outlay	\$14,890,738	\$16,068,954	\$40,308	\$0	\$31,000,000
Total	\$14,890,738	\$16,068,954	\$40,308	\$0	\$31,000,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Special Assmt Fund	\$3,300,000	\$7,000,000	\$0	\$0	\$10,300,000
Other	\$9,000,000	\$0	\$0	\$0	\$9,000,000
Property & Building Fund	\$2,000,000	\$6,200,000	\$0	\$0	\$8,200,000
Parks & Rec Millage	\$1,539,692	\$1,920,000	\$40,308	\$0	\$3,500,000
Total	\$15,839,692	\$15,120,000	\$40,308	\$0	\$31,000,000



Covenant Park

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$12,000,000	\$12,000,000
Total	\$0	\$0	\$12,000,000	\$12,000,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$12,000,000	\$12,000,000
Total	\$0	\$0	\$12,000,000	\$12,000,000



Forest Hill Trail Connection via Forest Hill Bridge Widening

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$4,500,000	\$4,500,000
Total	\$0	\$0	\$4,500,000	\$4,500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$3,500,000	\$3,500,000
Total	\$0	\$0	\$3,500,000	\$3,500,000



Future Master Plan Park Improvements

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

Various park improvements as outlined in the 2019 Parks Master Plan.

Details

Type of Project: Repairs/Improvements

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$10,000,000	\$10,000,000
Total	\$0	\$0	\$10,000,000	\$10,000,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$10,000,000	\$10,000,000
Total	\$0	\$0	\$10,000,000	\$10,000,000



Home Acres Skate Park & Digital Sign

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: Repairs/Improvements

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,200,000	\$1,200,000
Total	\$0	\$0	\$1,200,000	\$1,200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,200,000	\$1,200,000
Total	\$0	\$0	\$1,200,000	\$1,200,000



Lamberts Trail - Phase 2

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$600,000	\$600,000
Total	\$0	\$0	\$600,000	\$600,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$600,000	\$600,000
Total	\$0	\$0	\$600,000	\$600,000

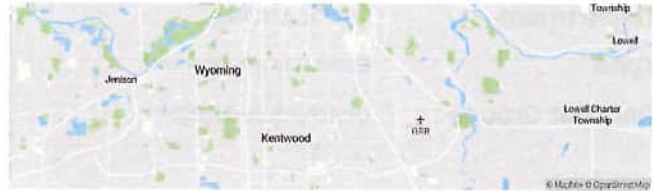


Lamberts Trail Property Acquisition

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Project Location



Description

Lamberts Trail is a 39.82 acre parcel of land that will be developed to include accessible and natural trails. An MNRTF application was submitted and approved for the purchase of this property. Funding for this project will be from the DNR Grant (\$129,100) and the Parks and Recreation Millage Funds (\$129,100).

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$258,200	\$0	\$258,200
Total	\$0	\$258,200	\$0	\$258,200

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Grants	\$0	\$129,100	\$0	\$129,100
Parks & Rec Millage	\$0	\$129,100	\$0	\$129,100
Total	\$0	\$258,200	\$0	\$258,200



Miscellaneous & Contingency- Parks & Rec

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Capital Outlay	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Total	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Parks & Rec Millage	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000
Total	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0	\$250,000



Park Acquisition

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000

Pinewood Park Security Gates

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

A security gate at the entrances of Pinewood Park serves as a vital feature to enhance the safety and security of the park during overnight hours. Designed to regulate access, the gates help prevent unauthorized entry, vandalism, and after-hours disturbances. It can be equipped with automated access controls for City staff to access during closed hours. Additionally, the gates provide a welcoming yet protective barrier, ensuring that only permitted vehicles and individuals enter when the parks are closed.

Details

Type of Project: Repairs/Improvements

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$150,000	\$150,000
Total	\$0	\$0	\$150,000	\$150,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$150,000	\$150,000
Total	\$0	\$0	\$150,000	\$150,000



Plaster Creek Trail (Stanaback Park to Shaffer)

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,126,000	\$1,126,000
Total	\$0	\$0	\$1,126,000	\$1,126,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,126,000	\$1,126,000
Total	\$0	\$0	\$1,126,000	\$1,126,000



Portable Light Tower Generator (moved from 2025)

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2028
Estimated Completion Date	06/30/2029

Description

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

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Capital Outlay	\$0	\$10,000	\$0	\$10,000
Total	\$0	\$10,000	\$0	\$10,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Parks & Rec Millage	\$0	\$10,000	\$0	\$10,000
Total	\$0	\$10,000	\$0	\$10,000



Property Development

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000



Rondo Station Park

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

This project will include a trail head plaza which will have a trail map kiosk, bike racks, bike repair station, accessible benches, waste and recycling containers and recycled universally accessible picnic tables. Additionally, it will include an accessible parking space, replacement of the existing playground with universally accessible equipment, a shade shelter, crushed stone trail, parent seating and site wall, and landscaping. Funding for this project will be from the DNR Grant (\$300,000) and the Parks and Recreation Millage Funds (\$300,000).

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$600,000	\$0	\$600,000
Total	\$0	\$600,000	\$0	\$600,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Grants	\$0	\$300,000	\$0	\$300,000
Parks & Rec Millage	\$0	\$300,000	\$0	\$300,000
Total	\$0	\$600,000	\$0	\$600,000



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

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$727,000	\$727,000
Total	\$0	\$0	\$727,000	\$727,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$727,000	\$727,000
Total	\$0	\$0	\$727,000	\$727,000



Shaffer-Patterson II (East Paris to Burton Street)

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction/ New Purchase

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$1,130,000	\$1,130,000
Total	\$0	\$0	\$1,130,000	\$1,130,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$1,130,000	\$1,130,000
Total	\$0	\$0	\$1,130,000	\$1,130,000



Veterans Park Improvements (Phase IV)

Overview

Department	RECREATION
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: Repairs/Improvements

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Capital Outlay	\$0	\$0	\$750,000	\$750,000
Total	\$0	\$0	\$750,000	\$750,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Parks & Rec Millage	\$0	\$0	\$750,000	\$750,000
Total	\$0	\$0	\$750,000	\$750,000



Streets, Sidewalks and Non-Motorized Trails

Summary of Requests

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
36th Street Resurfacing (Shaffer to M37)	\$0	\$288,000	\$288,000	\$0	\$0	\$0	\$0	\$0	\$576,000
36th Street Roundabout & Shaffer Ave Rehabilitation	\$0	\$1,525,000	\$1,525,000	\$0	\$0	\$0	\$0	\$0	\$3,050,000
44th Street Phase IV Enhancement (Division to Eastern)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
44th Street White-Topping Repair	\$0	\$0	\$1,550,000	\$1,550,000	\$0	\$0	\$0	\$0	\$3,100,000
48th Street Rehabilitation (Division to Eastern)	\$0	\$0	\$598,000	\$598,000	\$0	\$0	\$0	\$0	\$1,196,000
52nd Street and Breton Avenue Traffic Signal and Intersection Reconstruction	\$0	\$345,000	\$345,000	\$0	\$0	\$0	\$0	\$0	\$690,000
52nd Street Resurfacing (Bailey's Grove to East Paris)	\$277,200	\$277,200	\$0	\$0	\$0	\$0	\$0	\$0	\$554,400
52nd Street Resurfacing (Division Ave to Eastern Ave)	\$385,000	\$385,000	\$0	\$0	\$0	\$0	\$0	\$0	\$770,000
52nd Street Resurfacing (East Paris to M37)	\$577,500	\$577,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,155,000
52nd Street Resurfacing (M37 to Patterson Ave)	\$0	\$0	\$259,000	\$259,000	\$0	\$0	\$0	\$0	\$518,000
Annual Sidewalk Construction Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Sidewalk Fill-In Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Sidewalk Repair Program	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Annual Street Resurfacing Program	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0	\$7,740,000
Breton Avenue (44th to 52nd) & Kalamazoo Avenue (52nd to 60th) Resurfacing	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$900,000
Breton Avenue Extension (TIF)	\$0	\$460,000	\$460,000	\$0	\$0	\$0	\$0	\$0	\$920,000
Breton Avenue Tunnel (Paul Henry Trail) & Road Construction	\$0	\$1,150,000	\$1,150,000	\$0	\$0	\$0	\$0	\$0	\$2,300,000
Division Avenue Pedestrian Crossing (HAWK)	\$0	\$233,067	\$233,067	\$0	\$0	\$0	\$0	\$0	\$466,134



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Division Avenue Road Repair — Due to Wyoming 36-inch Water Main Installation	\$0	\$296,000	\$0	\$0	\$0	\$0	\$0	\$0	\$296,000
East Paris Avenue (Broadmoor to 40th Street)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540,000	\$540,000
East Paris Avenue Resurfacing (Burton to North City Limits)	\$0	\$0	\$0	\$0	\$0	\$805,000	\$805,000	\$0	\$1,610,000
Eastern Avenue Rehabilitation (44th St to 48th St)	\$0	\$0	\$517,000	\$517,000	\$0	\$0	\$0	\$0	\$1,034,000
Eastern Avenue Rehabilitation (48th St to 52nd St)	\$0	\$0	\$517,000	\$517,000	\$0	\$0	\$0	\$0	\$1,034,000
Eastern Avenue Rehabilitation (52nd St to 60th St)	\$0	\$0	\$0	\$1,035,000	\$1,035,000	\$0	\$0	\$0	\$2,070,000
Engleside Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226,000	\$1,226,000
Forest Creek Drive Rehabilitation (East of East Paris Ave)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,000	\$840,000
Forest Hill Avenue Pedestrian Crossing (South of Hall Street at Orchard Creek Drive)	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$120,000	\$140,000
Forest Hill Pedestrian Bridge over I-96 Highway (TAP Grant offsets with Construction entries)	\$0	\$0	\$0	\$265,236	\$157,000	\$0	\$0	\$3,577,764	\$4,000,000
MDOT Intersection Improvements (52nd Street & M-37)	\$128,205	\$128,205	\$0	\$0	\$0	\$0	\$0	\$0	\$256,410
Mid-Block Crossing of 44th Street at Walnut Hills Drive	\$0	\$0	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
Mid-block Crossing of 48th Street Near Burgis Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail	\$0	\$0	\$0	\$195,000	\$195,000	\$0	\$0	\$0	\$390,000
Mid-block Crossing of Eastern Avenue Near Springwood Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Miscellaneous Bridge Repairs	\$140,000	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$280,000
Model Court Rehabilitation (West of M37)	\$0	\$145,000	\$145,000	\$0	\$0	\$0	\$0	\$0	\$290,000
Radcliff Avenue (28th Street to South End)	\$0	\$0	\$0	\$228,000	\$228,000	\$0	\$0	\$0	\$456,000



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Sidewalks on the NW & SW Corners of 29th Street and East Paris Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
Total Summary of Requests	\$1,507,905	\$8,409,972	\$9,147,067	\$6,944,236	\$3,415,000	\$2,425,000	\$2,445,000	\$8,318,764	\$42,612,944



36th Street Resurfacing (Shaffer to M37)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$250,000	\$250,000	\$0	\$500,000
Other	\$0	\$38,000	\$38,000	\$0	\$76,000
Total	\$0	\$288,000	\$288,000	\$0	\$576,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
STPU	\$0	\$200,000	\$200,000	\$0	\$400,000
Major Streets	\$0	\$88,000	\$88,000	\$0	\$176,000
Total	\$0	\$288,000	\$288,000	\$0	\$576,000

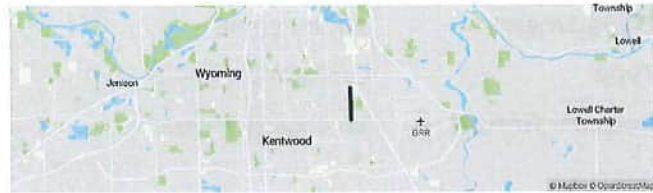


36th Street Roundabout & Shaffer Ave Rehabilitation

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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. \$560,000 in CMAQ funds per year have been programmed with the balance from Act 51 funds. Construction in 2026.

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$1,315,000	\$1,315,000	\$0	\$2,630,000
Other	\$0	\$210,000	\$210,000	\$0	\$420,000
Total	\$0	\$1,525,000	\$1,525,000	\$0	\$3,050,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$965,000	\$965,000	\$0	\$1,930,000
CMAQ	\$0	\$560,000	\$560,000	\$0	\$1,120,000
Total	\$0	\$1,525,000	\$1,525,000	\$0	\$3,050,000



44th Street Phase IV Enhancement (Division to Eastern)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$200,000	\$200,000
Total	\$0	\$0	\$200,000	\$200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$200,000	\$200,000
Total	\$0	\$0	\$200,000	\$200,000



44th Street White-Topping Repair

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

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.

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$1,350,000	\$1,350,000	\$0	\$2,700,000
Other	\$0	\$200,000	\$200,000	\$0	\$400,000
Total	\$0	\$1,550,000	\$1,550,000	\$0	\$3,100,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$892,671	\$892,670	\$0	\$1,785,341
Major Streets	\$0	\$657,329	\$657,330	\$0	\$1,314,659
Total	\$0	\$1,550,000	\$1,550,000	\$0	\$3,100,000



48th Street Rehabilitation (Division to Eastern)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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.

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$520,000	\$520,000	\$0	\$1,040,000
Other	\$0	\$78,000	\$78,000	\$0	\$156,000
Total	\$0	\$598,000	\$598,000	\$0	\$1,196,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Major Streets	\$0	\$300,443	\$300,443	\$0	\$600,886
STPU	\$0	\$297,557	\$297,557	\$0	\$595,114
Total	\$0	\$598,000	\$598,000	\$0	\$1,196,000



52nd Street and Breton Avenue Traffic Signal and Intersection Reconstruction

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

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.

Details

Type of Project: Reconstruction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$300,000	\$300,000	\$0	\$600,000
Other	\$0	\$45,000	\$45,000	\$0	\$90,000
Total	\$0	\$345,000	\$345,000	\$0	\$690,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$270,000	\$270,000	\$0	\$540,000
Other	\$0	\$75,000	\$75,000	\$0	\$150,000
Total	\$0	\$345,000	\$345,000	\$0	\$690,000



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

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$252,000	\$252,000	\$0	\$504,000
Other	\$25,200	\$25,200	\$0	\$50,400
Total	\$277,200	\$277,200	\$0	\$554,400

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
STPU	\$176,000	\$176,000	\$0	\$352,000
Major Streets	\$101,200	\$101,200	\$0	\$202,400
Total	\$277,200	\$277,200	\$0	\$554,400



52nd Street Resurfacing (Division Ave to Eastern Ave)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$350,000	\$350,000	\$0	\$700,000
Other	\$35,000	\$35,000	\$0	\$70,000
Total	\$385,000	\$385,000	\$0	\$770,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
STPU	\$245,000	\$245,000	\$0	\$490,000
Major Streets	\$140,000	\$140,000	\$0	\$280,000
Total	\$385,000	\$385,000	\$0	\$770,000



52nd Street Resurfacing (East Paris to M37)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$525,000	\$525,000	\$0	\$1,050,000
Other	\$52,500	\$52,500	\$0	\$105,000
Total	\$577,500	\$577,500	\$0	\$1,155,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
STPU	\$367,500	\$367,500	\$0	\$735,000
Major Streets	\$210,000	\$210,000	\$0	\$420,000
Total	\$577,500	\$577,500	\$0	\$1,155,000



52nd Street Resurfacing (M37 to Patterson Ave)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$225,000	\$225,000	\$0	\$450,000
Other	\$0	\$34,000	\$34,000	\$0	\$68,000
Total	\$0	\$259,000	\$259,000	\$0	\$518,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$148,778	\$148,779	\$0	\$297,557
Major Streets	\$0	\$110,222	\$110,221	\$0	\$220,443
Total	\$0	\$259,000	\$259,000	\$0	\$518,000



Annual Sidewalk Construction Program

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

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.

School	Street	Segment
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.)

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000



Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000



Annual Sidewalk Fill-In Program

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

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 "filling in" these areas to improve connectivity. CDBG funds will be targeted when the sidewalks are within eligible areas.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000



Annual Sidewalk Repair Program

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

Staff annually inspect approximately 10% of the sidewalks in the city. Any sidewalks that are deemed to be out of compliance with the city's ordinance for sidewalk conditions is slated for removal and replacement.

Details

Type of Project: Reconstruction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Local Streets	\$0	\$94,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$694,000
Other	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Major Streets	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Total	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000



Annual Street Resurfacing Program

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

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

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031 Future	Total
Construction/Maintenance	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0 \$7,740,000
Total	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0 \$7,740,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031 Future	Total
Local Streets	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0 \$7,740,000
Total	\$0	\$1,240,000	\$1,260,000	\$1,280,000	\$1,300,000	\$1,320,000	\$1,340,000	\$0 \$7,740,000



Breton Avenue (44th to 52nd) & Kalamazoo Avenue (52nd to 60th) Resurfacing

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

Mill 1.5 inches of HMA and resurface with 1.5 inches of HMA to replace the de-laminated cape seal.

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$900,000	\$0	\$900,000
Total	\$0	\$900,000	\$0	\$900,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$900,000	\$0	\$900,000
Total	\$0	\$900,000	\$0	\$900,000



Breton Avenue Extension (TIF)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

Extend Breton Avenue from 52nd Street across city-owned property to connect to the north terminus of Breton Avenue from the south.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$400,000	\$400,000	\$0	\$800,000
Other	\$0	\$60,000	\$60,000	\$0	\$120,000
Total	\$0	\$460,000	\$460,000	\$0	\$920,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$460,000	\$460,000	\$0	\$920,000
Total	\$0	\$460,000	\$460,000	\$0	\$920,000



Breton Avenue Tunnel (Paul Henry Trail) & Road Construction

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2024
Estimated Completion Date	06/30/2026

Description

Construct a bridge for Breton Avenue over the Paul Henry Trail. Also, construct Breton Avenue on Kentwood-owned property.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000
Other	\$0	\$150,000	\$150,000	\$0	\$300,000
Total	\$0	\$1,150,000	\$1,150,000	\$0	\$2,300,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$1,150,000	\$1,150,000	\$0	\$2,300,000
Total	\$0	\$1,150,000	\$1,150,000	\$0	\$2,300,000



Division Avenue Pedestrian Crossing (HAWK)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$190,067	\$190,067	\$0	\$380,134
Other	\$0	\$43,000	\$43,000	\$0	\$86,000
Total	\$0	\$233,067	\$233,067	\$0	\$466,134

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Grants	\$0	\$128,219	\$128,219	\$0	\$256,438
Major Streets	\$0	\$73,924	\$73,924	\$0	\$147,848
Other	\$0	\$30,924	\$30,924	\$0	\$61,848
Total	\$0	\$233,067	\$233,067	\$0	\$466,134



Division Avenue Road Repair — Due to Wyoming 36-inch Water Main Installation

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

Wyoming proposes to install a 20-inch water main in Division Avenue. They are requesting that Kentwood pay our share of the road restoration costs on our side of the road between 44th Street and Maplelawn Street.

Details

Type of Project: Reconstruction

Benefit to Community

The City of Wyoming is installing a 36-inch water main in Division Avenue and it will impact the northbound lanes in the City of Kentwood. The City of Kentwood is contributing one-half of the restoration costs for the disturbed northbound lanes.

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$251,000	\$0	\$251,000
Other	\$0	\$45,000	\$0	\$45,000
Total	\$0	\$296,000	\$0	\$296,000



Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$296,000	\$0	\$296,000
Total	\$0	\$296,000	\$0	\$296,000



East Paris Avenue (Broadmoor to 40th Street)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

Crush, shape, repave, and add concrete curbs

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$450,000	\$450,000
Other	\$0	\$0	\$90,000	\$90,000
Total	\$0	\$0	\$540,000	\$540,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$540,000	\$540,000
Total	\$0	\$0	\$540,000	\$540,000



East Paris Avenue Resurfacing (Burton to North City Limits)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

Mill and resurface the street. \$980,000 in federal funding has been programmed with the balance from Act 51 funds. Construction is planned for 2028.

Details

Type of Project: Resurface

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$700,000	\$700,000	\$0	\$1,400,000
Other	\$0	\$105,000	\$105,000	\$0	\$210,000
Total	\$0	\$805,000	\$805,000	\$0	\$1,610,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	FY2031	Future	Total
STPU	\$0	\$490,000	\$490,000	\$0	\$980,000
Major Streets	\$0	\$315,000	\$315,000	\$0	\$630,000
Total	\$0	\$805,000	\$805,000	\$0	\$1,610,000

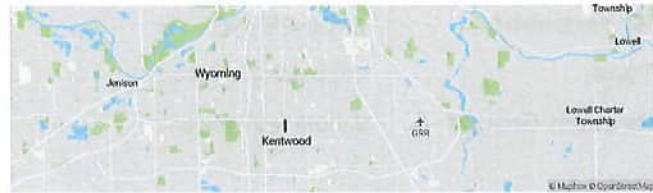


Eastern Avenue Rehabilitation (44th St to 48th St)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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 2028

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$450,000	\$450,000	\$0	\$900,000
Other	\$0	\$67,000	\$67,000	\$0	\$134,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$285,000	\$285,000	\$0	\$570,000
Major Streets	\$0	\$232,000	\$232,000	\$0	\$464,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

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

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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 2028.

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$450,000	\$450,000	\$0	\$900,000
Other	\$0	\$67,000	\$67,000	\$0	\$134,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
STPU	\$0	\$285,000	\$285,000	\$0	\$570,000
Major Streets	\$0	\$232,000	\$232,000	\$0	\$464,000
Total	\$0	\$517,000	\$517,000	\$0	\$1,034,000

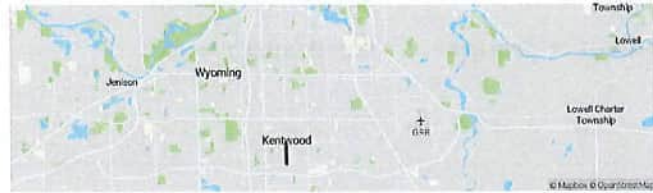


Eastern Avenue Rehabilitation (52nd St to 60th St)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

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 2029.

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$900,000	\$900,000	\$0	\$1,800,000
Other	\$0	\$135,000	\$135,000	\$0	\$270,000
Total	\$0	\$1,035,000	\$1,035,000	\$0	\$2,070,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$552,859	\$552,858	\$0	\$1,105,717
STPU	\$0	\$482,141	\$482,142	\$0	\$964,283
Total	\$0	\$1,035,000	\$1,035,000	\$0	\$2,070,000

Engleside Drive

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Project Location



Description

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.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$1,067,000	\$1,067,000
Other	\$0	\$0	\$159,000	\$159,000
Total	\$0	\$0	\$1,226,000	\$1,226,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Local Streets	\$0	\$0	\$1,005,000	\$1,005,000
Other	\$0	\$0	\$221,000	\$221,000
Total	\$0	\$0	\$1,226,000	\$1,226,000



Forest Creek Drive Rehabilitation (East of East Paris Ave)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$700,000	\$700,000
Other	\$0	\$0	\$140,000	\$140,000
Total	\$0	\$0	\$840,000	\$840,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Major Streets	\$0	\$0	\$840,000	\$840,000
Total	\$0	\$0	\$840,000	\$840,000



Forest Hill Avenue Pedestrian Crossing (South of Hall Street at Orchard Creek Drive)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

Phase I - Installation of a pedestrian crossing by the Kent County Road Commission (KCRC) at Forest Hill Avenue between Orchard Creek Drive and Hall Street. The crossing will include a refuge island and pavement markings. The crossing will be constructed in a way that it could be upgraded to a HAWK signalized crossing in the future (Phase II). The KCRC will be covering 100% of the cost for this crossing.

Details

Type of Project: New Construction

Benefit to Community

This project is 100% funded by the Kent County Road Commission (KCRC) and Ada Township.

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$20,000	\$120,000	\$140,000
Total	\$0	\$20,000	\$120,000	\$140,000



Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$120,000	\$120,000
Other	\$0	\$20,000	\$0	\$20,000
Total	\$0	\$20,000	\$120,000	\$140,000



Forest Hill Pedestrian Bridge over I-96 Highway (TAP Grant offsets with Construction entries)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

Construct a pre-manufactured steel-truss bridge over the I-96 Highway to connect the non-motorized trail that currently terminates on both sides of the highway. The total project is estimated at \$4,000,000. Additional grant funding would have to be secured.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$265,236	\$157,000	\$3,327,764	\$3,750,000
Other	\$0	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$265,236	\$157,000	\$3,577,764	\$4,000,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$0	\$0	\$3,327,764	\$3,327,764
TAP	\$0	\$265,236	\$157,000	\$0	\$422,236
Grants	\$0	\$0	\$0	\$250,000	\$250,000
Total	\$0	\$265,236	\$157,000	\$3,577,764	\$4,000,000



MDOT Intersection Improvements (52nd Street & M-37)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

MDOT is improving M-37 (Broadmoor) between 60th Street and 44th Street. The City of Kentwood is responsible for 5% of the construction costs.

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$128,205	\$128,205	\$0	\$256,410
Total	\$128,205	\$128,205	\$0	\$256,410

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$128,205	\$128,205	\$0	\$256,410
Total	\$128,205	\$128,205	\$0	\$256,410



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

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

Reconstruct with high visibility crosswalk markings, advanced intersection signing, pedestrian refuge island, and a High-Intensity Activated Cross-Walk (HAWK) Pedestrian Hybrid Beacons. Funds will be through the MDOT Transportation Alternatives Program (TAP).

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$160,000	\$160,000	\$0	\$320,000
Other	\$0	\$40,000	\$40,000	\$0	\$80,000
Total	\$0	\$200,000	\$200,000	\$0	\$400,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
TAP	\$0	\$112,000	\$112,000	\$0	\$224,000
Major Streets	\$0	\$88,000	\$88,000	\$0	\$176,000
Total	\$0	\$200,000	\$200,000	\$0	\$400,000



Mid-block Crossing of 48th Street Near Burgis Avenue

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	\$0	\$0	\$500,000	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000



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

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Project Location



Description

Modify existing pedestrian refuge island, high visibility crosswalk markings, advanced intersection signing, and HAWK traffic control signal. Funds to be sought from the MDOT Transportation Alternatives Program (TAP). Construction will be in 2028. Partner with Grand Rapids.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$155,000	\$155,000	\$0	\$310,000
Other	\$0	\$40,000	\$40,000	\$0	\$80,000
Total	\$0	\$195,000	\$195,000	\$0	\$390,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
TAP	\$0	\$108,500	\$108,500	\$0	\$217,000
Other	\$0	\$44,750	\$44,750	\$0	\$89,500
Major Streets	\$0	\$41,750	\$41,750	\$0	\$83,500
Total	\$0	\$195,000	\$195,000	\$0	\$390,000



Mid-block Crossing of Eastern Avenue Near Springwood Drive

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	\$0	\$0	\$500,000	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000



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

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

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

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$400,000	\$400,000
Other	\$0	\$0	\$100,000	\$100,000
Total	\$0	\$0	\$500,000	\$500,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$500,000	\$500,000
Total	\$0	\$0	\$500,000	\$500,000



Miscellaneous Bridge Repairs

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project

Description

The City of Kentwood has 13 vehicular bridges throughout the city, and as identified in our biannual bridge inspections, we need to complete miscellaneous repairs to a select number of them.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$100,000	\$100,000	\$0	\$200,000
Other	\$40,000	\$40,000	\$0	\$80,000
Total	\$140,000	\$140,000	\$0	\$280,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$140,000	\$140,000	\$0	\$280,000
Total	\$140,000	\$140,000	\$0	\$280,000



Model Court Rehabilitation (West of M37)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2027

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Construction/Maintenance	\$0	\$125,000	\$125,000	\$0	\$250,000
Other	\$0	\$20,000	\$20,000	\$0	\$40,000
Total	\$0	\$145,000	\$145,000	\$0	\$290,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	Future	Total
Major Streets	\$0	\$145,000	\$145,000	\$0	\$290,000
Total	\$0	\$145,000	\$145,000	\$0	\$290,000

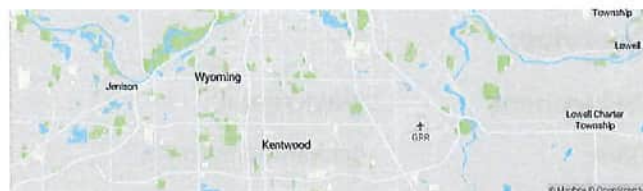


Radcliff Avenue (28th Street to South End)

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2029

Project Location



Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$175,000	\$175,000	\$0	\$350,000
Other	\$0	\$53,000	\$53,000	\$0	\$106,000
Total	\$0	\$228,000	\$228,000	\$0	\$456,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Major Streets	\$0	\$228,000	\$228,000	\$0	\$456,000
Total	\$0	\$228,000	\$228,000	\$0	\$456,000



Sidewalks on the NW & SW Corners of 29th Street and East Paris Avenue

Overview

Department	ENGINEERING
Type	Capital Improvement
Request Groups	Unscheduled Project

Description

Construction of sidewalks on the NW & SW corners of the intersection. When 29th Street was widened, there was not enough room to build sidewalks within the public right-of-way. If sidewalks are to be built, public easements on private property will be required.

Details

Type of Project: New Construction

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$0	\$15,000	\$15,000
Total	\$0	\$0	\$15,000	\$15,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Major Streets	\$0	\$0	\$15,000	\$15,000
Total	\$0	\$0	\$15,000	\$15,000



Water and Sewer System

Summary of Requests

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
48th Street Rehabilitation (Division Ave to Eastern Ave)	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$1,000,000
Blaine, Burgis, Bonnie, Poinsettia, Marshall, & Curwood Water main (South of 44th St)	\$0	\$0	\$0	\$1,100,000	\$1,100,000	\$0	\$0	\$0	\$2,200,000
Christie Avenue Water main Replacement (52nd Street to Gentian Drive)	\$0	\$0	\$0	\$0	\$0	\$520,000	\$0	\$0	\$520,000
Gentian, Ramblewood, Jamestown Water main Replacement (Kalamazoo to Discovery)	\$0	\$0	\$0	\$0	\$0	\$747,500	\$747,500	\$0	\$1,495,000
Maplelawn Water Main Replacement with City of Wyoming	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Miscellaneous Sanitary Lateral Lining	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Miscellaneous Water Infrastructure	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Potter Pumping Station - Chlorine Analyzer Replacement	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000
Potter Pumping Station - Flow Meter Replacements	\$0	\$76,000	\$0	\$0	\$0	\$0	\$0	\$0	\$76,000
Potter Pumping Station - Oil Capital Valve (OCV) Replacements	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Potter Pumping Station - Parking Lot Resurfacing	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Potter Pumping Station - Roof Replacement	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Sanitary Sewer - Communications Upgrade to Jefferson Sewer Lift Station	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Sanitary Sewer - Excavation Sewer Repairs	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Water - 1,000,000 Gallon Elevated Storage Tank - Dry and Wet Interior Tank Painting	\$0	\$0	\$0	\$0	\$237,000	\$0	\$0	\$0	\$237,000
Water - 1,000,000 Gallon Elevated Storage Tank - Exterior Tank Painting	\$0	\$0	\$0	\$0	\$0	\$174,000	\$0	\$0	\$174,000



Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Water - 5,000,000 Gallon Ground Storage Tank – Dry Interior Tank Painting	\$0	\$0	\$0	\$432,000	\$0	\$0	\$0	\$0	\$432,000
Water - 5,000,000 Gallon Ground Storage Tank – Exterior Tank Painting	\$0	\$0	\$0	\$192,000	\$0	\$0	\$0	\$0	\$192,000
Water - 5,000,000 Gallon Ground Storage Tank – Wet Interior Tank Painting	\$0	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000
Water - 500,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
Water - Exterior Tank Cleaning	\$0	\$20,000	\$0	\$22,000	\$0	\$0	\$24,000	\$0	\$66,000
Total Summary of Requests	\$0	\$1,004,000	\$830,000	\$2,941,000	\$1,837,000	\$1,801,500	\$1,141,500	\$0	\$9,555,000

48th Street Rehabilitation (Division Ave to Eastern Ave)

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2028

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Construction/Maintenance	\$0	\$500,000	\$500,000	\$0	\$1,000,000
Total	\$0	\$500,000	\$500,000	\$0	\$1,000,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2027	FY2028	Future	Total
Water Fund	\$0	\$500,000	\$500,000	\$0	\$1,000,000
Total	\$0	\$500,000	\$500,000	\$0	\$1,000,000



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

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2029

Description

DPW has experienced a high break history on several water mains in the neighborhood known as Maplevue or as Eastern Heights, located south of 44th Street and east of Eastern Avenue. 10,800 feet of cast iron mains up to 65 years old are recommended for replacement. Construction in 2028.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Construction/Maintenance	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000
Total	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	FY2029	Future	Total
Water Fund	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000
Total	\$0	\$1,100,000	\$1,100,000	\$0	\$2,200,000



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

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2031

Description

DPW has experienced a high break history on this 2,600 foot stretch of main in recent years and has recommended replacement. Construction in 2030.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Construction/Maintenance	\$0	\$520,000	\$0	\$520,000
Total	\$0	\$520,000	\$0	\$520,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Water Fund	\$0	\$520,000	\$0	\$520,000
Total	\$0	\$520,000	\$0	\$520,000



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

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2031

Description

Replacement of approximately 5,600 feet undersized water main as recommended by the City's water reliability study. Construction in 2030

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$650,000	\$650,000	\$0	\$1,300,000
Other	\$0	\$97,500	\$97,500	\$0	\$195,000
Total	\$0	\$747,500	\$747,500	\$0	\$1,495,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	FY2031	Future	Total
Water Fund	\$0	\$747,500	\$747,500	\$0	\$1,495,000
Total	\$0	\$747,500	\$747,500	\$0	\$1,495,000



Maplelawn Water Main Replacement with City of Wyoming

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project

Description

The City of Wyoming is replacing an old water main with a new ductile iron main. The City of Kentwood is responsible for the interconnection costs within our city limits.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000



Miscellaneous Sanitary Lateral Lining

Overview

Department	SEWER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Total	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Sewer Fund	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000
Total	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$0	\$1,080,000



Miscellaneous Water Infrastructure

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Construction/Maintenance	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Total	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Future	Total
Water Fund	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000
Total	\$0	\$140,000	\$150,000	\$160,000	\$170,000	\$180,000	\$190,000	\$0	\$990,000



Potter Pumping Station - Chlorine Analyzer Replacement

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

The chlorine analyzers (two) located at the potter pumping station are in need of replacement. The analyzers constantly measure chlorine residuals in the drinking water 24/7/365. The existing units are failing and require replacement.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$18,000	\$0	\$18,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$18,000	\$0	\$18,000
Total	\$0	\$18,000	\$0	\$18,000



Potter Pumping Station – Flow Meter Replacements

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2027

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$76,000	\$0	\$76,000
Total	\$0	\$76,000	\$0	\$76,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$76,000	\$0	\$76,000
Total	\$0	\$76,000	\$0	\$76,000



Potter Pumping Station – Oil Capital Valve (OCV) Replacements

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2027

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$60,000	\$0	\$60,000
Other	\$0	\$0	\$0	\$0
Total	\$0	\$60,000	\$0	\$60,000



Potter Pumping Station – Parking Lot Resurfacing

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$50,000	\$0	\$50,000
Total	\$0	\$50,000	\$0	\$50,000



Potter Pumping Station – Roof Replacement

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2027

Description

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

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Water Fund	\$0	\$60,000	\$0	\$60,000
Total	\$0	\$60,000	\$0	\$60,000



Sanitary Sewer - Communications Upgrade to Jefferson Sewer Lift Station

Overview

Department	SEWER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2028

Description

This project focuses on upgrading the sewer lift station located on Jefferson Avenue from phone line to cellular communications. This project would be completed under direction of DPW staff with assistance from an outside contractor.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$35,000	\$0	\$35,000
Total	\$0	\$35,000	\$0	\$35,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Sewer Fund	\$0	\$35,000	\$0	\$35,000
Total	\$0	\$35,000	\$0	\$35,000



Sanitary Sewer - Excavation Sewer Repairs

Overview

Department	SEWER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Description

Necessary sanitary sewer repairs have been identified at four locations in the system and require excavation to make repairs. Work is expected to begin in FY25 and carryover into FY26. Timing will determine when the funds will be expended on these repairs after competitive bidding is complete.

Details

Type of Project: Replacement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Construction/Maintenance	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	Future	Total
Sewer Fund	\$0	\$250,000	\$0	\$250,000
Total	\$0	\$250,000	\$0	\$250,000



Water - 1,000,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2028
Estimated Completion Date	06/30/2030

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Construction/Maintenance	\$0	\$237,000	\$0	\$237,000
Total	\$0	\$237,000	\$0	\$237,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2029	Future	Total
Water Fund	\$0	\$0	\$237,000	\$0	\$237,000
Other	\$0	\$0	\$0	\$0	\$0
Sewer Fund	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$237,000	\$0	\$237,000



Water - 1,000,000 Gallon Elevated Storage Tank – Exterior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2029
Estimated Completion Date	06/30/2031

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Construction/Maintenance	\$0	\$174,000	\$0	\$174,000
Total	\$0	\$174,000	\$0	\$174,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2030	Future	Total
Water Fund	\$0	\$174,000	\$0	\$174,000
Total	\$0	\$174,000	\$0	\$174,000



Water - 5,000,000 Gallon Ground Storage Tank – Dry Interior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2027

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$432,000	\$0	\$432,000
Total	\$0	\$432,000	\$0	\$432,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$432,000	\$0	\$432,000
Total	\$0	\$432,000	\$0	\$432,000



Water - 5,000,000 Gallon Ground Storage Tank – Exterior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2029

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$192,000	\$0	\$192,000
Total	\$0	\$192,000	\$0	\$192,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$192,000	\$0	\$192,000
Total	\$0	\$192,000	\$0	\$192,000



Water - 5,000,000 Gallon Ground Storage Tank – Wet Interior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2027
Estimated Completion Date	06/30/2029

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Construction/Maintenance	\$0	\$320,000	\$0	\$320,000
Total	\$0	\$320,000	\$0	\$320,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2028	Future	Total
Water Fund	\$0	\$320,000	\$0	\$320,000
Total	\$0	\$320,000	\$0	\$320,000



Water - 500,000 Gallon Elevated Storage Tank – Dry and Wet Interior Tank Painting

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2028
Estimated Completion Date	06/30/2030

Description

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

Details

Type of Project: Rehabilitation

Capital Cost

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Construction/Maintenance	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2029	Future	Total
Water Fund	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$150,000	\$0	\$150,000

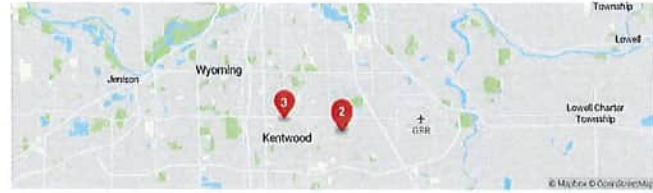


Water - Exterior Tank Cleaning

Overview

Department	WATER
Type	Capital Improvement
Request Groups	Scheduled Project
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Project Location



Description

Periodic exterior tank cleaning is necessary to maintain a clean appearance from algae growth on the tanks. Three water system tanks will be cleaned; the 500,000 gallon elevated tank, the 1,000,000 gallon elevated tank and the 5,000,000 gallon ground storage tank. Cleaning is scheduled for every three calendar years.

Details

Type of Project: Improvement

Capital Cost

Detailed Breakdown

Category	Historical	FY2026	FY2028	FY2031	Future	Total
Construction/Maintenance	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000
Total	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000

Funding Sources

Detailed Breakdown

Category	Historical	FY2026	FY2028	FY2031	Future	Total
Water Fund	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000
Total	\$0	\$20,000	\$22,000	\$24,000	\$0	\$66,000





PLANNING STAFF RECOMMENDATION

Golder 3/4/25

PROJECT: Jiffy Lube

APPLICATION: 7-25

REQUEST: Special Land Use approval for a Major Vehicle Repair Operation

LOCATION: 1820 44th Street SE

HEARING DATE: March 11, 2025

RECOMMENDATION: Recommend conditional approval of the Special Land Use Major Vehicle Repair as described in Case No. 7-25.
Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the operations statement dated March 5, 2025 for the major repair facility.
2. Compliance with the City Engineer's memo dated February 12, 2025.
3. Approval of the site plan by the Kentwood Fire Department.
4. Final staff approval of the landscape and lighting plans.

BASIS:

1. The operations statement details the representations made by the operator of the repair establishment as to the nature of the business, hours of operation, operational policies, storage of vehicles on the site, and policies regarding drop off of vehicles on the site.
2. Discussion during the work session and public hearing.

March 5, 2025



Project Narrative

Project: Jiffy Lube
1820 44th Street SE
Kentwood, MI 49508

Guggenheim Development Services, LLC is requesting Special Land Use and Site Plan review and approval for a proposed Jiffy Lube automotive service center with associated service bays located at 1820 44th Street SE in the City of Kentwood (parcel 41-18-28-125-012). The Jiffy Lube use will provide oil changes, quick lube, vehicle maintenance and repair, automotive parts sales, incidental tire sales and other automotive services as necessary. The property is zoned C-2 and Special Land Use approval is required for "vehicle repair-major" and for doors facing the street when it is a "through" building (cars able to drive through the building).

The 0.66 acre site currently consists of an asphalt parking lot and the parcel has recently been created as part of an overall land division of the previous Kentwood Mall Plat. The proposed Jiffy Lube development will include a single-story building with a 3,098 gross square foot footprint, a detached waste enclosure and on-site parking. The exterior façade will consist of varying heights of brick and EIFS that meet the maximum requirements set forth in the zoning ordinance. Landscaping will be provided in an approach that ensures species resiliency and complementary aesthetics and meets City zoning ordinance requirements. Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Access to the overall development is already in place from 44 Street SE and access to the Jiffy Lube development will be via existing ingress & egress easement.

Stormwater from the site will drain to new catch basins within the lot area of the project site. The project will meet local and state stormwater quantity and quality local ordinances through existing offsite regional treatment. Drainage basins will remain the same without any increase of runoff to 44th Street right-of-way.

New utility services are proposed for the site, connecting to the respective utility mains adjacent to the site. The proposed sanitary service will be routed in the south half of the site and connect to the sanitary main south of the site in an utility easement. An oil interceptor is proposed which will clean the water exiting the building and tie it into the domestic sanitary line prior to leaving the site. Water will exit out of the east side of the building and connect to the existing main east of the lotline within an existing utility easement. Public service utilities gas, electric, and communication will route north from the building and be connected in the sidewalk and terrace area of 44th Street right-of-way.

Store hours are normally 8 a.m. to 7 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and Sunday from 10 a.m. to 4 p.m. Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees. The maximum number of vehicles on-site for service at any one time is 3-4 and all service and repairs take place within the building. Vehicles dropped off for service are picked up on the same day and no vehicles are parked outside overnight.



To: Jason Daye
Excel Engineering, Inc
jason.daye@excelengineer.com

From: Brad Boomstra, P.E.
City Engineer

Date: February 12, 2025

Re: **Jiffy Lube**
1820 44th Street SE
41-18-28-125-012
Review of Site Plan Received 2-7-2025

We have completed our review of the proposed revised preliminary plat site plan dated 2-3-2025 and received in our office on 2-7-2025 for the above referenced project.

Kentwood Engineering has the following comments that will need to be addressed before this office can grant site plan / construction plan approval:

Street / Sidewalk / Parking Lot:

1. A pavement section detail must be shown on the plan for all pavement types.
2. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the 44th Street right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).

Grading:

1. Please identify at least one (1) benchmark on the plan.
2. Indicate the proposed limits of grading on the site plan. A thick, shaded line works well for this.
3. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
4. Indicate and label the wetland delineation line or add a note that none exist on this site.
5. A temporary grading easement or a letter will be required from the adjacent property owner for any earthwork performed outside the property boundary. The City cannot approve a plan to place fill on another parcel without the proper permission in place.

Storm Sewer / Drainage:

1. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. **Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. (Several runs of storm sewer do not meet this requirement).** Calculations must be sealed by a registered engineer.

Soil Erosion and Sediment Control:

1. We will need to see some additional soil erosion control measures as part of the plan review. Section 78-62 of the City of Kentwood Ordinance (posted on the City's website) contains minimum requirements for information that shall be included on the plan. Go to: <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORMWATER" link near the top of the page). Please review this ordinance carefully.
2. Per the requirements of Part 91 of Public Act 451, all proposed grading and soil erosion controls must be shown on a sheet(s) titled, at least in part, "SOIL EROSION AND SEDIMENTATION CONTROL PLAN". This plan should show surface features related to grading and soil erosion and sediment control. The SESC Plan may be combined with other plans and improvements as long as clarity is retained. Two (2) copies of this sheet, once approved, will need to accompany the application for an earth change.
3. Include a written description of the soil types of the exposed land area contemplated for an earth change.
4. Place a note on the soil erosion control plan to indicate that existing and new catch basins shall be protected with an inlet filter drop (silt sack). Straw bales or fabric placed under the grate are NOT acceptable, and sediment traps alone are not sufficient to provide adequate sediment filtration. Such a note might read, "EXISTING AND NEW CATCH BASINS SHALL BE PROTECTED WITH AN INLET FABRIC DROP (SILT SACK)." Include a simple detail of the proposed silt sack on the Soil Erosion and Sediment Control plan. We can provide you with an acceptable CAD detail upon request.
5. Place the following notes on the soil erosion control plan:
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
 - ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 - ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 - EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED. (This area of disturbance, or grading limits, must be clearly shown on the site plan.)
 - SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE

SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE. (Remember that silt fences are intended to intercept *sheet flow* only and must always be installed *parallel* with the ground contours. Silt fences must not cross ravines, overland floodways, ditches, swales, etc. where concentrated flows occur.)

- ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF. (Indicate such areas with shading or hatching on the plan.)
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
 - NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
 - THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
6. Per the requirements of Part 91 of P.A. 451, place on the soil erosion control plan a bar graph or chart showing the proposed timing and sequence of each proposed earth change. It must include the installation of both permanent and temporary soil erosion and sedimentation controls, as well as the removal of temporary controls. It must also show the sequence of any construction phases.
7. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Utilities (Sanitary & Water):

1. The City of Grand Rapids owns, operates and maintains the sanitary sewer collection system in this portion of Kentwood. Any alterations, extensions or new connections to either of these systems will require approval from Grand Rapids. Construction plans (drafting standards) and specifications for the proposed watermain and sanitary sewer must conform to Grand Rapids requirements.
2. A representative of the City of Kentwood Inspections Department must be present when the tap is made into the existing sanitary sewer.
3. Additional comments regarding utilities may be made upon further review.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or is within 500 feet of a lake or stream, a Permit for an Earth Change (fee \$800) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the

Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.

2. A highway permit (\$800) will also be needed for any utility work in the 44th Street right-of-way. A \$10,000 right-of-way bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will also require that a traffic plans be submitted to us for road closure, signage and detours. Kentwood Engineering must be notified at least two (2) working days prior to making the open street cut so that Kentwood Police and the Kentwood Public Schools can be properly notified.
3. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$750 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.
4. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no "partial" or "conditional" permits issued.

Miscellaneous / Reminders:

1. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a registered engineer stating that the site grading and the stormwater system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.
2. Remember that, for a Building Permit to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding building permit application procedures, fees, plan requirements and approval status.
3. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

After the appropriate revisions have been made, please submit one (1) revised drawing set (civil sheets only) to Kentwood Engineering for additional review. We would be pleased to meet with you in person if this would be of help.

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff



PLANNING STAFF RECOMMENDATION

Golder 3/4/25

PROJECT: Jiffy Lube

APPLICATION: 7-25

REQUEST: Site Plan Review of a Major Vehicle Repair Operation

LOCATION: 1820 44th Street SE

HEARING DATE: March 11, 2025

RECOMMENDATION: Recommend conditional approval of the Site Plan dated March 5, 2025 for the Jiffy Lube Major Vehicle Repair as described in Case No. 7-25. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the operations statement dated March 5, 2025 for the major repair facility.
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3. Approval of the site plan by the Kentwood Fire Department.
4. Final staff approval of the landscape and lighting plans.
5. Planning Commission approval of the Special Land Use Major Vehicle Repair.

BASIS:

1. The operations statement details the representations made by the operator of the repair establishment as to the nature of the business, hours of operation, operational policies, storage of vehicles on the site, and policies regarding drop off of vehicles on the site.
2. Discussion during the work session and public hearing.



March 5, 2025

Project Narrative

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31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL MISS DGG 811 AND CONDUCT A PRIVATE UTILITY LOCATION AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON COMPLETION OF UTILITY LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND FORTIFICATION OF FIELD TELEVISION ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND ANCHORED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISION SHALL BE COMPLETED TO THE SAME DEPTH AS THE LATERAL IT IS BEING REPLACED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TELEVISION OF THESE LATERALS) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY UPON COMPLETION OF THE TELEVISION OF THESE LATERALS.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL MATERIALS AND STRUCTURES TO BE REMOVED OR DEMOLISHED.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING IMPROVEMENTS TO BE REPAIR OR REPLACE AT CONTRACTOR'S EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST JOINT POINT.

31 20 00 EARTH MOVING

- [illegible]

31 30 00 EROSION CONTROL

- THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994 AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT, AND THE KENT COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- A. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MANUAL OF BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL.
- B. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE WATERWAYS.
- C. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED BY THE KENT COUNTY SUPERVISOR OF PUBLIC WORKS.
- D. THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION.
- E. THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT.
- F. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS REQUIRED OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY SUPERVISOR OF PUBLIC WORKS.
- G. IF ANY OF THE SEEC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE MACOMB COUNTY PUBLIC WORKS OFFICE SUPERVISOR SHALL HAVE THE RIGHT TO REQUIRE ADDITIONAL SEEC MEASURES AT THE EXPENSE OF THE PROJECT OWNER.
- H. INSTALL A CRUSHED CURBED ACCESS DRIVE PLACED ON GEOTEXTILE FABRIC AS INDICATED ON THE PLAN. THE DRIVE SHALL BE 12' WIDE.
- I. NEW LAYERS OF CRUSHED CURBED WILL BE ADDED AS OLD LAYERS BECOME COMPACTED.
- INSTALL SILT FENCE AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS WHERE REQUIRED.
1. BUILD UP SLOPE TO PROTECT EXISTING ADJACENT PROPERTIES.
2. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SLOPE.
- IF SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USEFUL LIFE OF THE SILT FENCE, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
- ALL SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
1. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.
2. BUILDUP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.
- IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USEFUL LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
- INLET SEDIMENT TRAPS AND ALL OTHER SEDIMENT TRAPS SHALL BE INSPECTED DAILY. THE SEDIMENT SHALL BE REMOVED OUT WHEN REQUIRED. THE TRAPS SHALL BE MAINTAINED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
2. SEDIMENT/RETENTION/SILTATION POND.
- INSTALL SILT FENCE AROUND THE PERIMETER OF DETENTION POND.
1. MEET MUCH BANKS USING MUSH BLANKET OF POND IMMEDIATELY AFTER EXCAVATION. ALL PONDS MUST BE STABILIZED IMMEDIATELY.
2. THE POND MUST BE CLEANED OF SEDIMENT AND OTHER DEBRIS PRIOR TO FINALIZATION OF THE PERMIT. ANY AREAS LACKING VEGETATION MUST BE REPAIRED BEFORE FINAL APPROVAL FOR THE PROJECT IS GRANTED.
- N. ROAD RIGHT OF WAY MUST BE SEEDDED AND MULCHED WITHIN 5 DAYS AFTER UTILITIES HAVE BEEN REPAIRED AND THE ROAD RIGHT OF WAY MUST BE SEEDDED AND MULCHED. SEED MUST STAY IN PLACE AND MUST BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED.
- O. ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. STOCKPILED SOILS SHALL BE COVERED WITH MULCH OR SEED. MULCH SHALL BE 2" DEEP. SIFTED SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE. IMMEDIATELY AFTER SEEDING, MULCH SHALL BE APPLIED TO THE STOCKPILE. MULCH SHALL BE 2" DEEP. MULCH SHALL BE 200 POUNDS PER SQUARE YARD PER ACRE OR 100 POUNDS (2.3 BALES) PER 1000 SQUARE FEET. THIS MULCH SHALL BE ANCHORED WITH DISCS TYPE MULCH ANCHORING FLOCK OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
- IF ANY DRAINAGE IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED SLOPE. DISCHARGE SHALL BE MONITORED FOR EROSION. IF EROSION OCCURS, AN APPROVED EROSION CONTROL DISSIPATOR MAY BE USED.
- IF ANY OF THE ABOVE ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
- R. STREETS AND OR PARKING AREAS WILL BE SCRAPPED ON A DAILY BASIS AND SWEEP AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE.
- S. DURING DRY PERIODS, THE PROJECT OWNER SHALL MAINTAIN THE SOIL EROSION AND DUST CONTROL.
- T. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY.
- U. PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS REQUIRED OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY SUPERVISOR OF PUBLIC WORKS.
- V. FINAL GRADE, ESTABLISH VEGETATION AND/OR LANDSCAPE. ALL DISTURBED AREAS NOT BUILT OR RAVED UP.
- W. REMOVE ALL TEMPORARY EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
- X. THE PROJECT OWNER IS RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH MICHIGAN DOT STANDARD SPECIFICATIONS FOR AGGREGATE. PROVIDE HOT MIX ASPHALT MIXTURE TYPE COMPLYING WITH MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND FURNISH SOIL REPORT FOR RECOMMENDATIONS FOR GEO-GRID/ GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE).
- B. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING SECTION
- 1" 5" WHEELING COURSE (MOOT 36A)
- 3" 3" WHEELING COURSE (MOOT 13A)
- 8" OF CRUSHED AGGREGATE (MOOT 21A)
- C. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.01" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE. CONTRACTOR TO COMPLY WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED ON ALL ASPHALT PAVEMENT AREAS.
- D. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL ENGINEERING, IF APPLICABLE.
- E. CONTRACTOR TO PROVIDE 4" WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, ARROWS, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR HC ACCESSIBLE SURFACES, SIDEWALKS, AND BIWAYS. TRAFFIC MARKINGS, TWO COATS OF PAINT ARE REQUIRED FOR ALL PAVEMENT MARKINGS.

32 20 00 CONCRETE AND AGGREGATE BASE

3. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS. ALL MATERIALS SHALL BE SUBMITTED TO THE STATE OF TEXAS FOR TESTING AND APPROVAL.
4. CONSTRUCTION ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER MICHIGAN DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. CONSTRUCTION ALL CONCRETE EXTERIOR CURB AND CONCRETE CURB FLAT WORK SHALL CONFORM TO ACI 308-08 AND ACI 318-08.
6. CONSTRUCTION ALL REINFORCING WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOLOGICAL REPORT AND THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
- A. CONCRETE SHALL BE 4" MINIMUM THICKNESS. ALL CONCRETE SHALL BE 4" MINIMUM THICKNESS. ALL CONCRETE SHALL CONSIST OF 1/8" WIDE "BY" DEEP TPOLED JOINT WHERE INDICATED ON THE PLANS. SIDEWALKS TO BE REINFORCED LINEARLY ALONG FULL LENGTH OF SIDEWALK WITH #4 REBAR PLACED 6" FROM EACH OUTSIDE EDGE OF SIDEWALK.
7. DUMPTER PAD/PADRON CONCRETE - 8" OF CONCRETE WITH #4 REBAR PLACED
- A. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO 1/2 OF THE DUMPTER PAD.
1. THE BARS AT OUTERMOST JOINTS OF THE CONCRETE. THE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 90° C.
2. THE BARS AT DUMPTER JOINTS SHALL BE AS FOLLOWS.
- CONSTRUCTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
4. TYPICAL POOR OF JOINT - POOR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 4' LONG SMOOTH DOWEL BARS. THE SLOPE OF THE DOWEL SHALL BE GREASED.
- GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
4. STANDARD CONCRETE - 5" OF CONCRETE WITH #4 OR 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE PROVIDED AT 15' ON CENTER. CONTRACTION JOINTS SHALL BE 1/4" DEEP AND 1/2" WIDE.
- A. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
1. THE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT).
2. THE BARS AT OUTERMOST CONTRACTION JOINT SHALL BE 4" REBAR 30" LONG PLACED AT 90° C.
3. THE BARS AT DUMPTER JOINTS SHALL BE AS FOLLOWS:
- CONSTRUCTION SAWCUT JOINT - POOR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" X 1/2" X 4'-14" DIAMETER SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A308.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- [illegible]

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- [illegible]

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

- 31.10.00 – TELEVISION REPORTS OF EXISTING LATERALS
 - STORM
 - SANITARY
- 31.20.00 – FILL
 - PRODUCT DATA
 - SOURCE MATERIAL
- 32.10.00 (A) – AGGREGATE BASE & ASPHALT PAVEMENT
 - HOT MIX ASPHALT SPECIFICATIONS
 - AGGREGATE BASE
 - PAVEMENT MARKINGS
- 32.20.00- CONCRETE AND AGGREGATE BASE
 - DESIGN MIX
 - AGGREGATE BASE
 - COMPRESSION TEST RESULTS
 - PAVEMENT MARKINGS
 - DETECTABLE WARNING PLATES
- 32.30.00 LANDSCAPING
 - AMENDED SOIL MIX
 - SOI PRODUCT DATA
 - PLANTING SUBSTITUTION SCHEDULE
 - MULCH PRODUCT DATA
 - EROSION MATTING
 - IRRIGATION CONTROL PRODUCT DATA
 - IRRIGATION LAYOUT
- 33.10.00 - SITE UTILITIES
 - SANITARY & STORM MANHOLES
 - SANITARY PIPING MATERIALS
 - GREASE INTERCEPTOR SHOP DRAWINGS
 - WATER PIPING MATERIALS
 - WATER FITTINGS & APPURTENANCES
 - STORM PIPING MATERIALS
- MISCELLANEOUS ITEMS
 - SITE LIGHTING
 - EXTERIOR SIGNAGE
 - BOLLARDS

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	Type K Copper-Soft	ASTM B-88	ASTM B16.22, ASTM B16.29	ASTM B32 AWS A5.8 BCuP Silver Braze
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket	Joint: ASTM F2648 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

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KENTWOOD, MI

BY SUBMITTAL
INNER REVIEW
BY RESUBMITTAL

CIVIL SPECIFICATIONS

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SHEET NO

C0.2

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C0.4

GEOTECHNICAL RECOMMENDATIONS

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performance, the project team could consider removal of the existing undocumented fill material to a maximum depth of 2 feet below the bottom elevation of the proposed floor slab and replacing it with granular engineered fill to help provide a more uniform subgrade. The undercut subgrade should be scarified and recompacted to at least 95 percent of the material's maximum dry density prior to placement of granular engineered fill. Granular fill such as well-graded crushed stone aggregate is recommended to be used.

- **Alternative 3 (Proofroll and Replace as Needed):** After the site has been stripped and the subgrade has been exposed, the subgrade should be proofrolled as recommended in the **Proofrolling** section below. This alternative will only identify near surface soils that are unsuitable for slab support, and unidentified deeper pockets of unsuitable fill could lead to poor performance of the slab. This alternative is expected to have the lowest construction costs of the alternatives presented, but also has a moderate risk of poor slab performance.

5.1.3 Proofrolling

After removing all unsuitable surface materials, cutting to the proposed grade, and prior to the placement of any engineered fill or other construction materials, the exposed subgrade should be observed by ECS. The exposed subgrade should be thoroughly proofrolled with previously approved construction equipment having a minimum axle load of 10 tons (e.g., fully loaded tandem-axle dump truck). Proofrolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS technician. This procedure is intended to assist identification of yielding materials.

Where proofrolling identifies areas that are unstable or "pumping" subgrade those areas should be repaired prior to the placement of any subsequent engineered fill or other construction materials. Methods of stabilization include undercutting, moisture conditioning, or chemical stabilization. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

If construction occurs during wet times of the year (such as during the spring or fall months) or immediately following extended periods of rain, then seasonal reduction of the near surface soil strength will occur. This may cause additional unstable or pumping subgrade areas for constructability concerns. The high moisture content clayey and silty materials, present near surface at several of the boring locations, may not pass a proofroll, and may need to be undercut or repaired. Some undercutting or repair of unstable subgrade soils should be anticipated during slab and pavement subgrade preparation. The actual quantity of the subgrade undercut, or stabilization should be determined at the time of construction.

Undercut or repair of unstable subgrades to establish a suitable support condition may be needed. The improvement method chosen may be influenced by several factors such as weather and schedule, as well as the area, depth and nature of the unstable subgrade soils. Depending on the aforementioned and other factors, subgrade repair methods may include:

Scarification and Compaction: Soils can be scarified, moisture conditioned (i.e., dried or wetted) to within a narrow range of the material's optimum moisture content and compacted. Scarification and compaction are generally most applicable where very shallow unstable conditions are encountered and at times when the soil can be properly dried or wetted to within a narrow range of the material's optimum moisture content.

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Undercut and Replacement: ECS recommends soft or yielding soils be evaluated in approximately 6 to 12-inch intervals to help limit the volume of undercuts. If soft or yielding soils are identified, the contractor should remove only 6 to 12 inches of material at a time in the subject area and then proofroll/evaluate the undercut subgrade to determine if additional undercut is needed. This may take more time but could potentially reduce the removal of more soil than necessary.

Chemical Modification: Alternatively, if these soils cannot be stabilized by conventional methods, chemical modification of the subgrade soils, such as with lime, lime kiln dust, cement, cement kiln dust, or other materials, may be utilized to reduce the moisture content and/or provide additional stabilization. An experienced pre-qualified contractor that has successfully chemically modified similar-sized projects with similar soil conditions is recommended to be used. The soil modification procedure, such as determination of the type and quantity of additive, and mixing and curing procedures, should be evaluated before implementation. This evaluation may include testing the soil for pH, resistivity, sulfates, and chloride to check if an adverse chemical reaction could occur. The contractor should be required to minimize dusting or implement dust control measures. For preliminary estimating purposes, the approximate incorporation rate (based on dry weight of soil) is typically in the range of 6 to 7 percent for hydrated lime or lime by-products, and 5 to 7 percent for Portland cement. Typically, the percentage needed is less for hydrated lime than other lime byproducts because the available calcium oxide content of lime byproducts tends to be lower. Alteration of the pavement section to include additional drainage may be needed if a chemically stabilized subgrade is used.

5.1.4 Site Temporary Dewatering

Excavation Dewatering: The excavation/foundation contractor should be prepared to dewater during construction. ECS anticipates the removal of accumulated water can be achieved utilizing drainage trenches and a sump and pump system.

The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil sampling is not continuous, and thus soil and groundwater conditions may vary between sampling intervals (typically 5 feet). If the contractor believes additional subsurface information is needed to assess dewatering needs, they should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the succinct geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary foundation subgrade undercuts, detrimental phenomena such as "running sand" conditions, internal erosion (i.e., "piping"), the migration of "fines" down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade and pavements, etc. Water discharged from any site dewatering system shall be discharged in accordance with all Local, State and Federal requirements.

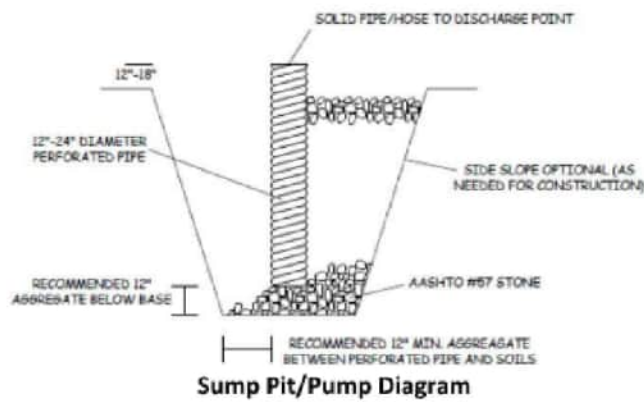
Surface Water: The surface of the site should be kept properly graded to enhance drainage of the surface water to appropriate discharge or storage areas during construction. We recommend that an attempt be made to enhance the natural drainage without interrupting its pattern.

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Subsurface Water: Groundwater observations are described in the **Groundwater Observations** section of this report. It appears the hydrostatic groundwater level at this site appears to be located at a depth deeper than the depth of exploration below existing grade. Excavations for new conventional basement level shallow foundations may extend below the groundwater level encountered at the boring locations. Based upon the results of the subsurface exploration and proposed construction, we believe construction dewatering at this site will be needed to remove accumulated runoff water and perched water.

Strategies for Addressing Perched Groundwater: The typical primary strategy for addressing perched groundwater seeping into excavations is pumping from trench (or French) drains and sump pits with sump pumps. A typical sump pump drain (found in a sump pit or along a French drain) is depicted below. The inlet of the sump pump is placed at the bottom of the corrugated pipe and the discharge end of the sump is directed to an appropriate stormwater drain.



A typical French drain consists of an 18 to 24-inch wide by 18- to 24-inch-deep bed of AASHTO No. 57 aggregate (or similar open graded aggregate) wrapped in a medium duty, non-woven geotextile and (sometimes) containing a 6-inch diameter, Schedule 40 PVC perforated or slotted pipe. Actual dimensions should be determined during construction. After installation, the geotextile should be wrapped over the top of the aggregate and pipe followed by placement of backfill. The top of the drain should be positioned at least 3/8 feet below the design subgrade elevations. Drains should not be routed within the expanded building limits.

5.2 EARTHWORK OPERATIONS

5.2.1 Engineered Fill Materials

Prior to placement of Engineered Fill, representative bulk samples (about 50 pounds) of on-site and/or off-site borrow should be submitted to ECS for laboratory testing, which will typically include Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships (i.e., Proctors) for compaction. Import materials should be tested prior to being hauled to the site to determine if they meet project specifications. Alternatively, Proctor data from other accredited laboratories can be submitted if the test results are within the last 90 days.

Satisfactory Engineered Fill Materials: Engineered fills should consist of materials free of debris with the following engineering properties:

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ENGINEERED FILL INDEX PROPERTIES		
	Subject	Property
Plasticity	Upper 4 feet in Building Areas and Upper 2 feet in Pavement Areas	LL ≤ 40, PI ≤ 15
	Below 4 feet in Building Areas and Below 2 feet in Pavement Areas	LL ≤ 50, PI ≤ 20
	Maximum Particle Size	3 inches
	Maximum Organic Content	5 percent

Open-graded materials, such as coarser sands, and gravels (SP and GP), which contain increased void space in their mass may need to be encapsulated within a filter geotextile. If the fill is to provide low-frost susceptible characteristics, it must be classified as a clean GP or GW (or clean coarser SW or SP) per Unified Soil Classification System (ASTM D-2487) and must be properly drained.

Unsatisfactory Materials: Unsatisfactory engineered fill materials, which do not satisfy the requirements for suitable materials, include topsoil and organic materials (PT, OH, OL), frost susceptible silt (ML), and high plasticity soils elastic silt (MH) and fat clay (CH).

Pea gravel is not recommended to be used as engineered fill. Pea gravel has round/smooth characteristics, no fines and does not interlock when compacted, which makes it more susceptible to future movement and instability resulting in excessive and variable settlement.

On-Site Borrow Suitability: On-site soil used as engineered fill must not contain more than 5 percent organic matter as determined by ASTM D2974, and must be free of frozen matter, deleterious materials, over-sized material (maximum 3-inch particle diameter), or chemicals that may result in the material being classified as "contaminated." The on-site soil may be feasible to use as engineered fill during favorable weather conditions but should be further evaluated by ECS prior to its use. For fill placed beneath foundations, we recommend a well graded granular material be used, similar to MIDOT 21AA or 21A. Some conditions at the time of construction, such as wet or freezing weather, may preclude the use of on-site soil that have appreciable fines content, and use of "cleaner" on-site soil or an imported less moisture sensitive or less frost susceptible granular material may be needed. Sorting to remove rubble and oversized material may be needed prior to reuse of onsite soil.

5.2.2 Compaction

Subgrade Benching: Place fill material in horizontal lifts. Where fill materials will be placed up against sloping ground, the soil subgrade should be scarified, and the new fill benched and keyed into the existing material. Place and compact fill on a 3 (H):1 (V) or flatter slope, or step or bench as required to flatten.

Engineered Fill Compaction: Place and compact engineered fill in appropriate thickness loose lifts as recommended below. Give as much importance to the moisture content requirements of the material as the density requirements during placement and compaction considering the moisture sensitivity of the soil.

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ENGINEERED FILL COMPACTION RECOMMENDATIONS		
Subject	Compaction Standard	Modified Proctor, ASTM D1557
	Recommended Compaction	95 percent of Max. Dry Density
Moisture Content	Fine-grained	-1 to +3 % points of the material's optimum value
	Coarse-grained	-3 to +3 % points of the material's optimum value

Compaction Equipment: Compaction equipment suitable to the soil type being compacted should be used to compact the subgrades and fill materials. Sheepfoot compaction equipment should be suitable for the fine-grained soils (clays). A vibratory steel drum roller should be used for compaction of coarse-grained soils (sands and gravels) as well as to help seal compacted surfaces. Vibratory compaction methods should be done with caution near the water table because an unstable subgrade condition could develop. Static compaction and thinner lifts may be needed near the water table.

The maximum loose lift thickness depends upon the type of compaction equipment used. For isolated excavations around footing locations or within utility excavations, a hand tamper will likely be required. Listed in the Table below are recommended maximum loose lift thicknesses for compaction based on the utilized compaction equipment.

RECOMMENDED LOOSE LIFT THICKNESSES ⁽¹⁾		
Equipment		Maximum Loose Lift Thickness (inches)
Large/Heavy, Self-Propelled Equipment		8 to 12
Small, Self-Propelled or Remote Controlled (Rammax, etc.)		6 to 8
Hand Operated (Plate Tamps, Jumping Jacks, Wacker-Packers)		4 to 6

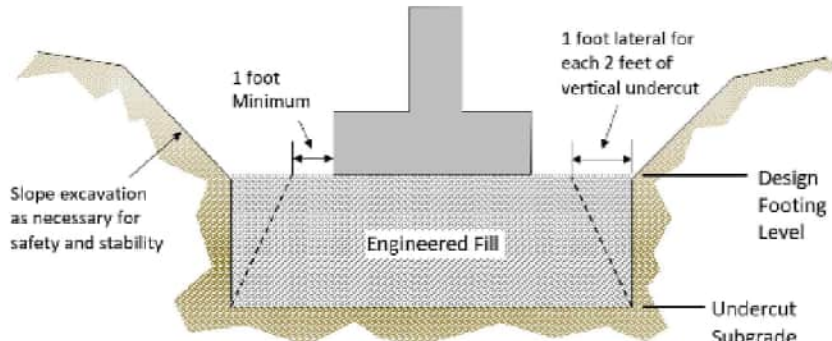
Note 1: Density testing during fill placement is important to check and document that the specified compaction is being achieved. Thinner lifts and/or more compactive energy may be needed to achieve the required degree of compaction.

In confined areas such as utility trenches, portable compaction equipment and thin lifts of 4 inches or less may be required to achieve specified degrees of compaction.

Engineered Fill Below Foundations: Recompect unsuitable bearing soils encountered at the proposed foundation bearing grade or within the foundation influence zone, if feasible, or removed to a suitable bearing subgrade and to a lateral extent, as conceptually shown below. The Engineered Fill below the new building footings should consist of well-graded crushed aggregate material that is placed and compacted as recommended herein.

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Alternatively, backfill undercuts with lean concrete ($F_c \geq 1,000$ psi at 28 days) up to the original design bottom of footing elevation. The original footing is recommended to be constructed on top of the hardened lean concrete. If lean concrete is utilized the excavation is recommended to be at least as wide as the footing, and the lean concrete should be allowed to sufficiently harden prior to placement of the foundation concrete. Please note that 'sloughing' of undocumented fill materials can occur that can prohibit the use of lean concrete due to resulting larger excavations.

Fill Placement: Fill materials should not be placed on frozen soils, on frost-heaved soils, and/or on excessively wet soils. Borrow fill materials should not contain frozen materials at the time of placement, and all frozen or frost-heaved soils should be removed prior to placement of Structural Fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

5.3 FOUNDATION AND SLAB OBSERVATIONS

Protection of Foundation Excavations: Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, a 1 to 3-inch thick "mud mat" of "lean" concrete should be placed on the bearing soils before the placement of reinforcing steel.

Footing Subgrade Observations: Most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure. It is important to have ECS observe the foundation subgrade prior to placing foundation concrete, to confirm the bearing soils are what was anticipated.

Slab Subgrade Verification: Prior to placement of a drainage layer, the subgrade should be prepared in accordance with the recommendations found in the **Proofrolling** section of the report.

5.4 UTILITY INSTALLATIONS

Utility Subgrades: The soil encountered in our exploration are expected to be generally suitable for support of utility pipes. The pipe subgrades should be observed and probed for stability by ECS. Any loose or unsuitable materials encountered should be removed and replaced with suitable compacted Structural Fill, or pipe stone bedding material.

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Utility Backfilling: The granular bedding material should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities as well as backfill over the utilities, should satisfy the requirements for Structural Fill and Fill Placement.

5.5 GENERAL CONSTRUCTION CONSIDERATIONS

Subgrade Protection: Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to control and remove surface water from development areas, including structural and pavement areas. It would be advisable to designate a haul road and construction staging area to limit the areas of disturbance and to prevent construction traffic from excessively degrading sensitive subgrade soils and existing pavement areas. Haul roads and construction staging areas could be covered with excess depths of aggregate to protect those subgrades. The aggregate can later be removed and used in pavement areas.

Surface Drainage: Surface drainage conditions should be properly maintained. Surface water should be directed away from the construction area, and the work area should be sloped away from the construction area at a gradient of 1 percent or greater to reduce the potential of ponding water and the subsequent saturation of the surface soils. At the end of each workday, the subgrade soils should be sealed by rolling the surface with a smooth drum roller to minimize infiltration of surface water.

Existing Utilities: Prior to construction, all utilities in the proposed construction areas be positively identified and marked. Active utilities to remain in the construction areas should be exposed and protected during construction to reduce the potential for damage or interruption of service. Abandoned utilities should be removed and backfilled with compacted engineered fill or grouted full of lean concrete if left in-place.

Excavation Safety: All excavations and slopes should be constructed and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing, constructing, and maintaining stable temporary excavations and slopes. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Bidding/Estimating Considerations: Contractors bidding or undertaking any work at the site should examine the results of the subsurface exploration, satisfy themselves as to the adequacy of the information for bidding and construction, make their own interpretation of the data, and consider the effect it may have on their cost proposal, construction techniques, schedule, and equipment capabilities. Furthermore, contractors should complete any additional fieldwork and investigation they deem necessary to properly prepare a cost proposal for the site work. Soil borings do not provide the same wide-scale view of the subsurface conditions that is obtained during site grading, excavation or other aspects of earthwork construction. Additional scope may be required to obtain more detailed subsurface information needed for earthwork bid preparation, which could include test pits to better understand the lateral and vertical extents of the subsurface materials of concern such as existing undocumented fill. Even with this additional information, budget contingencies should be carried in construction to help cover potential variations in subsurface conditions.

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6.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Client. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

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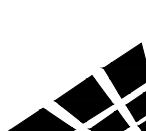
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	02-13-25	OWNER REVIEW
	03-05-25	CITY RESUBMITTAL

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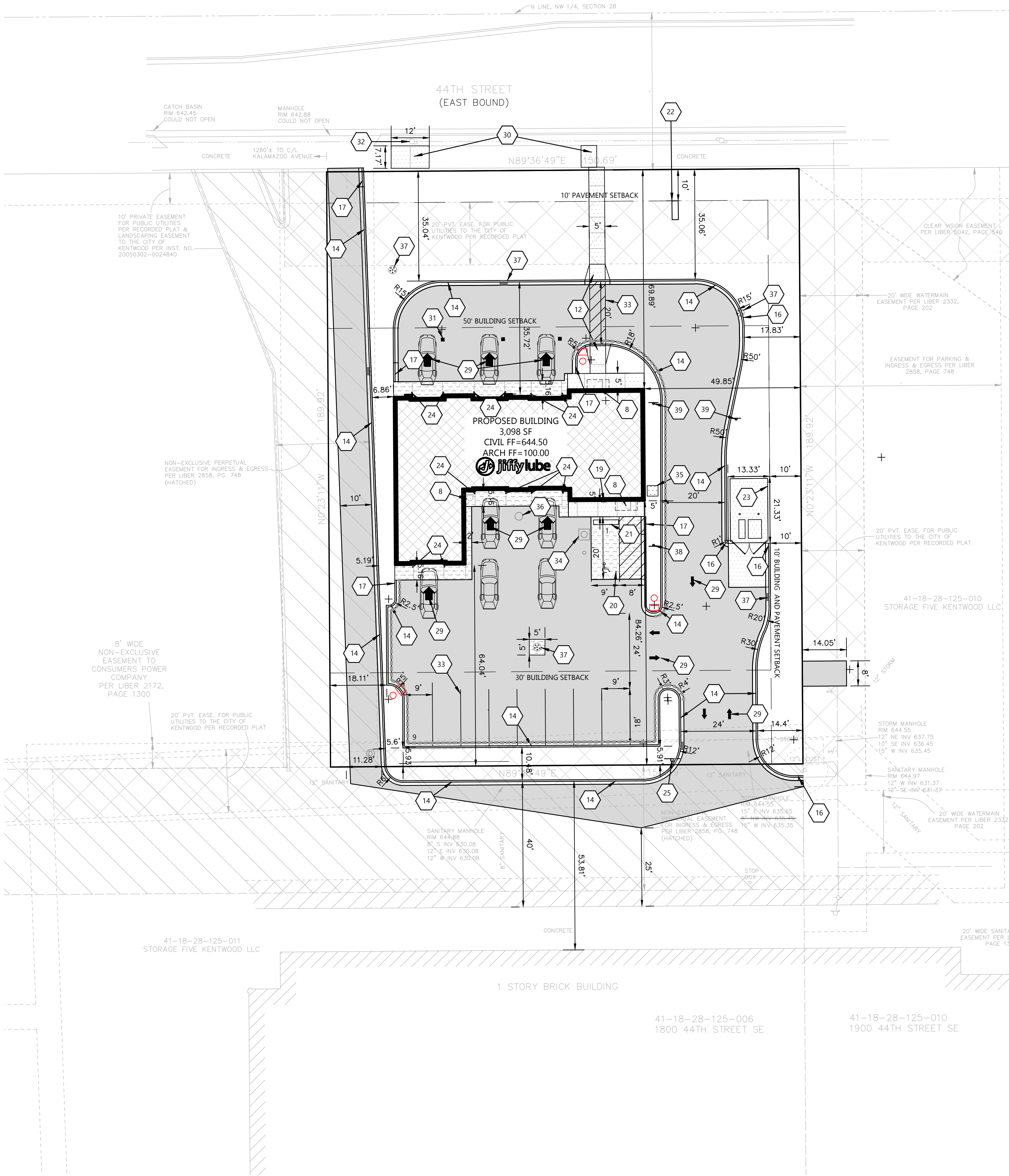
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EXISTING SITE AND
DEMOLITION PLAN

DRAWN: KAG CHECKED: JD

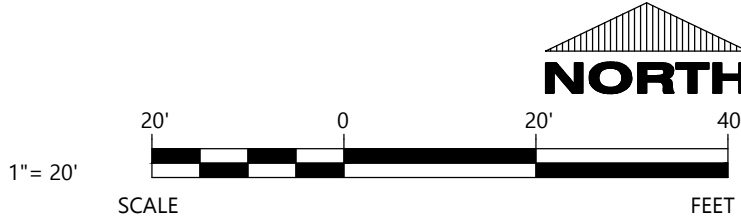
SHEET NO:

C1.0



LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SITE PLAN KEYNOTES	
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	CURB RAMP (SEE DETAIL C2.0)
14	18" CURB & GUTTER (SEE DETAIL C2.0)
16	1'-6" CURB TAPER (SEE DETAIL C2.0)
17	6" CURB TAPER (SEE DETAIL C2.0)
19	BUILDING MOUNTED HANDICAP SIGN PER STATE CODES.
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP
22	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
25	STOP SIGN (SEE DETAIL C2.0)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	SIDEWALK CONCRETE PER CITY STANDARDS (TYP.)
31	SAFETY SQUARE PAINT MARKING (TYP.)
32	POLE MOUNTED TRANSFORMER BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
33	4" WIDE PAINT STRIPING (SEE SPECS C0.2)
34	OIL SEPARATOR (SEE PLUMBING PLANS)
35	5.5" THICK CONCRETE EQUIPMENT PAD
36	FOUNDATION SUMP (SEE PLUMBING PLANS)
37	PROPOSED INLET. (SEE SHEET C1.3)
38	"DO NOT ENTER" SIGN
39	"FIRE LANE NO PARKING" SIGN



NO.	DATE:	ISSUE:
	02-03-25	CITY SUBMITTAL
	02-13-25	OWNER REVIEW
	03-05-25	CITY RESUBMITTAL

CIVIL SITE PLAN

DRAWN: KAG	CHECKED: JD
SHEET NO:	

C1.1

- DSR - DOWNSPOUT CONNECTION TO RISER TO BE COMPLETED ABOVE GRADE WITH A PVC SDR 35 DOWNSPOUT X HUB ADAPTER, MACON PLASTICS, INC OR EQUAL.



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MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

KENTWOOD, MI
1820 44TH STREET SE

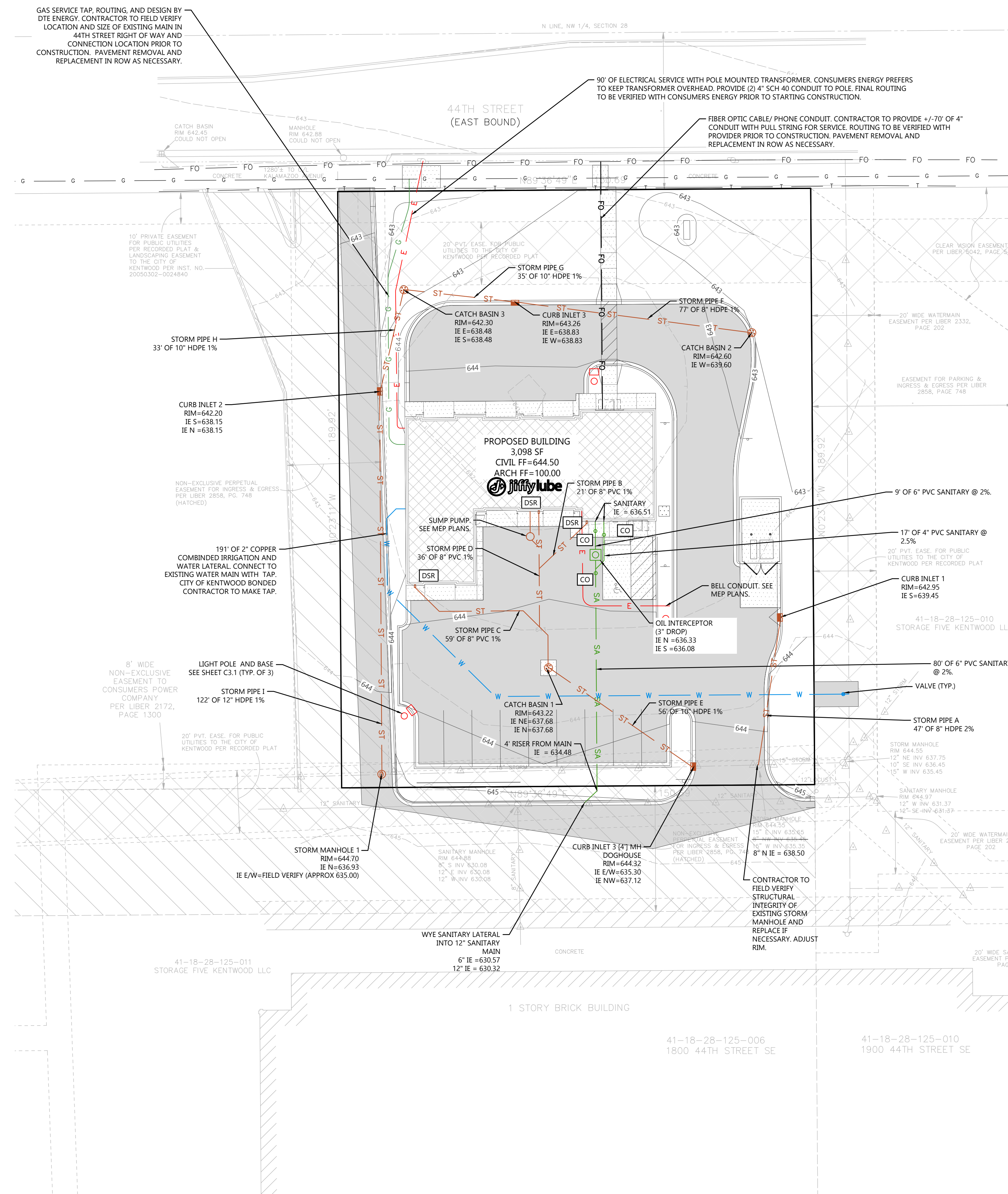
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CIVIL UTILITY PLAN

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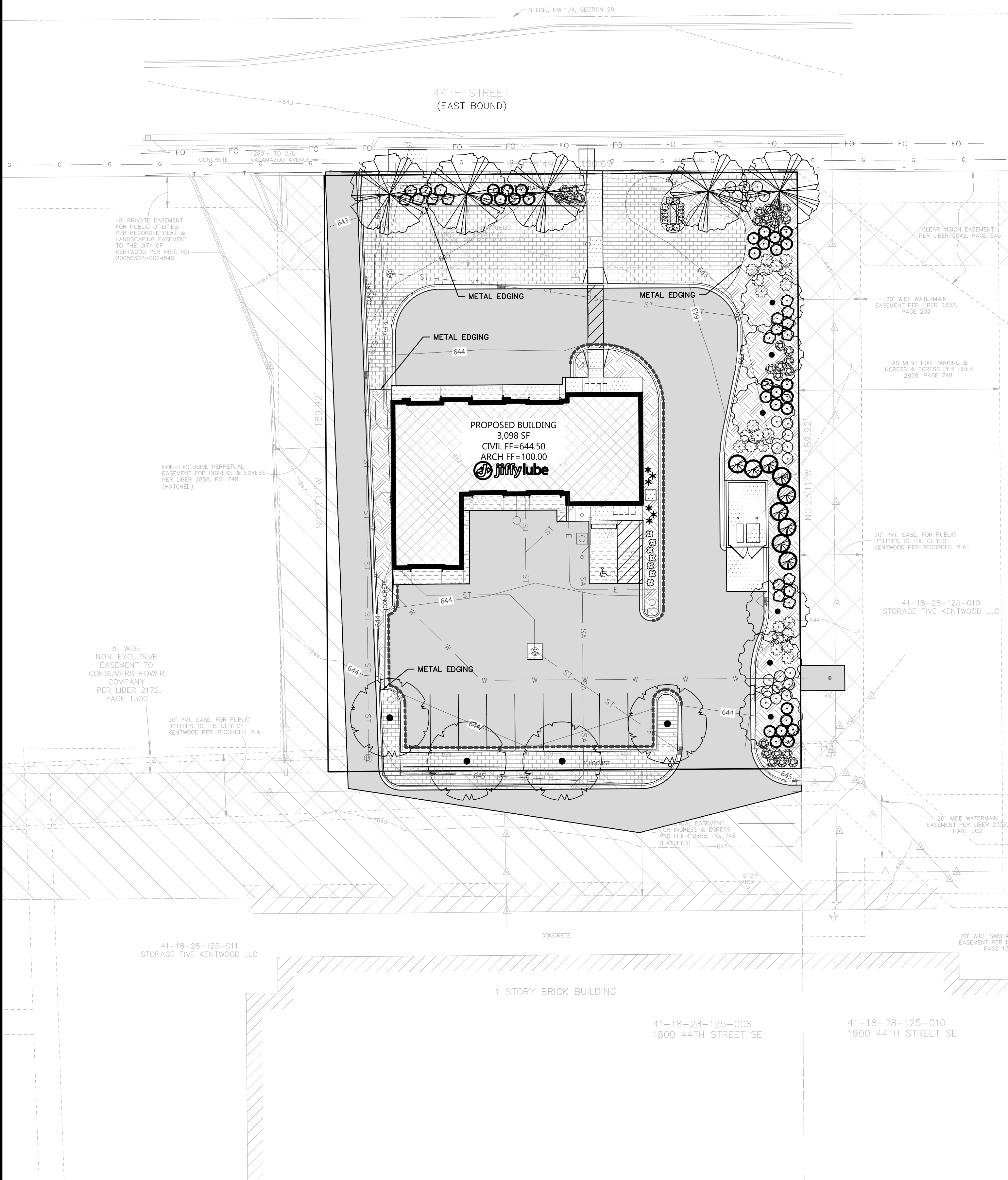
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1" = 20'

SCALE

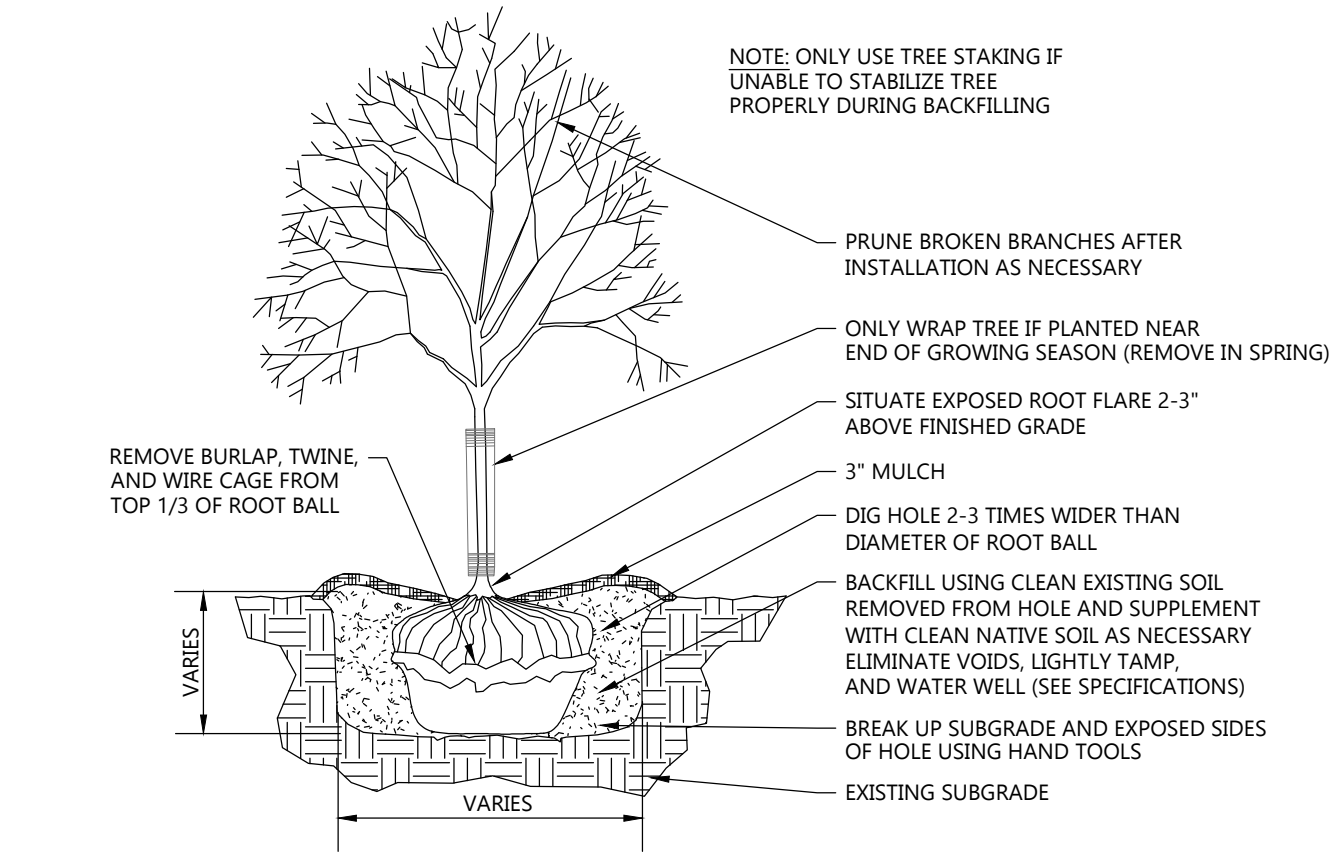
FEET



PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
<u>DECIDUOUS TREES</u>					
	Golden Colonnade Ginkgo	Ginkgo biloba 'JFS-UGA2'	4	2" CAL.	B&B
	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'	6	2" CAL.	B&B
	Sweet Street Linden	Tilia americana 'Kromm'	5	2" CAL.	B&B
<u>EVERGREEN TREES</u>					
	Iowa Juniper	Juniperus chinensis 'Iowa'	9	6' HT.	B&B
<u>DECIDUOUS SHRUBS</u>					
	Arctic Fire Dogwood	Cornus stolonifera 'Arrow'	23	18" HT.	CONT.
	Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	17	18" HT.	CONT.
	Bobo Hydrangea	Hydrangea paniculata 'LBVOBO'	23	18" HT.	CONT.
	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	19	18" HT.	CONT.
	Dark Horse Weigela	Weigela florida 'Dark Horse'	28	18" HT.	CONT.
<u>EVERGREEN SHRUBS</u>					
	Sea of Gold Juniper	Juniperus chinensis 'Monsan'	29	18" HT.	CONT.
	Karl Foerster Feather Reed Grass	Calamagrostis x acutifolia 'Karl Foerster'	6	1 GAL.	POT

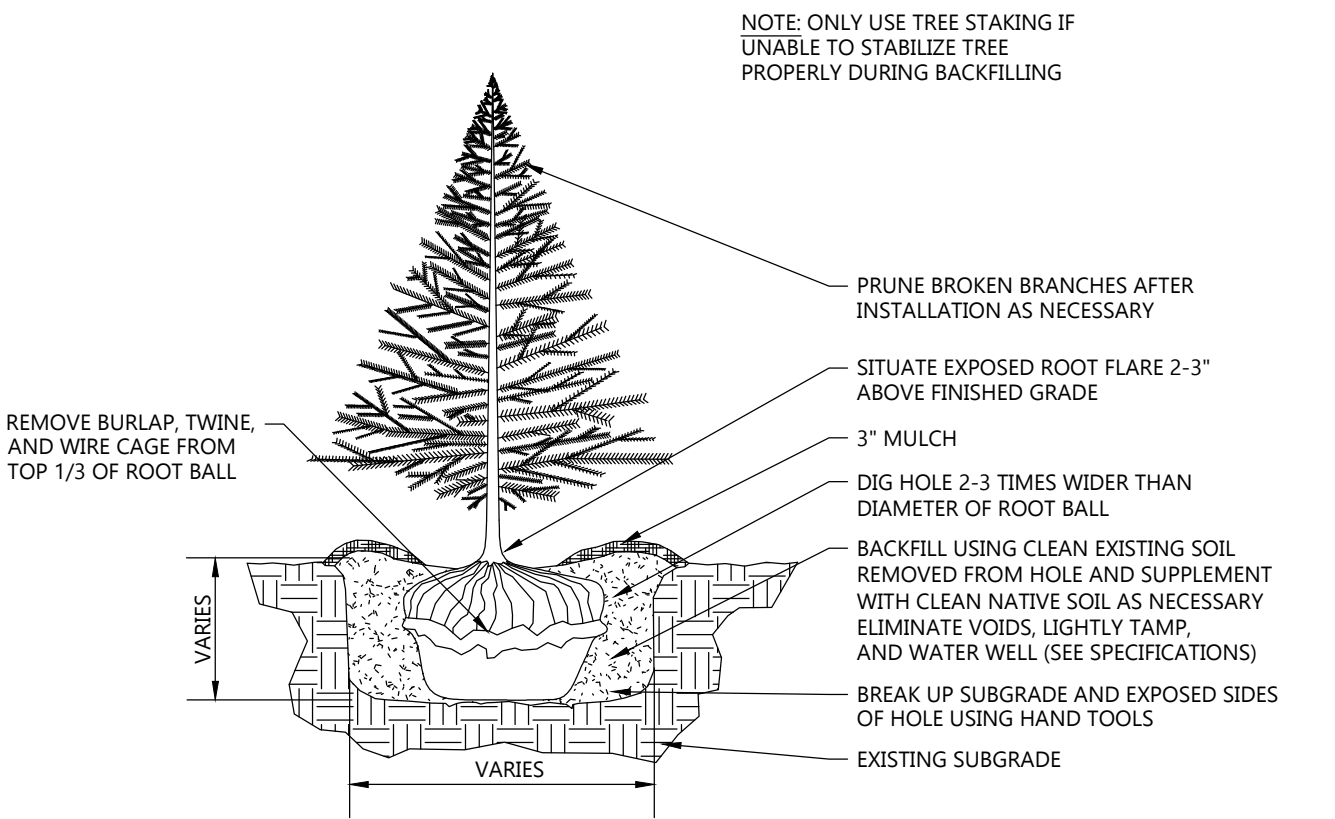
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
GREENBELT	1 CANOPY TREE / 7 SHRUBS PER 40 LF 151 LF = 3.78 TREES / 26.46 SHRUBS	4 CANOPY TREES / 26 SHRUBS
PARKING	1 TREE / 100 SF PLANTS PER 10 SPACES 10 SPACES = 1 TREE / 100 SF	4 TREE / 100 SF
SIDE BUFFER	1 CANOPY TREE / 5 SHRUBS PER 10 LF 191 SF = 19.1 TREES / 95.5 SHRUBS	16 TREES / 96 SHRUBS

LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, WAVER BOXES, SPRINKLERS, EMITTERS, DIRT TUBES, AND CONTROLS IN COMBINATION THAT WILL SUIT THE PLANTING PLAN. THE SYSTEM SHALL BE DESIGNED AS A PRESSURE SYSTEM WITH PUMP OR PLUG VALVE CONTROL. EACH SPRINKLER HEAD SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT 100 PSI MAXIMUM WORKING PRESSURE. ALL ELECTRICAL WIRING, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER. ROTARY OR ROTARY SPRINKLERS SHALL BE USED AT LAWNS TO PROVIDE A UNIFORM COVERAGE. SHRUBBERY AND TREE SPRINKLERS PER HOUR, EMITTERS AND DIRT TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN AN EQUAL FLOW RATE FROM FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A BRAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.



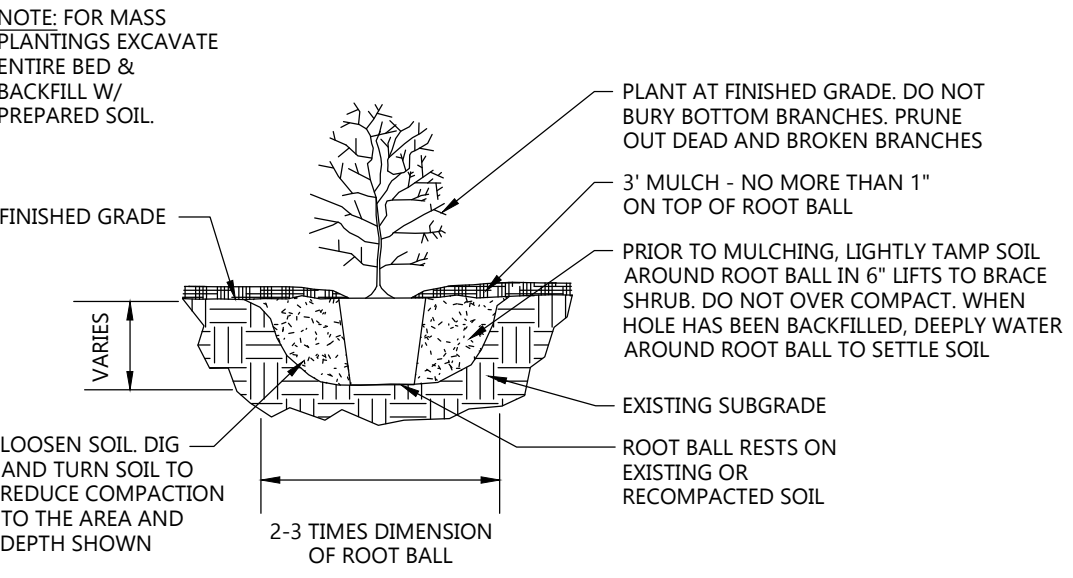
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



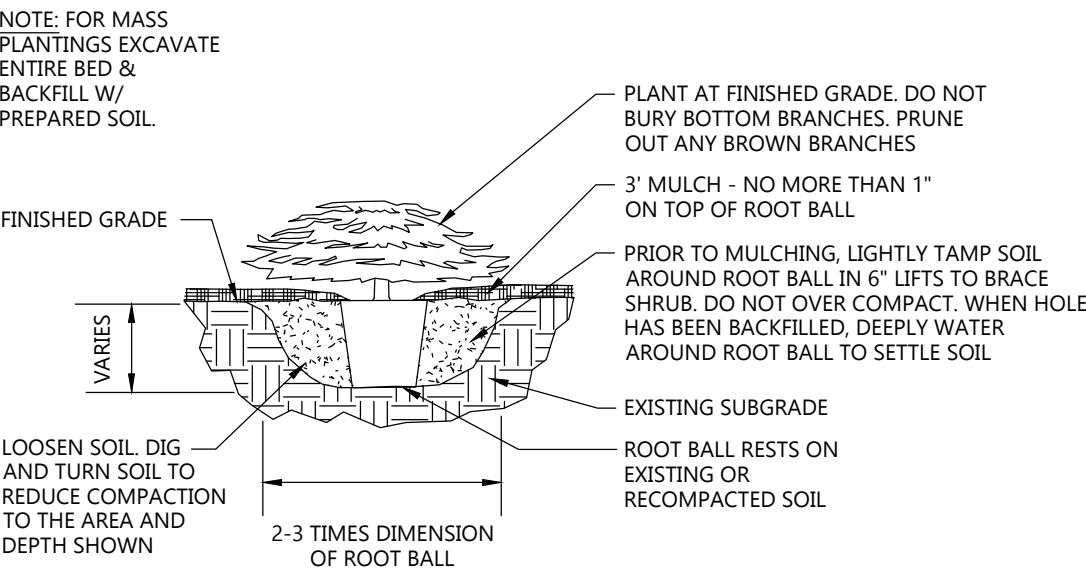
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



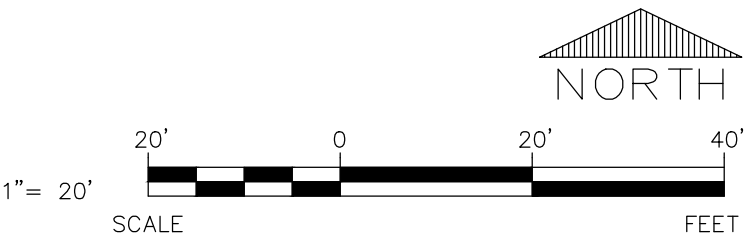
DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

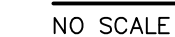
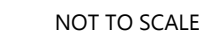
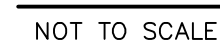
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- NOT TO SCALE



1820 44TH STREET SE

C2.0

The image contains four technical drawings of a silt fence system:

- PLAN VIEW:** A top-down perspective of the silt fence installation. It shows a horizontal line representing the fence, with arrows indicating 'SHEET FLOW' from left to right. Key features include 'SILT FENCE JOINT SECTION B-B' (a circular detail), 'COMPACTED EARTH' (a shaded area), 'GEOTEXTILE FILTER FABRIC' (a dashed line), 'UNDISTURBED VEGETATION' (a rectangular area), and 'FENCE POSTS' (vertical lines). A 'SHEET FLOW' arrow points down the right side of the fence.
- FRONT VIEW:** A side elevation of the silt fence. It shows the 'FENCE POSTS DRIVEN INTO GROUND 1' MIN.' (vertical lines). The 'GEOTEXTILE FILTER FABRIC' is shown as a horizontal line. The 'SELVAGED EDGE (TYP.)' is indicated. The 'SPACING 6" MAX.' is shown between posts. The '6" X 6" ANCHOR TRENCH' is shown at the base of the fence. The '24" X 6" ANCHOR TRENCH' is also indicated.
- SECTION A-A:** A cross-section of the silt fence. It shows the 'GEOTEXTILE FILTER FABRIC FASTENED ON UPHILL SIDE, TOWARDS EARTH DISRUPTION'. The 'RIDGE OF COMPACTED EARTH ON UPHILL SIDE OF FILTER FABRIC' is shown. The 'UNDISTURBED VEGETATION' is on the left. The '6" X 6" ANCHOR TRENCH' is at the base. The 'SHEET FLOW' arrow points down the right side of the fence.
- SECTION B-B:** A cross-section of the silt fence joint. It shows 'SILT FENCE A' and 'SILT FENCE B' joined by a 'COUPLER'. The 'FABRIC TO BE WRAPPED AROUND FENCE POST' is indicated. The 'SILT FENCE JOINT' is shown at the bottom.

PLAN VIEW

TEMPORARY CONCRETE
WASH-OUT
(ESTIMATED 58 ft² AREA)

MIN 12" OVERLAP.
INSURE BAGS AT
OVERLAP ARE PRESSED
FIRMLY TOGETHER.
(TYPICAL AT ALL JOINTS.)

NOTES:
INSTALL WASH-OUT ON RELATIVELY FLAT
TERRAIN. PLACE THREE EROSION EELS IN
CIRCULAR PATTERN AS SHOWN WITH
OVERLAPS. PROVIDE MORE EELS TO
BROADEN CIRCUMFERENCE FOR LARGER
WASHOUTS, IF DESIRED.

SEE DETAIL SESC-40 FOR GENERAL NOTES

SECTION A-A

EROSION EEL
PROVIDED AS FILTERS
FOR WASH-OUT

2' MIN. DEPTH

EXCAVATED AREA
FOR WASH-OUT

EROSION EELS USED IN INLET PROTECTION AND CONCRETE WASHOUT APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.0 (FOR HIGH FLOW APPLICATIONS WHERE MINIMAL PONDING IS DESIRED) OR 1.1.

- a. MIXTURE SPECIFICATION 1.0: A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER THAT HAS BEEN WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE MATERIAL SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF $\pm 3/4"$.
- b. MIXTURE SPECIFICATION 1.1: A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF $\pm 3/4"$. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFORM TO AASHTO CERTIFICATION SPECIFICATION MP 9.03.

2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100 % SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0), 50% SHREDDED RUBBER/50% ASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1), OR 1/3 SHREDDED RUBBER: 1/3 AASHTO-CERTIFIED WOOD CHIPS: 1/3 RECYCLE SYNTHETIC FIBERS (MIXTURE SPECIFICATION 1.2).

3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL ± 10 FT. OR ± 4.5 FT. NOMINAL DIAMETER SHALL BE $\pm .95"$.

4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPE, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.

6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS.

7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.

8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.

9. DO NOT PLACE EEL DIRECTLY OVER RILLS AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.

10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A JUTE MESH CRADLE PER THE DETAILED DRAWINGS.

11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.

12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.

13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.

14. FOR CHECK DAM APPLICATIONS, EROSION EELS SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FT. ABOVE THE DESIGN FLOW DEPTH.

15. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).

16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE MINIMUM WEIGHT OF 1.25 LBS/FT. STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POST SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE.

17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS. T-POST ARE TO BE EMBEDDED A MINIMUM OF 2 FT. INTO GROUND.



1. All workmanship and materials shall be according to the current Michigan Department of Transportation (M.D.O.T) Standard Specifications for Construction.
2. Driveway approach to be 6" concrete.
3. Concrete curb and gutter to be F-4 Modified or as approved by the Kentwood Engineer.
4. Where poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the Engineer.
5. No advertising sign or device shall be placed in, or overhang into the existing highway right of way.
6. City of Kentwood Engineering/Inspections is to be notified 48 hours prior to the start of construction; excluding Saturdays, Sundays, and Holidays. This agency will inspect all work within the highway right of way.
7. Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic sign, cones, barricades and any other safety device to insure safety to the public.
8. All disturbed areas are to be leveled and restored with topsoil; and seeded to a mowable condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be sodded.
9. The highway right of way shall not be used for private business purposes.
10. No parking of vehicles, equipment, or material storage permitted within the highway right of way.
11. The owner must provide for adequate drainage from parking areas, and clear same with the City of Kentwood. Issuance of a permit does not alleviate owner of this responsibility.
12. Culverts, storm sewers, or other drainage structures shall be inspected by the City of Kentwood Inspector before backfill is placed.
13. Water from this property shall not drain onto City, County or State Highway right of way.
14. Resurface existing public roadway as necessary to fit drive approach, correct crown, correct drainage, or repair damage by construction. Sawcut remove all curb, concrete, and bituminous as required by the City of Kentwood.
15. Property owner is responsible for obtaining a Soil Erosion & Sedimentation Control Permit for any earth change greater than one acre, adjacent to a public road, or within 500 feet of the "Waters of the State".
16. A utility permit must be obtained for placement of hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV) in the highway right of way.
17. Contact "MISS DIG" toll free at 1-800-482-7171 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
18. Additional work (bituminous paving, grading, etc.) may be required by the City of Kentwood Inspector to correct poor workmanship and/or alleviate drainage problems.
19. All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one (1) year of permit issuance date.

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JIFFY LUBE PROTOTYPE WITH STONEBRUIR OPTIONS
KENTWOOD, MI

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DRAWN: KAG	CHECKED: JD
SHEET NO:	

C2.1



Specifications

EPA (F400): 0.57 ft (0.05 m)
Length: 21.8" (55.4 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
Weight: 22.0 lbs (10.0 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 80W HID luminaires.

Ordering Information

Series	Part Number	Color Temperature	Description	Package	Mounting
RSX1 LED	P1	3000K	12' x 18'	10001	Standard
	P2	4000K	12' x 18'	10002	Standard
	P3	5000K	12' x 18'	10003	Standard

Options

Option	Description	Part Number
Option 1	Standard	10001
Option 2	Standard	10002
Option 3	Standard	10003

Current LEDcom



Construction

Aluminum die cast enclosure
Impact resistant tempered glass
Paint: Standard - Black, Dark Bronze, Gray & White (RAL & Custom colors available)
Weight: 8 - 10 lbs.

Optical System

Lumens: 3000 - 17000	Beam Spread: 10° - 120°
CCT: 3000K, 4000K, 5000K	CR: >70

Electrical

Input Voltage: 120-277V & 347-480V	Input Frequency: 60/50Hz
Power Factor: > 90% at rated watts	Total Harmonic Distortion: < 20% at rated watts

Surge Protection

Typical	Enhanced	Extreme
10KV/10KA	15KV/15KA	20KV/20KA

Warranty

5 Year (Standard)

Not all product variations listed on this page are LED qualified.

Current LEDcom

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LEDcom

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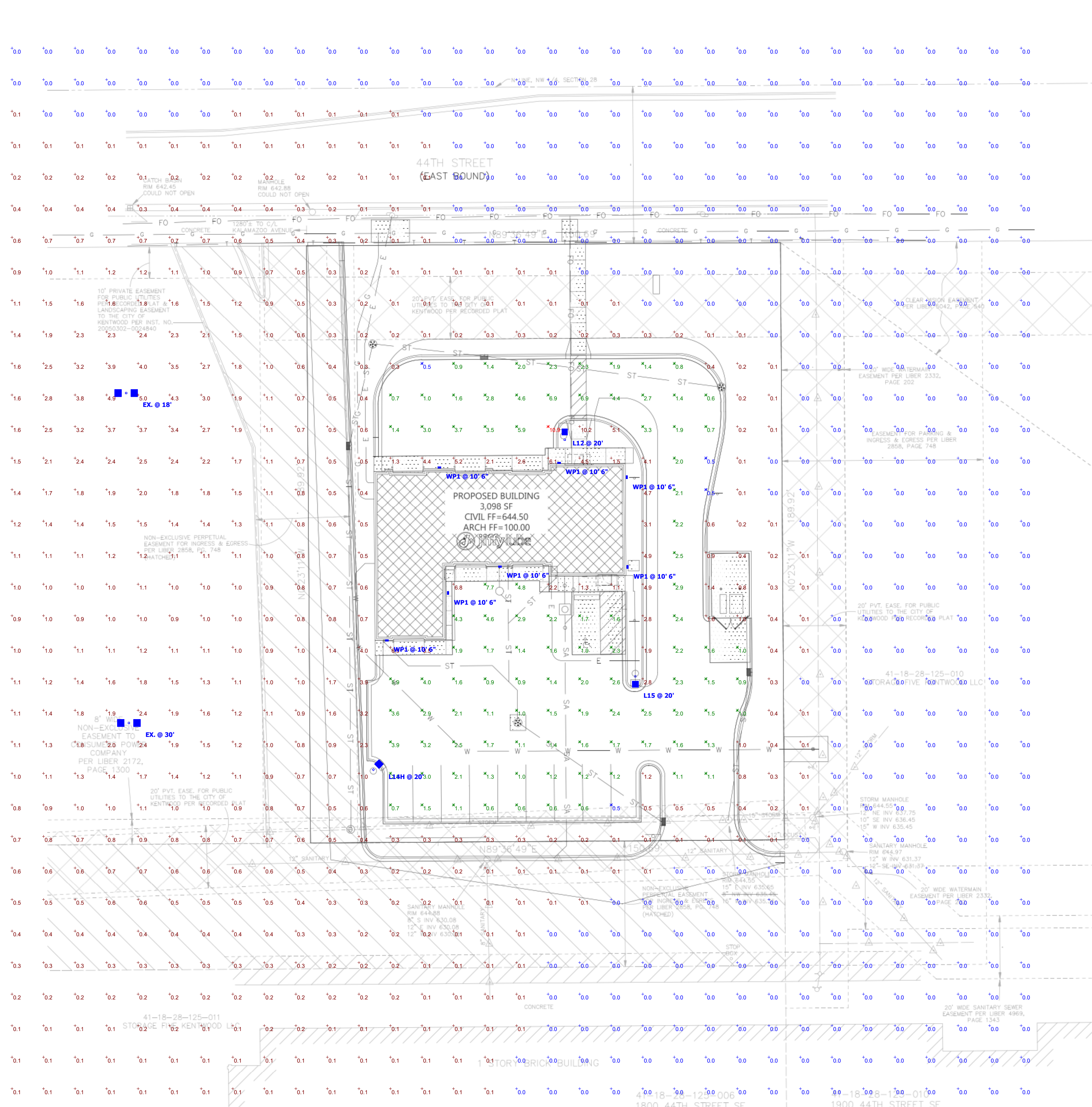
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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	10.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.2 fc	10.9 fc	0.5 fc	21.8:1	4.4:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
WP1	WP1	7	GE LIGHTING SOLUTIONS	EWAS01_A3AW740	EWAS WALL PACK	1	3000	0.9	21	
L14H	L14H	1	Lithonia Lighting	RSX1 LED P2 40K R4S HS	RSX1 LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R4S Distribution with HS shield	1	6747	0.85	72.95	
L12	L12	1	Lithonia Lighting	RSX1 LED P2 40K R2	RSX1 LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R2 Distribution	1	9878	0.85	72.9467	
L15	L15	1	Lithonia Lighting	RSX1 LED P2 40K RSS	RSX1 LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type RSS Distribution	1	10374	0.85	72.95	

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025

9/18/2025



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MULTI-CARE SERVICES
JIFFY LUBE PHOTO TYPE WITH STONEBRIAR OPTIONS
KENTWOOD, MI
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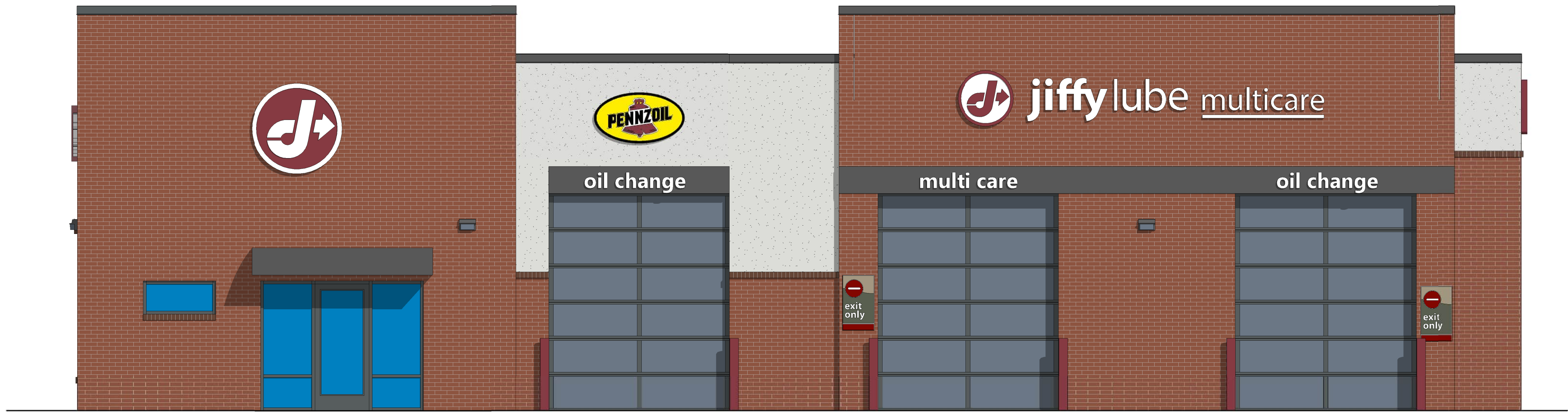
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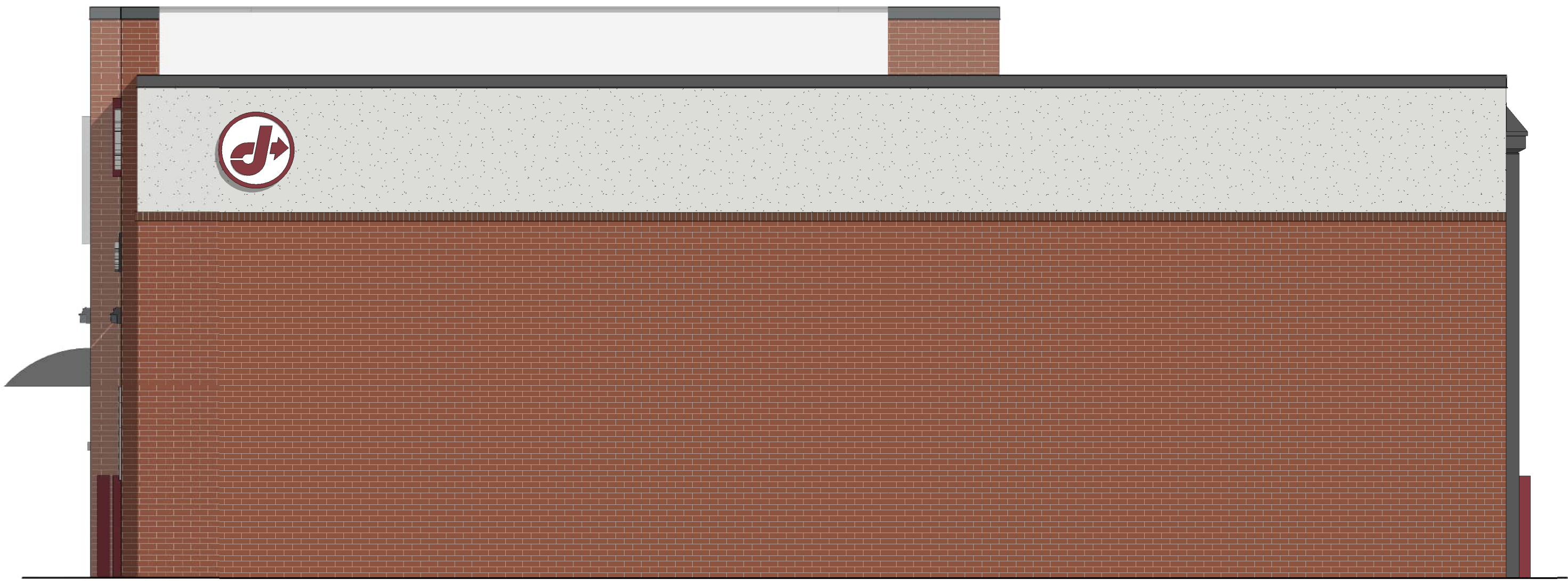
1820 44TH STREET SE



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES:

NORTH ELEVATION

- BRICK (1,077 SF) 88%
- EIFS (181 SF) 14%

SOUTH ELEVATION

- BRICK (1,022 SF) 78%
- EIFS (296 SF) 22%

EAST ELEVATION

- BRICK (862 SF) 76%
- EIFS (272 SF) 24%

WEST ELEVATION

- BRICK (820 SF) 76%
- EIFS (264 SF) 24%

GENERAL NOTES:

1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)
2. APPLY CLEAR COAT OVER "LUXURIOUS RED" ON EXTERIOR APPLICATIONS.
3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.

EXTERIOR FINISH KEY

	PREFINISHED METAL CORING / FASCIA MFR: FIRESTONE UNA-CLAD COLOR: WHITE
	ALUMINUM STOREFRONT MFR: KAWNEER 1" INSULATED GLASS FRAMES: CLEAR ANODIZED
	BRICK VENEER MFR: GLEN-GERY COLOR: COLOR TO COMPLIMENT JEWEL-OSCO BRICK COLOR MORTAR: WESTERN LIME CORP W-11
	EIFS SYSTEM MFR: STO COLOR: SW7666 FLUER DE SEL

PLANNING STAFF RECOMMENDATION

Schweitzer 3-6-2025

PROJECT: Zoning Ordinance Amendment-Temporary Billboard Moratorium

APPLICATION: #8-25

HEARING DATE: March 11, 2025

REVIEW TYPE: Zoning Ordinance Text Amendment

RECOMMENDATION: Recommend to the City Commission amendment of the Zoning Ordinance to impose a temporary moratorium on billboards.

RECOMMENDED ORDINANCE AMENDMENT LANGUAGE:

AN ORDINANCE TO AMEND APPENDIX A, CHAPTER 3 OF THE CODE OF ORDINANCES, CITY OF KENTWOOD, TO ADD A NEW SECTION 3.34 TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OF ANY PERMIT, LICENSE, APPROVAL, VARIANCE, OR OTHER APPROVAL FOR BILLBOARDS WITHIN THE CITY DURING THE TERM OF THE MORATORIUM

THE CITY OF KENTWOOD (the “City”) ORDAINS:

Section 1. Amendment. Appendix A, Chapter 3 of the Code of Ordinances, City of Kentwood, Michigan, entitled “City of Kentwood Zoning Ordinance; General Provisions,” is hereby amended to add a new Section 3.34, entitled “Moratorium on Billboards” to read in its entirety as follows:

Sec. 3.34 – Moratorium on Billboards.

- A. *Definitions*. The following definitions will apply throughout this section unless the context clearly indicates or requires otherwise:

Billboard – Shall mean a sign that directs attention to commercial or noncommercial goods, services, uses/ideas not located on site.

- B. *Findings and Purpose*. The City Commission finds as follows:

- a. The City has adopted regulations for the use, construction, reconstruction, placement, and design of signs, including billboards, to protect the public health, safety, peace, and general welfare.

- b. The City is in the process of reviewing and revising its regulations related to signs and billboards to ensure compliance with recent legal developments that have clarified the permissible scope of sign regulations.
 - c. Questions exist regarding how to best regulate billboards in a manner that protects the general health, safety, and welfare of the public. Unless reasonably regulated, billboards can create potential nuisances for a community, including, but not limited to, visual blight, aesthetic concerns, safety issues, and distractions for drivers of vehicles.
 - d. Proper regulation of billboards is necessary to protect the general health, safety, and welfare of the public.
 - e. The City Commission requires further time to study and develop regulations for billboards.
 - f. Permitting billboards during the moratorium that are inconsistent with the law or the City's standards would undermine and potentially destroy uniformity in regulation of billboards and create conflicts with future standards.
 - g. A temporary moratorium on billboards within the City is reasonable and necessary to protect the health, safety, and welfare of the public while the City Commission develops more permanent regulations regarding billboards.
 - h. This section will supplement and be interpreted consistently with City of Kentwood Ordinance No. 1– 25.
- C. *Administrative Action; Prohibition.* A moratorium is hereby imposed upon the processing or issuance of any City application, permit, license, approval, variance, or other approval of billboards within the City. During the moratorium term specified in this section, no City official, board, employee, body, commission or agent shall process, issue, or approve any permit, license, approval, variance, or other approval permitting or authorizing any billboard within the City (whether any such request is pending or is requested hereafter).
- D. *Appeals.* Any applicant seeking a permit or approval to which this moratorium applies may appeal the application of the moratorium to the City Commission. The appeal shall be in writing and identify in detail why the moratorium should not apply due to unique circumstances affecting the subject property. The City Commission shall schedule and hold a hearing to consider the appeal and its decision shall be issued in writing within a reasonable time thereafter.
- E. *Term of this Ordinance.* The moratorium imposed by this section shall remain in effect for six (6) months following the effective date of this section.
- F. *Savings Clause.* The provisions of this section are severable. If any part of this section is declared void or inoperable for any reason, such declaration does not void any or render inoperable other part or portion of this section.

Section 2. Effective Date. Pursuant to Section 5.5 of the City Charter, this Ordinance is declared by an affirmative vote of two-thirds (2/3s) of the City Commission to be an emergency ordinance for the reasons described herein. As such, this Ordinance shall be given immediate effect upon its publication in the manner required by law.

Basis:

Over the past several years the work plan for the Planning Department has included the review and update of the Zoning Ordinance sign regulations in response to landmark Supreme Court and lower court decisions. In the past several months City staff has initiated its review of the Kentwood Zoning Ordinance sign regulations with a focus on the landmark Supreme Court decisions of *Reed v Town of Gilbert* and *City of Austin v Reagan Nat'l Advertising of Austin, LLC*. To date, we are also referencing the American Planning Association (APA) Zoning Practice Sign Regulation issue dated November 2019 as well as reviewing the City of Walker sign regulations updated and adopted in January of 2024 and the current City of Wyoming sign regulations.

On February 4, 2025, City Attorney Sluggett informed the City Commission that city staff and the legal team were in the process of undertaking a sign ordinance review because of cases pertaining to this subject at a federal level on what is permissible. He stated staff needed a six-month period to complete the review and approval by the Planning and City Commissions. Upon the City Attorney's recommendation, the City Commission passed an emergency amendment to the City's Code of Ordinances to impose a temporary moratorium on the issuance of any permit, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

Upon the advice of the City Attorney's Office, we are initiating the attached amendment to the Zoning Ordinance to likewise impose a temporary moratorium on the issuance of any permit, license, approval, variance, or other approval for billboards within the city during the term of the moratorium.

#8-25

STAFF REPORT: March 4, 2025
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 9-25 Heyboer Acres Site Condominium Phase 1

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 Site Plan Approval for a 43-lot site condominium development.

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 undeveloped 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. The regulations and process for site condominium developments are found in Section 3.25 of the Zoning Ordinance. Section 13.08 lays out review standards for site plans.

SITE INFORMATION

Project Overview

The project is for the preliminary site plan review for a proposed site condominium development on 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. In 2024, the 17.75 acre parcel received preliminary plat and final site plan approval for 43 lots. However, due to issues regarding drainage and detention, the applicant and staff agreed that the best course of action would be to re-approve the area as a site condominium rather than a plat.

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.

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 and drainage

The proposed second phase of the Heyboer Acres overall development will now be developed as site condominiums, rather than a plat. The name of this phase of the development will be Heyboer Acres Phase 1 Site Condominiums. Rather than having the homeowners responsible for the general maintenance of the stormwater easement, the pond will be owned collectively by the lots within the site condominium development. Therefore, individual property owners for these parcels **will not** be required to maintain their portion of the detention pond easement. Instead, a homeowners association will be established and will be responsible for the maintenance of the detention pond as well as for the numerous yard drains proposed with the development.

Staff Comments

1. The proposed 17.75 acre preliminary site condominium plan 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 11,125 square feet to 18,907 square feet.

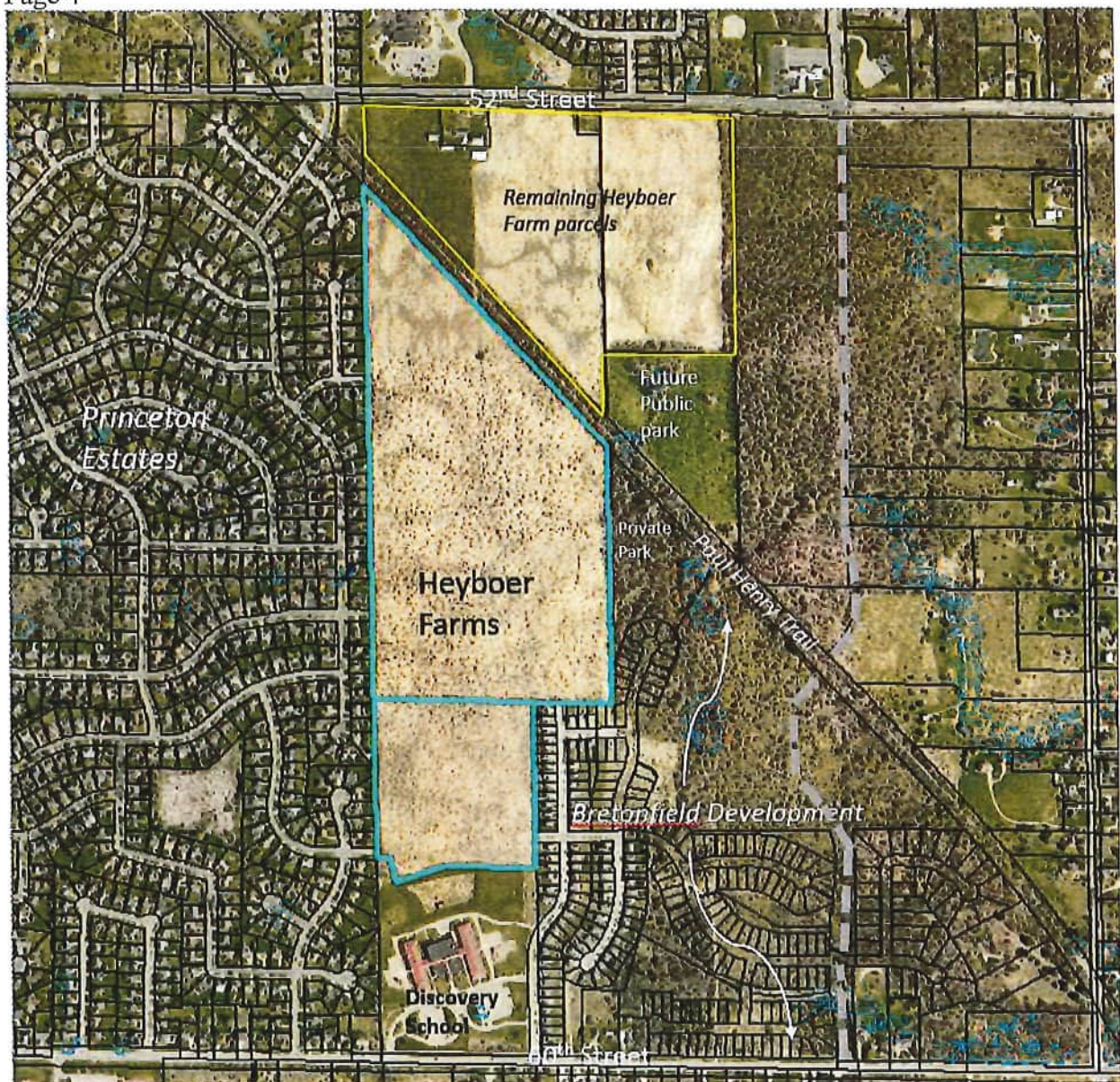
2. The applicant had indicated in their previous application for the preliminary plat approval that they intend to leave the natural tree line as a buffer between the existing homes and the proposed development. The areas in which the trees will be preserved should be noted on the site plan to ensure 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.
4. The developers of Heyboer Acres will be building a construction road from 52nd Street (at the existing farm curb cut) that will extend across the Paul Henry Trail to access the Heyboer Acres development. Crews will direct construction traffic across the trail to ensure that the crossing is safe for people using the Paul Henry Trail.

Attributes

- Consistent with Master Plan recommendation for low density residential development.
- Compatible with existing adjacent uses
- Connections provided to existing street system
- Consistent with the previously-approved preliminary plat approval
- Addresses the maintenance of the detention pond and numerous yard drains

Issues

- Provide information on areas of tree preservation



Overall Heyboer Farms site



To: Robb Lamer, P.E.
Exxel Engineering, Inc
rlamer@exxelengineering.com

From: Brad Boomstra, P.E.
City Engineer

Date: February 25, 2025

Re: **Heyboer Acres Site Condominium Phase 1**
2525 60th Street SE
41-18-34-300-015 & 41-18-34-100-018
Review of Site Plan Received 2-24-2025

We have completed our review of the proposed site plan dated 2-24-2025 and received in our office on 2-24-2025 for the above referenced project.

Kentwood Engineering grants **preliminary plan approval**. However, the following is a "checklist" of additional items that will need to be addressed or shown on the plans prior to permits being issued:

Overall Plan Comments:

1. A review and approval of a full set of construction plans will be required.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or is within 500 feet of a lake or stream, a Permit for an Earth Change (fee \$800) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.
2. An NPDES Notice of Coverage will also be needed as the proposed area of disturbance exceeds 5 acres. At the time the Earth Change permit is issued by the Kentwood, your Notice of Coverage will immediately become effective as a "permit-by-rule" as soon as the NOC has been properly filed and the appropriate fee is paid.
3. Per City Resolution 37-07, an escrow fund in the amount of \$10,000 plus 8% of the estimated construction cost of the proposed public street, storm sewer, watermain, and

Heyboer Acres Site Condominium Phase 1

2525 60th Street

Page 2 of 3

sanitary sewer improvements will be required to pay for the costs incurred by the City relating to construction engineering, testing and inspection services. A construction agreement between the Developer and the City of Kentwood will be required.

4. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no "partial" or "conditional" permits issued.
5. For your information, prior to the issuance of a building permit for any of the homes or buildings in a new **condominium development**, the following items must be fulfilled:
 - a. We will need a copy of the recorded Master Deed.
 - b. We will also need to see a copy of the Articles of Incorporation for the condominium association.
 - c. We will need a copy of the recorded deed for the public street right-of-way (if a public street is being built).
 - d. Improvement (street and storm sewer) Plan approval.
 - e. (Block) Grading, floodway and Soil Erosion and Sediment Control Plan approval.
 - f. Basement floor elevation and building opening restriction approval.
 - g. Construction of hydrant water (if not already available within 500 feet of every point of the proposed structure).
 - h. Provision for adequate emergency access. "Adequate emergency access" must be approved by the Kentwood Fire Department.
 - i. Installation of permanent soil erosion controls for the current phase of development.
 - j. Completed building permit applications for the individual proposed structures to be built.
 - k. For structures over 3,500 square feet, a stamped set of architectural building drawings that include the front, back, sides, foundation and all floor areas, cross section including stair area details, and truss layout drawings will need to be submitted to Kentwood Inspections.
 - l. An approved site plan or survey for the individual condominium unit, showing easements, rights of ways, distances from the proposed building to the lot lines and other structures.
 - m. All unit monumentation placed for the current phase of the project, or a letter of credit to guarantee same.
 - n. As-built improvement and utility drawings.
 - o. Certification of stormwater detention, swales and floodways.

Heyboer Acres Site Condominium Phase 1

2525 60th Street

Page 3 of 3

- p. Security for any non-completed construction for all infrastructure that will serve the home(s) being built.

Miscellaneous / Reminders:

1. Also be advised that an independent engineering consultant, on behalf of the City of Kentwood, will be providing field construction inspection services for this project for the proposed public street, storm sewer, watermain, and sanitary sewers. In this regard, we will require that an extra set of final approved construction plans be forwarded to them at the time of construction.
2. Kentwood Engineering will require a pre-construction meeting for this project. If you wish, we can hold the meeting here in our conference room at City Hall. Let us know.
3. Remember that, for a Building Permit to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding building permit application procedures, fees, plan requirements and approval status.
4. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff
Kentwood Planning Department

Golder, Lisa

From: Boomstra, Brad
Sent: Tuesday, February 25, 2025 10:44 AM
To: Robb Lamer (rlamer@exxelengineering.com); Justin Brink
Cc: Golder, Lisa; Schweitzer, Terry; Kirkwood, James; Hargrave, Renee; Beke, Jim
Subject: Heyboer Acres Site Condominium Phase 1
Attachments: Heyboer Acres Site Condo Phase 1 (1).pdf

Importance: High

See attached review for Heyboer Acres Site Condominium Phase 1.

Additional Reminders for Exxel:

Review and approve the edits to the construction agreement. (Emailed 2/24/25)

Provide number of weeks for inspection so that Kentwood can issue an RFP. (Emailed 2/21/24)

Water Main __ weeks

Sanitary __ weeks

Storm Sewer __ weeks

Road construction __ weeks

Punchlist and Restoration __ weeks

If you desire to obtain a SESC permit to begin earthwork, please submit for approval.

Infrastructure cannot be constructed until an inspector has been hired by Kentwood. The RFP for this depends on the information needed above.

Thank you,



Brad Boomstra, P.E.
City Engineer
City of Kentwood
616.554.0740



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 SIP
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	

			Completed; now reconsidering
Housing Condition	Completed	Review standards for PILOT agreement for maintenance of properties	
	Q1 2021	Review standards for other rental properties-strengthen	
	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	
	Q3 2020	Play role in update of Kent County Area Wide Housing Study	Completed; 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, Shafter 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
			Tree City Status Approved; updated
	Q1 2021	Take steps to become a Tree City USA	

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	
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	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	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	

			Ongoing-Division Ave Arts and Cultural festival
Sense of Place	Ongoing	Continue to support events such as farmer markets and concerts	
	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	
			Possible grant application to improve community garden
	Q1 2022	Promote community gardens--locate one new community garden in city	
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	Ongoing-potential grant app for Division crossings-Kville
	Q2 2024	Initiate Master Plan Amendment-Division United recommendations	
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	
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Assignment	Target Date	Task	Status
Section 34	Ongoing	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	

	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	
Campus	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	



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 Housing Study
	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 study
	Q3 2020	Track retail vacancies	Intern task 2024

	Q1 2021	Identify commercial areas in decline---strategy to re-occupy vacancies	Crosswalk study completed; crossings added to SIP and now scheduled projects
	Q3	Improve ped/transit access	
	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	Michigan Green Communities Silver Cert. achieved. Webinars scheduled for March 2025
	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	Silver Certification achieved
	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; Other tools being considered thru Housing Study
	Q1 2021	Review standards for other rental properties-strengthen	
	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	
	Q3 2020	Play role in update of Kent County Area Wide Housing Study	Completed; City to begin Housing Study in March 2025
	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

			Crosswalk study work completed, incorporating into SCL, engineering to address design & financing of crossings
	Q2 2023	Improve crosswalk demarcation	
	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	SCL 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	Completed
	Q3 2021	Grant research and app - identify matching funds	Summer, 2022
	Q3 2021	Identify funding methods	
	Q2 2021	Evaluate feasibility of street tree nursery	DPW
	Q3 2021	Identify locations of street tree placement	
	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	
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	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			
	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	

			Ongoing-Division Ave Festival and Xmas markets
Sense of Place	Ongoing	Continue to support events such as farmer markets and concerts	
	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	Ongoing
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	Completed
	Q3 2021	Plant trees-set a goal per year	DPW to address
			Incorporated into millage expenditures
	Ongoing	Set goal for trail development and maintenance per year	
	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	
			Possible grant application to improve community garden
	Q1 2022	Promote community gardens--locate one new community garden in city	
Commercial Dev./ Redevelopment		Determine whether shopping centers areas have too much retail use	Possible outcome of city's Housing 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	Kville crossing scheduled in SCI
	Q2 2022	One new outdoor event/community garden; work w Wyoming to establish annual event on Division	Event canceled for 2025 due to Division construction
	Q1 2024	Establish gateway near Kville schools	
	Q2 2023	Host informational meetings for developers, realtors	Participation in Developer Day 2025
	Ongoing	Loan programs targeted to area	On-going
	Q2 2022	LED lighting	Completed
	Q4 2020	Reduce FBC in areas where too much depth exists to reasonably develop	On-going; intern task, Wyoming, Chamber
	Ongoing	Improve interest in business assn on Division	Certified RRC
	Q2 2021	Promote area through the RRC program	
	Q4 2020	Map sites with Phase 1 info from EPA grant	
	Q2 2024	Initiate Master Plan Amendment-Division United recommendations	Division crossings-Kelloggsville
Kalamazoo Corridor	Q4 2020	Contact owners at developing corners at 52nd/60th re: green space/plaza requirement	
	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 dispersing information re Kent County's loan program
	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	Complete Streets Task Force working on policy and demonstration projects; 52 nd Street crossing
	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	Completed
	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	Easement obtained for entryway at 36th Street
	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	2024 Master Plan amendment pending
	Q1 2021	Meet w/ owners of Muller PUD to discuss realistic potential use of property	Master Plan amendment completed; PUD Plan Approved; Phase 1 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
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	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	
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	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 Study may consider housing for this area
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	Q1 2021	Periodic clean-up and events	
	Q1 2021	Gauge interest in other events	