

Meeting Minutes
Cascade Charter Township
Downtown Development Authority
Board of Directors
August 18, 2009
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

ATTENDEES: Rob Beahan, David Huhn, Ray James, Julie Johnson, Diana Kingsland, Joann Noto, Rick Siegel, Dan Wallace.

Absences: Ron Clark (excused), Kirt Ojala (excused).

Others Attending: Assistant to the Manager Sandra Otey and Recording Secretary Hern

Guests: Pat Cornelisse, Landscape Architect; Mike Berrevoets, Fishbeck

ARTICLE 1: Call the Meeting to Order

Chairman Huhn called the meeting to order at 7:00 p.m.

ARTICLE 2: Approval of the Agenda

Chairman Huhn requested a motion of approval of the August 18, 2009 DDA Agenda. No revisions, corrections to the agenda and Member Beahan motioned to accept the minutes as presented, supported by Member Kingsland. The agenda of the August 18, 2009 was approved as submitted.

ARTICLE 3: Approval of the Minutes of March 17, 2009 Meeting.

Chairman Huhn requested a motion of approval of the March 17, 2009 minutes.

Member Siegel motioned for approval of the minutes as presented, supported by Member Beahan.

All in favor of the March 17, 2009 DDA Minutes as presented; none opposed.
Motion carried.

ARTICLE 4: Update of the 2010 Streetscape Project – Sidewalk through I-96 Interchange.

Assistant to the Manager Otey introduced Ms. Cornelisse and Mr. Berrevoets who are available for questions from the DDA.

The goal, at this time, is to provide a bidding package to contractors this winter. Construction is expected to begin when weather allows in the Spring of 2010. MDOT (Michigan Department of Transportation) will need to complete a final review of the drawings and specifications prior to bidding.

Easements will need to be obtained from two (2) property owners. Both are relatively small easements where the sidewalk crosses the corner of the parcel. Discussions with the property owners will begin once the Township is comfortable that the proposed sidewalk location works from a grading and location standpoint.

The Geotechnical Engineers have completed the preliminary design for the earth retention work under I-96. MDOT has reviewed this information and is in general agreement with the concepts and the construction. Construction plans will be developed and then MDOT will need to perform another review.

MDOT is requiring that pedestrian crosswalk signals be installed at the intersection ramps that are signalized on 28th Street. An MDOT approved Traffic Signal Engineer has been contacted for a price to complete the design work for this item.

Input is needed from the DDA for the concrete facing design on the earth retention system (retaining wall) under I-96. The earth retention system will consist of steel sheet piling (or soldier piles) being driven in the slope under the bridge to support the slope. While this system provides the stability required, it is not very attractive so a concrete wall is usually poured in front of and attached to the sheet piling. The concrete wall can be anything from plain concrete (like a foundation of a house) to a textured or geometric design. The texture on the concrete face is usually accomplished by using "form liners." The form liners are placed in the concrete forms before pouring and the concrete sets around the form. The form is then removed to reveal the textured surface. The possibilities range from a simple stucco type texture to simulated bricks or rocks to custom designs. Costs will increase with the complexity of the design. If the DDA can provide some direction of what they want the look to be, then the Township can start to work out a design and how the pattern will repeat, etc.

Input is also needed from the DDA regarding the type of light fixtures and spacing requirements.

Mr. Berrevoets showed cross sections under the bridge and provided examples of other underpasses. He noted that some bridges have painting on them and if the Township decided to implement a painted piece, the maintenance would be up to the Township. He also noted that MDOT does a textured concrete that is exposed aggregate that discourages graffiti because it is covered with a sealant.

An average cost is approximately \$5 - \$10 per square foot and \$7 - \$15 for facing. There will be a five (5) foot concrete wall by the support pillars. Mr. Berrevoets also suggested keeping the material flat and by the sidewalk, there is fluting to allow for water runoff.

Ms. Cornelisse suggested incorporating part or all of the Township's logo into the concrete face with two bands of blue incorporated with the Township logo.

Member Johnson asked if the concrete pieces under the bridge would get replaced and Mr. Berrevoets said they will be cut-off at a certain point to allow for the construction then re-poured and they should blend.

Member Noto asked if the Township wanted colored concrete if it could be stained instead of painted. Mr. Berrevoets said a stain could be used if only using one (1) color.

Member Siegel asked if the sidewalk under the overpass would flood with the rain runoff and Mr. Berrevoets said he would talk to MDOT as he believes water might sit on the sidewalk.

Member Kingsland said she would prefer to have something more decorative than a plain wall and Member Wallace agreed.

Member Beahan said he would also prefer a more decorative wall but cautioned in using the Township logo as that could change over time.

Member Siegel said he favors a moderately priced decorative and favors Ms. Cornelisse's suggestion with the blue bans but prefers the material to be maintenance free as possible.

Member Johnson also favored a subtle but decorative facing.

Assistant to the Manager Otey said she would meet with Ms. Cornelisse and Mr. Berrevoets to develop examples for the DDA's review at the next meeting.

Assistant to the Manager Otey also distributed lighting plans and Ms. Cornelisse reviewed the plans with the DDA. She noted that most of the overhead power lines would stay but she will review with Fishbeck to see if any can be combined or eliminated.

Ms. Cornelisse said the Township is currently utilizing the Lumac lights with double fixtures at the intersection of Kraft Ave. Ms. Cornelisse noted the I-96 overpass would provide a natural transition for a different light-style if the DDA were to choose one and suggested a utilitarian style light fixture for west of the overpass. Another option could be to install the utilitarian fixtures by the hotels as well.

MDOT provides the lighting at the highway interchanges and Mr. Berrevoets suggested the DDA focus on lighting the sidewalk area.

Member Siegel asked if the north side of 28th Street has sidewalks and Assistant to the Manager Otey noted that the sidewalk stops at the corner of 28th Street and Kraft, and the sidewalk then leads to the north, down Kraft Avenue.

Open discussion was also held regarding trees along 28th Street and Mr. Berrevoets said that MDOT controls the easement on 28th Street west of the hotel and not sure if they would allow trees in that area.

Member Johnson said she favors Ms. Cornelisse's first recommendation in having the lighting transition to the utilitarian style west of the overpass on the south side of 28th Street. As for the north side, she would favor having lighting by Meijer on the north side but nothing west of the highway on that side.

Member Siegel said he also favors the utilitarian lighting west of the highway and does not believe lighting is necessary by Meijer. He said he is not opposed to additional tree plantings as long as the DDA is respectful to the businesses in the area and the trees do not block the business signs or obstruct a driver's vision.

Member Beahan also favors the utilitarian style lighting west of the I-96 overpass and supports the Lumac lights east of the highway on both sides. Additional tree plantings would also be a benefit as long as they are respectful to the businesses in the area.

Member Wallace agreed with Member Beahan regarding lighting and tree plantings.

Member Kingsland favors the utilitarian style lighting west of the highway and Lumac lighting east. She does not feel that the Meijer site needs additional lighting and favors tree plantings on the south side of 28th Street only.

Member Noto is also in favor of the Lumac lights east of the overpass and the utilitarian lighting to the west and agrees with Member Siegel's comments regarding the tree plantings.

Member Kingsland also questioned if bushes could be used instead of trees and Ms. Cornelisse said it is possible and Member Johnson also favored the idea of bushes instead of trees, especially near the highway.

Mr. Berrevoets also reported that MDOT has plans in the next few years to reconstruct the highway ramps on/off 28th Street and might want to consider this for planning. Member Siegel questioned if the sidewalk and plantings should wait until MDOT's project is completed and Mr. Berrevoets said MDOT would not disrupt the sidewalk and plantings.

Mr. Berrevoets and Ms. Cornelisse said they would develop plans based on the DDA's comments presented and would present their ideas at the next meeting.

ARTICLE 5: Project Priorities.

Assistant to the Manager Otey said the DDA has a number of potential projects waiting in its wings and Staff is requesting the list be prioritized. The projects are as follows:

1. I-96 Interchange sidewalk/improvements.
2. Cascade Road sidewalk/improvements.
3. Roundabout.
4. Centennial Park improvements.
5. Boulevard on 28th Street

Obviously, the DDA is currently on plans for the sidewalk through the interchange. The DDA discussed this project late last year and decided to pursue it while MDO is giving us the green light.

The Cascade Road project would include sidewalks, streetlights and possibly trees on the south/west side of the road from 28th Street to Cascade Village apartments. A small portion of this project is located outside the DDA District, which the Township Board would have to cover the cost for that small portion.

The Roundabout is currently in the 'study phase' right now. It appears that it might be feasible; however, Staff does not have a final document at this time.

Centennial Park improvements are currently in the plan for 2014 for sidewalks and this project may be moved up.

The Boulevard on 28th Street near Meijer is also currently in the plan for 2017. The boulevard would be east of the interchange and could include an entry sign. KCRC (Kent County Road Commission) would have to approve the project.

Member Kingsland said she feels Item 1, the I-96 interchange improvements should remain as the top priority. She would like the 28th Street Boulevard project moved up but might not be able to do the project and if allowed to add the boulevard, the DDA should wait until the ramp project has been completed. She agrees that the Cascade Road improvements are dependent on the Roundabout project and would keep these two (2) projects listed towards the top of the priority list; of course this depends on the outcome of the feasibility study for the roundabout. The Centennial Park improvements should be listed as Item 5 on the list.

Member Beahan agreed with Member Kingsland's list of priorities along with Member Siegel and Member Johnson.

ARTICLE 6. Any Other Business.

Member Noto said she believes in beautifying the Township with landscaping and she is also a business owner. She referred to the trees in front of the Noto's property on 28th Street and the DDA has put four (4) trees in front of their sign. Patrons very early in the morning or at night could cause an accident and cannot see the sign. When Noto's was built, they complied with the Township's Landscaping Ordinance and the Township added the four (4) trees. She would like the trees removed and replanted in another area. Ms. Cornelisse said the trees could be replanted in the Fall but need for them to lose their leaves first and Member Noto said that would be acceptable. Member Siegel supported the tree removal as he is also facing challenges with his business on Cascade Road with tree plantings and a sidewalk being installed. **The DDA unanimously agreed to have the four (4) trees removed from the Noto property and replanted elsewhere within the Township.** Assistant to the Manager Otey said she would review the tree removal and where to move the trees to within the Township.

Member Johnson requested that greens be planted in the Village pots this winter and Assistant to the Manager Otey would look into it.

ARTICLE 7. Adjournment

Chairman Huhn requested a motion for adjournment. At 8:16 p.m. Member Beahan motioned for adjournment, supported by Member Siegle.

Respectfully Submitted,

Diana Kingsland, Secretary

Lisa Hern, Recording Secretary

Approved as to form by:
Sandra Otey, Assistant to the Manager

Next Meeting:

Tuesday, October 13, 2009

Wisner Center of the Cascade Township Library

Please call 949-1500 if you cannot attend