



Alliance for Investment

August 11, 2015

3:30p – 5:00p

29 Pearl Street, NW Suite #1

Agenda

1. Call to Order
2. Approval of May, June, and July Minutes
3. Updates
 - Circulation and Access Study
 - Vital Streets
 - Performance Measures
4. GR Forward Work Groups
5. Next Meeting – September 8, 2015
6. Public Comment
7. Adjournment



Alliance for Investment

May 12th, 2015

1. Call to order- Monoyios called the meeting to order at 3:33pm
2. Members Present: James Botts, Rick DeVries, Rachel Hood, , Ryan Kilpatrick, Ted Lott, Mark Miller, Nick Monoyios, Darius Quinn, Sarah Rainero, Megan Sall, Jay Steffen, ~~Wes Steer~~, Roberto Torres, Rick Winn, Kara Wood,

Members Absent: Eric Brown, Suriya Davenport, Kristian Grant, Dave Hill, Nick Koster, Kirt Ojala, Mark Roys, Phil Skaggs, Tom Tilma

Others Present: Tim Kelly, Murphy Ackerman, Suzanne Schultz, Kristopher Larson

3. Approval of March/April Meeting Minutes:
Motion: Jay Steffen supported by James Botts, moved to approve the April 14, 2015 minutes as presented. Motion carried unanimously.
4. Alliance Updates:
Kelly explained that each of the other two Alliances approved their budgets for recommendation at their previous meetings.
5. Recommendation of FY16 Budget:
Kelly gave an overview of the budget process for new members, and a breakdown of each of the funding mechanisms. Kelly added that in the next fiscal year 94% of the discretionary spending was proposed by the Alliances. Kelly gave an overview of the Alliance for Investment goals and budget priorities. Kelly explained that other than Sheldon Ave and Veteran's Memorial Park, all of the budget priorities will be entered into the next fiscal year budget. Kelly went through each line item to give more detail of the projects and timelines. Monoyios asked what the timeline for the Ottawa Ave improvements. Kelly explained that it is dependent on the development of Areas four (4) and five (5). Kelly added that after some further analysis, Lyon Square will be redesigned using recommendations

from GR Forward. Kelly added that there are some additional costs associated with GR Forward. Kelly asked the Alliance if there were any questions. Hood asked about the lack of development in the Monroe North area. Kelly explained that the MNTIFA has their own budget that will cover infrastructure in that area. Wood asked DeVries about grants for the Michigan Street plan and if the City will be asking DGRI for any funds as it is not represented in the current budget. DeVries responded that there haven't been any estimates yet. Larson explained that there is some leniency in the budget and the DDA could present a budget amendment. Winn asked what the guidelines are for how to spend this revenue moving forward, and how DGRI determines how much of the revenue to spend. Larson responded that the DDA has a discretionary policy that it follows as well as state statute that states that tax increments such as DDAs not pool cash unless it is being reserved for specific projects. Kelly added that this is why we project future fiscal years. Kelly also explained that some projects are on hold until the GR Forward process is fully adopted. Kelly also gave a breakdown of projects that there is opportunity for Investment to partner with the other Alliances on.

Motion: Kara Wood, supported by Mark Miller, moved approval of the Alliance for Investment 2016 Fiscal Year Budget. Motion carried unanimously.

6. Downtown Circulation and Access Study:

Kelly introduced Suzanne Schulz to the Alliance and explained that this access study was a recommendation from the Michigan Street Corridor Plan and- is being completed by Parsons Brinkerhoff for the Grand Valley Metro Council, Michigan Department of Transportation (MDOT), and the City of Grand Rapids.

Schulz went into detail on the 14 concepts that are currently being evaluated through the study (attached), and noted the concept emerging as the preferred option (#10b) included a connection from westbound I-196 to Division Avenue, and modifications to Ottawa Avenue, including a connection from eastbound I-196 to North Monroe, and right turn movements onto Michigan Street.

Lott questioned the rationale of allowing the Michigan Department of Transportation to dictate how freeway traffic is accommodated in the City. He went on to note that regardless of what option is selected, it will be very expensive to complete, and therefore we should think about how modifications can best accommodate broader goals of economic development, multi-modal transportation systems, and pedestrian safety, not just automobile traffic. Miller concurred with the sentiment, and requested further analysis be done on the concepts through that lens.

Schulz acknowledged more analysis was needed, and offered to bring back the concepts once additional modelling engineering was complete. explained that she would go over the current existing conditions and explain the proposed concepts for the Ottawa and Ionia ramps from I-196. Schulz then presented the concepts and answered questions.

7. Next Meeting – June 9, 2015:

8. Public Comment:
None

9. Adjourn :
Monoyios adjourned the meeting at 5:07pm

Minutes taken by:
Murphy Ackerman
Administrative Assistant
Downtown Grand Rapids Inc.



Alliance for Investment

June 9th, 2015

1. Call to order- Monoyios called the meeting to order at 3:35pm
2. Members Present: Rick DeVries, Kristian Grant, Rachel Hood, Ted Lott, Nick Monoyios, Sarah Rainero, Tom Tilma, Rick Winn, Kara Wood,

Members Absent: James Botts, Eric Brown, Suriya Davenport, Dave Hill, Ryan Kilpatrick, Nick Koster, Mark Miller, Kirt Ojala, Darius Quinn, Mark Roys, Megan Sall, Phil Skaggs, Jay Steffen, Roberto Torres

Others Present: Murphy Ackerman, Tim Kelly, Dottie Clune, Annamarie Buller, LaTarro Traylor, Suzanne Schultz, Michael Sietsma, Bill Kirk
3. Approval of May Meeting Minutes:
Due to approve May minutes due to lack of quorum. Lott stated that Wes Steer should be removed from the May minutes as well as more information provided regarding the presentation by Schultz. Kelly replied that the changes will be made for approval at next month's meeting.
4. Alliance Updates:
Kelly shared that both of the other alliances had their budgets approved at their previous meetings and are now working on projects for the upcoming year.
5. Urban Forestry Committee Discussion:
Monoyios introduced Dottie Clune from the urban forestry committee. Dottie explained that after Kelly presented at the Urban Forestry Committee regarding GR Forward, she has been working on various collaborative efforts between DGRI and the Committee. Clune explained to the Alliance that the new canopy study will be released in the coming weeks, and could be useful information for the alliances. The goal of the Urban Forest Committee is to work towards a 40% tree canopy in Grand Rapids and 553 acres in the Downtown. Clune explained that there is potential for a 6% increase in the

tree canopy in the Downtown. Clune added that for the first time in years there is better and more conclusive data about what species live downtown and the condition of the current trees. Clune explained that a partnership with DGRI could include exploring the challenges and the opportunities for a more robust tree canopy Downtown. Winn asked how canopy is measured and if it is the growth of tree at the time or the potential growth when the trees are at adult maturity. Clune responded that it's based on aerial image that is used to analyze the current tree canopy. Clune added that this is the first canopy study that has been done since 2005 and this new study will help to dictate future planting as new developments continue to be built. Hood asked if the canopy view shed preserves the existing mature trees. Dottie responded that it does protect mature trees and tree protection is one of the largest parts of the Urban Forestry Committee as well as encouraging the planting of more trees. Kelly shared with the Alliance some of the GR Forward opportunities will include upcoming street projects, Veteran's Park redesign, and adding tree planting to the current incentive program requirements. Kelly encouraged anyone that would like to be a part of these projects to email him for additional information. Clune added how thankful she is for this partnership and how positive it will be for the future of Downtown and what GR Forward has cited as opportunities to expand the Downtown tree canopy. Monoyios asked if the Urban Forestry Committee only looked at the trees located in Downtown or if other plants were included. Schultz added that while there are other green space requirements, those green elements are not included in the tree canopy. Kelly asked Clune if she could share the study once it is made available. Wood also asked if there could be a map made of available that outlined where the potential 33 acres of tree canopy can be added to be sensitive to these areas when development projects are requesting funds from the City of Grand Rapids. Kelly thanked Clune for presenting and for her willingness to partner with DGRI on these upcoming projects.

6. FY15 Review and FY16 Work Plan Discussion:

Monoyios explained that the exercise for today is to determine some of the projects for fiscal year 2016 and also look over the original goals that the Alliance outlined, and decide whether this are still the focus of the Alliance or if some edits need to be made. Monoyios added with the hiring of Andy Guy, DGRI can begin defining measureable for goals and how to determine whether or not projects are considered successful. Kelly added that GR Forward will help determine more metrics to work towards with more defined outcomes. Winn added that he sees the Alliance for Investment as the alliance that helps to create policy, whether it is program guidelines or incentives, but would like to see some projects, like the tree canopy increasing, added to the incentive program guidelines. Monoyios added the incentive programs could be expounded upon. Kelly added that he's been looking into combining the incentive programs so they are not so narrowly defined, and are more accessible. Hood said she thinks the projects seem out of order and would like to see a list of short term and long term projects. . Lott added that this conversation would be more helpful with the goals of GR Forward in front of everyone to make sure that they're aligning. Kelly added that the draft is being reviewed and will be made available before the next meeting. Monoyios added that these goals have been developed with GR forward in mind, but still have been waiting for the plan to be revealed to not get too far out in front of it. Hood added that there is a lot of talk about complete streets but not vital streets or green streets and would like to see that language added to the goals. Kelly added that he would like to discuss the alliance meeting structure and making sure that everyone feels like things are

being accomplished during the meeting times. Lott suggested reviewing case studies to help determine outcomes and goals. Using the time to learn about previously funded projects and why they were funded. Wood added that she would like to see what outcomes were generated from projects that have been funded by the DDA and other improvements that wouldn't have happened otherwise. Wood added that they could measure how many other dollars are leveraged as a result of incentives. Winn commended the alliance for how far they've come since the fruition of DGRI with the alliances. Kelly added that the budget process was smoother as the alliances had a better grasp of the budget and discretionary funds but would like to continue to make sure that the alliances are being productive and outcomes are being achieved. Monoyios added that the first months of the fiscal process is imperative to defining goals and objectives. Kelly stressed the importance of aligning with GR Forward goals and objectives and filling in on those projects and also asked the alliances to continue to inform him of possible partnership opportunities. Winn added that guest speakers such as Clune are invaluable. Hood added that it may be beneficial to hear from the vital streets and complete streets commission. DeVries added that it would be helpful to have best practice research made available by staff on the current goals and projects. Schultz suggested having the bike safety education committee present to this group. Hood added the stormwater oversight committee could share with the alliance. DeVries asked if there could be an on the Laker Line in the near future. Monoyios encouraged Alliance members to send him and Kelly any ideas they may have moving forward. Kelly added that there are opportunities for this alliance to partner with the other alliances on collaborative projects. Kelly asked anyone interested in those working groups to contact him after the meeting. Monoyios thanked everyone for the conversation and suggestions and explained that him and Kelly will begin working on the next steps for defining these projects for future meetings.

7. Next Meeting – July 14, 2015:

8. Public Comment:

Sietsma introduced himself to the Alliance and explained that after a meeting with Larson, he was encouraged to come to an Alliance for Investment meeting with the potential of becoming involved. Kelly introduced DGRI's two new staff members, Annamarie Buller and LaTarro Traylor. Buller introduced herself and explained that she will be tasked with working with the local businesses and Downtown residents to begin identifying how DGRI can better help serve them. Traylor introduced herself and explained that her primary task will be working with the surrounding neighborhoods to bring them Downtown and discover new ways to make Downtown an inviting and inclusive place for everyone. Kelly reminded the alliance members that the State of the Downtown is this Thursday and encouraged everyone to come out and receive a copy of the new annual report.

9. Adjourn :

Monoyios adjourned the meeting at 4:30pm

Minutes taken by:
Murphy Ackerman

Alliance for Investment
Minutes-June 9th, 2015

UNAPPROVED MINUTES

Administrative Assistant
Downtown Grand Rapids Inc.



Alliance for Investment

July 14th, 2015

1. Call to order- Monoyios called the meeting to order at 3:36pm
2. Members Present: James Botts, Rick DeVries, Rachel Hood, Ted Lott, Nick Monoyios, Megan Sall

Members Absent: Eric Brown, Suriya Davenport, Kristian Grant, Dave Hill, Ryan Kilpatrick, Nick Koster, Mark Miller, Kirt Ojala, Darius Quinn, Sarah Rainero, Mark Roys, Phil Skaggs, Jay Steffen, Tom Tilma, Roberto Torres, Rick Winn, Kara Wood

Others Present: Colin Schiefler, Howard Hansen, Sam Cummings, Tim Kelly, Murphy Ackerman, Eric Pratt, Annamarie Buller
3. Approval of May/June Meeting Minutes:
Unable to approve May/June minutes due to lack of quorum.
4. Parklet Manual Updates:
Kelly informed the Alliance that due to an accident at the Grand Rapids Brewing Company parklet, additional safety requirements have now been put in place for future parklets. Kelly also explained that the parklets will now be required to be in place for at least (2) two parklet seasons in order to receive the reimbursement. Kelly added that the DGRI parklet was approved for funding at the previous DDA board meeting and is scheduled to be installed sometime in August.
5. Monroe North Streetscape Project Review:
Pratt gave a presentation on the proposal for streetscape improvements in front of the Brassworks building. Pratt explained that the planning department is currently interested in soliciting help from DGRI on these proposed improvements. Cummings introduced himself and gave an overview of the plans for improvements at that are being proposed for the Brassworks building. Cummings explained that these improvements are in conjunction with the improvements that CWD is making to the interior of the building as well. Now that there's increased vitality in the North Monroe district, it is becoming

imperative to create public spaces that are usable for pedestrians. Cummings explained that these outdoor “rooms” will become a great area for retailers as well as potential gathering spaces. Botts asked if the furniture will be chained down. Cummings explained that there is on site management at the building that will monitor the furniture, but it could be revisited if it were to become a problem. Hood asked if any of the tree canopy will be removed. Cummings answered that no tree will be removed with the current proposal. Monoyios asked if there will be snowmelt added to the sidewalks. Lott answered that snowmelt is not included in the current proposal. . Hood asked if the second entrance could be made wider. Lot responded that it is still 6 feet wide, but it looks smaller in the drawings. Hood added that the design looks great with a great set of solutions. Monoyios added that as the DASH is being retuned, and there is a potential for a new stop in that area, and it could be a great opportunity to dignify the experience of riding public transit and an opportunity to have a more substantial DASH stop. Also, in anticipation of the DASH realignment there could be a conversation with parking services about piloting parking stations as opposed to parking meters. Kelly asked if there is a lighting component to this design. Lott responded that it hasn’t been considered at this point. Cummings added that there is no intention to sell this building and as this becomes more active, more lighting will be added. Lott asked Monoyios if the parking department is considering the parking stations for public use. Kelly explained that they are looking to pilot this program in the near future. Cummings thanked the Alliance for their time.

Schiefler introduced himself to the Alliance and explained that the Sackren bulding project will allow for potential office and retail on the first floor, resulting in public realm improvements. Schiefler explained that the current plan is to create an overhead garage door component but 616 Development is still working on how to utilize the sidewalk and what would make the most sense for potential users. Pratt took a moment to review the existing conditions of the property. Hansen asked what would be used for the extension of the sidewalk. Schiefler responded that it has not been determined. Hansen requested that anything but concrete be used. Botts suggested a pay station, as was suggested with the Brassworks building, to remove the meters. Monoyios asked if there was any sort of treatment for above the windows to soften the building. Schiefler responded that it will be done to humanize the façade. Hansen said he would like to see the green preserved and is not opposed to extending the sidewalk but would like to see as much green remaining. Monoyios asked if there was a way to incorporate levels of planters to maximize the amount of green that’s still hardscaped. Hood suggested maximizing the space between the sidewalk and the building. DeVries added that this section of Monroe was before green infrastructure concepts and that there would need to be some creative interventions to reintroduce green space to the area. Hood added that you could use a NOMO grass to help capture storm water and offered to spend some time with Kelly explained the concept of this native grass. Schiefler thanked the Alliance for their time and input.

6. GR Forward Update and Discussion:

Kelly explained that GR Forward is currently transitions from writing and drafting the plan to presenting and collecting feedback. Kelly reiterated that the plan is far from complete and will be entering the public review period where the consultant team will work to address anything that may have been overlooked. Kelly added that the link to the complete plan was emailed in the previous

week's GR Forward update, and although the plan is long, it is worth reading and will be very beneficial for the Alliance moving forward. Monoyios asked what the roll of this Alliance will be from the plan moving forward. Kelly added that there is an implementation and investment strategy that is included in the document and will be further fleshed out. This will help to prioritize the DDA and Alliances investment for the next (10) ten years. Kelly added that GR Forward also recognizes that there are a lot of other organizations that will be crucial in moving these plans forward. Lott added that GR Forward will become the Alliance for Investment's road map with the input of the general public. The implementation matrix will essentially become the "to-do list". Kelly gave an overview of the process thus far. Kelly added that the question of a specific diversity related goal has come up in various meetings. Kelly explained that while it was originally going to be a stand-alone goal, after meeting with community partners it was decided that diversity and inclusion would live in every goal and throughout the plan. Kelly took a moment to give a brief overview of the (6) six goals that are outlined in the plan. Kelly explained that the next step will be to present to planning commission, city commission and then open it up to public comment. There will also be a second open house help at DGRI for the public to come and look at the plan. Kelly explained that it will not be until late October or early November that the plan could be adopted. The intention is to ensure that the plan is done right as opposed to getting it done quickly. Hood offered to send Kelly a study that was done by WMEAC for financing and leveraging incentives in exchange for clean energy. Kelly encouraged Hood to share this information as it could be incorporated in the plan. Kelly reminded everyone that there is much more information in the plan and for everyone to take a deeper look at the contents prior to the next meeting.

7. Next Meeting – August 11, 2015:

8. Public Comment:

None

9. Adjourn :

Monoyios adjourned the meeting at 5:16pm

Minutes taken by:

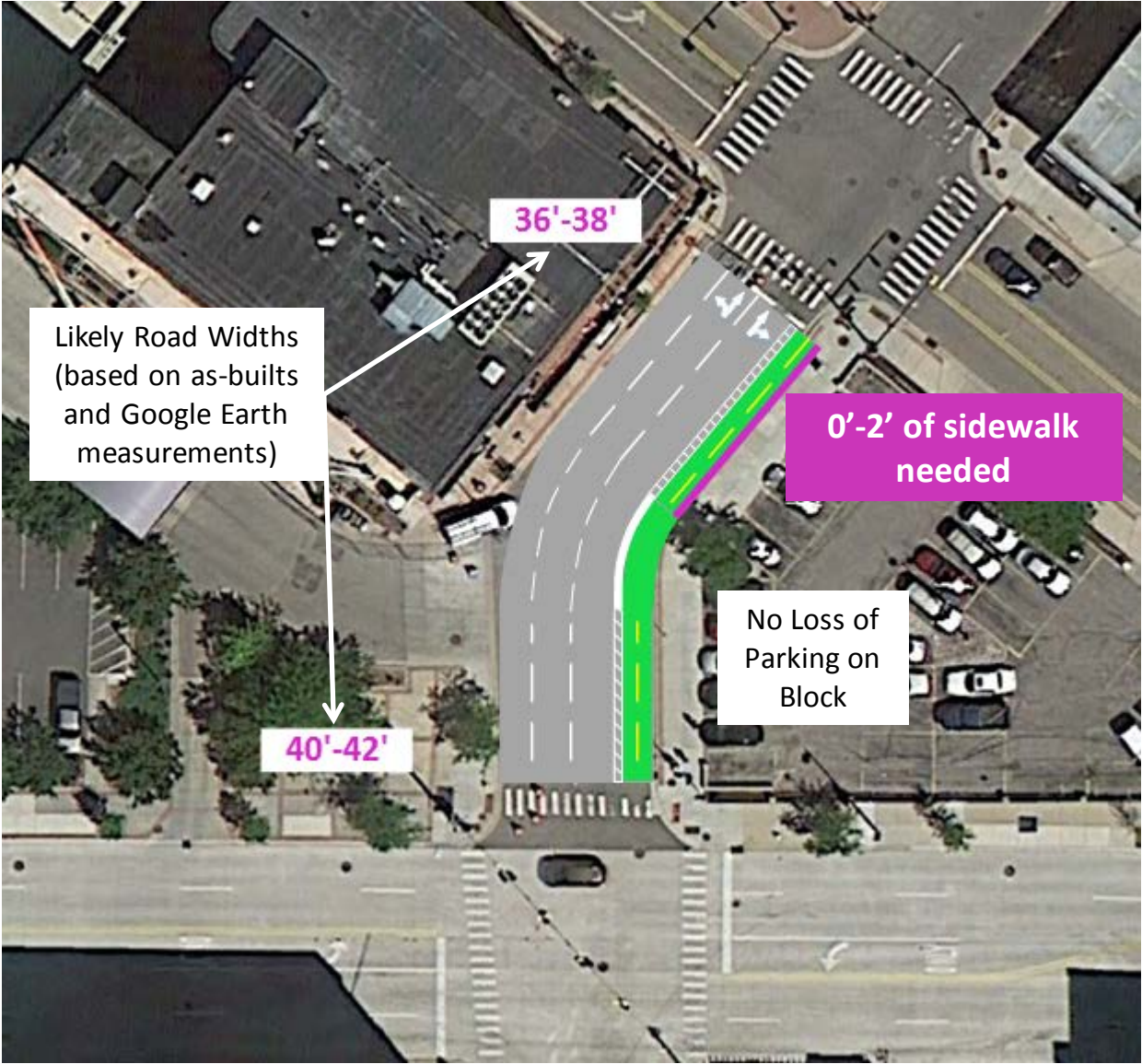
Murphy Ackerman

Administrative Assistant

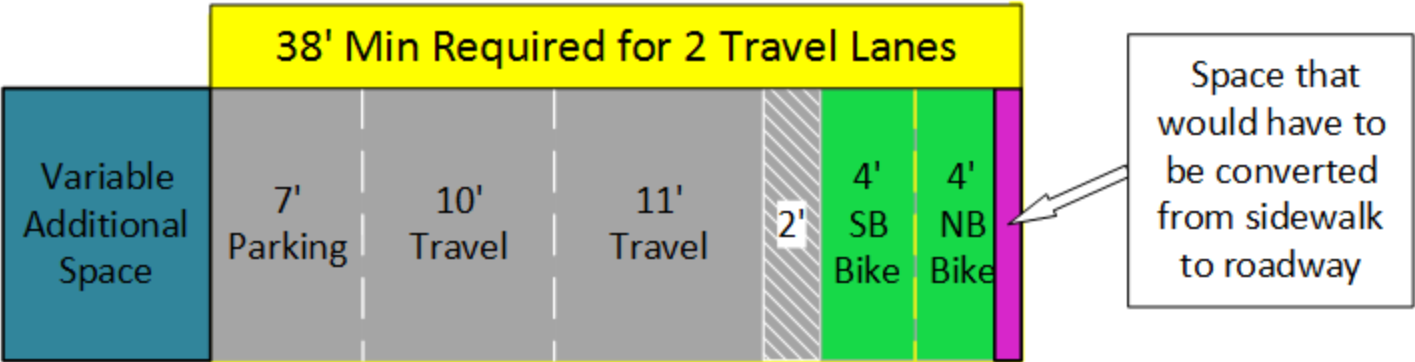
Downtown Grand Rapids Inc.

Fulton St to Lewis St

Typical Right of Way – 66ft
14' - 38' - 14'
Sidewalk - Street - Sidewalk

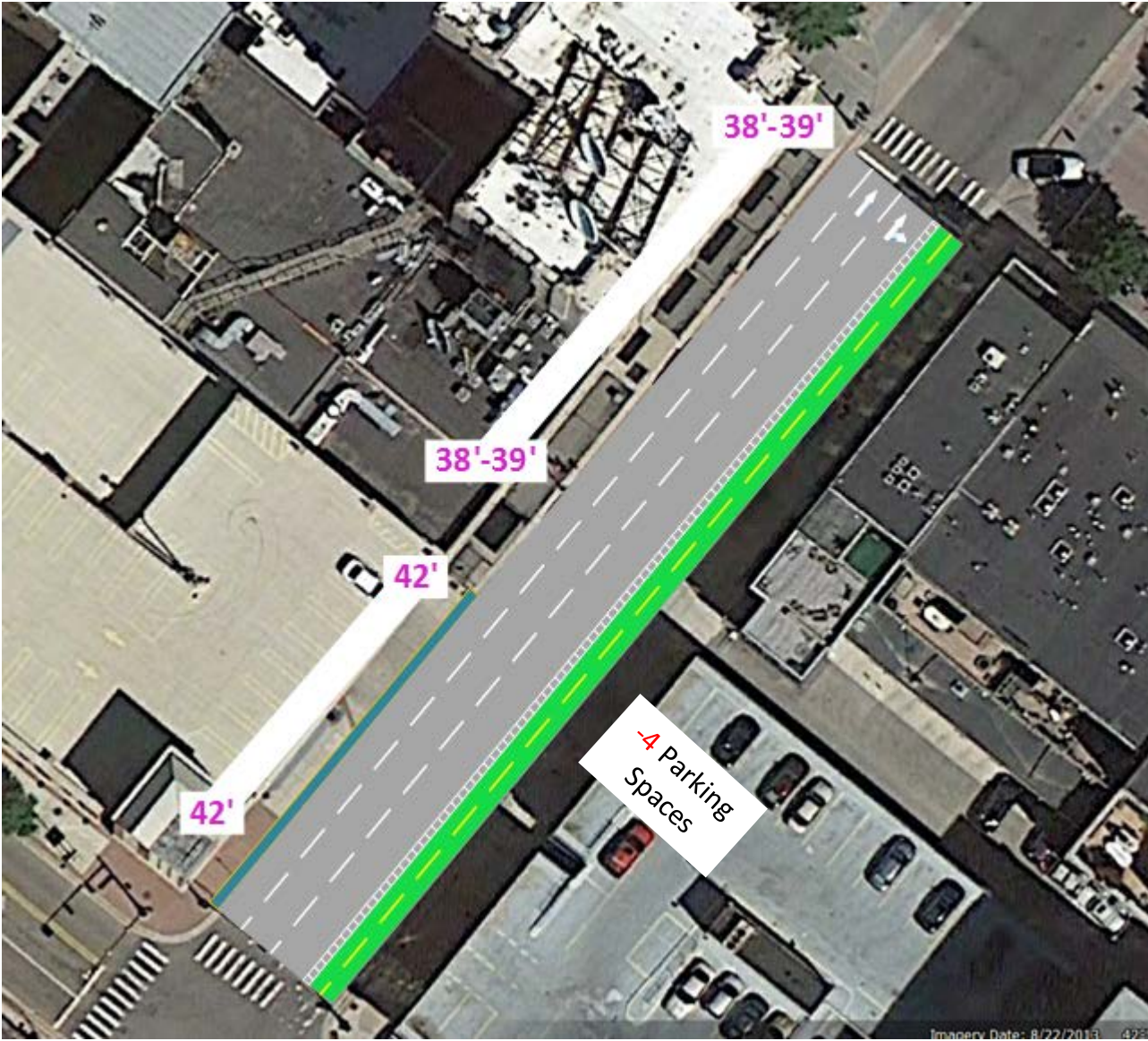


Typical Cross Section



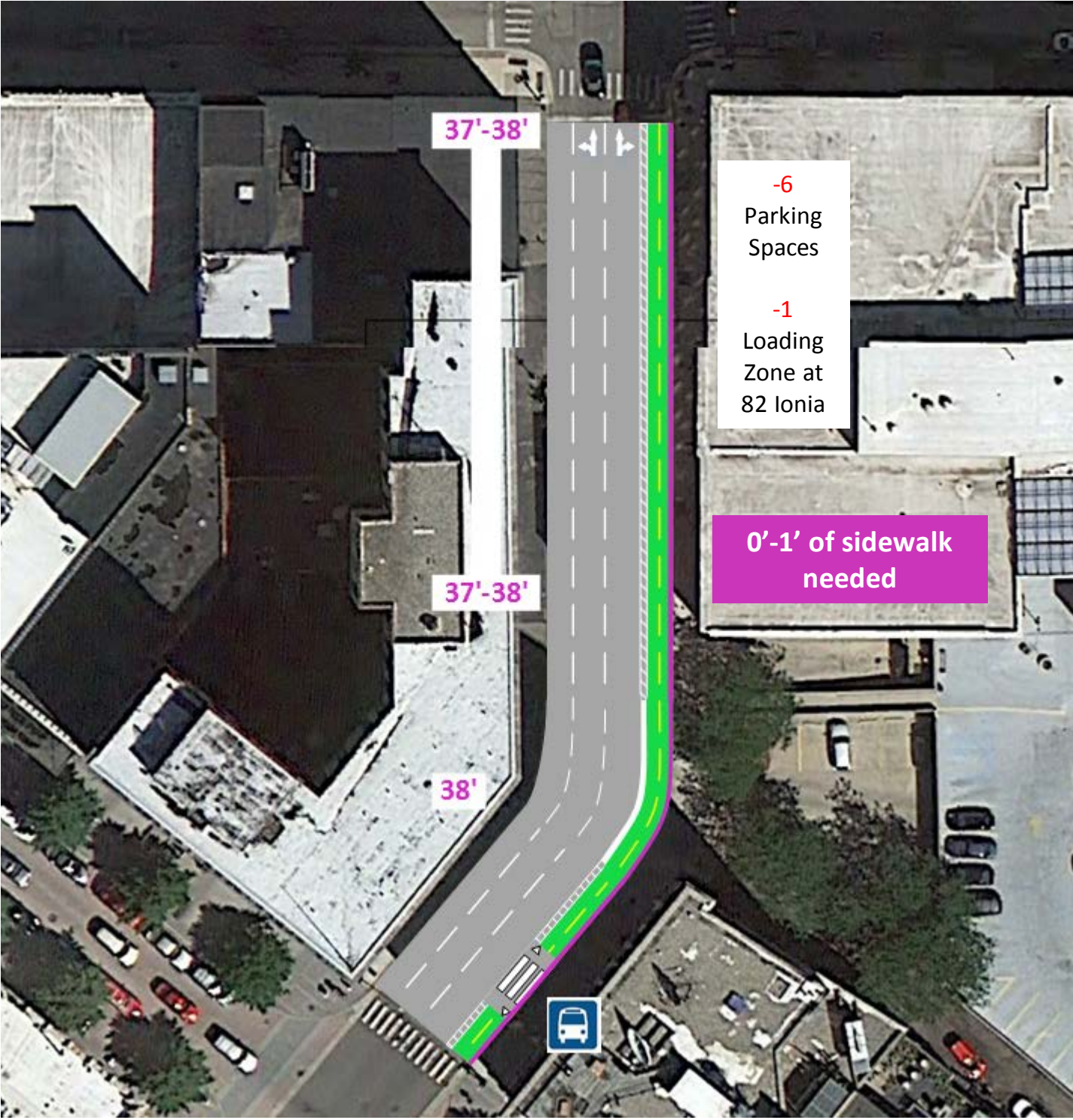
Lewis St to Monroe Center St

Typical Right of Way – 66ft
14' - 38' - 14'
Sidewalk - Street - Sidewalk



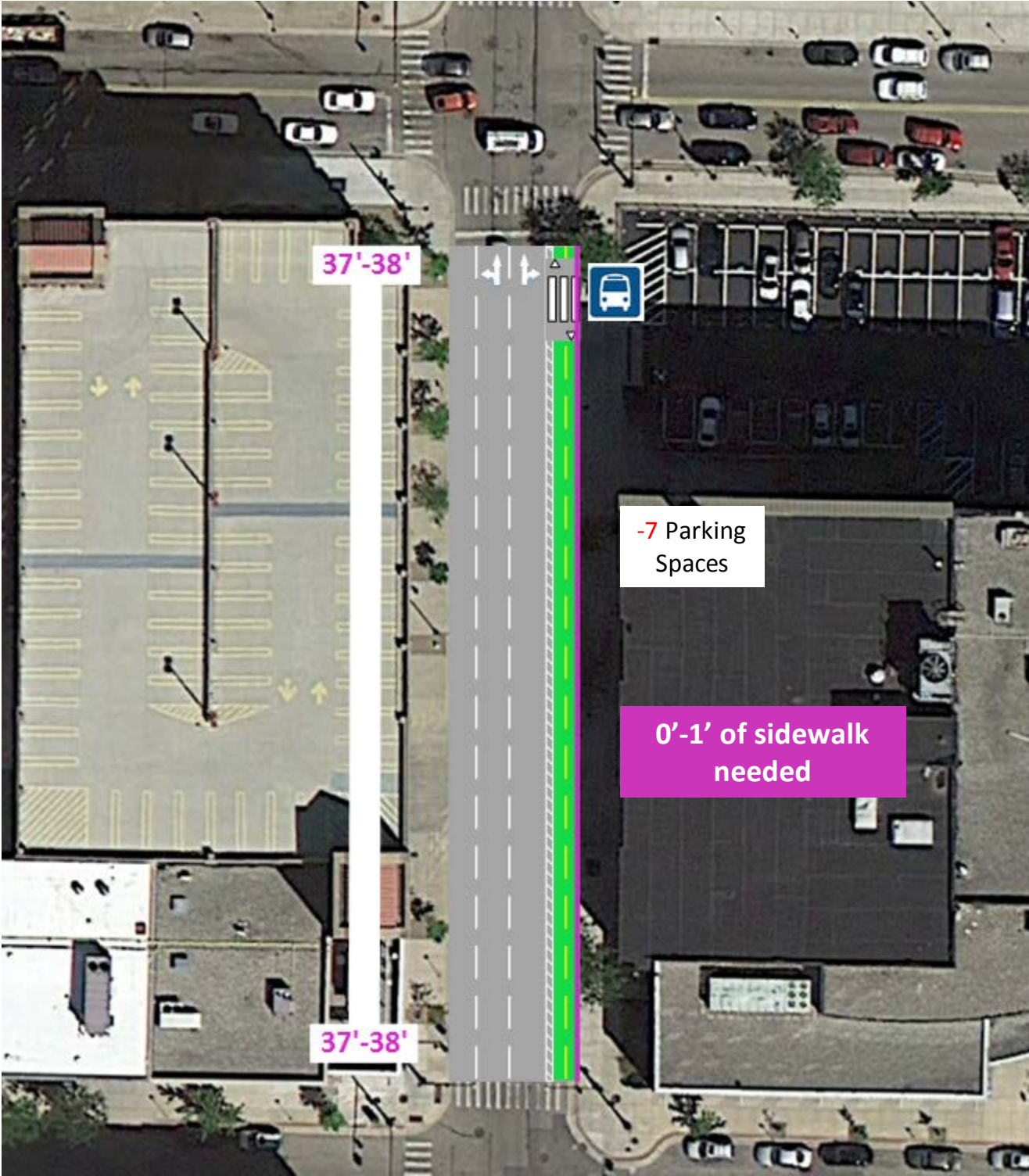
Monroe Center St to Fountain St

Typical Right of Way – 66ft
14' - 38' - 14'
Sidewalk - Street - Sidewalk



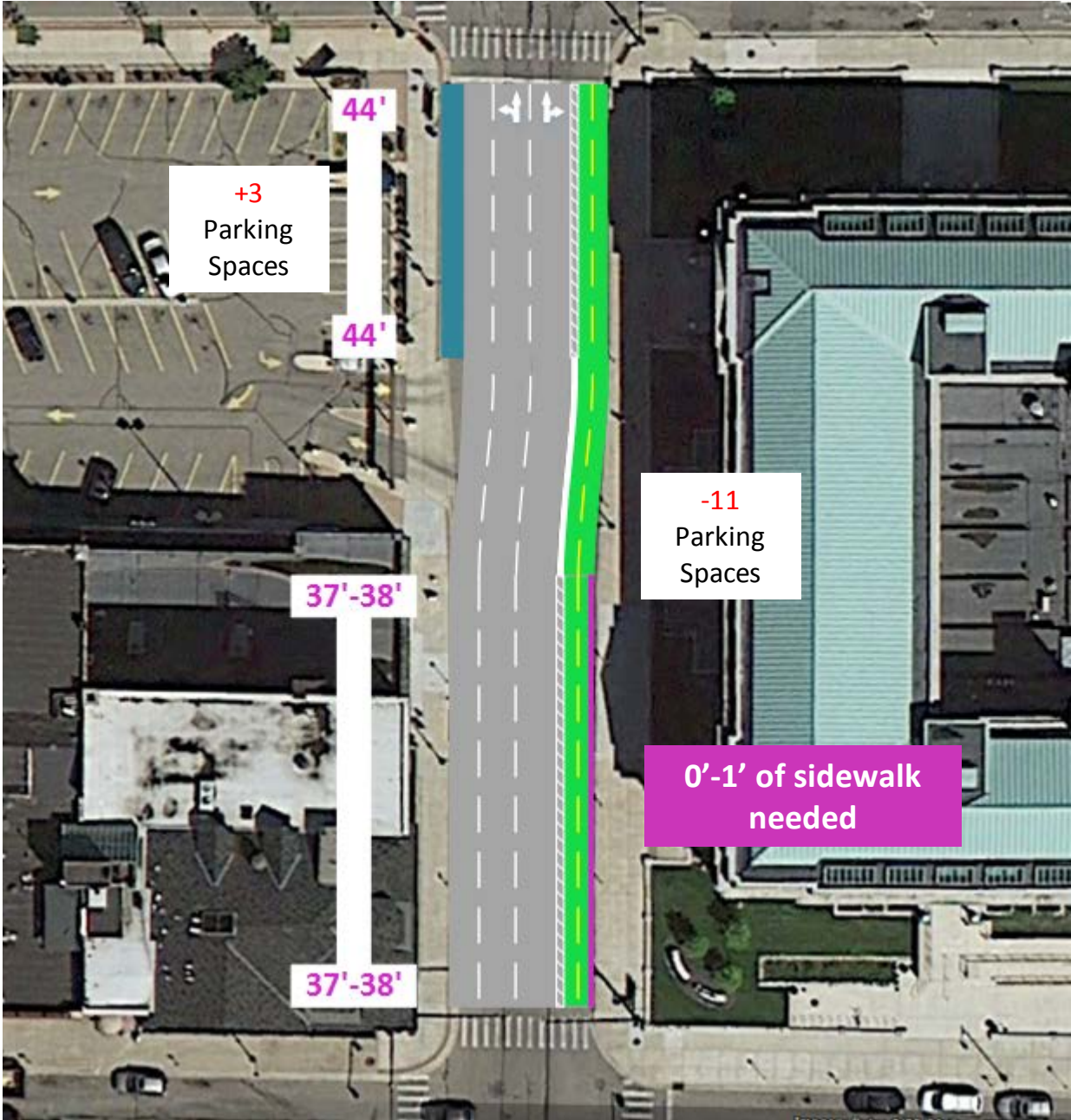
Fountain St to Pearl St

Typical Right of Way – 66ft
14' - 38' - 14'
Sidewalk - Street - Sidewalk



Pearl St to Lyon St

Typical Right of Way – 66ft
14' - 38' - 14'
Sidewalk - Street - Sidewalk



Lyon St to Crescent St

Assumption: Removed
Bulbouts/Curb Extensions

Right of Way – 80ft



Assumption: Removed
Bulbouts/Curb Extensions

Crescent St to Michigan St

Right of Way – 80ft

Total Corridor Parking Impact

54 Full Time Lost

3 Full Time Added

Net Impact of 51 Lost

