



Royal Oak
DOWNTOWN
DEVELOPMENT AUTHORITY

Meeting Date: 01/20/2015

211 Williams Street
Royal Oak, MI 48067
Phone: (248) 246-3280
downtownroyalok.org

MEMORANDUM

DATE: January 13, 2016
TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY
SUBJECT: **SOUTH MAIN STREET STREETSCAPE**

As a continuation of a brief discussion start at the DDA's September 16, 2015 meeting attached is a copy of the memorandum from that meeting and a related communication sent to the city commission.

The special assessment would cover areas currently without streetscapes. The additional cost contained in the prior memorandum includes replacing existing decorative lights; that need maintenance (painting) and don't match. The new streetscape work will continue with the installation of concrete pavers in this area to be consistent with those areas that currently exist.

No specific action is necessary at this time however the DDA will need to address this item as part of its FY 16-17 Development Fund Budget.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Timothy E. Thwing', written over a horizontal line.

Timothy E. Thwing
Executive Director

Enclosure/attachment



Royal Oak
DOWNTOWN
DEVELOPMENT AUTHORITY

Meeting Date: 09/16/2015

211 Williams Street
Royal Oak, MI 48067
Phone: (248) 246-3280
downtownroyalok.org

MEMORANDUM

DATE: September 11, 2015
TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY
SUBJECT: **DISCUSSION – STREETScape IMPROVEMENTS (S. MAIN ST.)**

The city's engineering division is in the process of preparing plans for roadway and streetscape improvements along South Main Street from Lincoln Avenue to the I-696 Service Drive. The current goal is to complete the construction during 2016-2017.

In terms of the streetscape the DDA has generally participate in covering the cost of various items and is also an adjacent property owner along portions of S Main Street. The decorative lights that have been installed are not the standard style used downtown, along N. Main St and/or East 11 Mile Road. The existing light poles have a fluted design, are black, the paint peels and have proved to be a general maintenance problem. The current plan is to replace all of the existing decorative lights/poles and install the standard style throughout.

The preliminary estimate for the DDA's portion would be approximately \$325,000.

No action is required at this time.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Timothy E. Thwing', written over a horizontal line.

Timothy E. Thwing
Executive Director

Enclosure/attachment



Standard Resolution 1 Special Assessment South Main Street Streetscapes

December 1, 2015

The Honorable Mayor Ellison and
Members of the City Commission:

The engineering department is currently completing the plan submittal for the S. Main Street resurfacing project between 10 Mile Road and Lincoln Avenue which will be constructed during the summer of 2016. The road work for this project will be funded using a federal grant and Royal Oak major road funds in a 70% / 30% split. This road improvement project was approved by the Oakland County Federal Aid Committee in 2013 for inclusion in SEMCOG's approved Transportation Improvement Program (TIP). This grant was awarded to the city on the premise that Main Street, a principal arterial roadway, will include 11 ft. wide travel lanes and a center left turn lane which have been shown to reduce accidents.

The project scope includes replacing all of the remaining road edge curbing that had not been replaced as part of streetscape projects that were installed by adjacent developments. When installing the new curbing it is intended to slightly widen the road to maintain the existing on street parking and narrow the road at the intersections to install the end block bumpouts. When realigning the curb in such a manner, it results in other road features that now require removal and reconstruction such as trees, driveways and sidewalks, street lighting and traffic signal poles. There are several options for making restoration to these features, which include low cost "temporary" measures, as well as upgraded streetscape sidewalks that will match other existing areas within the project limits.

Main Street, for many years, has been considered the "gateway" to Royal Oak. Realizing this, the city and DDA incorporated several parcels of land at 10 Mile Road and right-of-way between Lincoln Avenue and 10 Mile Road into the DDA boundary in the 1980's in order to coordinate appropriate and consistent redevelopment. They also developed a streetscape initiative for this area with widened sidewalks and other inviting features. Since that time it has been city policy that all new developments within and abutting this right-of-way install decorative streetscape sidewalks when redevelopment occurs. Streetscape projects are ineligible for federal funding. Streetscapes consist of decorative concrete and block paver sidewalk, trees, tree grates and other landscaping, as well as ornamental lighting and irrigation systems. Currently, 13 properties along S. Main Street have installed over 2,500 lineal feet of sidewalk streetscapes under this policy.

18 properties however, have not yet installed streetscape along this section of Main Street. The total frontage of these properties is approximately 2,150 lineal feet. It should be noted that two of these properties are currently required to install streetscape as part of their approved redevelopment site plans. The DDA is also responsible for approximately 779 feet of frontage on the east and west sides of Main near 10 Mile that do not yet have streetscapes. These three entities are responsible for 46% of the remaining streetscape yet to be built. As one of the adjacent property owners, the DDA is currently in favor of completing the streetscape

improvements in this corridor. The planning department is also aware of this project and will present the cost estimate to the DDA as part of their budget cycle for FY 16-17.

A special assessment petition has been prepared for the remaining streetscape work showing the properties and the associated frontage. A very preliminary cost estimate has also been developed to demonstrate a proposed cost per parcel. It should be noted that previous redevelopments were responsible to install all of the necessary road curbing and road widening at their own expense. Developers were also responsible for contracting for the design of the streetscape, again at their own expense. Because the proposed streetscape design has been completed by the city, and the road curb and widening will be part of the federally funded portion of the project, the costs to properties will be significantly lower than if they redeveloped and were required to install the streetscape on their own.

Constructing the streetscape at the same time as the proposed road improvements eliminates installing temporary driveways, sidewalks and lighting which would be replaced again when redevelopment occurs. Planning and engineering believe that it is extremely advantageous and ultimately cost effective to complete the streetscape at the time of the planned roadwork. Engineering recommends that the replacement of lights, trees, sidewalk and driveway features be in accordance with the established streetscape design for this area. It is also recommended that to be consistent with past practices and city policy, that funding of the streetscape be borne by the adjacent property owner and in this case the costs can be special assessed.

If the commission is in agreement, Special Assessment Standard Resolution 1 is recommended for adoption.

Respectfully submitted,
Matthew J. Callahan, P.E.
City Engineer

Approved,


Donald E. Johnson
City Manager

1 Attachment

Special Assessment Standard Resolution 1

City of Royal Oak – County of Oakland

At a regular meeting of the Royal Oak City Commission, Michigan, held on **December 21, 2015**, at 7:30 o'clock p.m., Eastern Time

Present: Commissioners _____

Absent: Commissioners _____

The following preamble and resolution were offered by commissioner _____ and supported by commissioner _____:

Whereas, pursuant to provisions of Chapter 12, City of Royal Oak Charter, as amended, the Royal Oak City Commission may commence proceedings for the making of local public improvements within the city and determine the tentative necessity thereof without a petition; and

Whereas, the city commission deems it in the public interest, health, and welfare to make certain public improvements in the city, to wit:

Public streetscape sidewalk improvements along S. Main Street between 10 Mile Road and Lincoln Avenue consisting of decorative concrete and block paver sidewalks and driveways; new and replacement ornamental street lights and street lighting electrical system; decorative iron street tree grates, trees, landscaping and irrigation system; and necessary drainage improvements.

Now, therefore, be it resolved:

1. The assessor is hereby directed to cause to be prepared a report which shall include necessary plans, profiles, specifications and detailed estimates of costs, an estimate of the life of the improvements, and a description of the public improvements, and to prepare a special assessment district and such other pertinent information as will permit the commission to decide the cost, extent, and necessity of the improvement proposed and what part or proportion thereof should

be paid by special assessments upon the property especially benefited and what part, if any, should be paid by the city.

2. When the aforesaid report is completed, the assessor shall file the same with the city clerk for presentation to the city commission.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Ayes: Commissioners

Nays: Commissioners

Resolution declared adopted.

Melanie Halas, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution duly adopted by the Royal Oak City Commission, at a regular meeting held on **December 21, 2015**, and that public notice of said meeting was given pursuant to and in full conformity with Act No. 267, Public Acts of Michigan, 1976, as amended.

Melanie Halas, City Clerk

Attachment 1

REQUEST FOR PUBLIC IMPROVEMENT
(To be used only for special assessment improvements)

Please use BLACK INK & PRINT ADDRESS:

Petition Circulator: _____

Circulator Address: _____

Phone Number: _____

The Honorable Mayor and City Commission
City of Royal Oak, Michigan

Gentlepersons:

We, the undersigned, owners of property in the City of Royal Oak to be benefited by the proposed improvement, description of which property, and our addresses, are set forth opposite our respective names hereto, do hereby request the following public improvement, to wit:

Special assessment public streetscape sidewalk improvements along S. Main Street between 10 Mile Road and Lincoln Avenue consisting of decorative concrete and block paver sidewalks and driveways; new and replacement ornamental street lights and street lighting electrical system; decorative iron street tree grates, trees, landscaping and irrigation system; and necessary drainage improvements.

This request is not made for the purpose of initiating such improvement, but only for advising the City Commission of our desire for such improvement and willingness to have our property assessed therefor if the Commission, in the exercise of its discretion, order such improvement to be made.

Property Owner(s)	Address	Tax Parcel ID.	Subdivision	Front Footage
<i>RT & S BUILDING, LLC</i>	924 S Main Street	2521429020	Hudson & Hannan Subdivision	100
<i>LARRY PAPPAS</i>	1000 S Main Street	2521431012	Hudson & Hannan Subdivision	149
<i>MAIN DONUT STOP</i>	1016 S Main Street	2521431019	Parent's Subdivision	77.5
<i>VOJNO DIMOVSKI</i>	1026 S Main Street	2521431023	Parent's Subdivision	78.5
<i>MAIN STREET LIVING, LLC</i>	1100 S Main Street	2521433011	Parent's Subdivision	100.00

Attachment 1

REQUEST FOR PUBLIC IMPROVEMENT
(To be used only for special assessment improvements)

<i>KAREN M SHEA/JEAN BOWER</i>	1108 S Main Street 1110 S Main Street	2521433012	Parent's Subdivision	47.00
<i>SAGE REAL ESTATE LLC</i>	1116 S Main Street	2521433018	Parent's Subdivision	72.0
<i>FLATSO VENTURES LLC</i>	1128 S Main Street	2521433020	Parent's Subdivision	75.0
<i>MAIN FLOOR COVERING ROYAL OAK</i>	1224 S Main Street	2521435023	Hudson & Hannan Subdivision #2	145.0
<i>FLATSO VENTURES LLC</i>	1214 S Main Street	2521435024	Parent's Subdivision	147.0
<i>DOWNTOWN DEVELOPMENT AUTHORITY</i>	Vacant	2521479031	Hudson & Hannan Sub.#2; Lucking's, Royal Ct. Ext, Subs.	416.23
<i>B & B INVESTMENT LLC</i>	919 S Main Street	2522301005	Baldwin Addn. Subdivision	127.0
<i>B & B INVESTMENT LLC</i>	Parking lot	2522303042	Baldwin Addn. Subdivision	50.0
<i>WATKINS MANAGEMENT LLC</i>	1007 S Main Street	2522303043	Assessor's Plat #16	50.0
<i>WATKINS MANAGEMENT LLC</i>	1015 S Main Street	2522303043	Assessor's Plat #16	40.66
<i>ATNAS PROPERTIES, LLC</i>	1023 S Main Street 1025 S Main Street	2522303047	Assessor's Plat #16	112.0
<i>DOWNTOWN DEVELOPMENT AUTHORITY</i>	MDOT	2522357024	Hannan & Webber's Sunset Park Sub.	265.0
<i>DOWNTOWN DEVELOPMENT AUTHORITY</i>	1603 S Main Street MDOT	2522359028	Hannan & Webber's Sunset Park Sub.	97.5

Special Assessment Streetscape Sidewalks on S. Main Street
Estimated Costs

(for information only)

PROPERTY OWNER(S)	ADDRESS	ESTIMATED TOTAL COST
RT & S Building, LLC	924 S Main Street	\$31,404.26
Larry Pappas	1000 S Main Street	\$46,792.35
Main Donut Stop	1016 S Main Street	\$24,338.30
Vojno Dimovski	1026 S Main Street	\$24,652.34
Main Street Living, LLC	1100 S Main Street	\$31,404.26
Karen M Shea/Jean Bower	1108 S Main Street 1110 S Main Street	\$14,760.00
Sage Real Estate LLC	1116 S Main Street	\$22,611.07
Flatso Ventures LLC	1128 S Main Street	\$23,553.19
Main Floor Covering Royal Oak	1224 S Main Street	\$45,536.18
Flatso Ventures LLC	1214 S Main Street	\$46,164.26
Downtown Development Authority	Vacant- "Gateway" site	\$130,713.95
B & B Investment LLC	919 S Main Street	\$39,883.41
B & B Investment LLC	Parking lot	\$15,702.13
Watkins Management LLC	1007 S Main Street	\$15,702.13
Watkins Management LLC	1015 S Main Street	\$12,768.97
Atnas Properties, LLC	1023 S Main Street 1025 S Main Street	\$35,172.77
Downtown Development Authority	MDOT – Park	\$83,221.29
Downtown Development Authority	1603 S Main Street/ MDOT - Park	\$30,619.15

**Shaded properties have already been required to install streetscape*

Total District Estimated Cost:	\$ 675,000
City Matching Cost:	\$ 0
Total Project Estimated Cost:	\$ 675,000