



600 E Front Street, Suite 104, PO Box 506
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traversetransportation.org



The mission of the Traverse Transportation Coordinating Initiative (TTCI) is to provide coordinated leadership and direction for the development and conduct of the continuing, cooperative & comprehensive transportation planning process for the Traverse City urban area.

**TTCI Technical Committee Meeting Minutes
Thursday August 16, 2018 - 1:30pm**

Acme Twp.
6042 Acme Rd,
Williamsburg, MI 49690

- 1) Roll Call
- 2) Approval of Agenda/Meeting Minutes
- 3) FY 2018 Work Program updates
 - a) MDOT
 - i) 2045 SE data review/follow-up
 - ii) Title VI plan
 - iii) Multi-modal infrastructure and facility inventory
 - b) TTCI
 - i) Master Street Plan update
- 4) Member Comments/Discussion of future agenda items
- 5) Adjourn



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**TTCI Technical Committee Meeting Minutes
Thursday June 21, 2018 1:30pm**

Elmwood Twp.
10090 E Lincoln Rd
Traverse City, MI 49684

1) Roll Call

- Meeting called to order by Chair, Tim Lodge at 1:32pm
- See attached attendance sheet

2) Approval of Agenda/Meeting Minutes

- Motion to approve as presented: Shawn Winter; Support: Erik Perdonik – **motion passes**

3) FY 2018 Work Program updates

A. MDOT

i) Socioeconomic Data Outputs - attached (**action requested**)

- o Updated housing and employment values submitted by members of the Technical Committee were discussed and confirmed based on development that has occurred since the established base-year numbers, and community approved future developments.
- o Motion to approve the updated TAZ housing and employment values for the 2045 regional model as submitted by the Technical Committee: Tim Lodge; Support: Sara Kopriva – **motion passes**

B. TTCI

i) Master Street Plan update

- o Mike Woods presented a map of the TTCI region that highlighted TAZs most likely to experience new development
- o TAZs were selected based on development goals as outlined in individual master plans, the updates reflected in the 2045 regional model and Technical Committee input.
- o Technical Committee members will confirm if the TAZs selected within their municipality indeed reflect development goals, specifically in Garfield Twp and Traverse City.
 - Shawn Winter, Acme Twp mentioned that TAZs 503 and 501 should be highlighted, and not TAZ 500.

4) Member Comments/Discussion of future agenda items

- Mike Woods mentioned that MDOT will be seeking guidance from MPOs regarding regionally significant projects. This is being requested to assist MDOT Region and Central Office staff in understanding and transparency as it relates to TIP development and amendments, and is requesting that each MPO work with their SPS Program Manager and MDOT Region Planner to develop a definition that MPO staff and committee members use to determine if a project is regionally significant. It's anticipated that more information will soon become more available including the details of the process, timeframe and how it affects transportation implementation programming.

2) Adjourn

- Meeting adjourned at 2:48pm

TTCI

Tech. Committee

6-21

Name

JOSEPH SWIWEDET

ERIK PERDONIK -

Sara Kopriwa

Shawn Winter

Jim Carruthers

Jim Johnson

Agency

GTCRC

GARFIELD TWP.

Elmwood

Acme

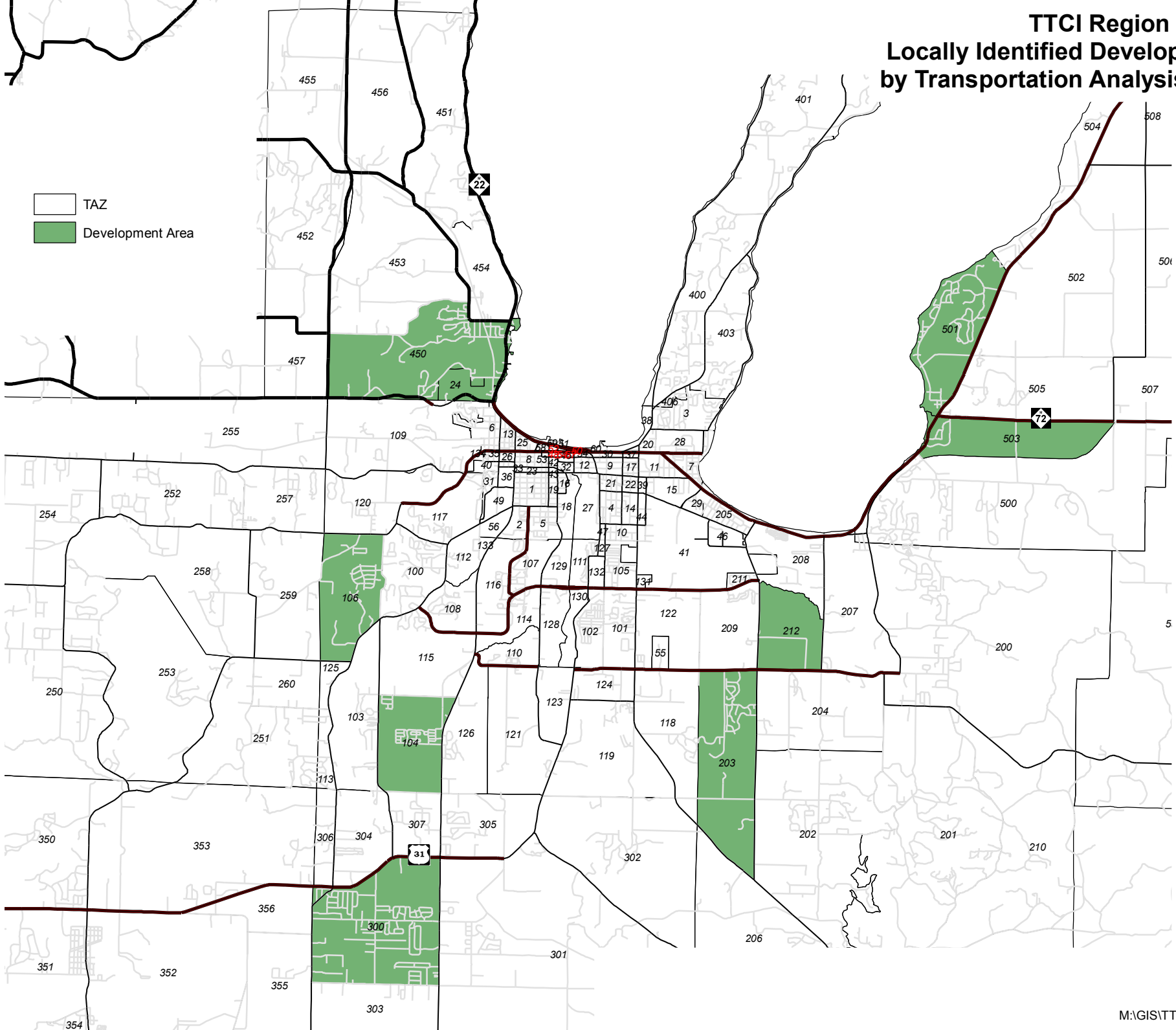
City TC

Leelanau CRC

	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)	(FYI)
	2000 Census	2007 Model	2010 Census	2015 Estimate	2035 Model	2045 Estimate	% Delta 2015-2045	2000 Census	2007 Model	2010 Census	2015 Estimate	2035 Model	2045 Estimate	% Delta 2015-2045	2000 Census	2007 Model	2010 Census	2015 Estimate	2035 Model	2045 Estimate	% Delta 2015-2045
Jurisdiction	Pop	Pop	Pop	Pop	Pop	Pop	Pop	HUocc	HUocc	HUocc	HUocc	HUocc	HUocc	HUocc	Emp	Emp	Emp	Emp	Emp	Emp	Emp
Acme	4,361	4,511	4,375	4,676	10,044	8,634	84.64%		1,736	1,806	1,932	3,863	4,276	121.33%		2,973		3,331	4,202	3,747	12.49%
Blair	6,455	6,448	8,209	8,666	10,278	11,811	36.29%		2,359	2,926	3,084	3,765	4,668	51.36%		3,916		3,640	4,485	3,871	6.35%
East Bay	9,919	10,234	10,663	11,373	10,492	13,643	19.96%		3,812	4,284	4,567	3,915	5,982	30.98%		3,785		4,338	3,820	5,031	15.98%
Elmwood	4,264	4,275	4,520	4,583	5,914	5,765	25.79%		1,701	1,907	1,932	2,356	2,334	20.81%		2,136		2,016	2,844	2,161	7.19%
Garfield	13,841	16,908	16,256	16,890	25,895	21,096	24.90%		7,017	7,367	7,630	10,745	10,536	38.09%		20,230		19,797	22,550	21,784	10.04%
Green Lake	5,009	5,332	5,784	6,162	6,287	7,688	24.76%		2,067	2,289	2,436	2,437	3,357	37.81%		2,570		1,965	2,876	2,219	12.93%
Long Lake	7,648	7,907	8,662	9,245	7,943	11,331	22.56%		2,836	3,318	3,542	2,847	4,788	35.18%		1,992		2,127	1,974	2,402	12.93%
Peninsula	5,265	5,456	5,433	5,797	5,513	6,472	11.64%		2,208	2,354	2,510	2,232	3,051	21.55%		1,345		1,846	1,316	1,909	3.41%
Traverse City	14,532	14,192	14,674	15,218	16,527	17,069	12.16%		6,292	6,675	6,930	7,313	8,416	21.44%		28,622		27,498	29,845	31,848	15.82%
White Water	2,438	2,878	2,597	2,771	2,899	3,156	13.89%		1,045	1,012	1,078	1,054	1,342	24.49%		1,318		1,391	1,301	1,581	13.66%
Totals	73,732	78,141	81,173	85,381	101,792	106,665	24.93%		31,073	33,938	35,641	40,527	48,750	36.78%		68,887		67,949	75,213	76,553	12.66%
				APPROVED		APPROVED					APPROVED		APPROVED					APPROVED		APPROVED	
<p>Pop = Population, Total [includes group quarter population]</p> <p>HUocc = Occupied Housing Units [excludes vacant housing]</p> <p>Emp = Employment, Total [all industry types]</p> <p>"2000 Census" & "2010 Census" refer to the Decennial Census sub-county totals [FOR INFORMATION PURPOSES ONLY]</p> <p>"2007 Model" & "2035 Model" refer to the travel demand model developed for the Grand Vision - base year of 2007, and a horizon (forecasted) year of 2035 [FOR INFORMATION PURPOSES ONLY]</p> <p>"2015 Estimate" refers to the approved data to be utilized for the base year model runs - "Pop" and "HUocc" totals were approved by TTCI Committees unmodified - "Emp" reflect local agency comments</p> <p>"2045 Estimate" refers to the forecasted data for the year 2045 - based on the forecasts developed by the University of Michigan, prepared for the MDOT Bureau of Transportation Planning - refer to the report "The Economic and Demographic Outlook for Michigan Through 2045" dated January 2017 AND AMENDED BY TTCI AND LOCAL AGENCIES (APPROVED 6-21-18)</p>																					

TazID_15	Jurisdiction	PopTot_10 (FYI)	PopTot_15 (APPROVED)	PopTot_45 (REVIEW)	Compound Annual Growth Rate	PopTot_45 (APPROVED)	Compound Annual Growth Rate	Comments	HuOcc_10 (FYI)	HuOcc_15 (APPROVED)	HuOcc_45 (REVIEW)	Compound Annual Growth Rate	HuOcc_45 (APPROVED)	Compound Annual Growth Rate	Comments	Emp_15 (APPROVED)	Emp_45 (REVIEW)	Compound Annual Growth Rate	Emp_45 (APPROVED)	Compound Annual Growth Rate	Comments
551	Whitewater	853	910	1,037	0.434874%	1,037	0.434874%		327	348	433	0.730185%	433	0.730185%		188	214	0.428365%	214	0.428365%	
552	Whitewater	387	413	470	0.434874%	470	0.434874%		142	151	188	0.730185%	188	0.730185%		323	367	0.428365%	367	0.428365%	
553	Whitewater	128	137	156	0.434874%	156	0.434874%		50	53	66	0.730185%	66	0.730185%		461	524	0.428365%	524	0.428365%	
554	Whitewater	57	61	69	0.434874%	69	0.434874%		22	23	29	0.730185%	29	0.730185%		80	91	0.428365%	91	0.428365%	
Totals >				101,633		106,665					45,988		48,750			76,538		76,553			
Delta between Review & Approved >						5,032							2,762						15		

TTCI Region Locally Identified Development Areas by Transportation Analysis Zone (TAZ)



Map Produced by:





VICINITY MAP
SCALE: 1" = 2.645' (2) MILES



Project Address:
1750 Townline Road
Traverse City, MI 49686

Project Parcel:
Part of Tax ID 28-03-230-004-00, 28-03-230-006-00, 28-03-230-009-00

Project Size:
223.15 acres net

Existing Zoning:
LDR - Low Density Residential

Existing Land Use:
Embrook Golf Course / Vacant

Proposed Land Use:
Planned Unit Development, Mixed-use Residential

Township Comprehensive Master Plan, Future Land Use:
Residential - Low to Medium Density 1-4 Units/Acre

	LDR zoning	proposed
Dwelling Units/Acre	3	2.8
Minimum Lot Size:	12,000sf	varies
Minimum Lot Width:	100ft	varies
Height:	2.5 stories / 35ft	varies
Front Yard Setback:	30ft	varies
Side Yard Setback:	10ft	varies
Rear Yard Setback:	33ft	varies
Maximum Lot Coverage:	N/A	50%

Parking:
One-family, Multiple-family
Housing for Elderly

requirements
2 spaces per dwelling unit
1 space per each two dwelling units, one per employee

Housing Types

Apartments, 3-story	252 units
Apartments, 2-story	40 units
Zero Lot Line Condominiums	66 units
Single Family Lots	140 units
Duplex Units	132 units
Total	630 total residential units



TAZ	Zoning	Acreage Undeveloped	Transportation / Environmental Constraints (Reduce acreage by 20%)	Minimum Lot Size	Minimum Lot Size (with water/sewer)	Number of New Housing Units	Number of New Housing Units (with water/sewer)	Projected Number of Persons	Projected Number of Persons (with water/sewer)	
203	AG	784	627	40,000	40,000	683	683	1,694	1,694	
	LDR	88	70	40,000	12,000	77	256	190	634	
	MDR	0	0	40,000	8,000	0	0	0	0	
	Elmbrook GC/PUD Development Site - 630 Units Proposed						630	630	1,562	1,562
					TOTAL:	1,390	1,569	3,446	3,890	
212	LDR	306	245	40,000	12,000	267	889	661	2,204	
	MDR	150	120	40,000	8,000	131	653	324	1,620	
	Hammond/Vanderlip Development Site - 177 Units Proposed						177	177	439	439
	Headwaters Apartments - Approved for 216 Units/24 Units Built						192	192	476	476
						766	1,911	1,900	4,739	

East Bay Township Persons Per Household: 2.48
U.S. Census Bureau