

September 23, 2019

Ms. Ann Cardon  
Superintendent of Schools  
Traverse City Area Public Schools  
412 Webster St.  
Traverse City, MI 49686

Re: **Griffin Street**

Dear Ms. Cardon:

The City of Traverse City has received an Application for an alley/street vacation, dated June 12, 2019, from TCAPS. This request was for a street vacation of Griffin Street from Pine Street to Oak Street.

City and School District staff originally met in February to discuss possibilities. It was at that time that the City Master Plan and the 14<sup>th</sup> Street Corridor Plans were discussed. It was discovered that the original TCAPS plan did not meet the City's adopted Corridors Master Plan. The Application for vacation of Griffin Street with a site plan concept closed all east/west travel, as well as the placement of a proposed school facility.

The functionality of Griffin Street includes a service street for both current school facilities as well as businesses. In turn, this helps reduce ingress/egress onto 14<sup>th</sup> Street, lessening interference as well as enhancing safety along the corridor.

After our initial meeting, additional site plan concepts were forwarded to the City for review. In keeping with the City Master Plan and Corridor Plan, the City is attempting to: (1) maintain access to the neighborhoods inclusive of the school district; (2) protect the utility of the collector street (14<sup>th</sup> Street); (3) maintain the established trail connecting the Boardman Lake Loop Trail to future trails to the west which includes a connection to Traverse City West Middle School; and (4) eliminate large exposures of parking lots along the street, activating adjacent properties to a higher land use. Parking is to be located to the rear or side of a building.

After further discussion and reviews of submitted options, City Planner, Russ Soyring, formulated a compromise solution to Site Concept B2.0, a copy of which is enclosed. This compromise places a future building site along 14<sup>th</sup> Street, with parking shifted to the north,

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supporting both daily school operations as well as Thirlby Field activities. This solution would allow the vacation of a section of Griffin Street from the eastern end of Thirlby Field to Pine Street. A provision would be put in place for combined use as a utility corridor and public access. TCAPS would then have the ability to close access during school activities while allowing community use during non-school events and when school is not in session.

Please be advised that the vacation of a street requires a review from the Planning Commission and approval by the City Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin A. Colburn", with a stylized flourish at the end.

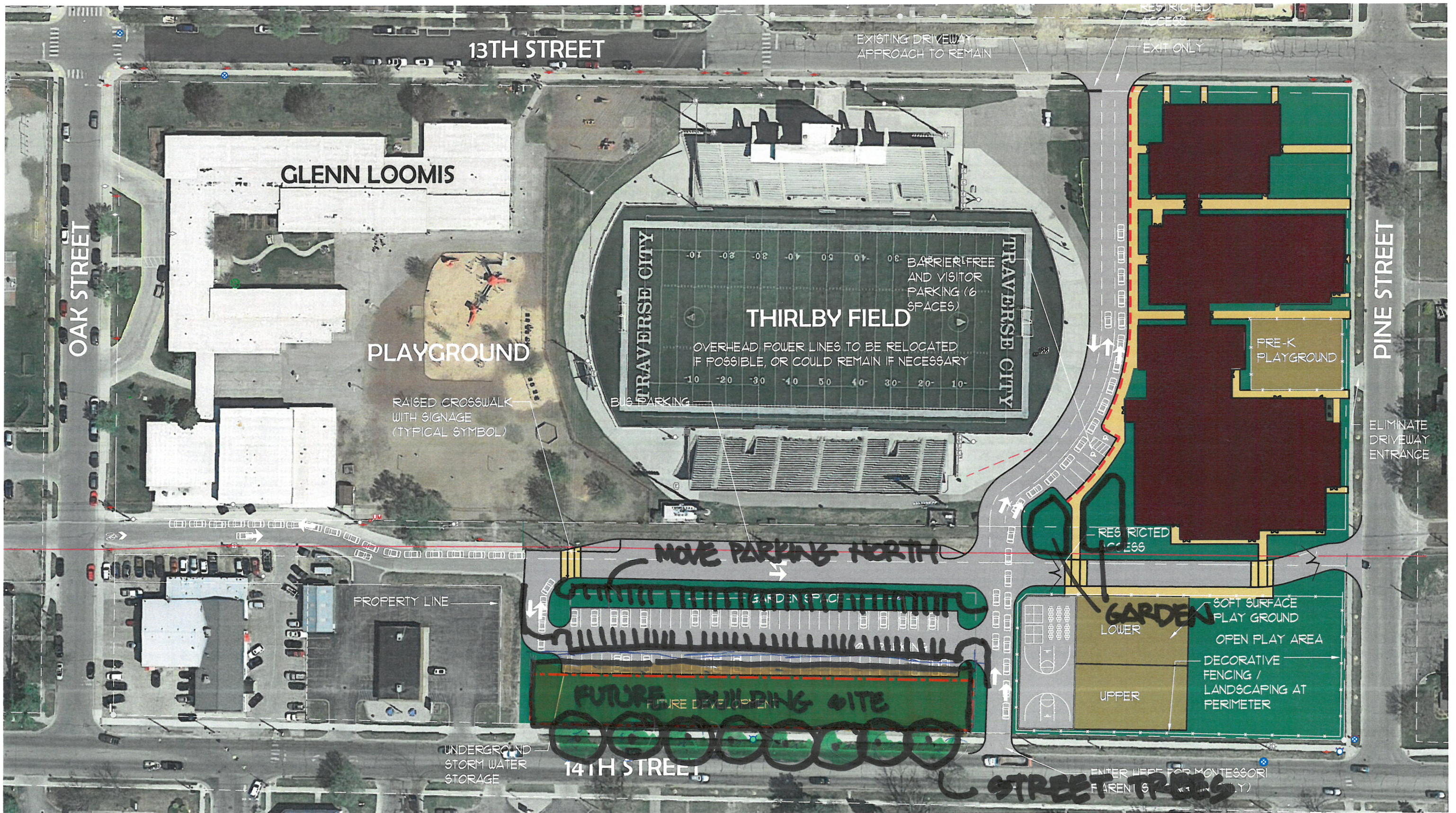
Martin A. Colburn  
City Manager

MAC/kas

pc: Christine Thomas-Hill, TCAPS  
Russ Soyring, City Planner  
Tim Lodge, City Engineer  
Lauren Tribble-Laucht, City Attorney

Encl.





# **SITE CONCEPT B2.0** **TRAVERSE CITY AREA PUBLIC SCHOOLS**

DIEKEMA HAMANN / CORNWELL ARCHITECTS / VIRIDIS  
 9/13/19

## **THIRLBY / GLENN LOOMIS CAMPUS**

### **KEY**

- VEHICULAR / PEDESTRIAN CIRCULATION BOUNDARY
- NON-MOTORIZED TRAIL

