

Downtown Streetscape Project Report

History

In June of 1990, the City of Corunna adopted a Downtown Development and Tax Increment Financing Plan under guidelines established by the State of Michigan. The purpose of the plan was to correct and prevent declining property values and building deterioration, encourage economic development and activity, to encourage historic preservation, and to facilitate revitalization of the downtown. The plan's main objective was financing a streetscape that incorporated sidewalk replacement, decorative brick pavers to accent the sidewalk, new streetlights with underground electrical wiring, benches, trees and trash receptacles.

After nine years, the City of Corunna was able to obtain a grant for a major portion of the project, which also incorporated reconstruction of M-71 through the downtown. In reviewing traffic patterns in the downtown, the D.D.A. asked that a problem area be reviewed, that area being the corner of Mack Street and Shiawassee Street. The location of the bridge to the north and the alignment of Shiawassee Street was noted as a traffic hazard. Other concerns in this area, as noted by the D.D.A., were the location of the U.S. Post Office mail drop off boxes in the eastern alley, and a lack of parking. These issues were reviewed with the Planning Commission as well. The Planning Commission requested that plans be considered to incorporate any lost parking on Shiawassee Street into the proposed one-way area of Mack Street.

In an effort to support the D.D.A., the city council contracted with Capital Consultants Engineers for preliminary design of the project. The proposed one-way area of Mack Street was ultimately abandoned by City Council.

Specifications

The project entailed complete removal and replacement of concrete sidewalks on Shiawassee Street from Oliver Street to Mack Street, on Corunna Avenue from Woodworth Street to Brady Street, and on Mack Street from Woodworth Street to Brady Street. Utilities were changed from overhead to underground except primary lines running east/west, which it has been established to be too costly to convert to underground. New decorative lighting fixtures were installed with double-fixtures at the intersections. Benches and trash receptacles were included as well.

As part of the street construction, the existing 4" water main along Mack Street was replaced with a 12" main. The existing water main along Shiawassee Street was also be replaced with a 12" main. This main was planned for extension across the river with the bridge replacement project. A storm sewer was be placed on the east side of Shiawassee Street emptying into the Shiawassee River.

Estimate of Costs and Funding

The total project cost was estimated to be \$1.25 million. The City of Corunna's estimated responsibility for the project is \$332,59). The D.D.A.'s T.I.F. Plan was designed to fund projects amounting to \$4,644,587, however, due to the downtown fire and other economic factors, property assessments did not increase as anticipated. Therefore, according to budget estimates, the D.D.A. projected having approximately \$150,000 through the year 2006 (end of T.I.F. unless projects are still being funded) for projects addressed in their plan. It may be noted that only items addressed in the T.I.F. Plan can be funded with T.I.F. funds. If other projects are to be funded with these tax dollars, the T.I.F. Plan must be amended.

Bonds were sold incorporating the Streetscape Project and Shiawassee Bridge Reconstruction Project.

Life of Project

Pavement design life for all streets is 20 years.

Watermain/storm sewers have a design life of 60-75 years.

Curb and gutter, sidewalk and streetlights have a design life of 40 years.

Assessment District

Although all public improvements are assessable, City Council has opted to assess costs based on sidewalk replacement only. Estimated costs per lineal foot were \$18.15 for transition properties that have no brick pavers, and \$34.95 for properties with brick pavers. The assessment district was all properties on Shiawassee Street north of Oliver Street and south of the Shiawassee Street bridge, and all properties on Mack Street and Corunna Avenue between Woodworth Street and Brady Street.

The Corunna Public Schools, Shiawassee County Government and area churches agreed to voluntarily participate in the Streetscape Assessment District.