



Notice City Commission Study Session

7:00 PM

Monday, May 11, 2015

Governmental Center, Commission Chambers, 400 Boardman Avenue

Traverse City, MI 49684

Posted and Published: 05-08-2015

The meeting informational packet is available for public inspection at the Traverse Area District Library, Law Enforcement Center, City Manager's Office, and City Clerk's Office. The City of Traverse City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, MI 49684, 922-4440-TDD: 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator. At the request of Acting City Manager Penny Hill, City Clerk Benjamin Marentette has called this Study Session.

City Commission:

c/o Benjamin C. Marentette, MMC, City Clerk
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400 Boardman Avenue

Traverse City, MI 49684

The mission of the Traverse City City Commission is to guide the preservation and development of the City's infrastructure, services, and planning based on extensive participation by its citizens coupled with the expertise of the city's staff. The Commission will both lead and serve Traverse City in developing a vision for sustainability and the future that is rooted in the hopes and input of its citizens and organizations, as well as cooperation from surrounding units of government.

Welcome to the Traverse City Study Session!

Any interested person or group may address the City Commission on any agenda item when recognized by the presiding officer or upon request of any commissioner. Also, any interested person or group may address the City Commission on any matter of City concern not on the Agenda during the agenda item designated Public comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Commission.

Agenda

Pledge of Allegiance

Roll Call

1. Presentation by the Michigan Economic Development Corporation regarding the Redevelopment Ready Communities' initiative. (Penny Hill, Russell Soyring)
2. Presentation by Hickory Hills Advisory Committee regarding a request for a Brown Bridge Trust Parks Improvement Fund allocation for Hickory Hills. (Penny Hill)
3. Consideration of a request from the Brown Bridge Advisory Committee for a Brown Bridge Trust Parks Improvement Fund allocation. (Penny Hill)
4. Discussion regarding the Acting City Manager's Proposed Budget for Fiscal Year 2015/2016. (Penny Hill)
5. Announcements from the City Clerk. (Benjamin Marentette)
6. Public comment.
7. Adjournment.



The City of Traverse City

Communication to the City Commission

FOR THE CITY COMMISSION STUDY SESSION OF MAY 11, 2015

DATE: MAY 8, 2015

FROM: PENNY HILL, ACTING CITY MANAGER

N.E.T. fd

SUBJECT: MAY 11 STUDY SESSION

This memo covers the items on Monday evening's Study Session.

1. ***Presentation by the Michigan Economic Development Corporation regarding the Redevelopment Ready Communities' Initiative.***

Attached is the final report for the Redevelopment Ready Communities' Initiative. Representatives of the Michigan Economic Development Corporation will be in attendance at the meeting Monday evening to make a presentation and answer questions.

2. ***Presentation by Hickory Hills Advisory Committee regarding a request for Brown Bridge Trust Parks Improvement Fund allocation for Hickory Hills.***

Attached is a request from the Hickory Hills Advisory Committee for funding. You will note that they are seeking \$1.5 million in Brown Bridge Trust Parks Improvement Fund dollars for the envisioned improvements to Hickory Hills, which funds would be matched. Additionally, please note that the Committee has received a grant from Rotary Charities to develop a funding strategy to identify funding sources. Representatives of the Hickory Hills Advisory Committee will be in attendance to discuss their proposal with the Commission.

3. ***Consideration of a request from the Brown Bridge Advisory Committee for a Brown Bridge Trust Parks Improvement Fund Allocation.***

Representatives of the Brown Bridge Advisory Committee will be in attendance at the meeting on Monday evening to present their proposal. Attached are materials provided by the Brown Bridge Advisory Committee.

4. ***Discussion regarding the Acting City Manager's Proposed Budget for Fiscal Year 2015/2016.***

This agenda item is intended for the City Commission to continue discussion regarding the proposed budget, in particular, the Capital Improvement Plan and the General Fund.

At the Commission meeting on May 4, I understand there was some discussion regarding moving up the Boardman Lake Trail in the Capital Improvement Plan as well as Eighth Street improvements. Staff will be in attendance to discuss these items as needed. Additionally, a Study Session is planned for June 8 where representatives of the Brownfield Authority as well as staff will be in attendance to discuss the Boardman Lake Trail.

In connection with the budget discussion, attached are PASER rating graphs delineating the progress over time in addressing the condition of our streets. Please recall that PASER is a rating used to assess the condition of our streets.

PH/bcm

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copy:

Laura Ness, Hickory Hills Advisory Committee
Eric Okerstrom, Hickory Hills Advisory Committee
Deni Scrudato, Brown Bridge Advisory Committee
Steve Largent, Grand Traverse Conservation District
Timothy Lodge, City Engineer
Russell Soyring, City Planning Director
William Twietmeyer, City Treasurer/Finance Director

Redevelopment Ready Communities® **Report of Findings**

Picture of Community

City of Traverse City

March 2015



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Executive Summary

Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs and talent throughout Michigan. RRC promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning for the future – making them more attractive for projects that create places where people want to live, work and invest.

In January 2014, the Michigan Economic Development Corporation (MEDC) announced the second open application round for communities interested in achieving RRC certification. MEDC received submissions from over forty communities across the state. Traverse City's application scored in the top tier and was selected to receive a full RRC assessment. We applaud the city's efforts in working to achieve RRC certification. The foundation of the evaluation is the RRC Best Practices. Developed by experts in the public and private sector, the best practices are the standard to achieve certification and designed to create a predictable experience for investors, businesses and residents working within a community. Communities must demonstrate that all best practice evaluation criteria have been met to receive RRC certification. While the report of findings outlines recommended actions to meet each best practice criteria, each community may choose its own path of alternate strategies as long as the required criteria is being accomplished.

Traverse City is the 19th community to be evaluated under the statewide RRC program and is on its way to becoming redevelopment ready. With a strong history of proactive planning, the city has positioned itself to strengthen local quality of life. Despite solid support for redevelopment projects, proactive planning efforts and community engagement, our evaluation found Traverse City still has work to do in order to receive RRC certification. In a time when businesses can locate anywhere in the world, a community that is dedicated to a proactive approach for redevelopment and straightforward procedures will stand out. While a spirit for redevelopment exists, a public participation plan documenting the community engagement process must be finalized and priority redevelopment sites need to be packaged and marketed. The RRC certification is a statement to the private sector that Traverse City's development process is streamlined, predictable and user-friendly and these steps will help ensure the city's competitiveness and secure RRC certification.

Methodology

The basic assessment tool for evaluation is the RRC Best Practices. These six standards were developed in conjunction with public and private sector experts and address key elements of community and economic development. A community must demonstrate all of the RRC Best Practice components have been met to become RRC certified. Once received, certification is valid for three years.

Measurement of a community to the best practices is completed through the RRC team's research, observation and interviews, as well as the consulting advice and technical expertise of the RRC Advisory Council. The team analyzes a community's development materials, including, but not limited to: the master plan; redevelopment strategy; capital improvements plan; budget; public participation plan; zoning regulations; development procedures; applications; economic development strategy; marketing strategies; and website. Researchers observe the meetings of the community's governing body, planning commission, zoning board of appeals and other committees as applicable. In confidential interviews, the team also records the input of local business owners and developers who have worked with the community.

A community's degree of attainment for each best practice criteria is visually represented in this report by the following:

	Green indicates the best practice component is currently being met by the community.
	Yellow indicates some of the best practice component may be in place, but additional action is required.
	Red indicates the best practice component is not present or outdated.

This report represents the findings of the evaluation of the Traverse City's redevelopment processes and practices. All questions should be directed to the RRC Team at RRC@michigan.org.

Best Practice 1.1- The Plans

Best Practice 1.1 evaluates community planning and how the redevelopment vision is embedded in the master plan, capital improvements plan, downtown development plan and corridor plan. The master plan sets expectations for those involved in new development and redevelopment, giving the public some degree of certainty about their vision for the future, while assisting the city in achieving its stated goals. Local and city-wide plans can provide key stakeholders with a roadmap for navigating the redevelopment process in the context of market realities and community goals.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, requires that the planning commission create and approve a master plan as a guide for development and shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan at least once every five years after adoption. The Act also requires communities to adopt a six year capital improvements plan (CIP) for public structures or improvements, in general order of their priority.

Traverse City's master plan was adopted in 2009; the city has indicated that an update to the master plan will occur in 2015. Goals identified in the current master plan include; the need to enforce compatible intensities within, among and between neighborhoods; seamlessly link neighborhoods while allowing each neighborhood's unique character and culture to evolve; become more pedestrian friendly; develop neighborhoods through consensus; stabilize neighborhood economies; and locate services near users. Building on those goals, the city undertook a planning effort aimed at improving the appearance, function, and vitality of strategic corridors

throughout the city. The Corridors Master Plan identifies goals, actions, implementation steps, tools and priority redevelopment sites along five corridors. The Plan focuses on restoring economic activity by identifying opportunities for housing, commercial activity and improvements to public infrastructure, including both the vehicular and pedestrian networks. A master plan was developed for an additional redevelopment area, the Grand Traverse Commons. It outlines a comprehensive vision for the development and redevelopment of this site, including a series of objectives, strategies and action policies. Planning staff provides annual reports that outline progress on achieving the goals and objectives outlined in each of these redevelopment strategies.

An adopted capital improvements plan (CIP) provides a consensus document for city staff to coordinate and implement public improvements. Traverse City has an adopted capital improvements plan that details six years of prioritized projects and improvements. The plan is available online and is updated annually; projects included in the CIP are a reflection of the goals and objectives of the master plan and redevelopment plans.

Downtown is often viewed as the heart of a community; it is an indicator of economic health and serves as a gathering place. Traverse City has two downtown strategies; one for each of the two Tax Increment Financing (TIF) districts, TIF Plan #97 and TIF Plan #2. Both TIF Plans identify district boundaries, projects and estimated project costs; both contain mixed-use and pedestrian oriented development elements and both plans are accessible online.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
Yellow	The governing body has adopted a master plan in the past five years.	☐ Adopt an updated master plan in compliance with MPEA and Best Practice 1.1	9 months
Green	The master plan identifies a strategy for redevelopment or the governing body has adopted a redevelopment plan.	✓	
Green	The governing body has adopted a capital improvements plan.	✓	
Green	The governing body has adopted a downtown plan, if applicable.	✓	
Green	The governing body has adopted a corridor plan, if applicable.	✓	

Best Practice 1.2- Public Participation

Best Practice 1.2 assesses how well the community identifies and engages its stakeholders on a continual basis. Public participation aims to prevent or minimize disputes by creating a process for resolving issues before they become an obstacle. Traverse City conducts exceptional public engagement and sharing of outcomes using a variety of methods. Through interviews, workshops, social media, surveys, an open house and an interactive

website, stakeholders provided input in to both the Corridors Master Plan and the Grand Traverse Commons Plan. Results and outcomes were shared through social media posts, meetings and minutes posted online, and in the body of the planning document. These efforts to engage stakeholders and share the outcomes should be documented in a public participation plan to ensure that appropriate levels of public outreach occur on a continual basis.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
Yellow	The community has a public participation plan for engaging a diverse set of community stakeholders.	☐ Create public participation plan in compliance with Best Practice 1.2	6 months
Green	The community demonstrates that public participation efforts go beyond the basic methods.	✓	
Green	The community shares outcomes of public participation processes.	✓	

Best Practice 2.1 – Zoning Regulations

Best Practice 2.1 evaluates the city's zoning ordinance to determine how well it regulates and implements for the goals of the master plan. Zoning is a key tool to implement plans in a community. Inflexible or obsolete zoning regulations can discourage redevelopment and investment.

Traverse City's zoning ordinance is accessible online, allowing developers and other interested parties access to codes and regulations at any time of day or night. To improve user friendliness and improve understanding amongst all parties involved, the city should incorporate ways to easily view often-referenced data that is currently spread throughout the document, such as permitted and special land uses.

As the legal tool to implement the master plan, it is critical that zoning ordinance intent statements and districts align with the master plan land use recommendations. The zoning element described in Traverse City's master plan provides a framework to translate the vision and goals of the master plan into the zoning ordinance. Once the planned master plan update has been adopted, the city should review the zoning ordinance to ensure the two are in alignment.

Zoning is an essential tool for shaping inviting, walkable communities, and changed demographics and consumer preferences signal the need for a variety of housing options in a community. The city provides for areas of mixed use concentrated development in appropriate locations by right, specifically the downtown. Residential units above non-residential uses, accessory dwelling units and mixed-income housing are all provided for in the ordinance, including an Accessory Dwelling Units Overlay District. Traverse City has discussed using form based codes along strategic city corridors as a method for addressing building heights and massing. Form based codes emphasize building form with the goal of creating a "place" and

primarily manage physical form with a lesser focus on land use than traditional zoning.

Flexible zoning tools can provide the community appropriate latitude in accommodating and encouraging development activity. The zoning ordinance includes; procedures for conditional zoning, the need to maintain and reinforce the context of historic buildings and land, and provisions to preserve environmental features. Flexible parking standards in the city zoning ordinance can provide relief where appropriate. To that end, the ordinance considers the availability of on-street and public parking, interconnected vehicle passage between lots, and bicycle parking. The Planning Director has the authority to grant a parking exception which reduces parking space location or requirements if a practical difficulty is demonstrated.

Non-motorized transportation and its many benefits are important to a communities' health and economy. Traverse City understands the benefits of connectivity by requiring pedestrian access in internal and external site design. The city also has an ordinance that requires drivers to stop for pedestrians in marked and posted crosswalks, and development of a non-motorized plan is underway. The Corridors Master Plan includes street cross sections with suggested improvements to enhance the mobility and safety for all modes of travel. Bicycle parking and pedestrian travel provisions are included in the zoning ordinance.

Stormwater runoff is a major cause of water pollution in developed areas. Traverse City's zoning ordinance includes regulations requiring street tree plantings for every site involving new development or redevelopment. To ensure long term health, all landscape plant materials must be healthy and compatible with local climate and site soils, and must be selected from the region-specific list provided in the ordinance. The city provides credits toward required plantings if a development preserves existing quality and

mature trees. When the zoning ordinance is updated, inclusion of standards for green infrastructure such as rain gardens, green roofs and bioswales should be considered, as they help mitigate the effects of stormwater runoff. Many green infrastructure elements can be integrated into parking lot designs. Permeable pavements can be installed in sections and rain gardens and bioswales can be included in medians and along a parking lot

perimeter. Benefits include urban heat island mitigation and a more walkable built environment.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
	The governing body has adopted a zoning ordinance that aligns with the goals of the current master plan.	✓	
	The zoning ordinance is user-friendly and accessible online.	<input type="checkbox"/> Add a use matrix or other element to improve the user-friendliness	9 months
	The zoning ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired.	✓	
	The zoning ordinance includes flexible zoning tools to encourage development and redevelopment.	✓	
	The zoning ordinance allows for a variety of housing options.	✓	
	The zoning ordinance includes standards to improve non-motorized transportation.	✓	
	The zoning ordinance includes flexible parking requirements.	✓	
	The zoning ordinance includes standards for green infrastructure.	✓	

Best Practice 3.1 – Development Review Policy and Procedures

Best Practice 3.1 evaluates the city's site plan review policies and procedures, project tracking and internal/external communications. The purpose of the site plan review process is to ensure that plans for specific types of development comply with the zoning ordinance. An efficient site plan review process is integral to becoming redevelopment ready and can assist a community in attracting investment dollars. Site plan review procedures and timelines should be communicated in a clear and concise manner to prospective developers and business owners. To do this, sound internal procedures need to be in place and followed. The framework for Traverse City's site plan review process is clearly documented in the zoning ordinance. If the site plan accompanies a request for Planning Commission special land use permit, planned unit development or change of use that generates more than 500 trip ends per day, the plan requires Planning Commission approval. Otherwise, the Planning Director can review and approve the site plan administratively.

The Planning Director serves as the point person on development projects and coordinates the review of site plans. Developers and consultants can meet with staff involved with the site plan review process to review the proposed project and the city code of ordinances, free of charge. Pre-application meetings can facilitate a smooth and efficient review process and also provide an opportunity to discuss community objectives. The availability of pre-application meetings are outlined in the zoning ordinance and noted on the site plan review application available online.

Documenting internal processes helps to ensure consistency over time, regardless of staffing. Streamlined, well documented site plan policies ensure a smooth and predictable experience when working with a community. The zoning ordinance outlines the site plan review process including standards for administrative and planning commission review. A

visual depiction of the site plan review process, including timelines, would improve communication and understanding amongst all parties involved. An internal team comprised of Planning, Inspections and Engineering (P.I.E.) and other city staff meets weekly to review new permit applications and is available to meet with developers and the general public to discuss proposed projects. Once a site plan is received, the Planning Director circulates it to the appropriate P.I.E. team members for review. Tracking development projects allows for increased transparency and efficiency, keeps staff well informed, provides clarification as to the status of a project and can assist in measuring the results of the approval process. A software application is used to track development projects from initial application to certificate of occupancy.

Significant public opposition or concern can slow down the review and approval of a project and ultimately cost a developer time and money. Often, public concern arises out of limited or incorrect understanding of a project. By soliciting public input early in the process, well before required public meetings and hearings, neighbors can make their concerns known to the developer and decision makers. Traverse City encourages developers to follow the "good neighbor plan," whereby if there is known interest in a particular development, the developer will hold an informal meeting in a casual environment (restaurant, coffeehouse, church) to explain the proposed project and provide an opportunity for questions. The city facilitates this process by providing mailing labels for adjacent property owners, above and beyond standard legal requirements.

Overall, stakeholder interviews provided positive feedback, particularly with the exceptional, personalized customer service provided by city staff. However, while the city exhibits great customer service and responsiveness, there are opportunities for improvement. Traverse City should review the site plan review process at planning commission meetings and at P.I.E. team meetings and obtain formal customer feedback to capture lessons learned.

The city should develop a customer feedback mechanism to determine the success of or issues with the site plan review process, and amend the process accordingly.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
	The zoning ordinance articulates a thorough site plan review process.	✓	
	The community has a qualified intake professional.	✓	
	The community defines and offers conceptual site plan review meetings for applicants.	✓	
	The community has a clearly documented internal staff review policy.	✓	
	The appropriate departments engage in joint site plan reviews.	✓	
	The community has a method to track development projects.	✓	
	The community promptly acts on development requests.	<input type="checkbox"/> Create visual depiction of the site plan review process, including timelines	6 months
	The community encourages a developer to seek input from neighboring residents and businesses at the onset of the application process.	<input type="checkbox"/> Incorporate the "good neighbor plan" into the public participation plan	6 months
	The community annually reviews the successes and challenges with the site plan review and approval procedures.	<input type="checkbox"/> Develop a customer feedback mechanism	6 months

Best Practice 3.2 – Guide to Development

Best Practice 3.2 evaluates the availability of the community’s development information. Land use planning and development is a process that involves a wide range of stakeholders. For the process to work effectively, everyone involved must know their roles and responsibilities. Development materials should be assembled to help citizens, developers and public officials gain a better understanding of how the development process works. Contact information, meeting schedules, minutes and packets, application forms and submittal requirements are available on Traverse City’s website. The city has also developed a Guide to Development to assist with navigating through the permitting process. The Guide is missing a number of documents that

are referenced, including historic district maps and permit application forms. The Guide could be further enhanced by providing web links to referenced information and flowcharts to explain timelines and steps to approval.

It is important that developers understand review and permitting costs at the start of the process, so there are no surprises later. The city reviews the fee schedule annually as part of the budgeting process, to ensure that fees and costs are fair to applicants and affordable by the community.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
Yellow	The community maintains an online guide to development that explains policies, procedures and steps to obtain approvals.	☐ Add missing documents to Guide to Development	3 months
Green	The community annually reviews the fee schedule.	✓	

Best Practice 4.1 – Recruitment and Orientation

Best Practice 4.1 evaluates how a community conducts recruitment and orientation for newly appointed or elected officials and board members. Numerous boards, commissions and committees advise city leaders on key policy decisions. An online application for open commission and committee seats has been developed and vacancies are posted on the city’s website. A brief overview of the role and responsibilities of each board, commission and committee and desired skill sets should be added to the application. Planning commission members should be recruited based on requirements articulated in Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act.

Assisting newly elected officials and appointees with learning basic information about the structure and processes of government and community and economic development is vital to them playing a part in the city achieving its goals and objectives. New zoning board of appeals and planning commissioners meet individually with the Planning Director and receive orientation packets that include the zoning ordinance, rules of procedure and the Michigan Planning Enabling Act.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
	The community sets expectations for board and commission positions.	<input type="checkbox"/> Add a description of each board and commission and desired skill sets for open seats to the boards and commissions application	3 months
	The community provides orientation packets to all appointed and elected members of development related boards and commissions.	✓	

Best Practice 4.2 – Education and Training

Best Practice 4.2 assesses how a community encourages training and tracks training needs for appointed and elected officials, board members and staff. Trainings provide officials and staff with an opportunity to expand their knowledge and ultimately make more informed decisions about land use and redevelopment issues. Training needs are reviewed as part of the annual budget process and training is covered in each department’s budget. During the annual goal setting session, staff and officials discuss needed and upcoming educational opportunities. The city coordinates registration for commissioners who wish to attend training. The city also arranges for topic specific training when the need arises.

Tracking training is a useful way to identify future training needs by documenting education received, identifying gaps and determining what training should be focused on in the future. Traverse City does not formally track individual training needs and attendance. A simple tracking mechanism should be developed to log training information. Turnover in

officials and staff can create gaps in knowledge about development, which makes ongoing training essential.

Ongoing communication between the governing body, boards, commissions and staff provides an opportunity to share new and relevant information resulting in more consistent land use processes and decisions. Traverse City has held project-specific collaborative work sessions on the Master Plan, the Bayfront Plan and to discuss downtown planning. Further collaboration takes place with regional partners, including with Grand Traverse County when developing the countywide Master Plan. The Grand Traverse Commons site falls under the jurisdiction of a joint planning commission which is comprised of members from both the city and Garfield Township Planning Commissions. Joint work sessions between boards and commissions are essential to foster communication and effectively address development issues. Representatives from each of the governing bodies regularly attend each other’s meetings to provide project updates.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
Green	The community has a dedicated source of funding for training.	✓	
Yellow	The community identifies training needs and tracks attendance of the governing body, boards, commissions and staff.	<input type="checkbox"/> Develop a simple mechanism to track training needs and log attendance	6 months
Green	The community encourages the governing body, boards, commissions and staff to attend trainings.	✓	
Green	The community shares information between the governing body, boards, commissions and staff.	✓	

Best Practice 5.1 – Redevelopment Ready Sites®

Best Practice 5.1 assesses how a community identifies, visions and markets their priority redevelopment sites. Communities must think strategically about the redevelopment of properties, and investments should be targeted in areas and properties that have the potential for positive future redevelopment. Focusing on the redevelopment and reuse of a single property can catalyze further development around it. Restoring buildings without a vision for the surrounding area is often insufficient to generate lasting change.

The Traverse City Master Plan identifies strategic corridors as target areas for redevelopment; the Corridors Master Plan provides further details on the economic opportunities within those corridors. Grand Traverse Commons is also a targeted area for redevelopment; a master plan and zoning ordinance have been developed for that area. Finally, the city has also identified the downtown as a priority redevelopment area. Extensive

planning and community visioning has already occurred for each of these areas.

Grand Traverse County provides economic development services to the city, including meetings with developers to discuss prospective projects and sites. Within identified redevelopment areas, the city and county must collaborate to identify and prioritize specific site(s) for redevelopment, and then package and market to prospective developers. The city must identify information that a developer would need to pursue a project on each site and assemble the materials in a property information package. The property information package should include available financial incentives or resources, if any. Asserting what the city is willing to negotiate for specific sites will entice developers to spend their time and financial resources pursuing a project in Traverse City. Property information package(s) should be linked to on the city website.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
	The community identifies and prioritizes redevelopment sites.	<input type="checkbox"/> Prioritize redevelopment sites	6 months
	The community gathers preliminary background information for prioritized redevelopment sites.	<input type="checkbox"/> Gather preliminary background information for priority sites	6 months
	The community has developed a vision for the priority redevelopment sites.	✓	
	The community identifies available resources and incentives for prioritized redevelopment sites.	<input type="checkbox"/> Identify resources available for priority sites	12 months
	A property information package for the prioritized redevelopment site(s) is assembled.	<input type="checkbox"/> Develop a property information package for one priority redevelopment site	12 months
	Prioritized redevelopment sites are actively marketed.	<input type="checkbox"/> Market the property information package online	12 months

Best Practice 6.1 – Economic Development Strategy

Best Practice 6.1 evaluates what goals and actions a community has identified to assist in strengthening its overall economic health. Strategic economic development planning is critical to attract jobs and new investment in communities. Traverse City’s economic development strategy is incorporated into the master plan; goals of the strategy include: enhancing the city’s role in coordinating the regional economy, specifically, working with local and regional institutions to represent and support the needs of Traverse City’s citizens; facilitating regulatory functions to ensure proportional and appropriate processes to safeguard the community’s economic stability and success; developing a system of prioritization that

supports economic goals of other Master Plan elements, encouraging development that protects and promotes the distinctive character of neighborhoods; and after financial and economic analysis, prioritizing capital improvements and private development projects that require public funding. The strategy provides implementation steps to achieve the stated goals and is available online as a sub plan of the Master Plan document. The city should annually review the strategy and its implementation steps, and amend as needed.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
✓	The community has approved an economic development strategy.	✓	
□	The community annually reviews the economic development strategy.	□ Annually report on benchmarks, and amend strategy as needed	12 months

Best Practice 6.2 – Marketing and Promotion

Best Practice 6.2 evaluates how the community promotes and markets itself. Community marketing and promotion can take many forms, but the goal is to create a positive image that rekindles community pride and improves consumer and investor confidence. Traverse City does not currently have a community marketing strategy that identifies specific goals and strategies for attracting businesses, talent and real estate development. The marketing strategy should also include specific approaches to promoting prioritized redevelopment sites. The marketing strategy should serve as a means to implement the vision and goals identified in the Master Plan, Corridors Master Plan, Economic Element sub area plan and other city planning documents.

Visitors to a community’s website need to be able to find accurate information quickly and the importance of a user-friendly website cannot be overstated. Traverse City’s website is updated and easy to navigate, with pertinent planning, zoning and economic development information easy to find. City Commission and board/commission meeting packets, agendas and minutes are posted on the website and are up to date. Links to property information packages should be added when available. Traverse City has several social media pages that are updated on a regular basis with various announcements and events.

Status	Evaluation Criteria	Recommended Actions for Certification	Estimated Timeline
Red	The community has developed a marketing strategy.	☐ Develop a unified marketing strategy as outlined in Best Practice 6.2	12 months
Green	The community has an updated, user-friendly municipal website.	✓	

Conclusion

The RRC Program assists communities in maximizing their economic potential by embracing effective redevelopment tools and best practices. The city must find a balance between removing unnecessary delays and hurdles, while preserving the integrity of the community's vision and goals, positioning the city for success. Traverse City has exhibited a strong commitment to improving their redevelopment readiness and is working diligently to meet the best practice criteria and achieve the Redevelopment Ready Certified Community designation. Next steps for the city include the governing body adopting a resolution of support to proceed with the RRC program. Traverse City will need to continue to implement actions toward achieving certification. Staff has attended the RRC Best Practice trainings and is required to submit quarterly progress reports to inform the RRC Team of progress made in terms of implementing the necessary steps to meet the RRC Best Practices. Once Traverse City has met all of the Best Practice criteria, the city will be a certified Redevelopment Ready Community.

**HICKORY HILLS RECREATION AREA
BROWN BRIDGE TRUST FUND REQUEST
HICKORY HILLS ADVISORY COMMITTEE
MAY 2015**

Executive Summary

The Hickory Hills Advisory Committee was appointed by the City Manager to make recommendations to implement the Hickory Hills Multi Season Recreation Master Plan. The Master Plan was a collaborative effort between the City of Traverse City, the Charter Township of Garfield, the Grand Traverse Ski Club, and Preserve Hickory to fund and develop a long range master plan to ensure sustainability for the Hickory Hills Recreation Area.

The Hickory Hills Multi-Season Recreation Master Plan was adopted through a joint resolution approved by the City of Traverse City Commission on August 8, 2014 and approved by the Charter Township of Garfield Board of Trustees on July 22, 2014, as a roadmap for the future growth of Hickory Hills.

The Master Plan includes recommendation to expand the use and accessibility of Hickory Hills in all seasons, and to close the gap between revenues and expenditures. Recommendations include significantly expanding the trail network for walkers, bikers, and skiers, expanding the popular disk golf course, providing additional recreational amenities such as a ropes course, climbing wall, sledding hill, and bicycle challenge course, expanding and improving skiing and riding terrain, and constructing a new lodge and parking.

The Master Plan included two concepts for lodge and parking location. Concept A proposed constructing a new lodge in the location of the current lodge and improving drop off and parking in the current site configuration. Concept B proposed moving the lodge and parking to the east end of the property, opening up the center of the property for recreation, and leaving the existing lodge intact. After significant analysis and discussion, the Hickory Hills Advisory Committee recommended Concept B, moving the lodge and parking to the east end of the property.

The most significant improvement, and the improvement for which specialized recreation and other grant funding is least available, is the lodge, parking, and terrain improvements for beginners and freestyle riding.

On November 4, 2014, City voters overwhelmingly approved an allocation of surplus funds from the Brown Bridge Trust for capital improvements to City parks, matched by outside sources of funding. The HHAC recommended a request to the Brown Bridge Trust Fund in an amount of \$1.5 million, matched by \$1.5 million in outside funding. The following is the summary budget for the project:

Improvement	Budget
Lodge	\$1,691,767
Infrastructure	\$433,092
Utilities/Storage	\$273,000
Terrain Improvements	\$602,141
TOTAL	\$3,000,000

A key element to securing outside sources of funding is the upfront commitment of the City Commission to support the request for Brown Bridge Trust Fund allocation.

This proposal is intended to provide the approach and detail to discuss with the City Commission a request to for an upfront set aside or allocation from the Brown Bridge Trust Fund, contingent upon securing the required match within 24 months.

**HICKORY HILLS RECREATION AREA
BROWN BRIDGE TRUST FUND REQUEST
HICKORY HILLS ADVISORY COMMITTEE
MAY 2015**

The following is a request to the City Commission for an allocation of \$1.5 million from the Brown Bridge Trust Fund for improvements to Hickory Hills Recreation Area, including development of a new lodge, site infrastructure, and recreation improvements.

Background

Hickory Hills is an important community asset that provides affordable recreation opportunities for area youth and residents. Hickory has been owned and operated as a municipal park by the City of Traverse City since 1952. The park is widely used by area residents with over 14,000 skier days and number Nordic skiers in the winter, as well as disc golfers, hikers, and bikers in the summer.

Depending upon various circumstances and cost allocation models, the City spends between \$50,000 and \$80,000 per year over and above revenues to operate Hickory. Along with interested community organizations, the City, the Grand Traverse Ski Club, and Preserve Hickory have been working over the past few years to reduce costs and increase revenues for ski area operations. Additionally, significant opportunities exist for enhanced recreational and multi-seasonal uses of the 125-acre parkland.

Beginning in March 2013, representatives of the City of Traverse City (City), the Charter Township of Garfield (Township), the City of Traverse City – Charter Township of Garfield Recreational Authority (Rec Authority), the Grand Traverse Ski Club (GTSC), and Preserve Hickory convened to discuss potential partnerships and opportunities for Hickory Hills. The group came to a consensus that a long range plan was necessary to guide the parties and the community. To that end, the development of a long range Master Plan is a necessary prerequisite to consideration of new partnerships for funding, operations, enhanced programming and capital improvements.

In order to finance the professional preparation of the Master Plan, the City of Traverse City contributed \$16,000, the Charter Township of Garfield \$8,000, Preserve Hickory \$4,000 and the Grand Traverse Ski Club \$4,000.

Master Plan

The Hickory Hills Recreation Area Master Plan was prepared in 2014, as part of a cooperative effort between the City of Traverse City, the Charter Township of Garfield, the Grand Traverse Ski Club, and Preserve Hickory. SE Group, a consulting firm specializing in winter/summer recreation facility planning and development, was hired through a competitive selection process and worked with the community to prepare the Master Plan. Over a thousand community members responded to surveys and over a hundred people attended a community meeting to provide input on the importance of and opportunities for Hickory Hills.

Community Survey

An important component of the Hickory Hills Master Plan was to seek input from the community on their hopes, desires, concerns, and interests. Two surveys were conducted.

The first survey sought input on community opinions regarding Hickory Hills and the interests in the types of activities and opportunities the community would like to see. Over 1,000 community members responded, with over 90% supporting additional winter and summer activities, continuing the purpose of providing affordable recreation for area youth, and continuing public financial support, and securing outside sources of funding.

The second survey focused on the types of recreational opportunities the community prefers. The highest rated winter facility improvements, in order, included expanded recreation ski/riding terrain, expanded guest services, and expanded terrain park and features, and the highest rated winter activities included youth learning programs, school programs, adult learning programs, and collaboration with YMCA. The highest rated summer facilities, in order, included trail connections, public restrooms and drinking fountain, picnic facilities, nature trails with education stations, fitness trail with exercise stations, and community center. The highest rated summer activities included walking, running, and hiking, mountain biking, expanded disk golf course, bike skills course, outdoor climbing wall, and challenge/ropes course.

In addition to the two community surveys, two public meetings were held to seek input from the community. The first meeting was held on February 20, 2014 and attended by over 100 community member to seek input on potential opportunities and the second meeting was held on March 24, 2015 and attended by over 40 community residents to discuss the HHAC recommendation for Option B.

With these efforts, the HHAC is confident that there has been significant community input into the approach, opportunities, and recommendations for the Hickory Hills Master Plan.

Analysis

The first component of the Master Plan was to analyze the existing facility and operations and identify potential areas of improvement to better serve the community. The analysis identified the following opportunities;

Guest Services: The existing lodge does not provide adequate space for guest services. The existing lodge is 2,310 square feet. Even without rentals, ski school, retail, and employee space, the amount of space is low by industry standards. Recommended guest services space range from 5,700 to 7,190 square feet. The existing lodge is a cherished building, but is in need of significant codes upgrades and repairs to meet guest service demands, notwithstanding space. There is a significant shortage of seating, food service is limited and represents a significant opportunity for increased amenities and revenues, there are no rentals which limits attracting new/beginning riders, and there is limited retail space to sell products and logowear, another revenue opportunity.

Infrastructure: The existing parking area and drop off create challenges for both winter and summer users. In winter, the dead end drop off creates circulation problems and logistic issues for equipment and children being dropped off. In summer, the closed gate limits access resulting in on-street parking along Randolph Street.

Terrain: The rope tows do provide adequate capacity to service the terrain capacity and represent the best and lowest cost option to continue. There is a need for expanded terrain, especially recreational terrain which can attract additional users. There is a significant need for expanded terrain parks. The learning terrain is far from the parking and lodge area, and requires parents and instructors to help beginning riders all the way across the facility. There also is a need for more intermediate terrain to help the progression for beginner to advanced riding.

Nordic Skiing: There is a 0.75 km groomed and lighted Nordic trail; other Nordic trails exist, but are not maintained or lit. There is a significant opportunity to expand Nordic trails (which can also serve as hiking/biking trails in summer) and to work with the Recreational Authority to expand and link trails with the adjacent Hickory Meadows recreation area. There are no Nordic rentals available. With trail improvements and available rentals, there is an opportunity to increase revenues with season/trail passes, food and beverage sales at the Lodge, and Nordic race events.

Marketing/Brand: The analysis identified significant room for improvement for the Hickory Hills marketing and brand.

Summer: The disc golf course at Hickory Hills is noted as one of the finest in Michigan and the Midwest and is a primary park use during the non-winter months. There are opportunities to expand the disc golf course. Importantly, there are vast areas within the park that can provide for significant hiking/biking trails, especially with the opportunity to coordinate trail development with Hickory Meadows.

Master Plan Focus

Based on the input from the Community Surveys and Community Meeting, and research conducted as part of the Master Plan process, the following focus was developed to guide future planning:

- **Active and passive recreation**, including winter recreation, disc golf, and trail based recreation;
- Connection to legacy of Hickory Hills as **community asset**;
- Recognize and maintain **natural setting/beauty** in recreation expansion;
- Support **municipal funding** to maintain affordability;
- Seek **additional funding** sources;
- **Broader diversity** in winter and summer offerings.
- Fit with other community recreation facilities and services with **unique opportunities**.

Master Plan Concepts

To address these issues and opportunities, two concepts were developed and detailed in the Master Plan.

The Master Plan included two concepts for consideration. Both concepts included significant expansion of trails for winter and summer use, additional disk golf, and other recreation features, such as a climbing wall and ropes course. The plan for a tubing run is not recommended for three reasons: the financial analysis indicated that there are not significant revenues to be gained, the installation of the tubing run would remove a significant natural feature, and there are already two tubing facilities in the area.

Concept A proposed to utilize the existing layout, improve parking, and construct a new lodge in the location of the existing lodge. Concept B proposed to construct a new lodge and develop parking at the east end of the property.

Hickory Hills Advisory Committee

The Hickory Hills Advisory Committee was appointed by the City Manager to make recommendations to implement the Hickory Hills Multi Season Recreation Master Plan. The

HHAC is comprised of community members representing Alpine and Nordic skiing, disk golf, trail, cycling, natural resources, and City and Township interests. A list of member is included in the Appendix.

Over the past six months, the HHAC has been meeting to determine the most effective approach to meet its charge to implement the Hickory Hills Multi-Season Recreation Plan. Discussions have included trail development and integration, disk golf/trail design coordination, and determining which of the two concepts presents in the Master Plan best meet the overall objectives, community interests, and recreation opportunities.

Based on that review, the Committee has made a recommendation to proceed with Concept B, with some modifications.

The following is a summary of the advantages of Concept B, from the Committee's perspective:

- **Improved Beginner Access:** Currently, the beginner ski hill is at the far end of ski area and limits access. Option B moves the beginner ski hill close to the lodge.
- **Consolidated Infrastructure:** The lodge and parking will be consolidated at the east end of the property and open up significant property for recreation.
- **Expanded Terrain:** Option B provides additional ski/snowboard terrain, increasing capacity for more users.
- **Phasing:** Hickory Hills can continue to operate while the new lodge is under construction.
- **Existing Lodge Preserved:** The existing lodge is preserved and available as a warming hut or other uses.
- **Hickory Meadows Collaboration:** Facilities at the east end of Hickory Hills can also be accessed by users of Hickory Meadows. There is an opportunity to collaborate on trail development and integration between the two parks.

Because of the potential impact on Hickory Meadows with Concept B, HHAC representatives met with the Hickory Meadows Advisory Committee and the City of Traverse City – Charter Township of Garfield Recreational Authority to discuss the recommendation. Both groups express support for the recommendation and a strong interest in collaborative planning, specifically for trail development. There is an opportunity to create a coordinated approach for trail development and operation between the two properties, with a combined 250 acres.

The Hickory Hills Advisory Committee is recommending the following are proposed changes to Concept B, based on input from user groups and the community:

- **Shift Lodge and Parking:** Final location of the lodge and parking will depend upon detail civil engineering and architectural design, but the lodge and parking are recommended to be shifted to the west to match the slope and terrain to the lodge.
- **Beginner Terrain:** Move the beginner terrain either to the north or to the south to take better advantage of the natural terrain.
- **Rope Tow:** The original plan included a platter lift from the new lodge to the top of Swede. While this lift may be installed in the future, the Committee is proposing a small rope tow to access the back hills.
- **Remove Tubing:** Both Option A and Option B included a tubing area in the southwest corner, and is not recommended, because there are already tubing hills in the area, the construction would affect a significant natural area, and would not generate revenues to support other recreation activities.

The final location, layout and design will be based on detailed engineering and design analysis, including geotechnical engineering, topographic features, stormwater management, and activity flow.

Proposal

The Hickory Hills Advisory Committee is requesting approval of a \$1.5 million allocation from the Brown Bridge Trust Fund, contingent upon an equivalent amount of match funds being raised from other sources with eighteen (18) months.

In summary, the request is focused on the primary infrastructure components of the Master Plan, including the Lodge, utilities, parking, maintenance/storage building, and terrain infrastructure, which are the most difficult to find outside grant and other funding sources. Other components of the Master Plan, including trail development, picnic areas, climbing wall, ropes course, and disc golf expansion, are activities for which outside sources of funding are much more available.

The following is the narrative description of each of the project components proposed for funding through the BBTF:

Lodge: The new Lodge of approximately 6,000 square feet would house all guest services in one building, including rentals, food and beverage services and seating, and tickets. The Lodge will be two-story and views up the valley toward learning terrain, terrain parks, and race terrain, with ample banquet space and a large outdoor deck.

Infrastructure: The drop off and parking would be consolidated at the east end of the park. The entry road leads directly to the drop off and parking area with walkways, seating, lighting and landscaping in a convenient, compact, and intuitive design.

Utilities/Storage: The location of the Lodge at the east end of the park would require utility upgrades, including a new septic drain field and stormwater management. A key element is a storage/maintenance building for the groomer and other operational equipment. There has been a budget line item in the City's Capital Improvement Program fund for \$80,000 for a number of years; the proposed is to include the balance for a BBTF/Match allocation.

Terrain Improvements: Terrain improvements include additional terrain park and features, learning terrain, recreational terrain, and glades. The proposal develops learning terrain near the new lodge, additional runs along the north ridge between Swede and the current roadway, adds terrain along the east side of Pete, and significantly expands the terrain park on the south side of Swede. Also included under Terrain Improvements are lift expansion, lighting and snowmaking.

The following is a summary budget;

Improvement	Budget
Lodge	\$1,691,767
Infrastructure	\$433,092
Utilities/Storage	\$273,000
Terrain Improvements	\$602,141
TOTAL	\$3,000,000

A more detailed budget, with allocation for other sources of funding for improvements identified in the Master Plan is including in the Appendix.

Funding Plan

The request to the Brown Bridge Trust Fund is for \$1.5 million, to be matched by funding from outside sources. Preserve Hickory, a non-profit organization dedicated to preserving the past, present, and future of Hickory Hills, has received a \$5,000 grant from Rotary Charities to prepare a fundraising feasibility study, which is currently underway. Preserve Hickory will serve as the primary fundraising entity to match the Brown Bridge Trust Fund grant.

There has been a long cooperative history of private fundraising to support Hickory Hills. Over the past 12 years, over \$150,000 in outside private funding has been raised to support improvements to Hickory Hills. This fundraising has been limited by the specter of past City Commission proposals to close Hickory Hills. The City's long term support for Hickory is critical to the success of private fundraising.

In order to meet grant funding and year-end donation cycles, Preserve Hickory is requesting that the timeframe to secure the match extend to twenty-four (24) months.

The City Commission is requested to approve a set aside up to \$1.5 million from the Brown Bridge Trust Fund, contingent upon the match being secured within 24 month.

There are two important considerations for private fundraising for this important community project: In-Kind Donations and Sponsorships/Naming.

In-Kind Donations: Because of the strong commitment by many talented individuals and business in the community, there is a significant level of in-kind services and donations that are anticipated. The value of these in-kind services and donations is being requested to be considered as part of the BBTF match.

Sponsorships/Naming: There is anticipated to be significant interest in sponsorships or naming rights as a fundraising tools. All naming rights will comply with the City Naming Policy for Parks and Other City Owned and Operated Facilities.

APPENDICES

CONCEPT B – SUMMER/WINTER

PROPOSED HICKORY HILLS BUDGET ALLOCATION

HICKORY HILLS ADVISORY COMMITTEE

Hickory Hills Master Plan - Capital and Funding Analysis

Concept B Plus

Category	Total Cost	Funding Sources			TOTALS
		BTFB	MNRTF	Partnerships	
New Lodge	\$1,857,500	\$1,691,767		\$165,733	\$1,857,500
Lodge Utilities	\$145,000	\$145,000			\$145,000
Parking Drop-Off Improvements	\$433,092	\$433,092			\$433,092
Maintenance/Storage Building	\$208,000	\$128,000			\$128,000
Snowmaking	\$327,500	\$327,500			\$327,500
Grooming	\$120,000				\$0
Ski Terrain Expansion	\$111,607	\$111,607			\$111,607
Ski Terrain Lighting	\$43,034	\$43,034			\$43,034
Lift Expansion	\$320,000	\$120,000			\$120,000
Play Space for Kids	\$7,000			\$7,000	\$7,000
Nordic Trails	\$64,500		\$64,500		\$64,500
Wayfinding	\$10,000			\$10,000	\$10,000
Picnic Area	\$49,610			\$49,610	\$49,610
MTB Trails	\$65,000		\$65,000		\$65,000
Fitness Stations	\$24,000		\$24,000		\$24,000
Nordic/Snowshoe Rentals	\$20,000			\$20,000	\$20,000
Alpine Rental Equipment	\$50,000			\$50,000	\$50,000
Maintenance Building CIP - \$80,000					
Groomer to be purchased though Motor Pool					
Lift Expansion excluding platter lift					
Infrastructure Total	\$3,855,843	\$3,000,000	\$153,500	\$302,343	\$3,455,843
Activities					
Climbing Wall	\$80,000		\$80,000		\$80,000
Challenge Course/Ropes Course	\$350,000			\$350,000	\$350,000
Disk Golf Course Expansion	\$15,000			\$15,000	\$15,000
Activities Total	\$445,000	\$0	\$80,000	\$365,000	\$445,000
Total Infrastructure	\$4,300,843	\$3,000,000	\$233,500	\$667,343	\$3,900,843

DRAFT RECOMMENDATION – CONCEPT B+ WINTER



HICKORY HILLS – HICKORY MEADOWS CONNECTION



HICKORY HILLS ADVISORY COMMITTEE

MAY 2015

Member

Barry Smith
Brian Haas
Brian VanDenBrand
Dave Green
Don Stellin
Ed Johnson
Eric Okerstrom
John Kostrzewa
Laura Ness
Lauren Vaughn
Mac McClelland
Marc Hamlin
Matt McDonough
Maureen Madion
Mike Groleau
Tim Werner
Todd Vigland
Valarie Handy

Representing/Interest

City Parks and Recreation
City Parks and Recreation
Garfield Township
City DPS
Grand Traverse Ski Club
Mountain Biking
Nordic Skiing
Nordic Skiing
Preserve Hickory
City Parks and Recreation
Preserve Hickory
Disk Golf
Rec Authority/Natural Resources
Preserve Hickory
Rec Authority
City Commission
Trails/Natural Resources
Garfield Township Parks Commission

Copied on all mailings

Chuck Korn
Julie Dalton
Michael Estes
Rob Larrea
Penny Hill

Garfield Township Supervisor
City of Traverse City
Traverse City Mayor
Garfield Township Planning
Assistant City Manager

BROWN BRIDGE QUIET AREA - CAPTIAL IMPROVEMENT PROJECTS

	* 14/15	* 15/16	* 16/17	* 17/18	* 18/19	* 19/20		
Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	TYPE	
Interpretive and Navigational Signage				4) 10,000			C	
Pole Barn Maintenance (Cement)	4) 10,000						C	
Upper Trail Connector Bridge (East-end)	2) 60,000						C	
Historic Brown's Bridge (West-end)		1) 15,000	1) 125,000	1) 20,000			C	
Grasshopper Creek Boardwalk Extension		5) 15,000					C	
Subtotal	70,000	30,000	125,000	30,000	0	0		
TOTAL							255,000	

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
50% Park Fund; 50% Rotary Charities & Rotary Gourmet Game Dinner

gtcdboardman:
Not sure from where...

gtcdboardman:
50% Park Fund; 50% Rotary & private sources

gtcdboardman:
50% New Park Fund
50% grant

gtcdboardman:
50% Park Fund; 50% Rotary Charities & Rotary Gourmet Game Dinner

gtcdboardman:
50% Park Fund; 50% Rotary Charities & Rotary Gourmet Game Dinner

* Project priority for given year.

C = CAPITAL; M = MAINTENANCE; V = VISIONARY

BROWN BRIDGE QUIET AREA - CAPITAL IMPROVEMENT PROJECTS

	* 14/15	* 15/16	* 16/17	* 17/18	* 18/19	* 19/20
Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Berm Trail Stabilization				6) 10,000		
Bucks Landing Renovation				5) 30,000		
Invasive Species Surveys		2) 5,000		2) 5,000		2) 5,000
Invasive Species Treatment	3) 10,000	3) 10,000		3) 20,000		1) 20,000
North Parking Lot Improvements						4) 30,000
Subtotal	10,000	15,000	0	65,000	0	55,000
TOTAL						145,000

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
50% reg maint fund City;
50% grant

gtcdboardman:
50% Reg. Maint. Fund;
50% grant

gtcdboardman:
50% Reg. Maint. Fund;
50% grant

gtcdboardman:
50% New Park Fund
50% grant

gtcdboardman:
Done for this year under
existing grants

gtcdboardman:
50% Reg. Maint. Fund;
50% grant

gtcdboardman:
50% Reg. Maintenance
Fund; 50% grant

gtcdboardman:
50% Reg. Maint. Fund;
50% grant

gtcdboardman:
50% Reg. Maintenance
Fund; 50% grant

C = CAPITAL; M = MAINTENANCE; V = VISIONARY

* Project priority for given year.

BROWN BRIDGE QUIET AREA - CAPITAL IMPROVEMENT PROJECTS

Project	* 14/15 Year 1	* 15/16 Year 2	* 16/17 Year 3	* 17/18 Year 4	* 18/19 Year 5	* 19/20 Year 6	TYPE
Crushed Limestone for New Bottomland Trails					1) 75,000		V
Native Plant and Wetland Inventory	5) 5,000			8) 5,000		3) 5,000	V
Overlook/Historical Display at Former Powerhouse					2) 15,000		V
Overlooks (2) and Access Steps (3 sets)		7) 35,000					V
Reptile and Amphibian Inventory		6) 15,000				5) 15,000	V
Southside ADA Trail 17/18				7) 10,000	4) 10,000		V
Subtotal	5,000	50,000	0	15,000	100,000	20,000	
TOTAL						190,000	

gtcdboardman:
100% Grant

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
100% grant

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
Visionary - No sources

gtcdboardman:
Done last year through
Michigan Natural
Features Inventory.
Report on City website.

gtcdboardman:
Visionary - No sources

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
50% new park fund
50% grant

gtcdboardman:
50% new park fund
50% grant

* Project priority for given year.

C = CAPITAL; M = MAINTENANCE; V = VISIONARY

Berm Trail Stabilization

Stabilize trail surface and adjoining slopes to limit/prevent soil erosion at the north end of the former earthen dam.

Bucks Landing Renovation

Gravel and re-grade existing parking lot at Bucks Landing off Brown Bridge Road; Remove large dead hazard trees; Replace fencing

Crushed Limestone for New Bottomland Trails

Install crushed and compacted limestone on bottomland trails to improve handicap accessibility.

Interpretive and Navigational Signage

Design and install interpretative and navigational signage to improve wayfinding and education opportunities on the trails.

Invasive Species Surveys

Continue to monitor and map existing/emerging populations of invasive species and prioritize their treatment/removal.

Invasive Species Treatment

Treat/remove invasive species that threaten ecologic integrity of Brown Bridge.

Native Plant and Wetland Inventory

Document, map, and monitor native plant species and extent of wetlands on formerly submerged areas.

North side Bench-Cut Trail

Install single track pedestrian trail from the Ranch Rudolf parking lots to river level. This trail will bypass the 264 steps currently used and provide better year-round accessibility while reducing maintenance costs.

Overlook/Historical Display at Former Powerhouse

Design and install an overlook and historic display featuring one of the turbines removed from the powerhouse during decommissioning of the dam.

Overlooks (2) and Access Steps (3 sets)

Provide viewing opportunities and river access points to the "new" section of river to limit stream bank erosion caused by recreational foot traffic.

Pole Barn Maintenance

Complete engineering and pour concrete floors in two existing barns.

Upper Trail Connector Bridge (East-end)

This proposed pedestrian bridge over the Boardman River is located at the site of a former bridge that was constructed by the Boy Scouts in the 70's near the outlet of Grasshopper Creek. Highwater and the lack of maintenance caused the bridge to fail and it was removed in the 80's. Recently a riverfront property owner donated a bridge that can be used at the site. This bridge combined with the Historic Brown's Bridge (West-end) will provide a 9'-mile loop trail. Work items: Abutment design, site plan development, state and local permits, and installation.

Historic Brown's Bridge (West-end)

Most people don't know that in 1869 William Walter Brown purchased 80 acres from the state of Michigan for \$50. Soon thereafter Mr. Brown and his neighbors constructed a bridge across the Boardman that became one of the area's first State Roads. The site was also home to an inn called the "Half-Way House" because of its mid-point position between Grand Rapids and the Straits. Today there is great interest in constructing a foot bridge at the original site of the historic Brown's Bridge. Not only would the bridge provide a critical recreational trail connection across the Boardman River but it will also serve as an important bridge to the past.

Reptile and Amphibian Inventory

Establish baseline populations and monitor progress of sensitive/threatened species in the new bottomlands and Grasshopper Creek areas.

Grasshopper Creek Boardwalk Extension

Approximately 200' extension of the existing timber boardwalk at Grasshopper Creek to protect sensitive vegetation and avoid seasonally wet areas.

North Parking Lot Improvements

Gravel and re-grade parking lots on Ranch Rudolf Road; Replace fencing.

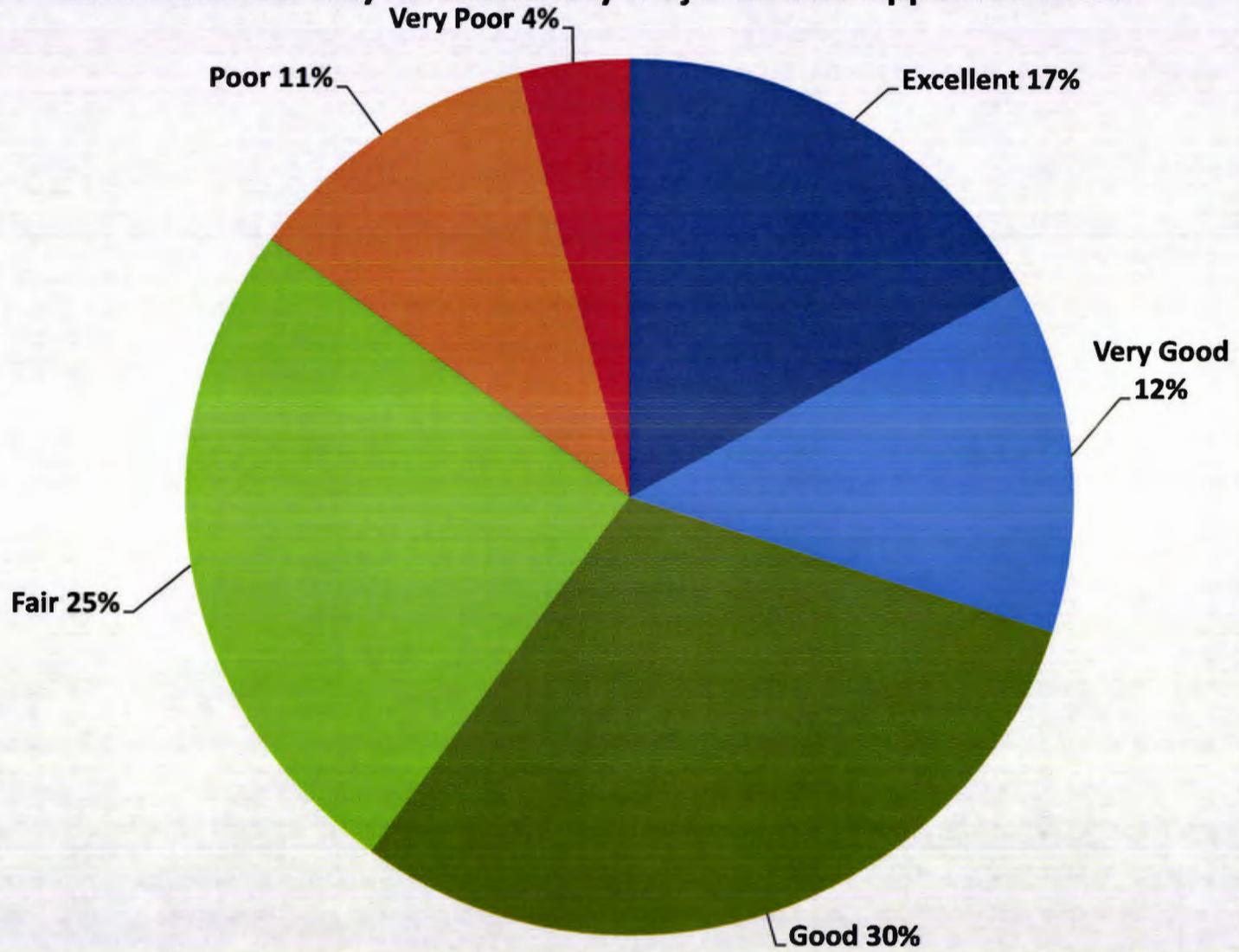
Southside ADA Trail

Establish an ADA trail from Buck's Landing to an area overlooking the new river channel and bottomlands

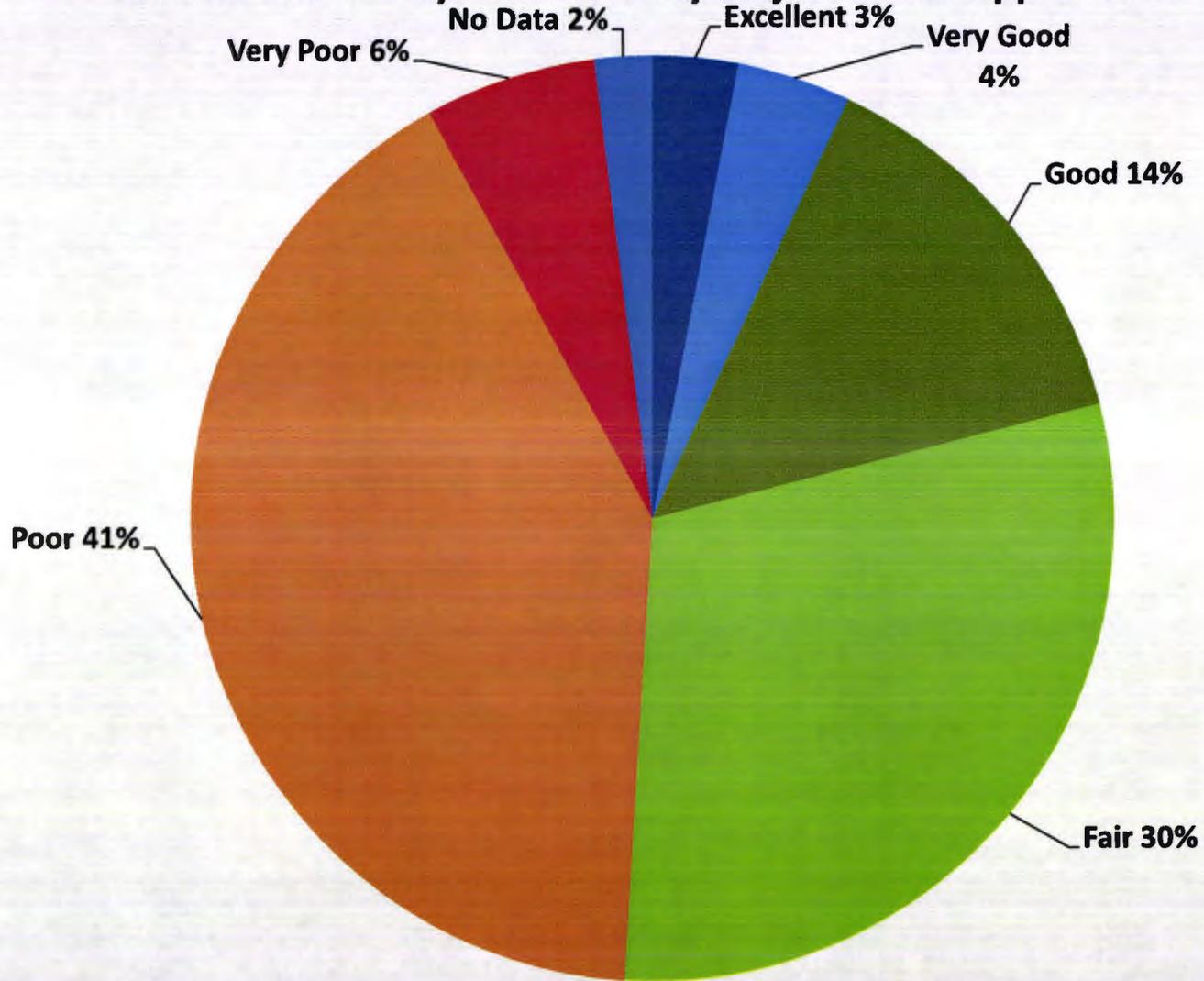
Wildlife Habitat Improvements (bottomlands planting)

Native species planting to provide forage, nesting, and breeding sites for wildlife. Riparian plantings will provide bank stabilization as well as habitat benefits.

2014 PASER for City Local and City Major Streets Appox. 77 Miles



2006 PASER for City Local and City Major Streets Appox. 77 Miles



PASER Breakdown Chart
2-17-15

