

**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
REGULAR MEETING**

Wednesday, September 16, 2020
5:30 p.m.

The Lower Boardman River Leadership Team Meeting will not be held at the Governmental Center. The Lower Boardman River Leadership Team will be conducted remotely via Zoom Webinar.

The Lower Boardman River Leadership Team can be viewed at:

<https://us02web.zoom.us/j/86157076038>

Anyone wishing to listen and give public comment will need to call in and wait in a “virtual waiting room” where their microphones will be muted until they are called upon:

Dial: 312 626 6799

Meeting ID: 861 5707 6038

Participant ID: # (yes just #)

Posted and Published

The DDA recognizes the importance of not bringing people together unnecessarily in an effort to stop the spread of the coronavirus. The Governmental Center has been closed to walk-in traffic and will be closed for all DDA and Lower Boardman River Leadership Team meetings for the foreseeable future. Members of Lower Boardman River Leadership Team will not be present in the Governmental Center for official Lower Boardman River Leadership Team meetings.

The meeting is being conducted remotely to assist in stopping the spread of the coronavirus. Individuals with disabilities may participate in the meeting by calling-in to the number as though they were going to be giving public comment as outlined below or by calling the TDD#.

For members of the Lower Boardman River Leadership Team and key DDA staff, their name will appear on screen when they are speaking. For individuals who may wish to give public comment, the method for providing public comment during these remote-participation meetings is to call the number outlined in the header as well as enter the Meeting ID and Participant ID as outlined in the header.

Callers wishing to give public comment may call in before the meeting starts and wait in a “virtual waiting room.” These instructions will be included in every official published agenda of the Lower Boardman River Leadership Team. Those calling in will be able to hear the audio of the Lower Boardman River Leadership Team meeting, yet their microphone will be muted.

When the Lower Boardman River Leadership Team accepts public comment, in the order calls were received, the meeting facilitator will identify the caller by the last four digits of their telephone number and ask them if they would like to make a comment. While not required, but so we do not have to go through an unnecessarily long list of callers, we ask, if possible, that those who do not wish to give public comment refrain from calling in and instead listen to the meeting.

The DDA CEO 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 DDA office.

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 DDA CEO

The DDA and Lower Boardman River Leadership Team is committed to a dialog that is constructive, respectful and civil. We ask that all individuals interacting verbally or in writing with the Lower Boardman River Leadership Team honor these values.

DDA:
c/o Jean Derenzy, CEO
(231) 922-2050
Email: jean@downtowntc.com
Web: www.downtowntc.com
303 East State Street, Suite C.
Traverse City, MI 49684

Meeting Agenda

1. Approval of February 19, 2020 Minutes
2. Opening Public Comment
3. Welcome Sammie Dahl (Grand Traverse Band) to the Leadership Team
 - a. Email from Sonya Zotigh, GBT Tribal Manager
4. Brief FishPass Update from Frank and Brett
5. Brief Project Review (What We've Done and Where We Left Off)
6. Discussion of Results of Sub-Committee Meetings
7. Discuss Next Steps with the Subcommittees and the Leadership Team
8. Next Steps and Public Engagement
9. Receive and File:
 - A. Zoning Overlay Subcommittee March Meeting Minutes
 - B. Unified Plan Subcommittee March Meeting Minutes
10. Public Comment
11. Adjournment

Any interested person or group may address the Leadership Team on any agenda item when recognized by the presiding officer or upon request of any Leadership Team member. Also, any interested person or group may address the Leadership Team on any matter of concerning the Lower Boardman River 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 three minutes unless otherwise explained by the presiding officer, subject to appeal by the Leadership Team.



Downtown Development Authority
303 E. State Street
Traverse City, MI 49684
harry@downtowntc.com
231-922-2050

MEMORANDUM

To: Lower Boardman Leadership Team, Unified Plan Subcommittee

From: Harry Burkholder, DDA COO

For Meeting Date: September 11, 2020

SUBJECT: Review and Status of the Unified Planning Process

Thank you again for your continued commitment to the Lower Boardman Leadership Team! Although our work was paused because of the pandemic, moving forward, I believe our continued focus, effort and resolve to develop a Unified Plan for the Lower Boardman River is stronger than ever.

As you may recall, in February the Lower Boardman Leadership Team established two working subcommittees: (1) Unified Plan Subcommittee; and (2) Zoning Overlay Subcommittee. The purpose of the two subcommittees (see more detail below) was to allow a smaller set of the Leadership Team to more closely review, discuss and formulate recommendations on important elements of the Unified Plan. Each subcommittee was then charged with presenting their findings/recommendations to the full Leadership Team at the next meeting which was scheduled (and then canceled) for March 18th.

For this meeting - picking up where we left off and with the assistance of Bob and the subcommittee chairs - we will review the results/findings of the two subcommittee's (presented in power-point form in the packet). It is **VERY IMPORTANT** that you review the presentation ahead of the meeting to ensure that we have an insightful and productive discussion.

In addition to the findings/recommendations of the two subcommittees, we will walk through a brief review of the planning process (including where we left off), discuss next steps and options/opportunities/methods for civic engagement within the context of the pandemic.

Thank you!

LBR Working Committee(s) Objectives.

1) Lower Boardman River Overlay Boundary Committee:

- Christine Crissman, Chair
- Michael Vickery
- Tim Werner
- Russ Soyering
- Cindy Winslow

Objective:

To develop and draft zoning language recommendations for the Unified Plan that are in-line with the overarching values and goals of the Unified Plan. Zoning language may include individual text amendments to several sections of the current zoning ordinance and may (or may not) include a complete zoning overlay district.

2) LBR Unifying Plan

- Elise Crafts, Chair
- Brett Fessell
- Jean Derenzy
- Jennifer Jay
- Frank Dituri

Objective:

To develop, organize, assemble and draft a Unified Plan consistent with the overarching values and goals identified in the planning process. The Unified Plan will likely included a series of goals and action steps, recommendations for capital improvements, an annual work plan with objectives, measurables and responsibilities and the framework for Plan implementation, including the potential establishment of a new institutional entity with fiduciary functions.

**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
Wednesday, February 19, 2020, 5:30 p.m.
400 Boardman Avenue, Lower Level Cafeteria
Traverse City, MI 49684
dda.downtowntc.com
DRAFT**

Co-Chair Jay called the meeting to order at 5:30 p.m.

Present: Elise Crafts, Christine Crissman, Jean Derenzy, Frank Dituri, Brett Fessell, Jennifer Jay, Rick Korndorfer (departed @ 6:42 p.m.), Deni Scrudato (via phone), Russ Soyring, Mike Vickery, Tim Werner

Absent: Tim Ervin, Pete Kirkwood, Russ Soyring, Cindy Winslow

DDA Staff: Harry Burkholder, Colleen Paveglio

Agenda to include memo from Watershed Center addressed to the Leadership Team

1. Meeting Minutes: **The meeting minutes from January 29, 2020 were approved as presented upon motion by Derenzy, seconded by Werner.**
Motion carried unanimously
2. Opening Public Comment
 - a. Eric Keller, 329 West 10th Street, with Senator Peters office, commented on federal appropriations for the Great Lakes Restoration Initiative and full funding
3. Brief Update on Public FishPass
 - a. Dituri gave a brief update on FishPass
4. Discussion of River Reaches
 - a. Review of Best Practice
 - i. Habitat & Restoration Best Practices
 - a. Shoreline Restoration,
 - b. Create Riverine Wetlands/Floodplain Connection
 - c. In-Stream Habitat Structures
 - d. Vertical wall enhancements
 - e. Native plant species in riparian corridor
 - f. Control Access
 - ii. Connectivity and Open Space Best Practices
 - a. Development (setbacks)
 - b. Green infrastructure sites

- c. Indirect discharges
 - d. Stormwater treatment systems
 - e. Park Systems
 - f. Connections: Controlled Recreation access Points, Fishing Access Points, Universal Access Points, Connection Points
 - g. Connectivity & Habitat
- b. Review of Reach
 - i. Habitat and restoration conditions
 - ii. Connectivity and open space conditions
 - iii. Goal Meeting for each reach
 - iv. What don't we know
 - v. Current Conditions Reach by Reach
- c. Reach Four
 - i. Habitat, connectivity, and current conditions review
 - ii. Goals & Discussion: Fishing in the area (utilizing terraced steps), bank not inviting, will private development inhibit access, Keeping esthetic of pedestrian bridge, capture cultural initiatives due to activity during salmon run, access to the river, easement need or no need, utility placement
- d. Reach Three
 - i. Habitat, connectivity, and current conditions review
 - ii. Goals & Discussion: Keep Hannah Park green (native plantings, natural habitat), fish stage in the area (creating opportunity for fishing), Lot E has opportunity (parkland), Lot K,
 - iii. Doug Mansfield reviewed the proposal for 309 West Front Street.

Korndorfer departed the meeting at this time

- e. Reach Two
 - i. Habitat, connectivity, and current conditions review
 - ii. Goals & Discussion: Underutilized boardwalk, potential improvements near Governmental Center by the County, concern by residents in this reach regarding kayaking (serves as a congregation point due to the width of the river), address universal access (best practice), lighting/access (for all reaches)
- f. Reach One
 - i. Habitat, connectivity, and current conditions review
 - ii. Goals & Discussion: Rebuilding of bridge (easy crossing), Boardman Lake Loop need to be considered, the area serves as a gateway,

5. Next Steps and Subcommittee Meeting(s)

- a. Setbacks & Riparian: Crissman Co-Chair & Vickery Co-Chair
 - i. Vickery, Werner, Soyring, Winslow
 - ii. Descriptions to be sent and recommendations to be made at March meeting
 - b. Overall Plan Structure: Crafts Chair
 - i. Fessel, Jay, Derenzy, Dituri
 - ii. Descriptions to be sent and recommendations to be made at March meeting
6. Public Comment
- a. Tom White, 2150 Gibbs Rd., commented on Salmon and not referring to the salmon being related to cultural heritage as it pertains to the river
 - b. Leadership Team Comments
 - i. Mike Vickery, commented on Tom and group hosting discussions on the river
 - ii. Deni Scrudato, commented on being able to follow visually and attend on phone.
7. Adjournment. The meeting officially adjourned at 7:30 p.m.

Respectfully submitted,

Colleen Paveglio

The Traverse City Downtown Development Authority does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. The DDA CEO 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 DDA office.

----- Forwarded message -----

From: **Zotigh, Sonya** <Sonya.Zotigh@gtbindians.com>
Date: Thu, Mar 12, 2020 at 5:21 PM
Subject: Lower Boardman Leadership Team
To: jean@downtowntc.com <jean@downtowntc.com>
Cc: Dyal, Sammie <Sammie.Dyal@gtbindians.com>

Good afternoon, please let this email stand as a statement from my office, indicating that Sammie Dyal, will be replacing Cindy Winslow as the GTB representative for the Lower Boardman Leadership Team.

Thank you for the consideration!

Sonya Zotigh, MPA
GTB Tribal Manager
(o) 231-534-7136
(c) 231-866-6175



LOWER BOARDMAN RIVER

LEADERSHIP TEAM MEETING

SEPTEMBER 16, 2020



SMITHGROUP

AGENDA

WHERE DID WE LEAVE OFF??

- Where did we leave off?
- Findings of the Zoning Overlay Committee
- Findings of the Unified Plan Committee
- Next Steps and Schedule

WHERE DID WE LEAVE OFF?

1. Establishment of Lower Boardman Values
2. Analysis of river corridor relative to access and use, river habitat conditions, history and culture, zoning and planning, etc.
3. Public On-line Survey, Community Workshop, and Focus Group Meetings
4. Development of Action Plan for the corridor in response to public input
5. Subcommittee Development of –
 - a) Zoning and Development Regulations (Zoning Overlay Committee), and
 - b) Framework Plan for Improvements (Unified Plan Committee)

ZONING AND DEVELOPMENT REGULATIONS

ZONING OVERLAY COMMITTEE

UNIFIED PLAN OUTLINE

A. ESTABLISHING A VISION

- 1. Statement of Purpose
- 2. Existing Plans for Improvement and Restoration
- 3. Current Regulatory and Policy Guidance
- 4. Public Engagement and Planning Process
- 5. Vision and Values

B. UNDERSTANDING THE LOWER BOARDMAN

- 1. Historic and Cultural Context
- 2. Current Users (Aquatic and Riparian Wildlife / Pedestrians and Non-Motorized Travelers / Water Based Recreators / Storm Water)
- 3. Existing Conditions by Reach (River Conditions and Habitat (Aquatic+Riparian) / Access, Open Space and Recreation / Land Use and Development Systems)

C. ACTION PLAN

- 1. River Conditions and Habitat
- 2. Access, Open Space and the Built Environment
- 3. History, Culture and Learning
- 4. Community and Development Policies
- 5. Implementation and Management

D. FRAMEWORK PLAN

- 1. Reach be Reach description of plans
- 2. Anticipated costs
- 3. Priorities and Phasing
- 4. Potential Funding Sources

CORE VALUES

COMMUNITY AND DEVELOPMENT POLICIES

The following Core Values, established at the outset of the planning efforts, most align with the management of private and public development along the river:

- *Help ensure that new or rehabilitated developments along the river are compatible with the City's renewable energy goals.*
- *Establish that development sites, destinations and structures must protect the health, aesthetics, accessibility and health of the relationship between the river and residents/visitors.*
- *Use the natural and cultural values of the river as a guide for decisions about the commercial, economic or utilitarian values to be leveraged for the public good.*
- *Prohibit further hardening of the shorelines that are inconsistent with the Unified Plan.*

ZONING ORDINANCES FOR DOWNTOWN DEVELOPMENT

BIG PICTURE

- Chapter 1346 - C-4 Regional Center Districts
- Chapter 1368 - Size and Area Requirements

WHERE and WHEN

- Chapter 1372 - Landscaping
- Chapter 1374 - Circulation and Parking
- Chapter 1375 - Outdoor Lighting
- Proposed Riparian Buffer Ordinance

APPROVALS

- Chapter 1366 - Site Plans and Site Development Standards
- Chapter 1364 - Special Land Use Regulations

RIPARIAN BUFFER ORDINANCE

CURRENT PROPOSAL

- **PURPOSE:** To preserve areas that intercept and filter surface water runoff and improve water quality while also providing community scenic and recreational values.
- The riparian buffer zone shall include all land located within twenty-five (25) feet of the ordinary high-water mark (subject to refinement based on slopes)

RIPARIAN BUFFER ORDINANCE

CURRENT PROPOSAL

STANDARDS:

1. No development, permanent structures (including fences) or parking area(s) shall be allowed within the riparian buffer zone.
2. Existing vegetation shall be preserved
3. If the natural vegetation, then that vegetation shall be replaced with similarly sized native or native cultivar trees and other woody vegetation.
4. A mowed lawn to the water's edge is prohibited.
5. Any tree listed on the State of Michigan Invasive Species list that has been identified may be removed.
6. No permanent structure, including fences, shall be allowed within the riparian buffer zone.
7. Allows but limits walkways, tree pruning
8. Fertilizers, manures, and chemicals shall not be used, stored, or located within the riparian buffer zone area.
Same with unsightly, offensive, or potentially polluting material
9. No breakwalls, seawalls, bulkheads, broken concrete, rubble, rock riprap, or other shoreline hardening materials
10. Provides for lot limitations and developability.

RIPARIAN BUFFER ORDINANCE

POTENTIAL CHANGES TO THE ORDINANCE

New STANDARDS:

1. The draft ordinance needs to address public access paths and service pavements that are parallel to the river, and patios/public gathering places along river. Add to section #3-

“Public access paths parallel to the river are allowed, provided they do not exceed 12 feet in width. Publicly accessible patios and gathering spaces are also allowed in the Riparian Buffer, provided they do not exceed 20% of the buffer area. Paved surfaces must be constructed of permeable paving.”

2. The draft ordinance prohibits parking in the Riparian Buffer, effectively establishing a 25-foot setback for parking. The Committee has considered a policy that restricts new public parking facilities to a 50-foot setback. This could be accomplished by adding to the Riparian Buffer Ordinance the following-

“For the purposes of parking motor vehicles on publicly owned property the riparian buffer zone shall include all land located within fifty (50) feet of the ordinary high-water mark.

PARKING

PRIORITY: HIGH

OBJECTIVES

- Create additional setback for parking from the OHW line

STRATEGY

- Adopt the Riparian Buffer Ordinance, which says “No development, permanent structures (including fences) or parking area(s) shall be allowed within the riparian buffer zone.”
- Amend ordinance 1374.03 *Motor Vehicle Parking*, subsection (c) *Location of parking areas*, as follows:
“(6.) Parking is not allowed within the Riparian Buffer, pursuant to the Riparian Buffer Ordinance.”
- Amend Ordinance 1346.04 *C-4 District*, subsection *Setbacks*, as follows: (g) Parking is not allowed within the Riparian Buffer, pursuant to the Riparian Buffer Ordinance.”

PARKING

PRIORITY: LOW (ASSUMING RIPARIAN BUFFER ORDINANCE IS ADOPTED)

OBJECTIVES

- Restrict the creation of public and private parking within the river corridor.

STRATEGY

- Parking is not required in C-4 Districts, which is most of downtown. Ordinance 1364 C04 Districts states “No parking is required in this district, however, if parking is provided, it must meet the standards contained in Chapter 1374, circulation and parking and restrictions of this chapter.”
- This ordinance is effective at discouraging and managing the design of private parking in downtown.
- For the regulation of public parking refer to earlier slide.

HARDENED SHORELINE

PRIORITY: HIGH

OBJECTIVES

- Establish policy in City development regulations that prohibit vertical wall construction as shoreline stabilization treatment, where feasible, and encourage habitat enriched walls where they are unavoidable.

RECOMMENDATIONS

- Refine and adopt the Riparian Buffer Ordinance to strengthen the ordinance. Existing text:

“No breakwalls, seawalls, bulkheads, broken concrete, rubble, rock riprap, or other shoreline hardening materials shall be located within the riparian buffer zone.” Then add:

“Existing vertical walls that require replacement during site re-development must be assessed to determine if alternative methods of slope stabilization may be employed. If limitations of space due to the preservation of historic resources lead to replacement of vertical walls, the new walls shall include fisheries habitat enhancements in accordance with the Unified Plan.

Rip Rap may be required to stabilize slopes in high current areas, or on steeply sloping banks. When required rip rap shall be natural stone and used in concert with landscaping and organic stabilization methods to increase natural habitat.”

STORM WATER

PRIORITY: HIGH

OBJECTIVES

- Restrict direct stormwater flow from lots into the river

STRATEGIES

- Adopt Downtown Stormwater Guidelines and Best Practices for all of downtown.
- Refine and adopt the Riparian Buffer Ordinance to strengthen the ordinance, adding-
 - “Paved surfaces, including service areas, parking, walks and patios, which are located on ALL property covered by this ordinance, shall not be allowed to drain directly into the river without pretreatment as outlined in the Downtown Stormwater Guidelines.”

LANDSCAPE

PRIORITY: HIGH

OBJECTIVES

- Encourage the use of native plants and the preservation of healthy existing native trees.

CURRENT REGULATIONS

- Chapter 1372 Landscaping requires preservation/ encourages use of native plants (list pending)

RECOMMENDATIONS

- Refine and Adopt Riparian Buffer Ordinance to be specific on riparian and aquatic plantings in the buffer. Add-

“Landscaping in the riparian buffer zone shall include only native or native cultivar trees, native woody shrubs and understory trees, and native grasses and flowers. Plantings shall be arranged and selected to retard water runoff, prevent erosion, and create wildlife food sources, nesting habitat, movement corridors, and protective cover.”

SETBACKS AND HEIGHTS

- Very high response from community to encourage greater setbacks and reduce scale of development along river
- Regulations may vary from reach to reach-all in one solution not sensible.

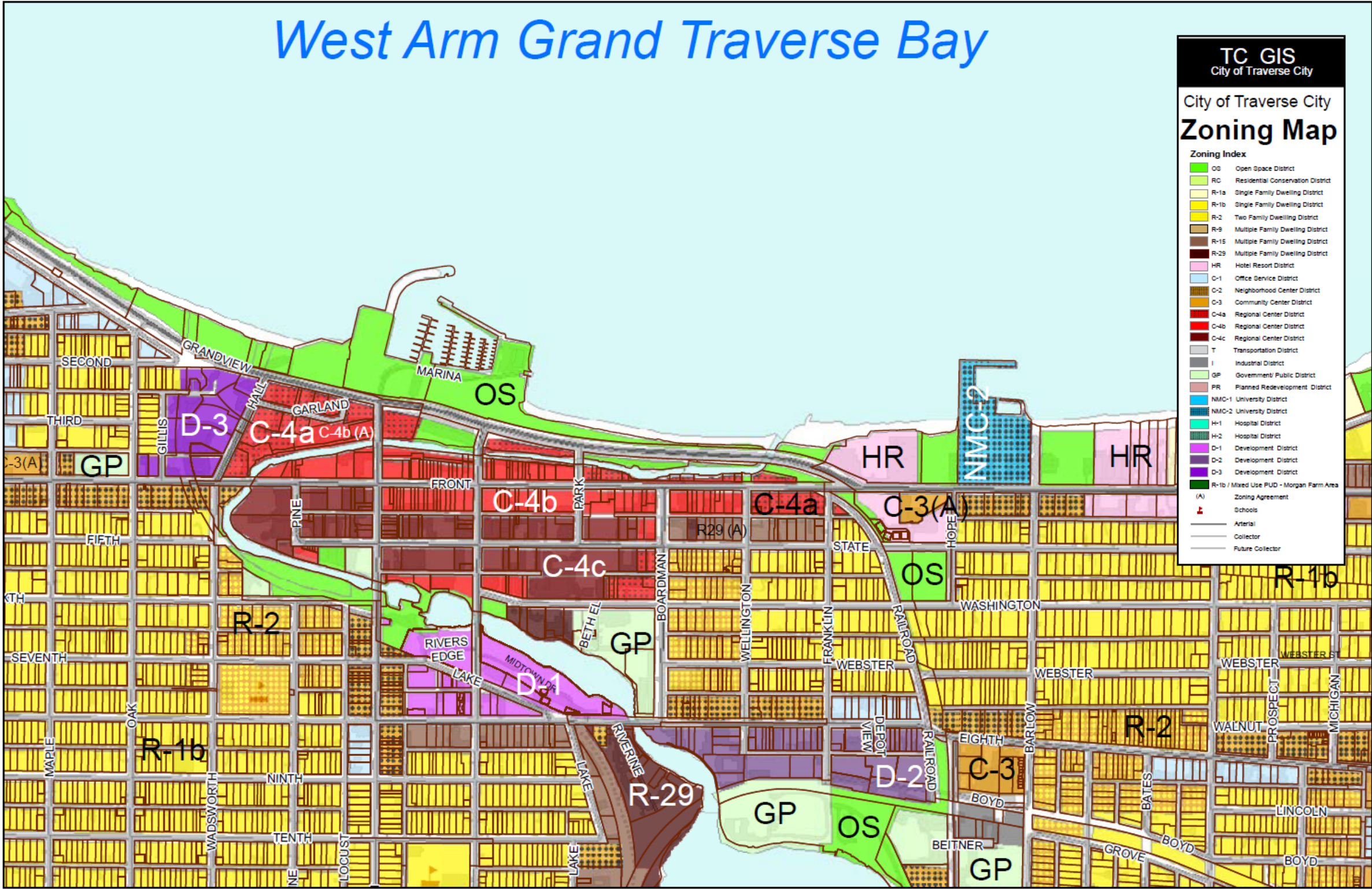
EXISTING SETBACK REQUIREMENTS

| ZONING DISTRICT | MAX HEIGHT | DENSITY | MAX IMPERVIOUS SURFACE | WATER SETBACK |
|-----------------------------|--------------|---------------|------------------------|---------------|
| OS – Open Space | 45 ft | N/A | 20% | 25 ft |
| R-29 – Multi-Family | 40 ft | 29 units/acre | 50% | 25 ft |
| C-3 – Community Center | 45 ft | N/A | 80% | 25 ft |
| C-4a – Regional Center | 45 ft | N/A | 100% | 10 ft |
| C-4b – Regional Center | 68 ft* | | | |
| C-4c – Regional Center | 100 ft* | | | |
| D-1 – Ironworks Development | 45 ft, 60 ft | N/A | 70% | 25 ft |
| D-2 – Depot Development | 45 ft, 60 ft | N/A | 60% | 25 ft |
| GP – Government/Public | 25-90 ft | N/A | 70% | 25 ft |

NOTE: Buildings over 60 ft will require Special Land Use Permit.

SETBACKS

CURRENT ZONING



SETBACKS AND HEIGHTS

PRIORITY: HIGH

OBJECTIVES

- Establish greater building setbacks for development along the river in response to public input.

STRATEGY

- Amend *Ordinance 1346.04 C-4 District, Setbacks, subsection (e) Water Setbacks*
 - C-4a: 10-foot setback from OHW per current ordinance
 - C-4b and C-4c: 25-foot setback from OHW
- Amend *Ordinance 1368.02 Size and Area Requirements, subsection (b) Setbacks Required* with same language
- Refine the Riparian Buffer Ordinance, adding-
 - “The Riparian Buffer Zone shall be ten (10) feet wide from the ordinary high-water mark for sites zoned C-4a.”

GREEN BUILDING INCENTIVES (STILL REQUIRES RECOMMENDATION)

PRIORITY: LONG TERM

OBJECTIVE

- Adopt incentives to encourage the use of sustainable building materials, energy efficiency and production, habitat creation, bird safe windows, creation of public access, and reuse of building water.

STRATEGY

- Increasing building height and development density is often used as an incentive to induce developers to create public benefits such as green building techniques. Based on current laws, development over 60 feet is discouraged due to a public vote; therefore, allowing increased height is not a viable option.
 - Other incentives that could be considered include allowing administrative review of site plans, and/or
 - Adopting a broader green building requirement for downtown construction.

PRIVATE USE OF PUBLIC SPACE

PRIORITY: LOW, COULD BE IMPLEMENTED IF REQUIRED

OBJECTIVE

- Consider establishing outdoor eating guidelines and potential permit requirements **for private use of public space**, similar to those used by many communities for managing sidewalk cafes.

STRATEGY

- Currently Traverse City regulates on-street dining with Ordinance 1020.07 - Sidewalk Cafe Permits, and regulates events and use of parks through Park and Public Land Use Permits.
- The ordinance and permit processes could be amended to include the use of riverfront public land, or private land with access easements.

LIGHTING

PRIORITY: NO ACTION REQUIRED

OBJECTIVE

- Integrate lighting guidelines into the appropriate sections of the city zoning and regulatory ordinances

STRATEGY

- No immediate Action required, as Chapter 1375 Outdoor Lighting ordinance has clear guidelines to encourage dark sky compliance
- **New public projects should conform to ordinance**

ENCOURAGING FRONTAGE ON RIVER

PRIORITY: HIGH

OBJECTIVE

- Encourage businesses that have both a street frontage and a river frontage to activate the waterfront side of their business

STRATEGY

Chapter 1346, R-4 Districts includes “Buildings along Boardman River should be designed to integrate with both the sidewalk and riverwalk systems.”

- Amend subsection 1346.09 - Special requirements to strengthen this language with actual requirements, such as
 - (1) The predominant building wall and entryway shall face the public or private street. **Where adjacent to the Boardman River, or to public land that is adjacent to the river, the building shall have a public entrance and architectural features denoting a public entrance facing the river.**

SUMMARY

Issues addressed in Riparian Buffer Ordinance

- Encourage the use of native plants and the preservation of healthy existing native trees.
- Prohibit hardened shoreline construction
- Restrict the creation of public and private parking within the river corridor

Issues which could be addressed with Ordinance Amendments

- Restrict the creation of public and private parking within the river corridor
- Establish greater building setbacks
- Adopt incentives for sustainable building
- Encourage businesses that to activate the waterfront

FRAMEWORK PLAN FOR IMPROVEMENTS

UNIFIED PLAN COMMITTEE

UNIFIED PLAN OUTLINE

A. ESTABLISHING A VISION

1. Statement of Purpose
2. Existing Plans for Improvement and Restoration
3. Current Regulatory and Policy Guidance
4. Public Engagement and Planning Process
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B. UNDERSTANDING THE LOWER BOARDMAN

1. Historic and Cultural Context
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3. Existing Conditions by Reach (River Conditions and Habitat (Aquatic+Riparian) / Access, Open Space and Recreation / Land Use and Development Systems)

C. ACTION PLAN

1. River Conditions and Habitat
2. Access, Open Space and the Built Environment
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D. FRAMEWORK PLAN

1. Reach be Reach description of plans
2. Anticipated costs
3. Priorities and Phasing
4. Potential Funding Sources

CORE VALUES

The following Core Values, established at the outset of the planning process, most align with the **preservation and restoration of the environmental assets** of the river:

- *Be consistent with best riparian and aquatic science, best water and land management practices and must be harmonious with the river.*
- *Be explicit to the commitment to improve, restore and protect the health and integrity of the riparian ecosystem of the lower river.*
- *Manage invasive vegetation and protect and retain existing native vegetation and add native vegetation where possible.*
- *Ensure that the natural flow of the river is enhanced and not curtailed or impeded by any element of the plan.*

RIVER CONDITIONS AND HABITAT

RECOMMENDATIONS

- *Improve degraded and hardened riverbanks on public property with green solutions and enhanced riparian habitat.*
- *Where public land exists along the river corridor, create more green space with enhanced habitat and sustainable landscapes.*
- *Coordinate habitat enhancements with the FishPass (assuming implementation).*
- *Create fisheries habitat to encourage targeted (native) species*
- *Encourage private development to also protect and create habitat, as outline in Section IV. Community and Development Policies in this report.*

CORE VALUES

The following Core Values, established at the outset of the planning efforts, most align with providing **public access and open space** along the river:

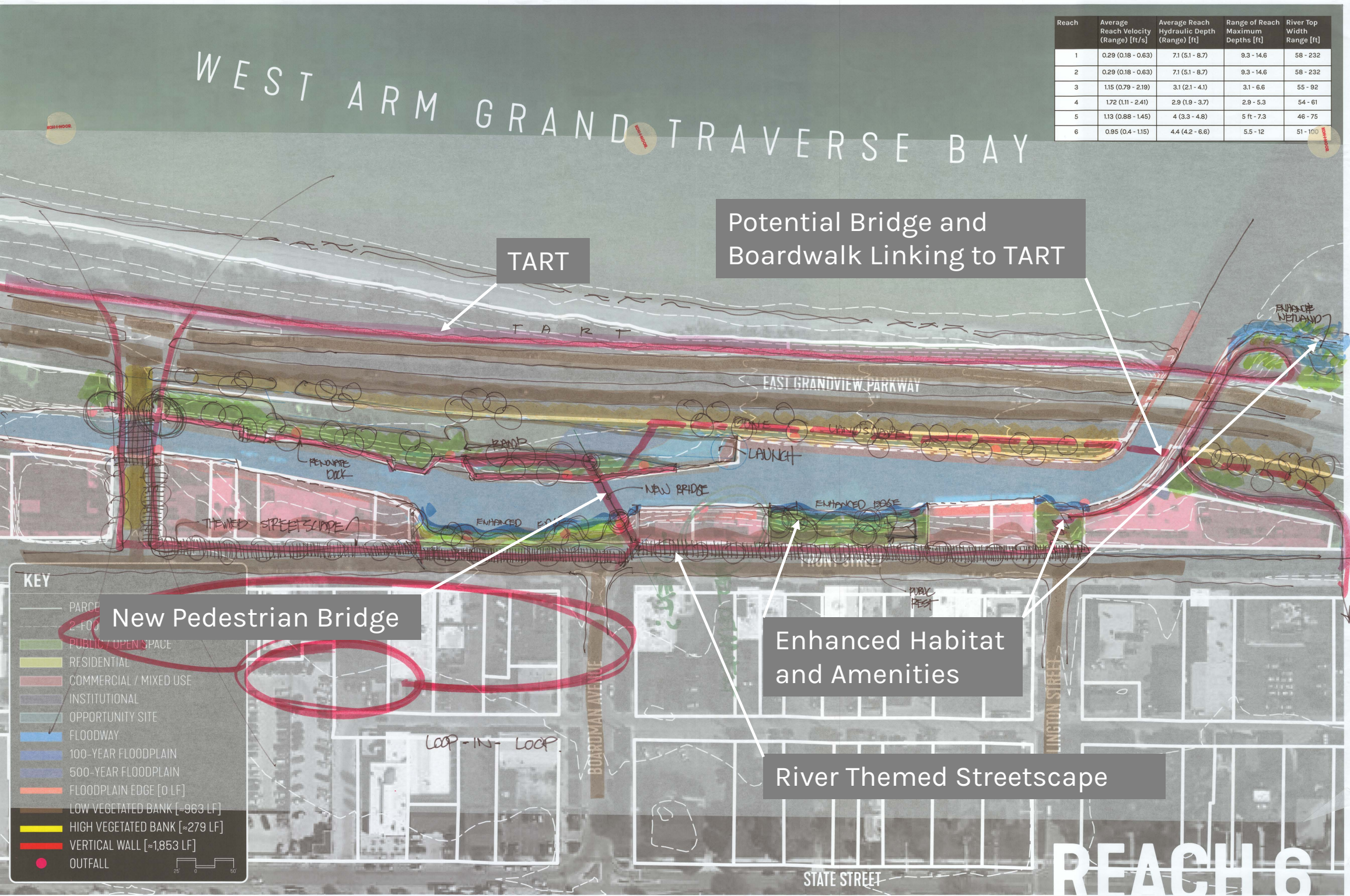
- *Identify/prioritize opportunities for multi-modal access to the river.*
- *Integrate existing river walks and pathways with new connections between sites and destinations that link the river to the City in ways that are physical, visual, aesthetic and psychological.*
- *Enhance ecological and aesthetic river conditions, take advantage of and integrate iconic structures, and identify new sites and structures that serve as destination or centers of programming to attract year-round access.*
- *Make nature-based stormwater best management practices (BMP's) a priority.*

ACCESS, OPEN SPACE AND THE BUILT ENVIRONMENT

RECOMMENDATIONS

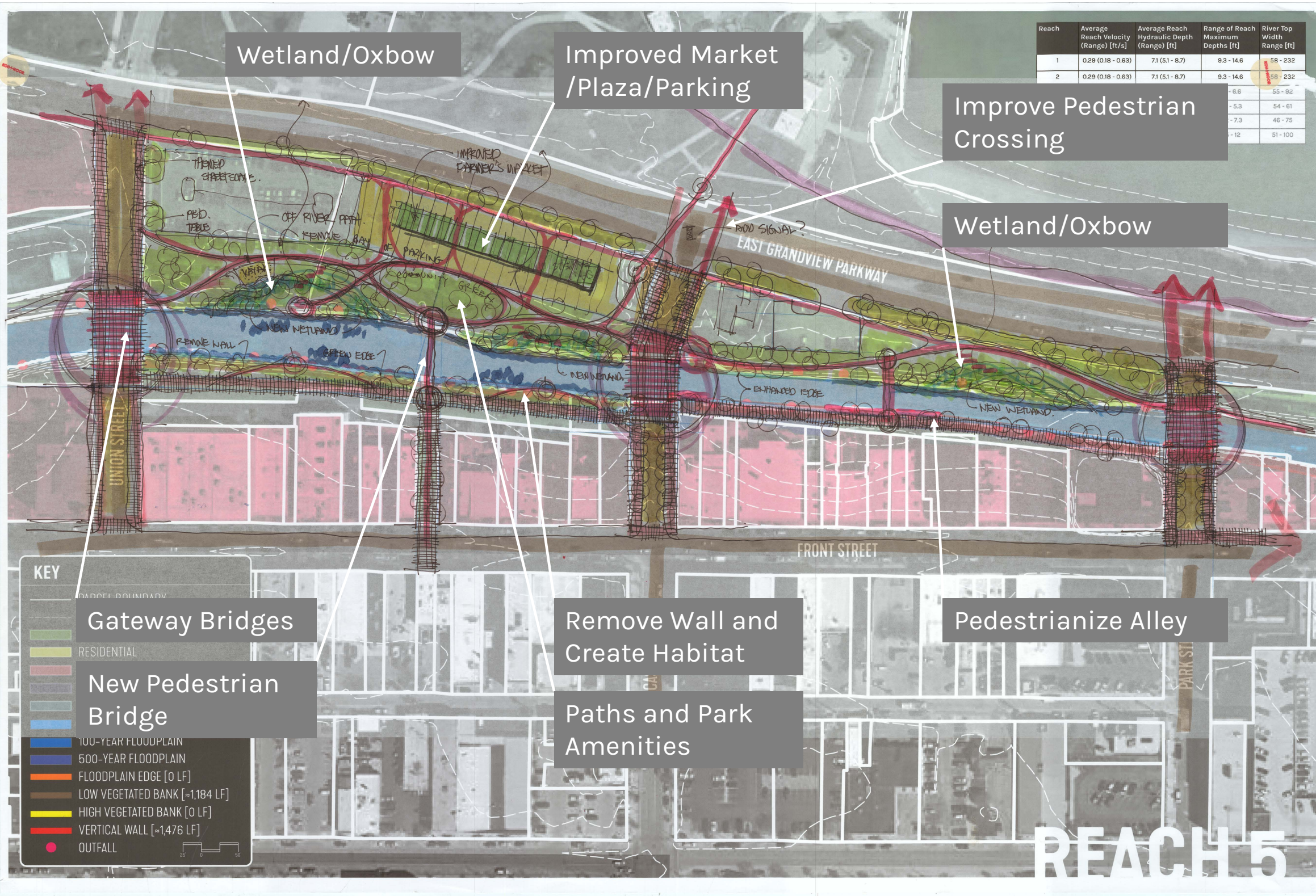
- *Provide a clear, legible connected path system that allows users to find their way along the corridor, while providing for moments of discovery that feel unique.*
- *Connect the river path system to adjacent neighborhoods, downtown, bayfront, TART, and BATA stops.*
- *Consider a range of open space nodes and amenities along the river corridors of varying sizes, purposes, and characters*
- *Improve streets and bridges to create a more pedestrian friendly downtown and improve access to the river.*
- *Ensure universal access and consciously designed experiences for a range of abilities and aptitudes.*

REACH 6

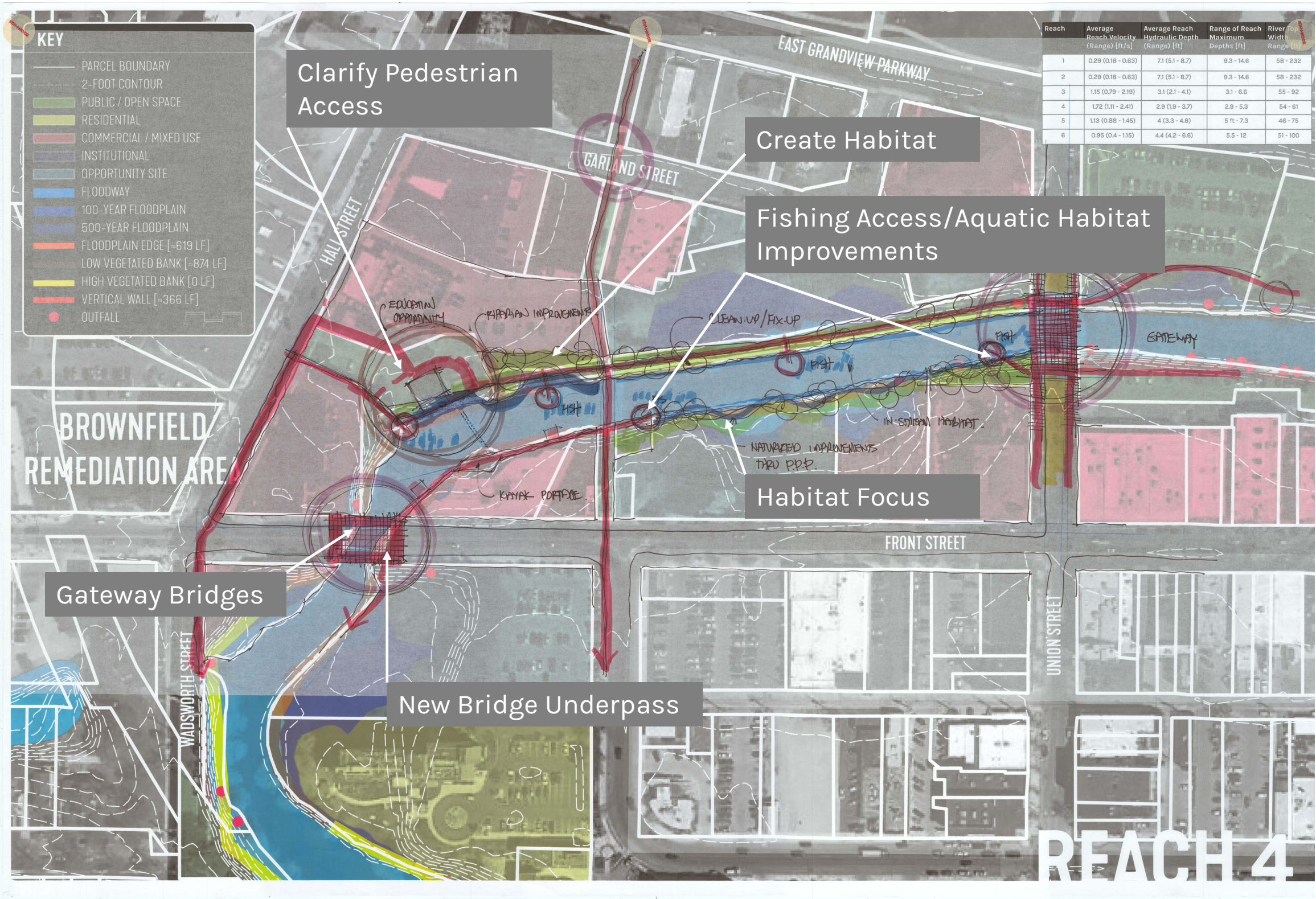


REACH 5

The condition of the wall, soils, river flow characteristics, sanitary sewer (and other utilities), topography, and property ownership and easements need to be more fully understood to test feasibility of the concept for the 100 block.



REACH 4



REACH 3

Habitat Improvements
/Fishing Access

Aquatic Habitat
Improvements

Improve Trail

Tree Top Path/River
Crossing

Connecting
Path/Boardwalk

Wetland/Oxbow/
Education Focus

Consider Options for
Parking/Park

Universal Access
to FishPass

Maintain Core Park
Character

Integrate Lay Park?

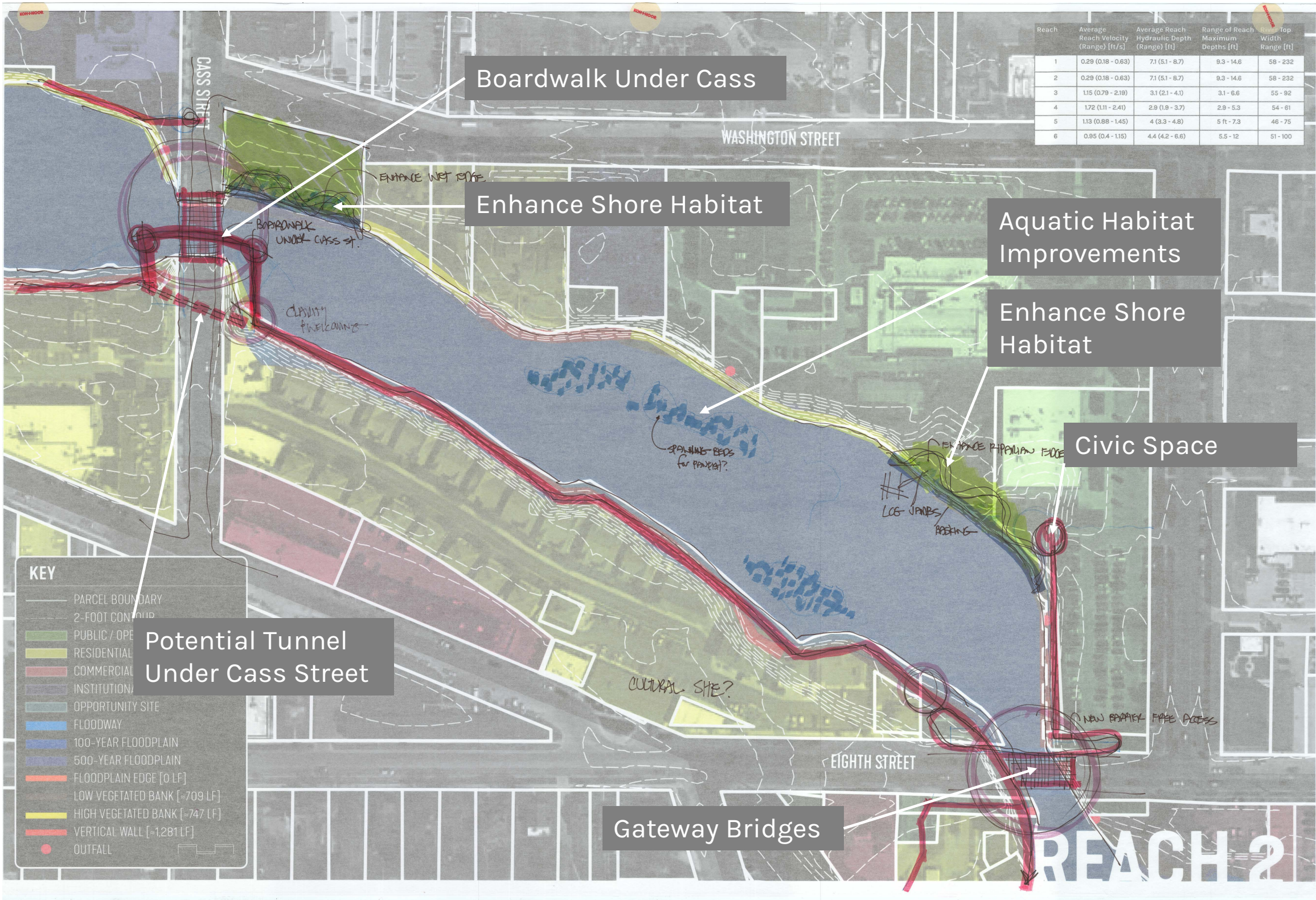
| Reach | Average Reach Velocity (Range) [ft/s] | Average Reach Hydraulic Depth (Range) [ft] | Range of Reach Maximum Depths [ft] | Range of Reach Width [ft] |
|-------|---|--|--|---------------------------------|
| 1 | 0.29 (0.18 - 0.63) | 7.1 (5.1 - 8.7) | 8.3 - 14.6 | 58 - 232 |
| 2 | 0.29 (0.18 - 0.63) | 7.1 (5.1 - 8.7) | 8.3 - 14.6 | 58 - 232 |
| 3 | 1.15 (0.79 - 2.19) | 3.1 (2.1 - 4.1) | 3.1 - 6.6 | 55 - 92 |
| 4 | 1.72 (1.11 - 2.41) | 2.9 (1.9 - 3.7) | 2.9 - 5.3 | 54 - 61 |
| 5 | 1.13 (0.88 - 1.45) | 4 (3.3 - 4.8) | 5 ft - 7.3 | 46 - 75 |
| 6 | 0.95 (0.4 - 1.15) | 4.4 (4.2 - 6.6) | 5.5 - 12 | 51 - 100 |

KEY

PARCEL BOUNDARY

2-FOOT CONTOUR

REACH 2



REACH 1



NEXT STEPS

UNIFIED PLAN OUTLINE

A. ESTABLISHING A VISION

- 1. Statement of Purpose
- 2. Existing Plans for Improvement and Restoration
- 3. Current Regulatory and Policy Guidance
- 4. Public Engagement and Planning Process
- 5. Vision and Values

B. UNDERSTANDING THE LOWER BOARDMAN

- 1. Historic and Cultural Context
- 2. Current Users (Aquatic and Riparian Wildlife / Pedestrians and Non-Motorized Travelers / Water Based Recreators / Storm Water)
- 3. Existing Conditions by Reach (River Conditions and Habitat (Aquatic+Riparian) / Access, Open Space and Recreation / Land Use and Development Systems)

C. ACTION PLAN

- 1. River Conditions and Habitat
- 2. Access, Open Space and the Built Environment
- 3. History, Culture and Learning
- 4. Community and Development Policies
- 5. Implementation and Management

D. FRAMEWORK PLAN

- 1. Reach be Reach description of plans
- 2. Anticipated costs
- 3. Priorities and Phasing
- 4. Potential Funding Sources

PUBLIC ENGAGEMENT

WHO?

Key Stakeholders

- 1. Planning Commission
- 2. City Engineering and Streets staff
- 3. Recreation vendors and organizations
- 4. FishPass team
- 5. Environmental focused non-profits
- 6. Merchants and landowners
- 7. Downtown residents
- 8. City Commission

General Public

WHAT?

- Process to-date and anticipated results
- Vision and Values
- Community and Development Policies
- Unified Plan Framework for Improvements
- Priorities and Phasing
- Next Steps

HOW?

Web Site Posting and Feedback

Individual Stakeholder Meetings/ Discussions

ON-LINE ENGAGEMENT

Traverse City Lower Boardman River

1 Welcome!

Welcome to the conversation!

The Lower Boardman is a 1.6-mile section of the Boardman River. It encompasses rich history and tradition, aquatic life, bridges, streets, boardwalks, paths, parks, businesses and buildings, boats, canoes, kayaks, a robust fishery, anglers, a fish ladder, a major tributary, from the mouth of the Boardman Lake to the mouth of the River that empties into the West Grand Traverse Bay.

The Traverse City DDA is undertaking the development of a Unified Plan for the Lower Boardman River that will serve as a guide for policy recommendations and development, as well as identify recreational and river access opportunities and establish priorities for stormwater management and habitat restoration.

Discover something new about the Lower Boardman River...

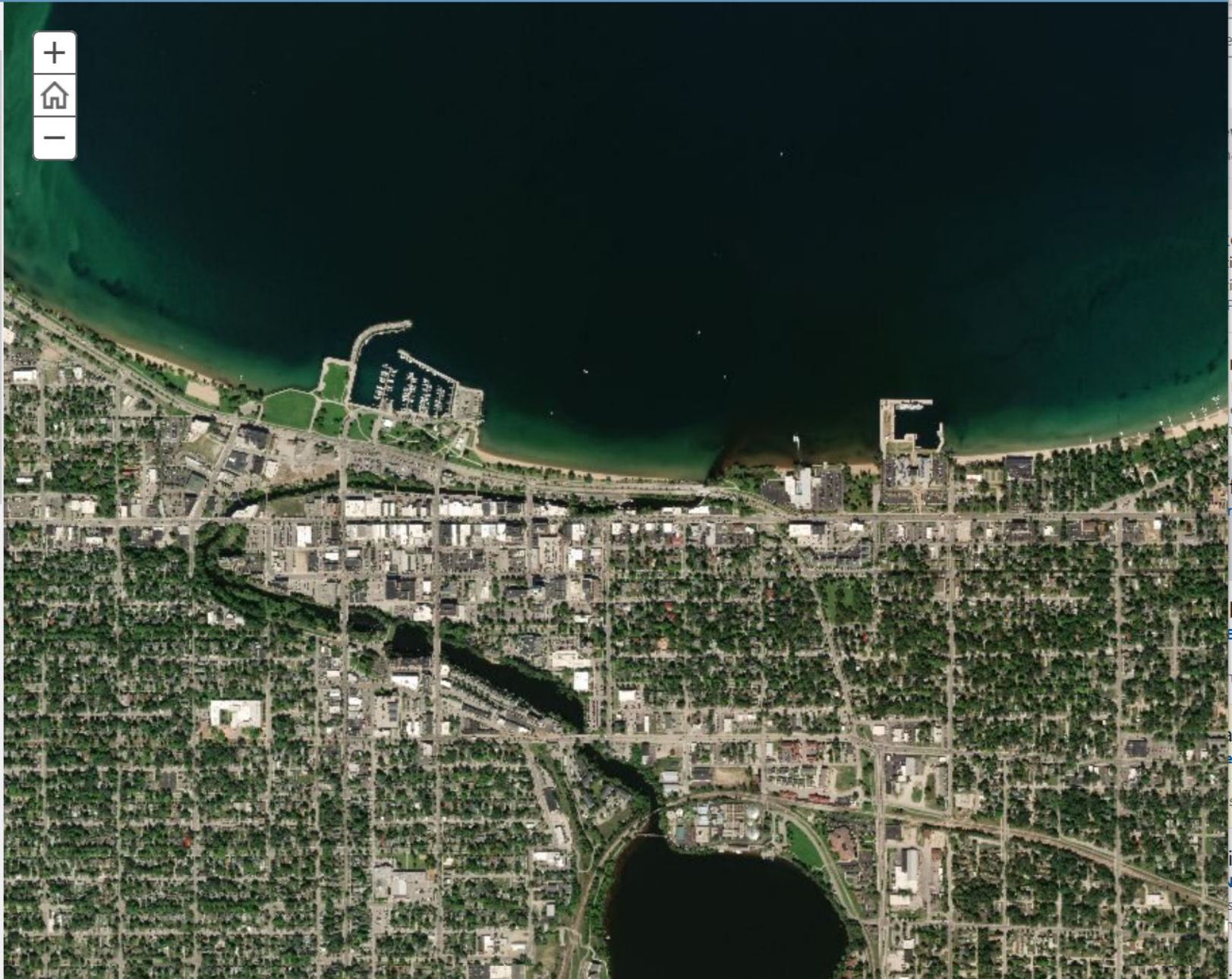
- [History and Culture](#)
- [Access and Open Space](#)
- [River Conditions and Habitat](#)
- [Land Use and Development](#)

Tell us what you think... Your involvement is our top priority!

Take our [online survey](#) and visit our project page for public engagement updates.

Check out our map questions that ask you to place dots on the map.

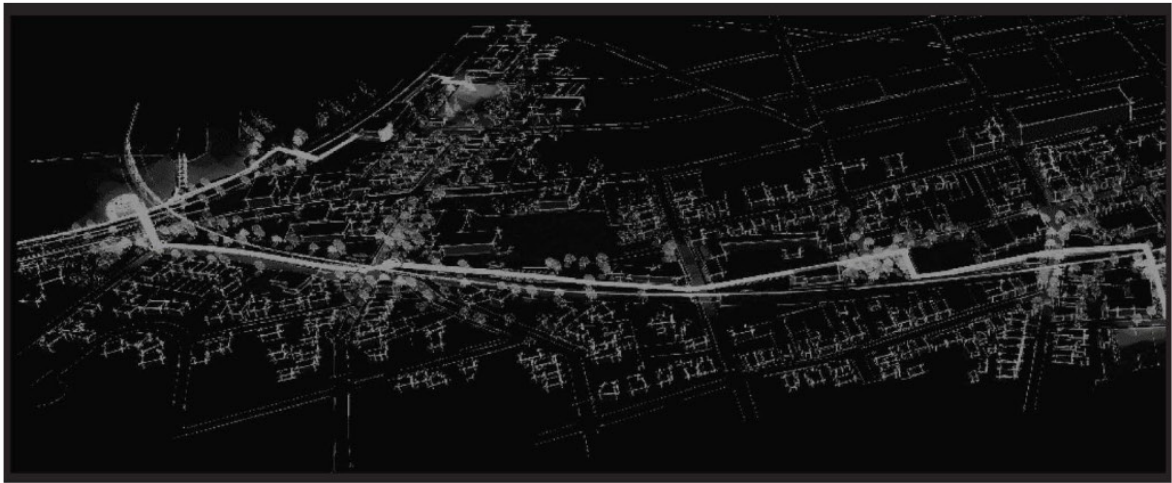
2 History and Culture



City of Ann Arbor: Treeline Project Page



The Treeline: Allen Creek Urban Trail



The Treeline
Allen Creek Urban Trail



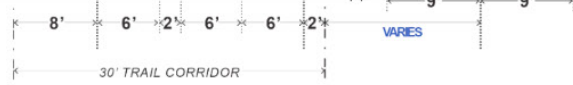
MASTER PLAN
12.18.2017



ON-LINE ENGAGEMENT

City of Ann Arbor: Treeline Project Page

The Treeline: Allen Creek Urban Trail

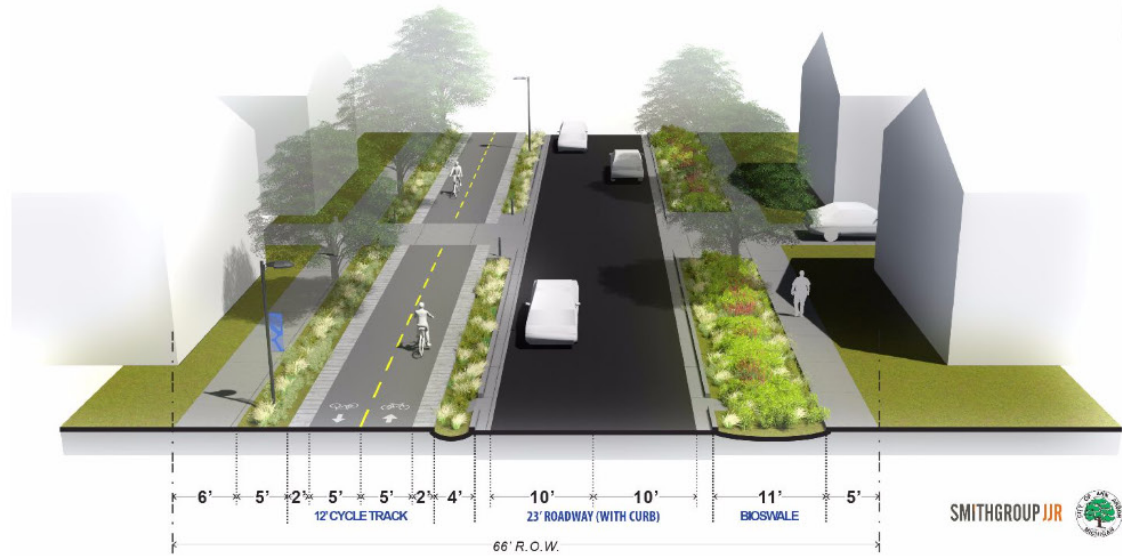


SMITHGROUP JJR

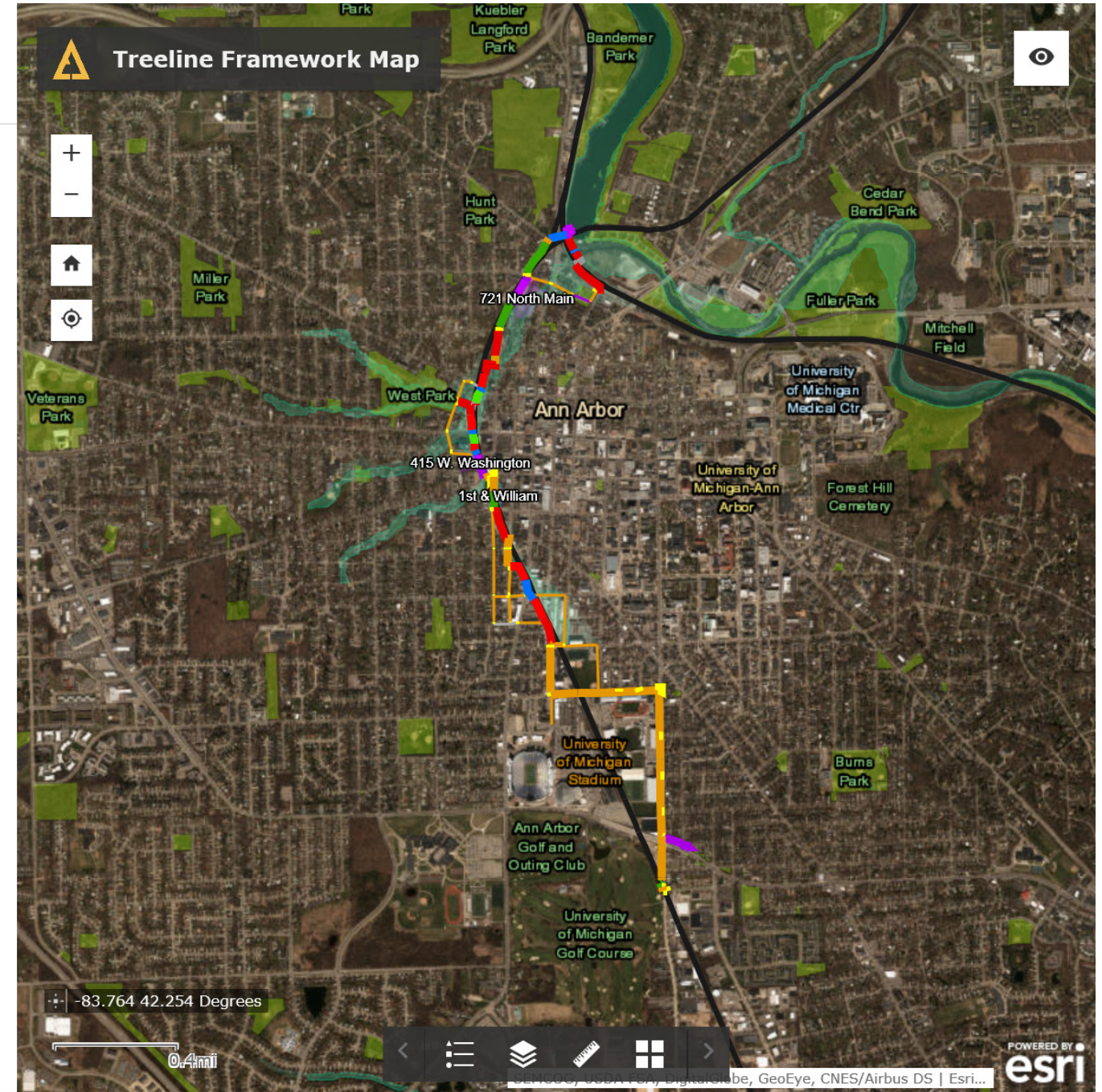


Trail within Public Street Rights-of-Way (below)

- Street rights-of-way are typically 66-feet wide within the project area.
- Expand sidewalk width to a 6-foot minimum.
- Construct a separated bicycle facility (e.g., cycle track) on one side of the street with removal of parking lane. Street reconstruction may be necessary to accommodate the cycle track.
- Incorporate landscaping enhancement on both sides of the street.
- Follow the City's Green Streets Policy as required to manage stormwater.
- On-grade street crossings, at intersections and midblock, should prioritize pedestrian and bicycle safety using best practices and appropriate design guidelines.



SMITHGROUP JJR



**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
UNIFIED PLAN SUBCOMMITTEE
Wednesday, March 5, 2020, 8:00 a.m.
400 Boardman Avenue, Lower Level Cafeteria
Traverse City, MI 49684
dda.downtowntc.com
lowerboardman.downtowntc.com**

Chairperson Craft called the meeting to order at 8:04 a.m.

Present: Craft, Fessell, and Dituri

Absent: Jay, Derenzy

DDA Staff: Harry Burkholder

1. Review of Reaches Discussion and Important Elements
 - a. SmithGroup provided an overview of the results of the Leadership Teams previous two meetings regarding the preferred vision and elements of each reach. SmithGroup also provided a brief summary on the likely components of the Unified Plan.
2. Discussion of Unified Plan
 - a. SmithGroup provided a brief summary on the likely components of the Unified Plan.
3. Discussion of Physical Elements and Alternatives of the Unified Plan
 - a. The sub-committee discussed potential physical components and alternatives for the Lower Boardman River.
3. Next Steps and Reporting Out to Leadership Team
 - a. SmithGroup agreed to develop a summary of the physical components and alternatives the sub-committee agreed were necessary and should be presented to the full Leadership Team.
 - b. Craft noted she would work with DDA staff and SmithGroup to develop a memo summarizing the results of the sub-committee meeting and present such memo at the next Leadership Team meeting.
4. Public Comment
 - a. No public comment submitted
5. Adjournment. The meeting officially adjourned at 10:30 a.m.

Respectfully submitted,

Harry Burkholder

The Traverse City Downtown Development Authority does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. The DDA CEO 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 DDA office.

**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
LOWER BOARDMAN ZONING OVERLAY SUBCOMMITTEE**
Wednesday, March 4, 2020, 5:30 p.m.
400 Boardman Avenue, Lower Level Cafeteria
Traverse City, MI 49684
dda.downtowntc.com
lowerboardman.downtowntc.com

Chair Crissman called the meeting to order at 5:32 p.m.

Present: Crissman, Soyring, Vickery, Werner, Winslow

Absent: N/A

DDA Staff: Harry Burkholder

1. Review of Reaches Discussion and Important Elements
 - a. SmithGroup provided an overview of the results of the Leadership Teams previous two meeting regarding the preferred vision and elements of each reach. SmithGroup also provided a brief summary on the likely components of the Unified Plan.
2. Discussion of Zoning Components
 - a. The sub-committee discuss several elements and the preferred framework for amendments to the zoning ordinance.
3. Next Steps and Reporting Out to Leadership Team
 - a. SmithGroup agreed to develop a summary of the zoning recommendations the sub-committee agreed were necessary and should be presented to the full Leadership Team.
 - b. Crissman noted she would work with DDA staff and SmithGroup to develop a memo summarizing the results of the sub-committee meeting and present such memo at the next Leadership Team meeting.
4. Public Comment
 - a. No public comment submitted
5. Adjournment. The meeting officially adjourned at 8:13 p.m.

Respectfully submitted,

Harry Burkholder

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