

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

Wednesday, January 29, 2020

5:30 p.m.

400 Boardman Avenue, Lower Level Cafeteria, Traverse City, MI 49684

www.dda.downtowntc.com

Information and minutes are available from the DDA CEO, 303 East State Street, Suite C, Traverse City, MI 49684, (231) 922-2050. If you are planning to attend the meeting and are handicapped requiring special assistance; please notify the DDA CEO as soon as possible.

1. Approval of December 18, 2019 Minutes
2. 2020 Meeting Schedule
3. Opening Public Comment
4. Brief update on FishPass (Frank and Brett)
5. Preliminary Action Plan Comments
6. Review of Best Practices and Discussion of River Reaches
7. Project Timeline and Next Steps
8. Public Comment
9. 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.

Office of the Downtown Development Authority, 303 E. State Street, Traverse City, MI 49684 (231) 922-2050

**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
Wednesday, December 18, 2019, 5:30 p.m.
400 Boardman Avenue, Lower Level Cafeteria
Traverse City, MI 49684
dda.downtowntc.com
lowerboardman.downtowntc.com**

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

Present: Christine Crissman, Jean Derenzy, Frank Dituri, Brett Fessell, Jennifer Jay, Pete Kirkwood, Rick Korndorfer, Mike Vickery, Tim Werner (departed @ 7:13 pm), Cindy Winslow

Absent: Elise Crafts, Tim Ervin, Deni Scrudato, Russ Soyering

DDA Staff: Harry Burkholder, Colleen Paveglio

Welcome Cindy Winslow to the Leadership Team

1. Meeting Minutes: **The meeting minutes from October 16, 2019 were approved as presented upon motion by Jay, seconded by Derenzy. Motion carried unanimously**
2. Brief Update on Public FishPass
 - a. Permit Process in place
 - b. Comment period extended until January 17, 2020 on the US Army Corp website
 - c. Over 200 questions asked at the LBR Forums and answered, posted on various websites
 - d. The MOU with the City of Traverse City is being reviewed and completed
 - e. January 7, 2020
 - i. Governmental Center Training Room
 - ii. Open House on the 100% design
3. Discuss Deliverables and Oversight Responsibilities
 - a. Phase 1: Building A Project Vision
 - i. Information Gathering
 - ii. Kick-Off Meeting
 - iii. Develop Products
 - iv. Public Engagement
 - b. Phase 2: Creating a Plan - Implementation
 - i. Recommendations
 - ii. Two-day Public Engagement (pulled in Phase 1)
 - iii. Final Presentation

- iv. Products (Action Plan)
 - v. Public Engagement
 - c. Guidelines, Policy, Improvements
 - d. Who is Responsible? Planning, Funding, Implementing, Managing
 - e. Recommendations: River Conditions & Habitat, Access, Open Space & Built Environment, History, Culture, & Learning, Community & Development Policies, Implementation & Management
 - f. Observations:
 - i. Recommendations touch multiple departments
 - ii. Could move forward within existing government structures,
 - iii. Missing Piece: who will hold the vision and energy to make things happen? A DDA or City Commission? A conservation group?
 - iv. How could a community volunteer organization help?
- 4. Review and Discuss Reformatted Preliminary Action Plan
 - a. What don't you understand?
 - i. Clarification on measures relating to items on Page 6 & 15
 - b. What is missing?
 - i. Infographic
 - ii. The people
 - iii. Define outcomes
 - iv. Education - Action Plan, History & Culture
 - c. What doesn't fit?
 - d. What is most important?
- 5. Project Timeline and Next Steps
 - a. Public Engagement
 - a. January 2020: Ethics & Education
 - b. February 2020: Best Management Practices, i.e. setbacks, outcomes

Werner departed at this point in the meeting

- 6. Riparian Buffer
 - a. 415 E. Front Street
 - b. No formal action taken
- 7. Arts Commission Project Update
 - a. Public Engagement Draft for next phase
 - i. Meetings with experts and key stakeholders (refining action plan)
- 8. Innovo Development
 - a. No formal action taken

9. 2020 Proposed Schedule of Meetings
 - a. Public Comment added to the beginning of the agenda and agenda review
 - b. Staff to notify Team of January date
10. Public Comment
 - a. Thomas Lutes, 3892 Forest Lakes Drive, Conservation District commented on the future of the Unified Plan
 - b. Tom White, 2150 Gibbs, commented on the United Plan process and enforcement policies and paddling forum on February 5, 2020
 - c. Sean Flaherty, 2210 Orchard Court commented on setbacks with various developments in the downtown area and process of Unified Plan
 - d. Mitch Treadwell, 620 W. Seventh St, commented on the idea of the “Friends of the Lower Boardman River” and in particular clean up
11. Adjournment. The meeting officially adjourned at 7:37 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.



PUBLIC NOTICE

Lower Boardman River Leadership Team 2020 Meeting Schedule

**400 Boardman Avenue
Lower Level Cafeteria
5:30 p.m.
www.dda.downtowntc.com**

Information and minutes are available from the DDA CEO, 303 East State Street, Suite C, Traverse City, MI 49684, (231) 922-2050. If you are planning to attend the meeting and are handicapped requiring special assistance; please notify the DDA CEO as soon as possible.

Wednesday, January 29, 2020

Wednesday, February 19, 2020

Wednesday, March 18, 2020

Wednesday, April 15, 2020

Wednesday, May 20, 2020

Wednesday, June 17, 2020

Wednesday, July 15, 2020

Wednesday, August 19, 2020

Wednesday, September 16, 2020

Wednesday, October 21, 2020

Wednesday, November 18, 2020

Wednesday, December 16, 2020

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.

2

LOWER BOARDMAN A CONVERSATION ON THE RIVER VISION AND VALUES



VISION

The Lower Boardman River holds immense ecological, recreational, economic, spiritual and cultural values for a wide spectrum of interests and is integral to the well-being and quality of life of downtown Traverse City and the greater community.

QUESTIONS

- What do you like?
- What do you dislike?
- ✱ What is most important to you?



3

LOWER BOARDMAN RIVER CONDITIONS AND HABITAT

A CONVERSATION ON THE RIVER



VISION

Enhance ecological conditions by connecting the ecosystem from the watershed to the bay and integrating the aquatic and riparian habitats into the urban setting of the Lower Boardman River.

KEY ISSUES

Shoreline Stabilization and Protection; Stormwater; Transportation/Stream Crossing; Planning, Zoning and Land Use; Habitat, Fish and Wildlife; Human Health Strategies; Water Quality Monitoring; and Invasive Species

QUESTIONS

What do you think about when we say river conditions and habitat?

What would you like to know more about?

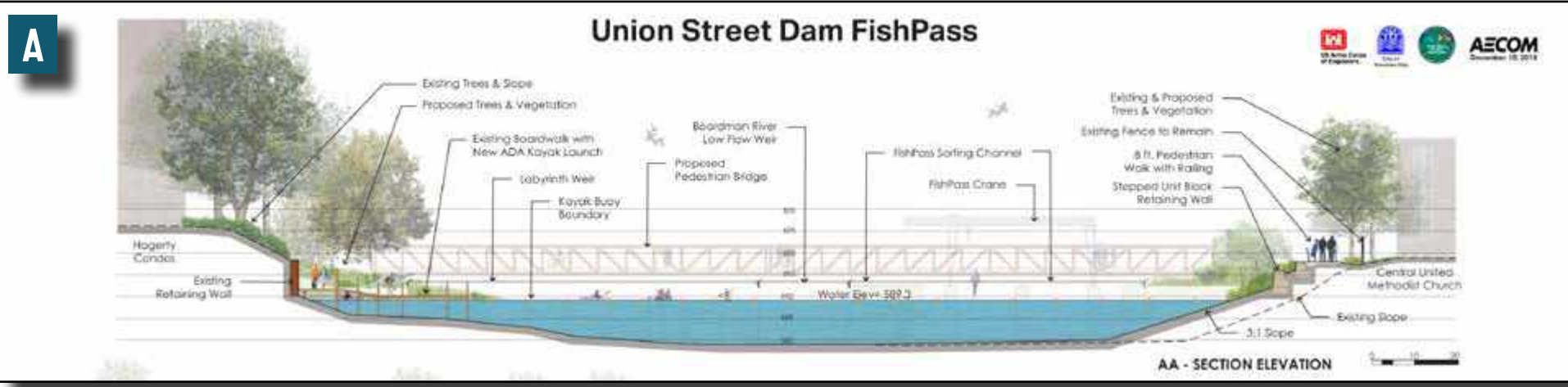
What should be preserved and protected?

What should be modified or improved?

What would improve the health of the river?



REACH 2: UNION STREET DAM FISHPASS



REACH 3: HANNAH PARK



REACH 5: WAREHOUSE DISTRICT



REACH 5: DOWNTOWN TERRACES



REACH 5: FRONT STREET 200 BLOCK



Reach	Reach Length [ft]	Notes	Left Bank Conditions	Right Bank Conditions	Average Reach Velocity (Range) [ft/s]	Average Reach Hydraulic Depth (Range) [ft]	Range of Reach Maximum Depths [ft]	River Top Width Range [ft]	
1	2,355	Backwater conditions behind the Union Street Dam - slow velocities, deeper water. Ecosystem conditions are more likely to be an extension of Boardman Lake conditions due to the river hydraulics in this area.	Maintained lawn edge and scrubby brush along apartments/condos (650 ft) Sidewalk/walkway (400 ft) Boardwalk (900 ft)	Maintained lawn edge and scrubby brush (800 ft) Boardwalk/Dockwall (180 ft) Maintained lawn edge/brush @ City Hall (800 ft) Steep embankment, partially wooded, private river property river access points	0.29 (0.18 - 0.63)	7.1 (5.1 - 8.7)	9.3 - 14.6	58 - 232	
2	765	Union Street Dam	To be modified by FishPass Project. See FishPass project plans			1.84 (0.11 - 5.56)	5 (0.6 - 11.8)	0.6 - 11.8	37 - 233
3	1,560	Downstream of the Union Street Dam. Adjacent to Hannah Park - opportunities for additional naturalization. Kids Creek flows into the Boardman River in this reach. Steep wooded banks along both sides in areas of this reach.	Mix of maintained lawn with trees/brush in Hannah Park, wooden docks for access (980 ft) Steep wooded embankment (360 ft) Kids Creek discharge from culvert Steep wooded embankment (210 ft)	Pile supported boardwalk, steep wooded embankment behind (350 ft) Steep wooded embankment (475 ft) Mix of maintained lawn with trees/brush (360 ft) Wooded/brush along banks (275 ft)	1.15 (0.79 - 2.19)	3.1 (2.1 - 4.1)	3.1 - 6.6	55 - 92	
4	1,025	Highest free-flowing velocities under normal conditions on this Reach. Fish weir located on this section. Hardened river edges start and evidence of stabilization due to bank erosion. Pathways adjacent to the river, and river access points are provided. River becomes more constrained between steep banks.	Steep reinforced bank (90 ft) Wooded/brush along banks (50 ft) Fish Weir Building (125 ft) Steep wooded/brushy bank (160 ft) Steep wooded/brushy bank, walkway behind, river access points (600 ft)	Steel sheet pile wall, concrete retaining wall behind (290 ft) Vacant lot (300 ft) Rock gabion basket reinforced bank (110 ft) Steep wooded/brushy bank (160 ft)	1.72 (1.11 - 2.41)	2.9 (1.9 - 3.7)	2.9 - 5.3	54 - 61	
5	1,480	Boardwalks and concrete retaining walls dominate the edge conditions in this reach. Parking very close to right bank retaining wall - some greenbelt areas may have opportunities for additional plantings. River width is constrained between the steep banks.	Steep wooded/brushy bank, walkway behind, river access points (690 ft) Pile supported boardwalk, steep wooded/brushy bank behind (690 ft)	Steep wooded/brushy bank, walkway/parking lot behind (225 ft) Concrete retaining wall, small grass strip and parking lot behind (500 ft) Concrete retaining wall, parking lot behind (700 ft)	1.13 (0.88 - 1.45)	4 (3.3 - 4.8)	5 ft - 7.3	46 - 75	
6	1,565	Slower velocities under normal conditions due to water elevations in the Bay. Scour on the outside of the bend where the river passes under E. Grandview Parkway bridge. Significantly varying edge conditions on the right bank, with several buildings very close to the river.	Pile supported boardwalk, short grassy steep bank and parking lot behind, periodic large willow trees (775 ft) Boat Launch Ramp Steel sheet pile wall, grassy embankment behind (525 ft) Bridge abutments (90 ft) Steel sheetpile breakwater wall to Bay	Steel sheet pile wall, concrete walkway behind (330 ft) Steep wooded/brushy bank (280 ft) Pile supported boardwalk, buildings immediately behind (200 ft) Steep wooded/brushy bank (200 ft) Pile supported boardwalk, buildings immediately behind (200 ft) Steel sheet pile wall, concrete walkway behind (170 ft) Bridge abutments (90 ft) Sandy beach to Bay (200 ft)	0.95 (0.4 - 1.15)	4.4 (4.2 - 6.6)	5.5 - 12	51 - 100	

Notes: 1) Right and left bank are denoted facing downstream.

3

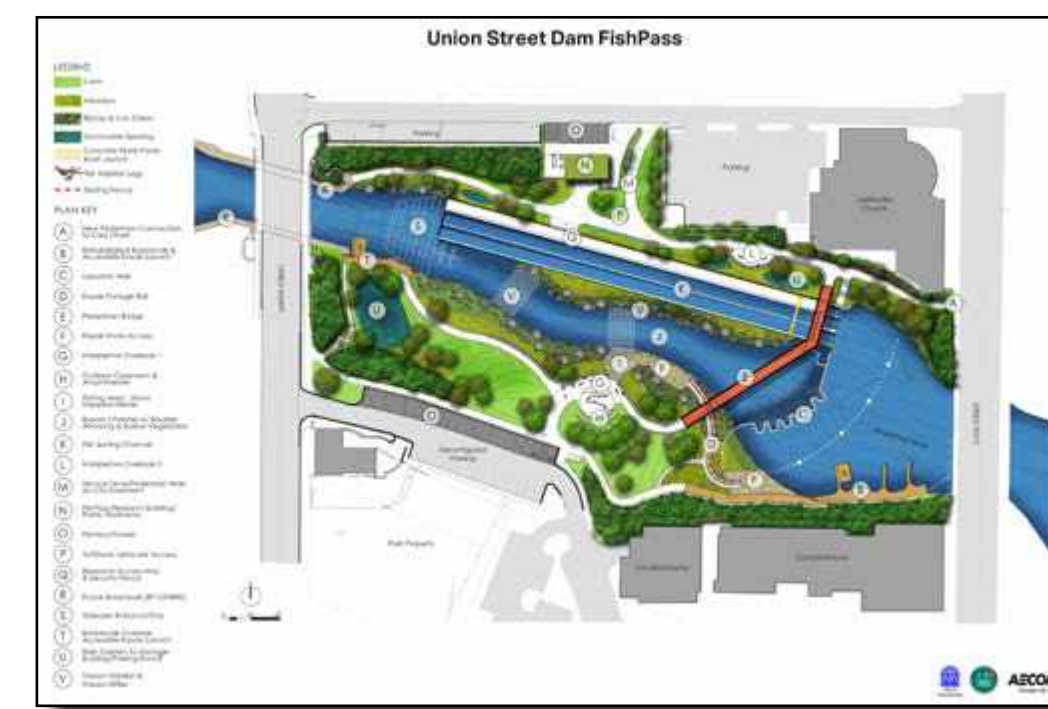
LOWER BOARDMAN A CONVERSATION ON THE RIVER RIVER CONDITIONS AND HABITAT



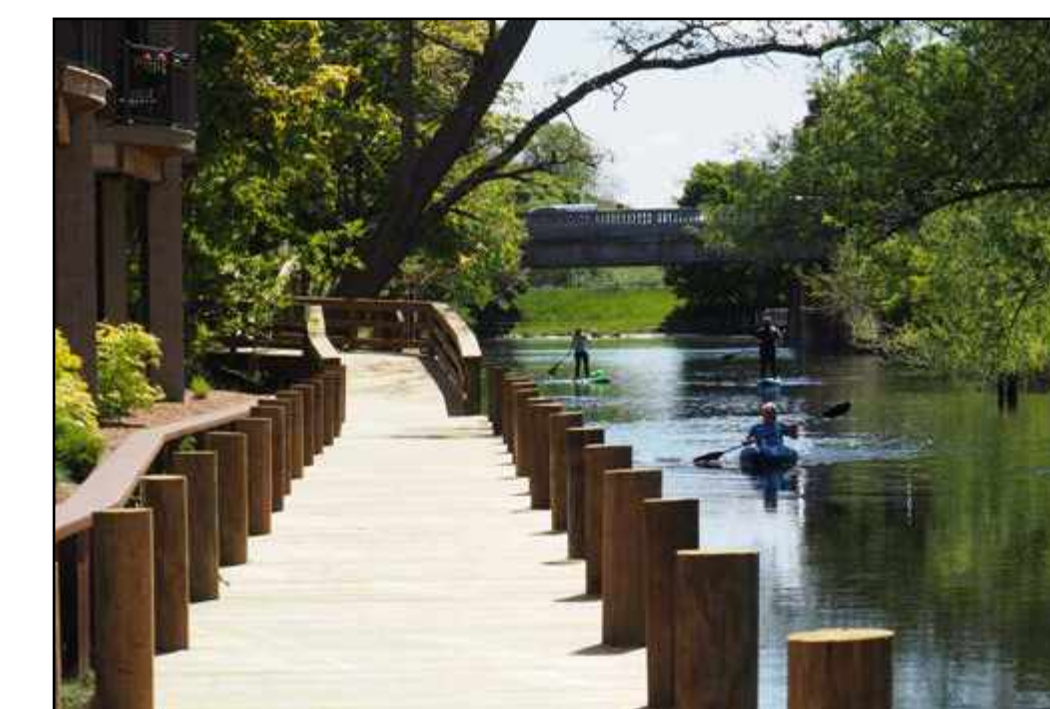
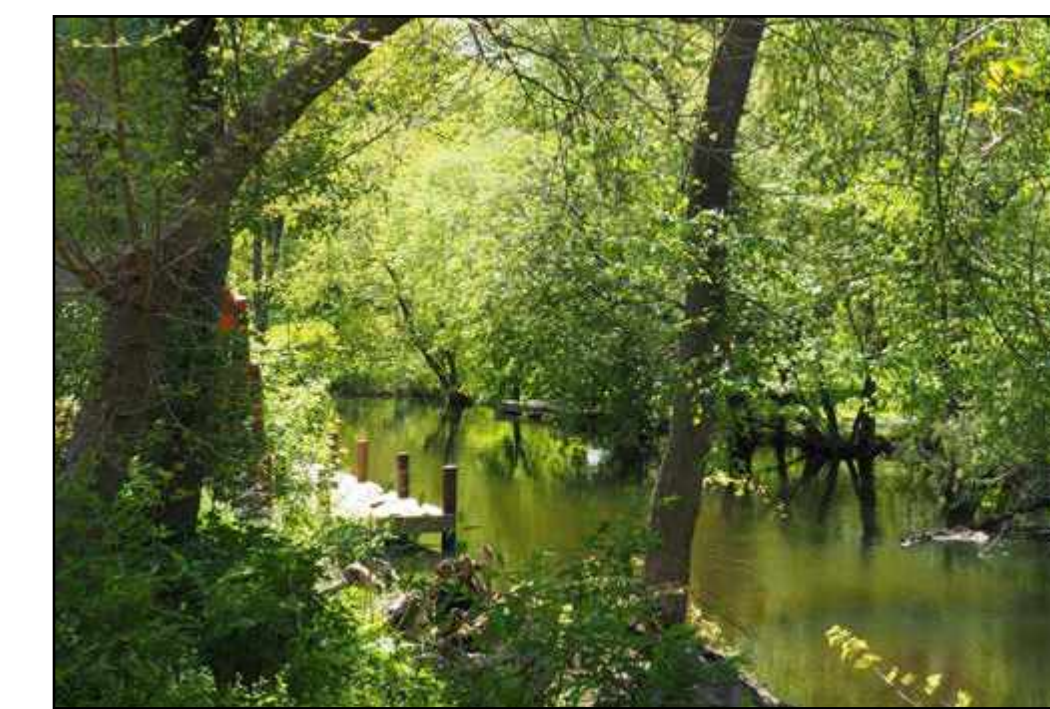
REACH 1: BOARDMAN LAKE TO CASS ST



REACH 2: CASS ST TO UNION ST



REACH 3: UNION ST TO FRONT ST



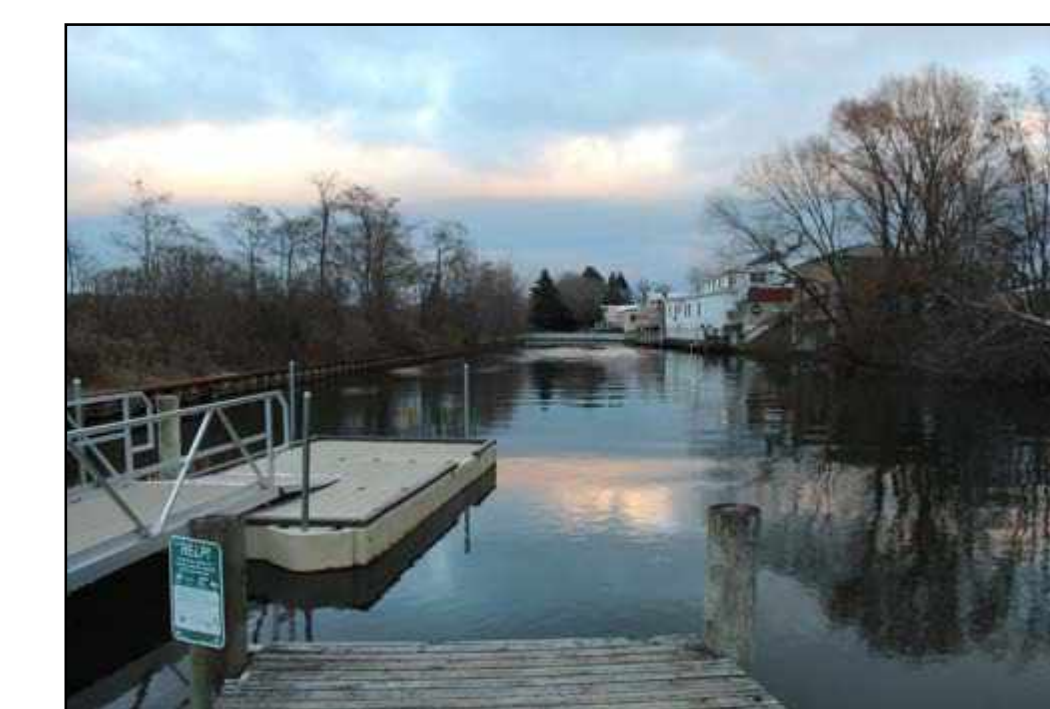
REACH 4: FRONT ST TO UNION ST



REACH 5: UNION ST TO PARK ST



REACH 6: PARK ST TO THE BAY



4

LOWER BOARDMAN A CONVERSATION ON THE RIVER ACCESS, OPEN SPACE, AND RECREATION



VISION

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. Identify and prioritize opportunities for multi-modal access to the River.

KEY ISSUES

Pedestrian connections; Barrier-free / universal access; River access points; Coordinated capital projects

QUESTIONS

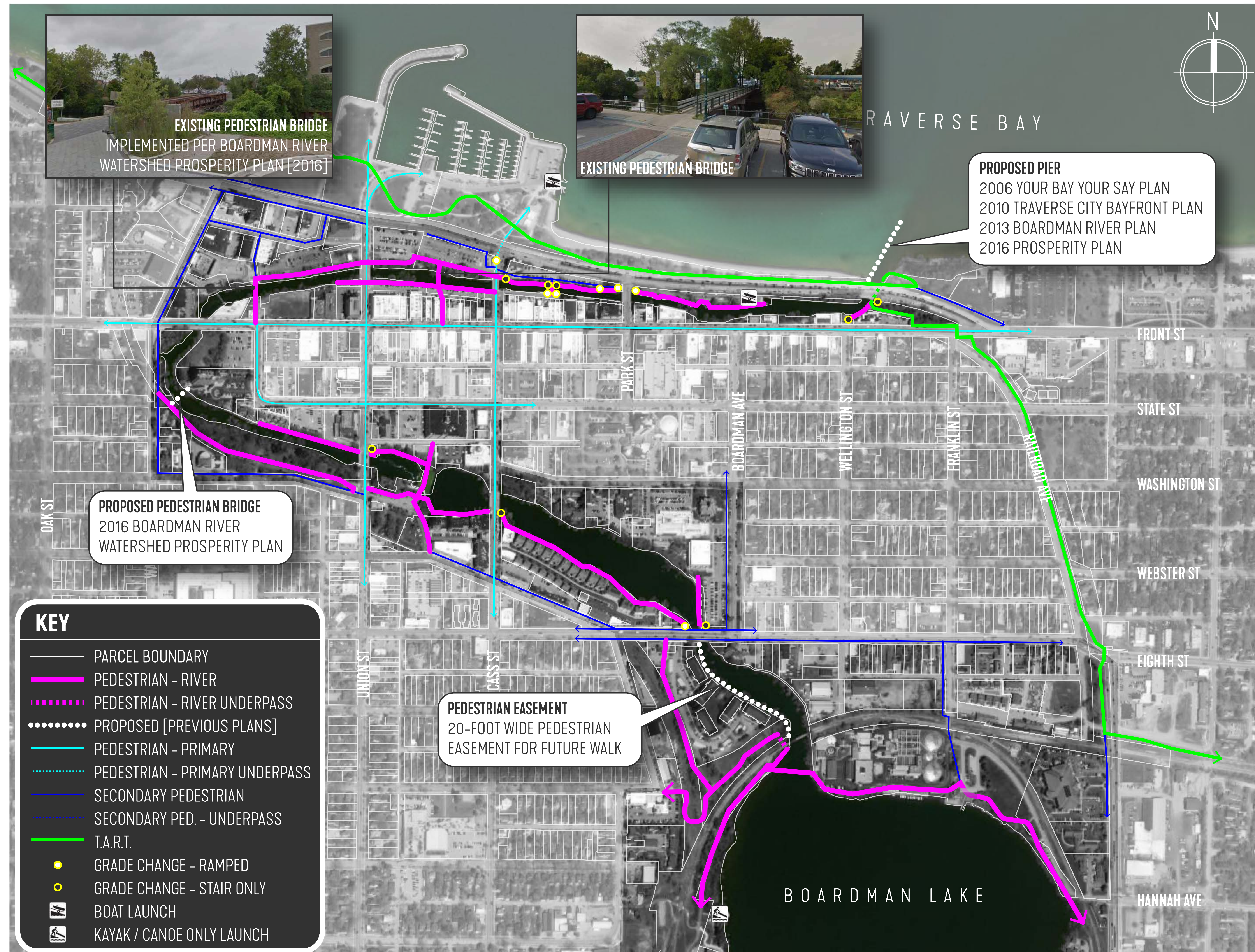
How do you access and use the River today?

How is or should the river be used for access, open space and recreation?

How can existing access be improved?

Do you feel existing access accommodates people with special needs?

Are there forms of recreation that concern you? Why? What might be done?



5

LOWER BOARDMAN A CONVERSATION ON THE RIVER HISTORY AND CULTURE



VISION

Consider the past, present and future. 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.

KEY ISSUES

Voices and perspectives; Historic sites; Native heritage; Interpretive signage; Tours and events; Education; Stewardship

QUESTIONS

What do we know and not know about history and culture of the Lower Boardman?

What should be done to protect, preserve, or reclaim history and culture?

What can be done to celebrate history and culture?

How should we inform and educate people about the history and culture of the Lower Boardman?



6

LOWER BOARDMAN A CONVERSATION ON THE RIVER PLANNING, LAND USE, AND DEVELOPMENT



VISION

Establish that development sites, destinations and structures must protect the health, aesthetics, accessibility, and health of the relationship between the river and residents/visitors.

KEY ISSUES

Lands uses; Private development standards; Edge conditions; Density; Building height; River setbacks; Public access to the river

QUESTIONS

What is our philosophy about the River that should be carried out in things like planning and zoning and development standards?

What uses or developments need new or different controls?

What kind of uses and developments should be encouraged?

Are there existing conditions that conflict with our River philosophy and values that might be corrected or modified?



6

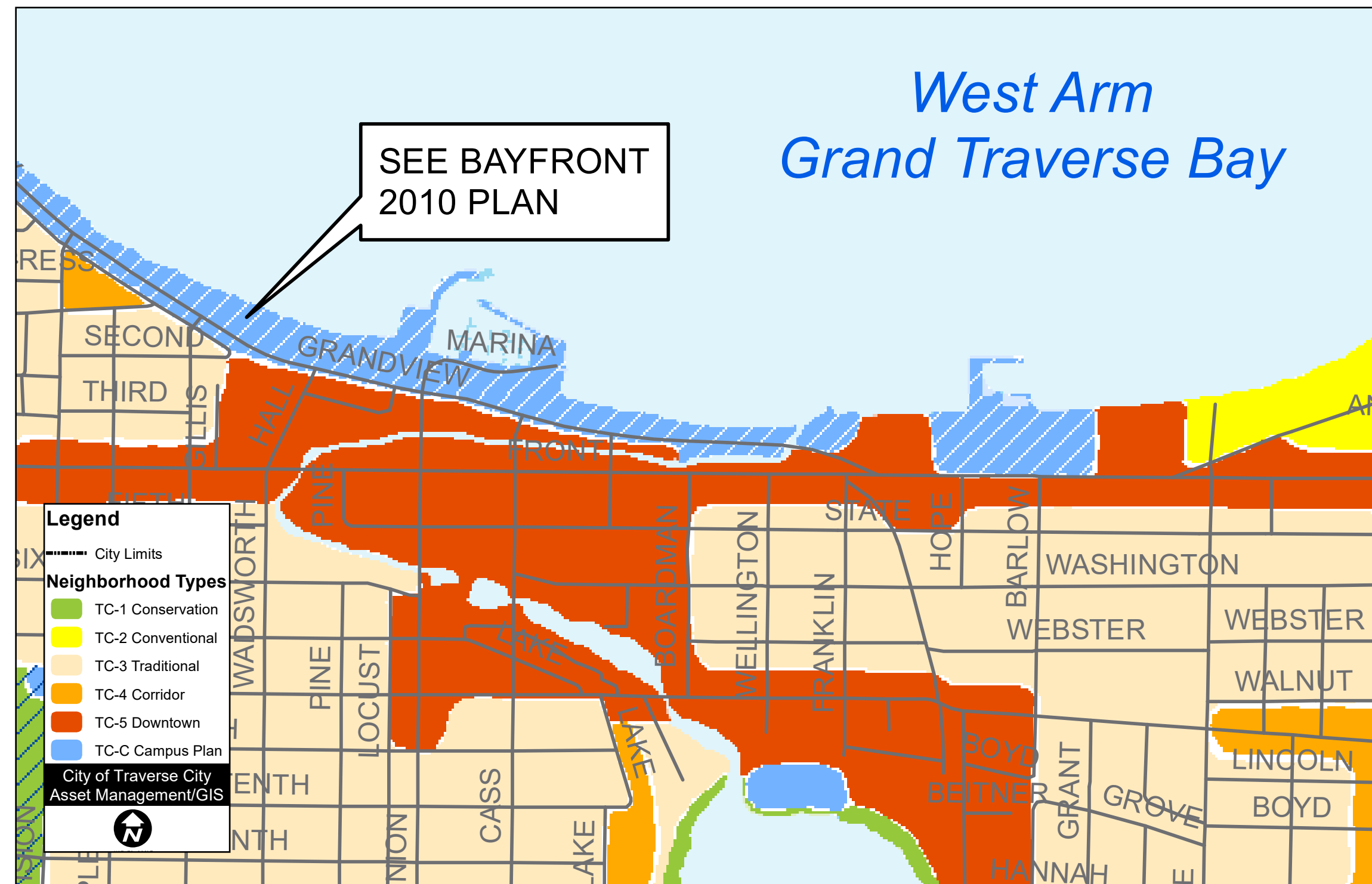
LOWER BOARDMAN A CONVERSATION ON THE RIVER PLANNING, LAND USE, AND DEVELOPMENT



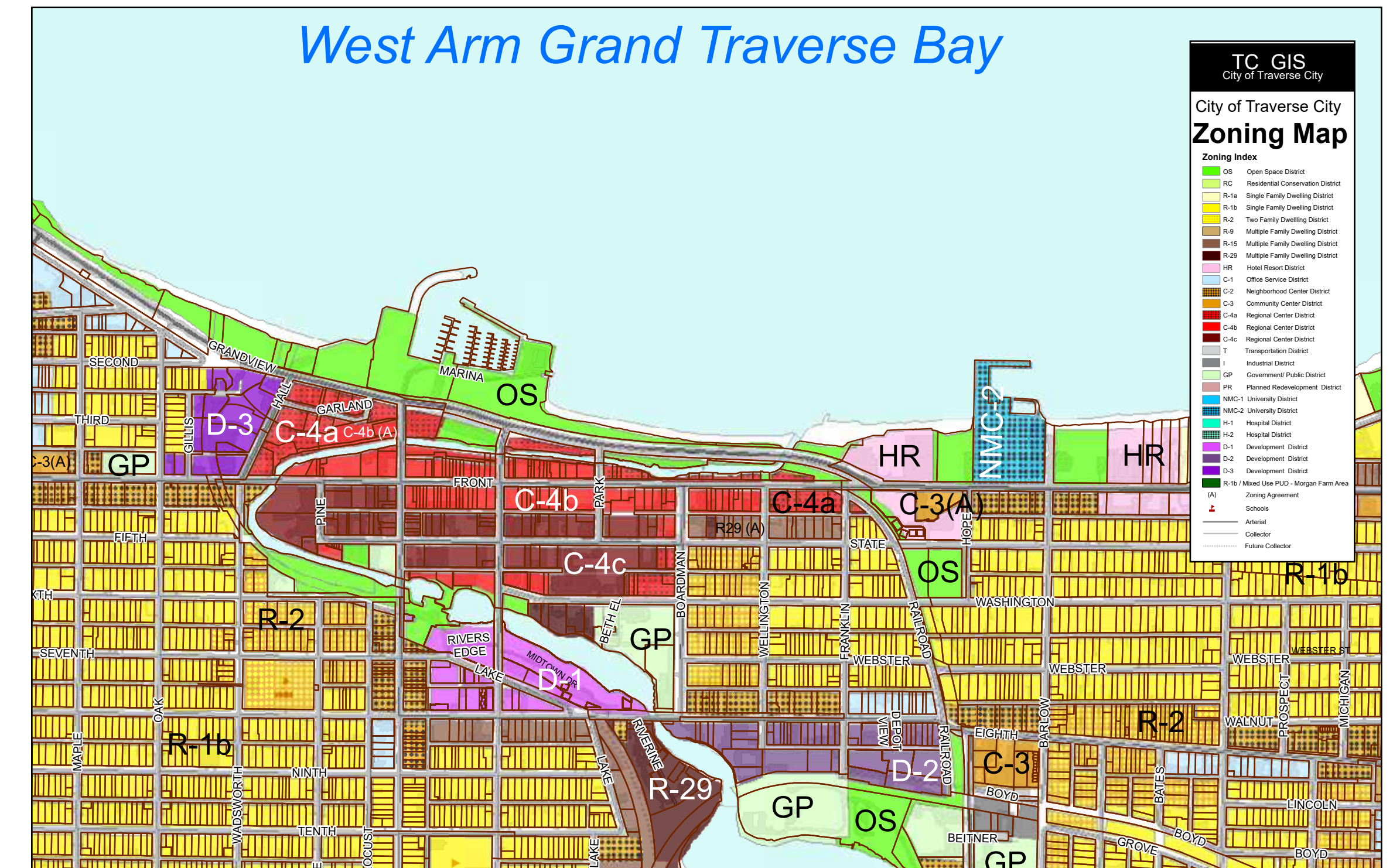
TIF DISTRICTS



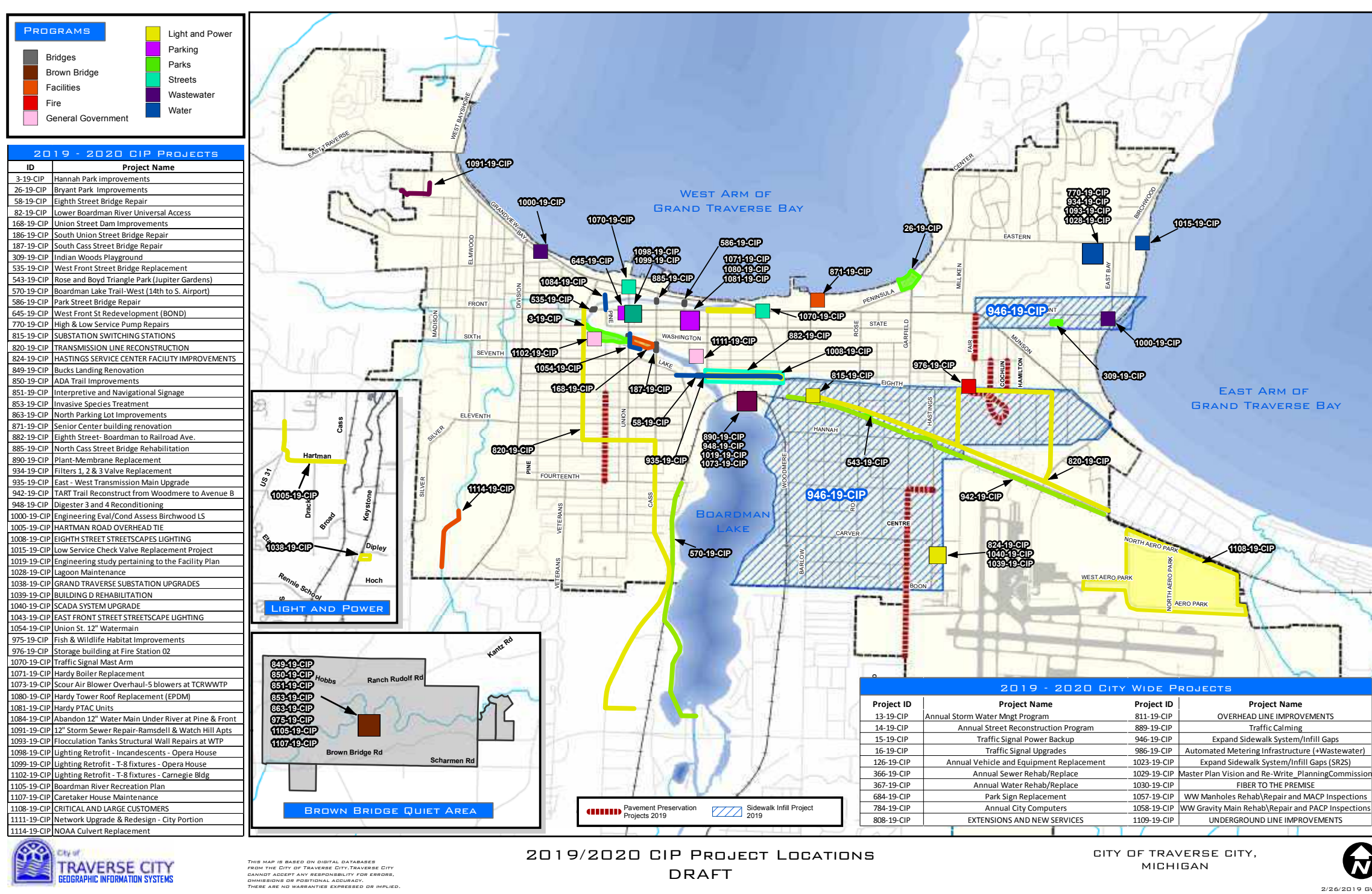
FUTURE LAND USE



ZONING



CAPITAL IMPROVEMENTS PLAN



TC-5 NEIGHBORHOOD

The TC-5 Downtown Neighborhood is the most formally and intensely developed of the two types of commercial neighborhoods. The focus is on high intensity, regional, commercial activity. The overall level of intensity generated within the confines of each district in this class of neighborhood tends to be the highest of commercial uses.

TC-2 NEIGHBORHOOD

The TC-2 Conventional Neighborhood is the least formally developed of the two types of residential neighborhoods. The focus is on single family residential. Multiple family is minimally interspersed and low in density. The level of intensity generated within the confines of each property in this class of neighborhood tends to be the lowest of residential uses.

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.