

**DOWNTOWN DEVELOPMENT AUTHORITY
LOWER BOARDMAN RIVER LEADERSHIP TEAM
UNIFIED PLAN SUBCOMMITTEE**

Monday, October 5, 2020
1:00 p.m.

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

The Lower Boardman River Leadership Team Unified Plan Subcommittee Meeting can be viewed at:

<https://us02web.zoom.us/j/82028091162>

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: 820 2809 1162

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, Lower Boardman River Leadership Team and Lower Boardman River Leadership Team Subcommittee meetings for the foreseeable future. Members of the Lower Boardman River Leadership Team Unified Plan Subcommittee will not be present in the Governmental Center for official Lower Boardman River Leadership Team Unified Plan Subcommittee meetings.

This 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 Unified Plan Subcommittee members 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 Unified Plan Subcommittee. Those calling in will be able to hear the audio of the Lower Boardman River Leadership Team Unified Plan Subcommittee meeting, yet their microphone will be muted.

When the Lower Boardman River Leadership Team Unified Plan Subcommittee 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

**Lower Boardman Leadership Team
Unified Plan Subcommittee
Meeting Agenda**

1. Opening Public Comment
2. Discussion Of Unified Plan Recommendations
3. Next Steps and Reporting Out To The Full Leadership Team
4. Public Comment
5. Adjournment

Any interested person or group may address the Leadership Team Unified Plan Subcommittee on any agenda item when recognized by the presiding officer or upon request of any Leadership Team Subcommittee member. Also, any interested person or group may address the Leadership Team Unified Plan Subcommittee 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 five minutes unless otherwise explained by the presiding officer, subject to appeal by the Leadership Team Unified Plan Subcommittee .



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: October 5, 2020

SUBJECT: Review and Status of the Unified Plan Recommendations

As you may recall, the purpose of the Unified Plan Subcommittee is to allow a smaller set of the Leadership Team to more closely review, discuss and formulate recommendations on important elements of the Unified Plan. More specifically, the goal of the Unified Plan Subcommittee is to develop, organize, assemble and draft content for the Unified Plan consistent with the overarching values and goals identified in the planning process. The Unified Plan will include 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.

For this meeting, we will be reviewing in more detail the findings from the first subcommittee meeting (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.

While the subcommittee is made up of the members listed below, any Lower Boardman Leadership Team member is welcome to attend and provide input.

Thank you!

LBR Unified Plan Subcommittee Members

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

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.

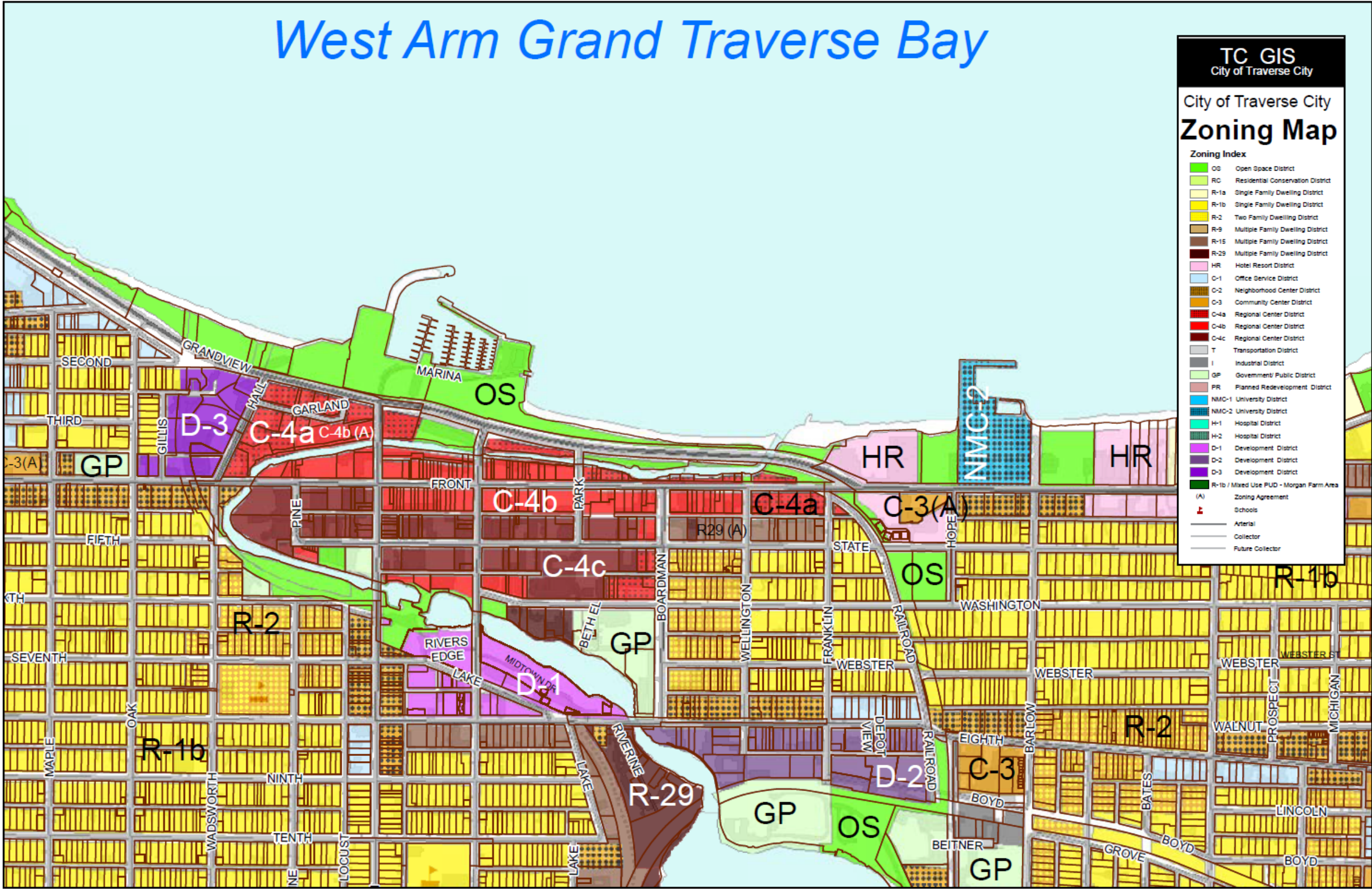
EXISTING SETBACK REQUIREMENTS

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
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

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:

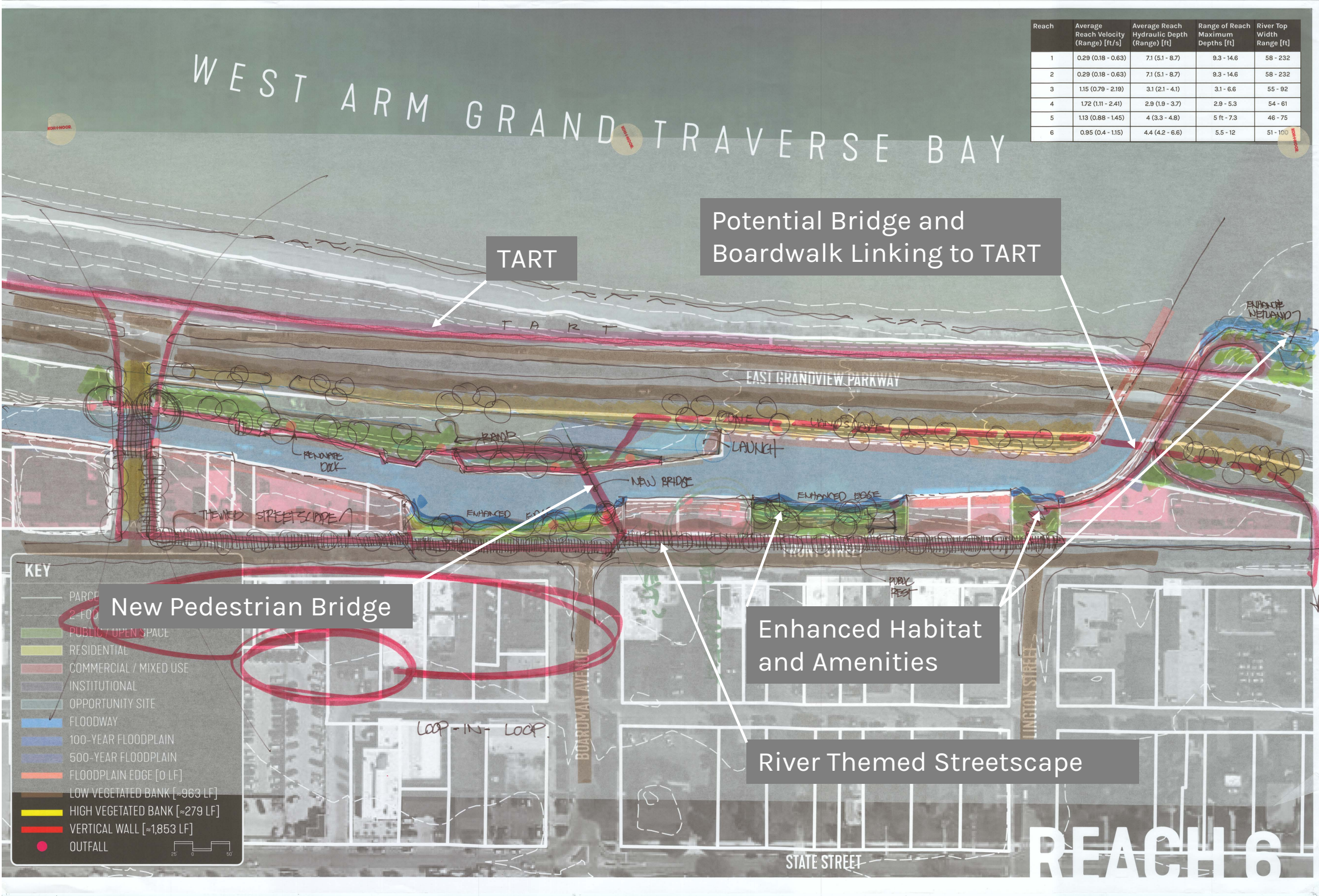
- *Identify/prioritize opportunities for multi-modal access to the river.*
- *Integrate existing river walks and pathways with new connections between sites and destinations that link the river to the City in ways that are physical, visual, aesthetic and psychological.*
- *Enhance ecological and aesthetic 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

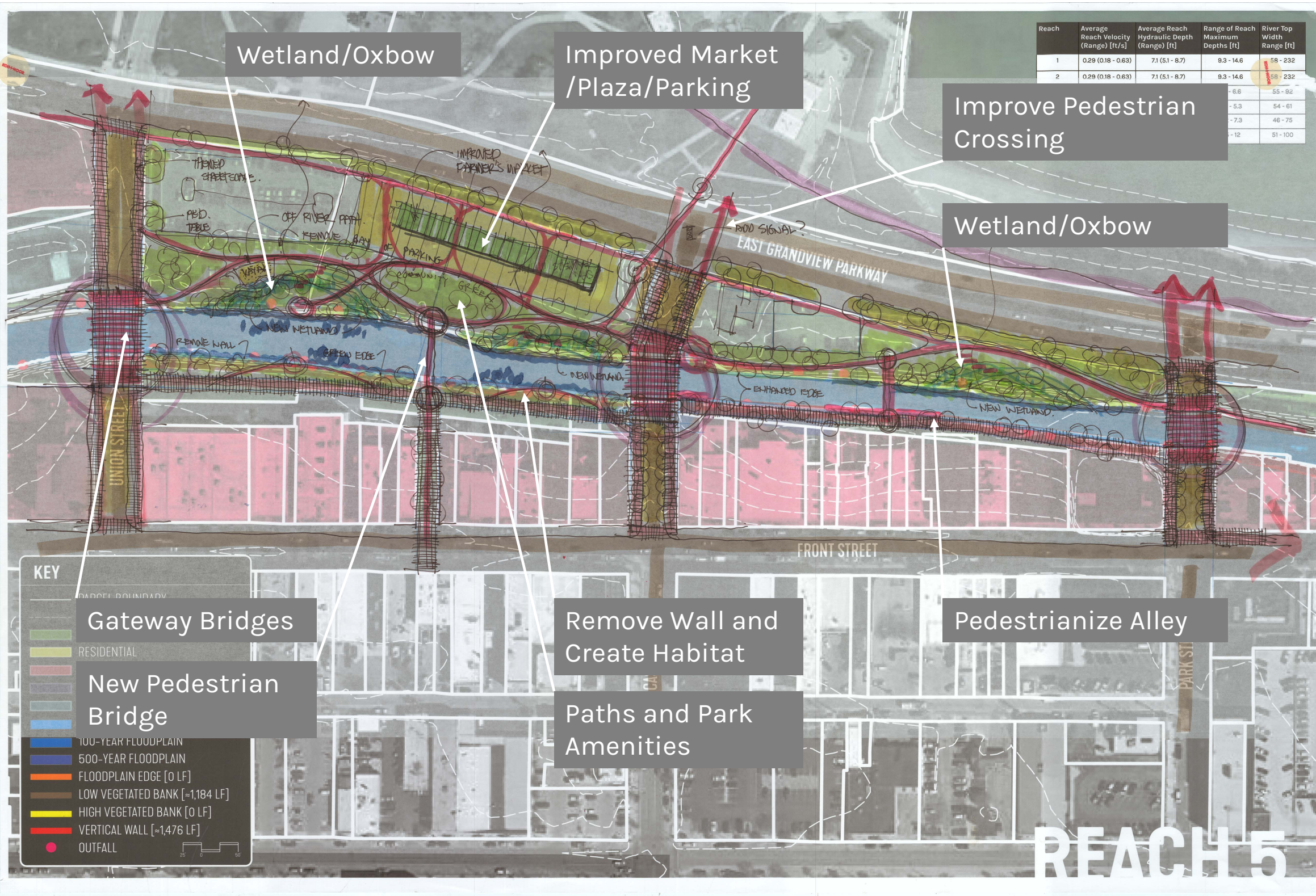
- *Provide a clear, legible connected path system that allows users to find their way along the corridor, while providing for moments of discovery that feel unique.*
- *Connect the river path system to adjacent neighborhoods, downtown, bayfront, TART, and BATA stops.*
- *Consider a range of open space 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

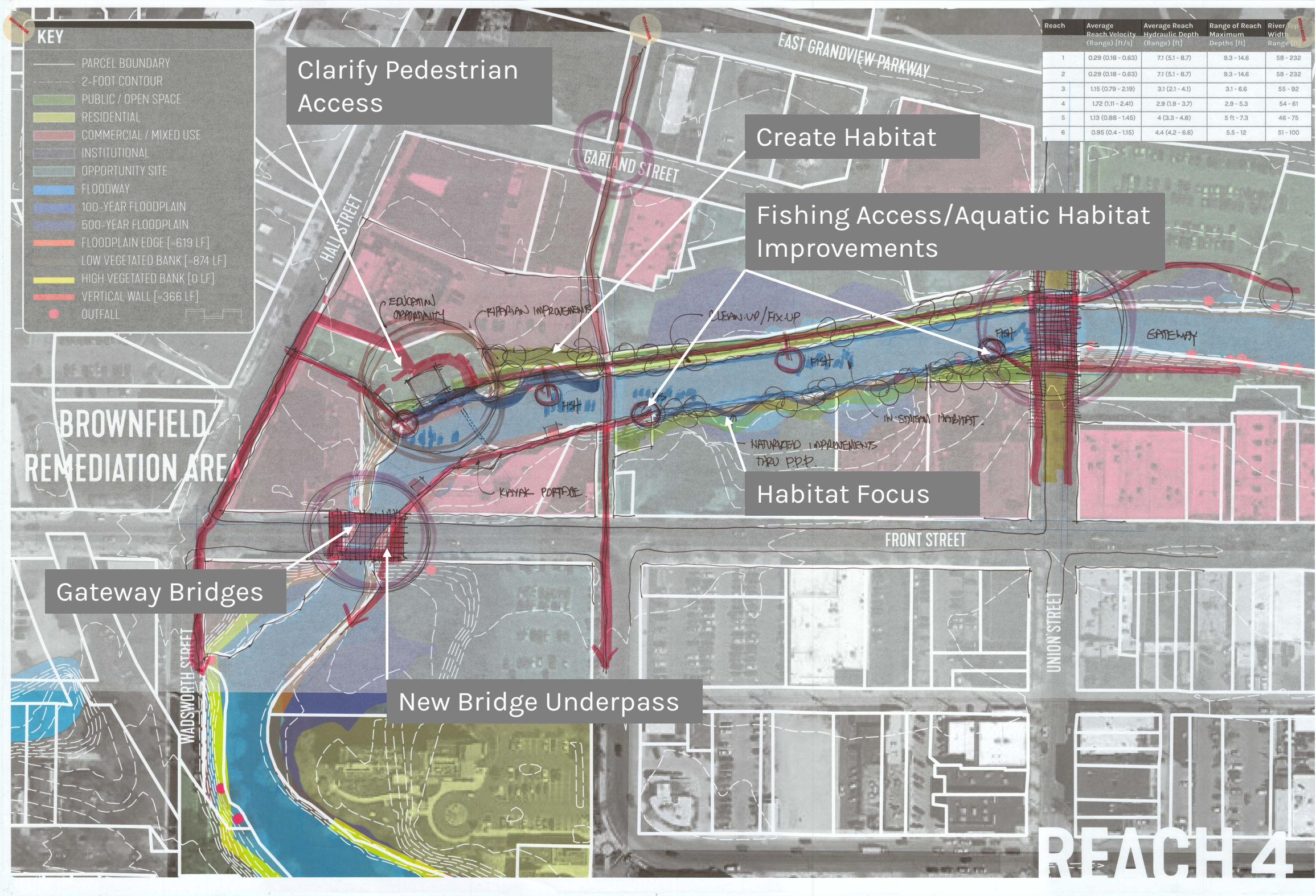


REACH 5

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

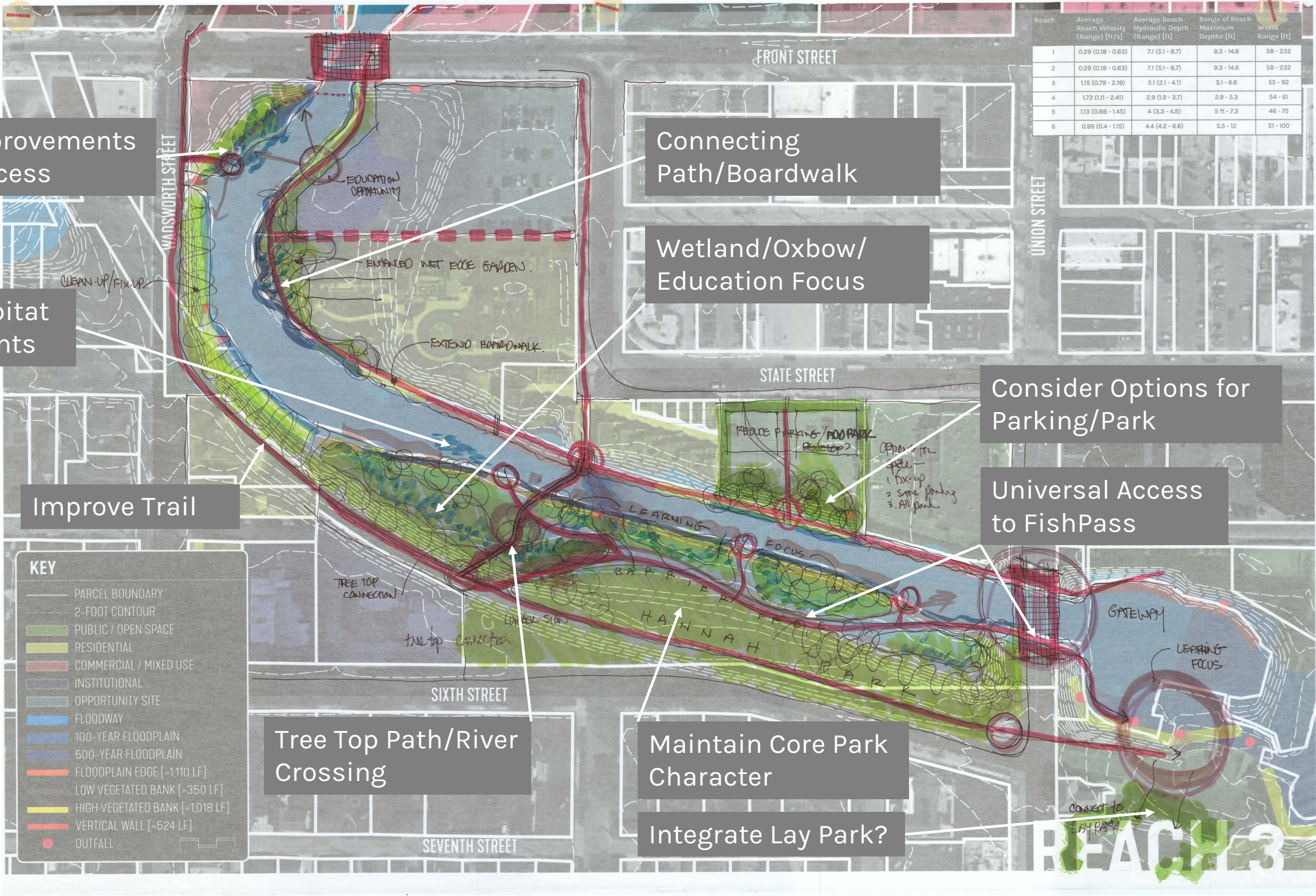
Wetland/Oxbow/
Education Focus

Consider Options for
Parking/Park

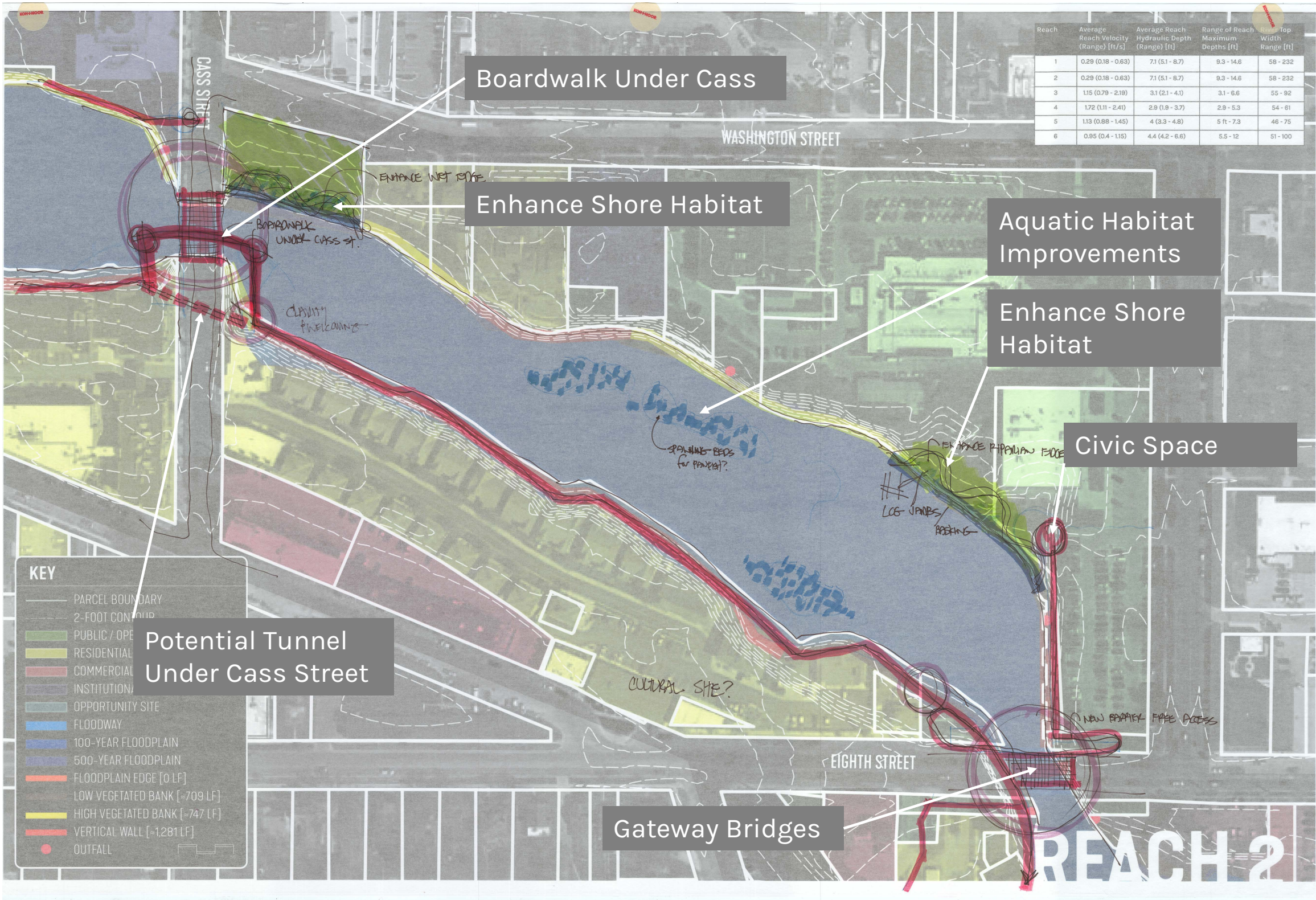
Universal Access
to FishPass

Maintain Core Park
Character

Integrate Lay Park?



REACH 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...

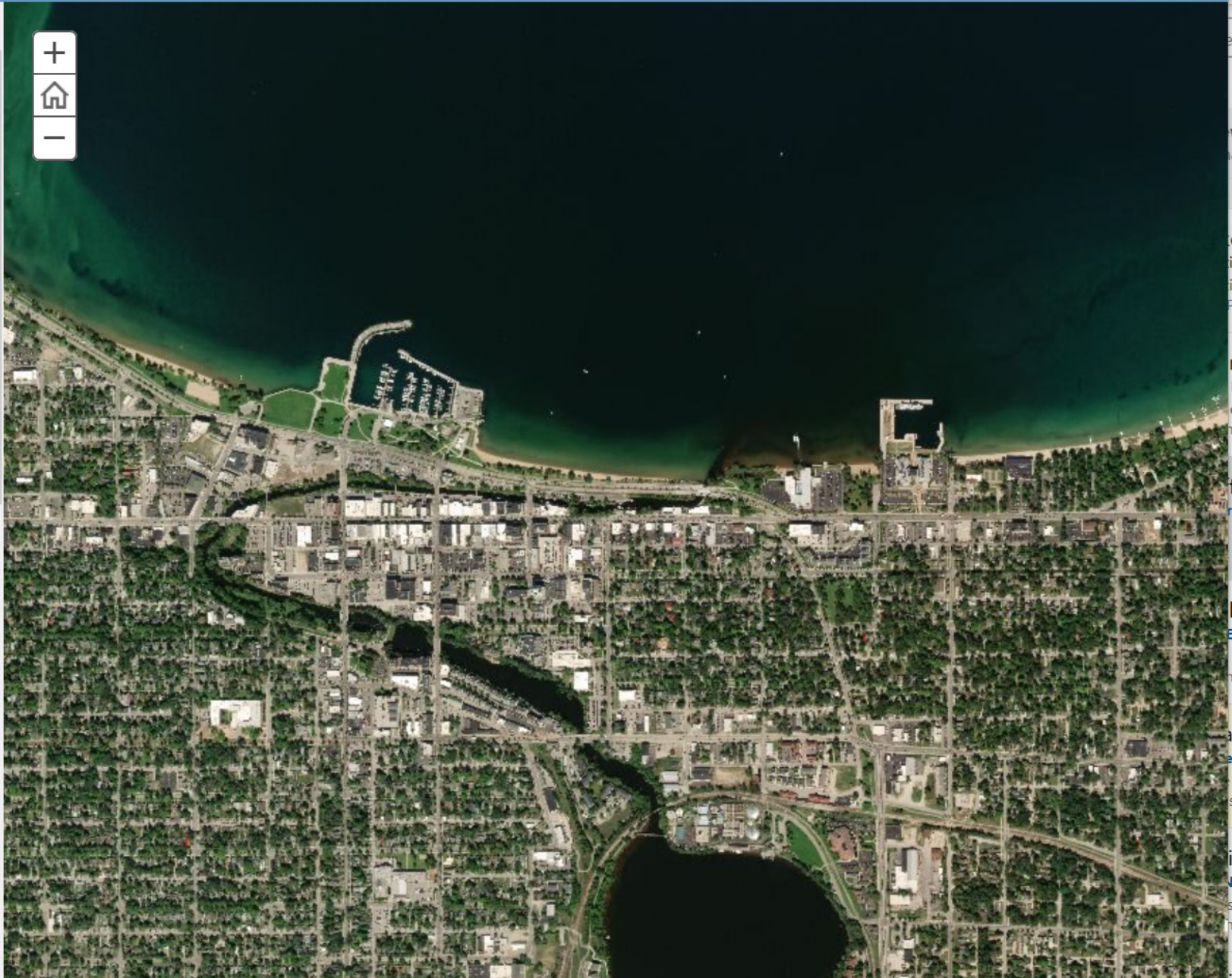
- [History and Culture](#)
- [Access and Open Space](#)
- [River Conditions and Habitat](#)
- [Land Use and Development](#)

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

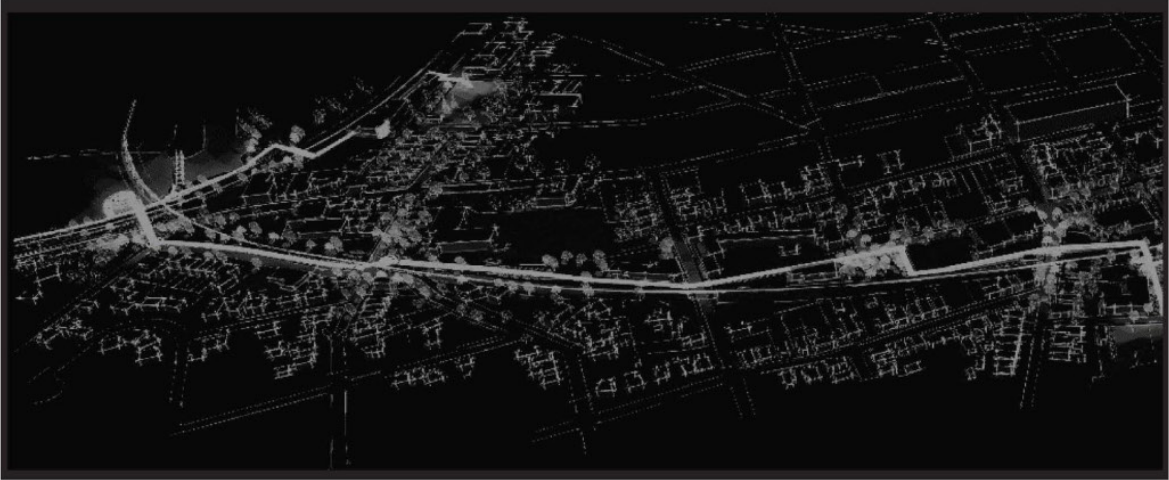



City of Ann Arbor: Treeline Project Page

The Treeline

Allen Creek Urban Trail


The Treeline: Allen Creek Urban Trail





The Treeline

Allen Creek Urban Trail



MASTER PLAN

12.18.2017

40

smithgroup.com

Lower Boardman River Leadership Team

12/18/2019

SMITHGROUP

ON-LINE ENGAGEMENT

City of Ann Arbor: Treeline Project Page

The Treeline: Allen Creek Urban Trail

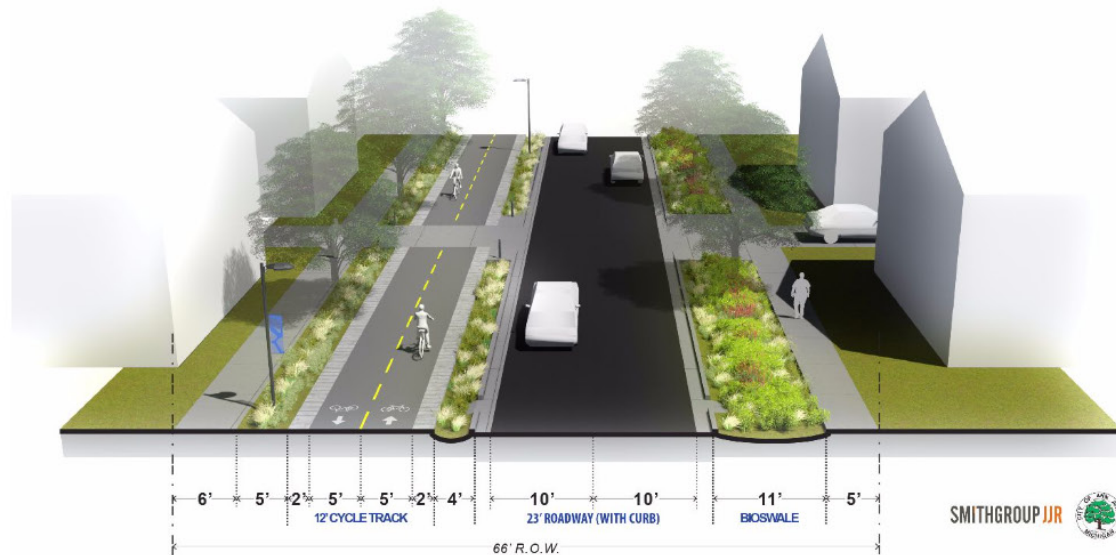


SMITHGROUP JJR



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

