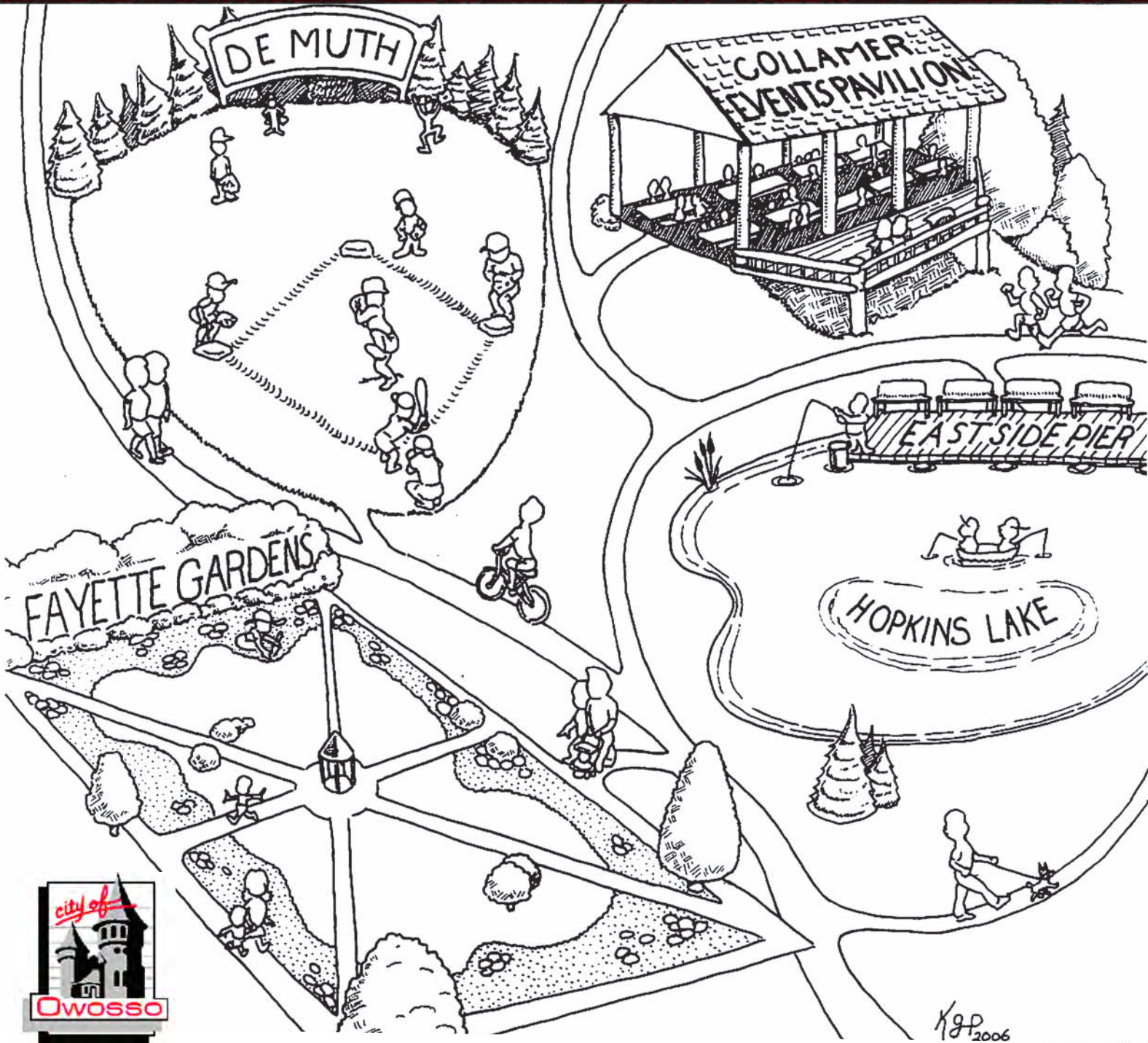


# City of Owosso Parks and Recreation Commission



## 2011 Parks and Recreation Plan

Adopted: >Ubi Ufm' , 201&

# TABLE OF CONTENTS

## Owosso Parks and Recreation Plan – 2011

| <u>Plan Section</u>                                                                              | <u>Page #</u> |
|--------------------------------------------------------------------------------------------------|---------------|
| ❖ EXECUTIVE SUMMARY                                                                              | 3             |
| ❖ PARK SYSTEM GOALS                                                                              | 5             |
| ❖ PART I -- COMMUNITY ANALYSIS                                                                   | 7             |
| ▪ Population Dynamics                                                                            | 7             |
| ▪ Economic Conditions                                                                            | 10            |
| ▪ Historical Influences                                                                          | 13            |
| ▪ Climate Factors                                                                                | 16            |
| ▪ Regional Character                                                                             | 17            |
| ▪ Community Setting                                                                              | 20            |
| ❖ PART II -- PARKS AND FACILITIES INVENTORY                                                      | 23            |
| ▪ Park Areas                                                                                     | 23            |
| ▪ Park Facilities and Programs                                                                   | 27            |
| ❖ PART III -- RECREATION STANDARDS AND CITIZEN SURVEY                                            | 33            |
| ▪ Citizen Survey                                                                                 | 33            |
| ▪ Recreation Standards—Approach                                                                  | 34            |
| ❖ PART IV -- THE PARK SYSTEM’S ROLE FOR TRAVELERS,<br>VISITORS AND TOURISM                       | 39            |
| ❖ PART V -- PLAN DEVELOPMENT                                                                     | 45            |
| ▪ The Planning Context – The 10 Public Benefits                                                  | 45            |
| ▪ Park Plans – By Individual Parks                                                               | 47            |
| ▪ Five Year Capital Improvements Plan                                                            | 58            |
| ▪ Long-Term Capital Improvements Plan                                                            | 62            |
| ▪ Maintenance Practices and Possibilities                                                        | 66            |
| ▪ Park Administration and Budgets                                                                | 67            |
| ❖ RECORD OF PLAN ADOPTION AND DISTRIBUTION<br>PARKS AND RECREATION - COMMISSION AND CITY COUNCIL |               |
| ❖ APPENDIX                                                                                       | 72            |
| • LIST OF EXHIBITS                                                                               | 72            |
| • DIRECTORY OF CHARTS IN THE PLAN TEXT (see next page)                                           |               |

## APPENDIX DIRECTORY

|           |                                                                            |               |
|-----------|----------------------------------------------------------------------------|---------------|
| <b>I.</b> | <b>EXHIBITS.</b> .....                                                     | <b>Page #</b> |
|           | ▪ <u>Exhibit A:</u> Mid-County Map of Greenways                            | 73            |
|           | ▪ <u>Exhibit B:</u> City Existing Conditions Map                           | 75            |
|           | ▪ <u>Exhibit C:</u> Design Concepts for Open Space System                  | 77            |
|           | ▪ <u>Exhibit D:</u> Curwood Castle Park Committee Recommendations          | 79            |
|           | ▪ <u>Exhibit E:</u> Curwood Castle Park Road and Parking Sketch            | 84            |
|           | ▪ <u>Exhibit F:</u> James Minor Bikeway Extension                          | 86            |
|           | ▪ <u>Exhibit G:</u> Bikeway Link/Covered Bridge Concept at Clinton Street  | 88            |
|           | ▪ <u>Exhibit H:</u> Grove Holman Sledding Hill Design                      | 90            |
|           | ▪ <u>Exhibit I:</u> Plant List for Hugh Parker Soccer Field                | 92            |
|           | ▪ <u>Exhibit J:</u> Map of James Miner Walkway                             | 94            |
|           | ▪ <u>Exhibit K:</u> Rosevear Park Interpretive Trail Recommendations       | 96            |
|           | ▪ <u>Exhibit L:</u> Recommended 5K and 10K Run Routes                      | 101           |
|           | ▪ <u>Exhibit M:</u> Rudy DeMuth Fields Plan                                | 103           |
|           | ▪ <u>Exhibit N:</u> Collamer Park Trail Plan (2)—South Park and North Park | 105           |
|           | ▪ <u>Exhibit O:</u> Collamer Park Playground Plan                          | 109           |
|           | ▪ <u>Exhibit P:</u> Collamer Park Campground Sketch                        | 111           |
|           | ▪ <u>Exhibit Q:</u> Fayette Square Gardens Plan                            | 113           |
|           | ▪ <u>Exhibit R:</u> “Active Living By Design”—Sidewalk Improvements Plan   | 118           |
|           | ▪ <u>Exhibit S:</u> Legal Descriptions of Park Boundaries                  | 121           |
|           | ▪ <u>Exhibit T:</u> Barrier Free Accessibility to Park Facilities          | 126           |
|           | ▪ <u>Exhibit U:</u> List of State Grants-in-Aid for Park Improvements      | 129           |
|           | ▪ <u>Exhibit V:</u> Meeting Notices and Letters                            | 131           |
|           | ▪ <u>Exhibit W:</u> Meeting and Workshop Minutes and Resolutions           | 137           |

|            |                                                             |               |
|------------|-------------------------------------------------------------|---------------|
| <b>II.</b> | <b>DIRECTORY OF CHARTS</b>                                  | <b>Page #</b> |
|            | • <u>Chart 1:</u> Mid-County Population & Projections       | 9             |
|            | • <u>Chart 2:</u> City Neighborhood Income Map              | 12            |
|            | • <u>Chart 3:</u> History of Parks Establishment            | 15            |
|            | • <u>Chart 4:</u> Map of Regional Setting                   | 18            |
|            | • <u>Chart 5:</u> Map of Sub-Regional Setting               | 19            |
|            | • <u>Chart 6:</u> List of City Parks and “School Parks”     | 24            |
|            | • <u>Chart 7:</u> Map of Park Areas                         | 26            |
|            | • <u>Chart 8:</u> City Park Facilities                      | 29            |
|            | • <u>Chart 9:</u> Measure of Park Standards by Park Types   | 35            |
|            | • <u>Chart 10:</u> Measure of Park Standards by Facilities  | 37            |
|            | • <u>Chart 11:</u> List of Owosso Attractions               | 43            |
|            | • <u>Chart 12:</u> 5-Year Capital Improvements Plan List    | 60            |
|            | • <u>Chart 13:</u> Long Term Capital Improvements Plan List | 64            |
|            | • <u>Chart 14:</u> Administrative Organization Chart        | 69            |
|            | • <u>Chart 15:</u> 2005 Parks and Recreation Budget         | 70            |

# City of Owosso, Michigan

## 2011 PARKS AND RECREATION PLAN

### Executive Summary and Introduction

The Owosso City Council and the City Planning Commission present this plan for parks and recreation improvement in the city's parks and pathways. This plan represents a new plan, generated from a plan that was primarily researched and written in 2006. The OPRC understands that this data is outdated and may not do complete justice to the plan. The OPRC therefore aims to update this data and the rest of the plan in the next revision in 2016.

Armed with public surveys, comparative standards, facility inventories, budget analysis, and assessment of assets, the plan leans to the first priority to upgrade trails and pathways. Major maintenance takes a close second place in this plan with attention to resurfacing the Bentley tennis courts, restoration of the Oakwood Pedestrian Bridge, repair of the Amphitheater façade and a new bridge in Harmon Patridge Park. Through 2016 three parks will receive “makeovers”—these are Rudy DeMuth Field, Collamer Park and Curwood Castle Park. Many other parks will have smaller projects to address needs.

The 2011 Parks and Recreation Plan for the City of Owosso reveals the relationship between mounting limitations for the municipal budget and an historical pattern of regional park use. One particular goal of the Plan in the next five years is to demonstrate the broader benefit of the city's “green infrastructure” to the region and the regional responsibility and oversight for some, if not many, parks and recreation services. The plan demonstrates the possibilities of a reorientation to match the City's open door policy for park use with park users. These promising improvements cannot take place without an expanded partnership with other local governments, the Downtown Development Authority, schools, non-profits and local businesses.

A second point of emphasis in the 2011 Plan is the way residents move about in a non-motorized fashion and the role of this movement on connectors (sidewalks and trails) as a healthful activity with or without a park visit. Non-motorized transportation and walking have found a prominent place in citizen preference surveys, in the desire for more exercise, and a hedge against the cost of motorized transportation. This plan will feature linkages and trailways for improvement and expansion.

The plan recognizes a substantial resource base in the existing parks system—250 acres with 90 different facilities dispersed over its 12 parks. Together with “school parks”, the distribution of parks and open spaces is nearly equitable to the neighborhoods. The Shiawassee River is a great connector to many Owosso destinations and merits more attention for its importance as an urban waterfront.

Another emerging theme is to view the parks, for the benefits they offer. Quality of life, for the past 20 years a common measure of community sustenance, has not faded from importance. Parks hold a distinction in cultural economic development, alleviation of social problems, and environmental stewardship that elevates their position in the community fabric. The 2011 Plan will point out these public benefits throughout and give good reason for a higher order of attention to improvement in park conditions and recreational opportunities.



## City of Owosso Parks System – Photo Images



Photo 1: Collamer Park-Hopkins Lake



Photo 2: Fayette Square



Photo 3: Harmon Patridge Park (Summer)



Photo 4: Harmon Patridge Park (Winter)



Photo 5: James Miner River Walkway



Photo 6: Bennett Field

## *Park System Goals*

Goals are visions for the future of Owosso's parks without a reference to a specific time period or outcome. Objectives, when stated later in the plan, are more specific and detail an outcome in a specified time period. Objectives often assign responsibility. These goals were prepared after the Planning Commission examined the conditions of our parks, standards for facilities and programs in good parks, the character of our city and region, and the interests of our citizens through surveys and input during the planning process.

Before the goals statement was prepared it was observed that there is no ground swell of support for major spending to create substantial amounts of open space and even less support for diverting money away from schools and essential local government services to fund the operations of parks. The past thinking of buying open space, building community facilities, and operating recreation programs, when combined with inevitably inadequate funding, has created a legacy of neglect.

A significant exception that will reveal itself in this plan is the effort to reclaim territory for the public realm when waterfront land uses no longer connect to the waterfront. This is an opportunity to re-open the riverbanks for people oriented uses.

Another contemporary movement that has sustaining influence is that *Partnerships for Parks* is a good means to increase citizen, community, and private sector involvement with the local parks. Mobilizing citizen initiative can generate resources and creativity that would not otherwise be available to a municipal agency.

### *The Goals of the 2011 Parks and Recreation Plan are...*

- 1) To recognize the many benefits of parks and recreation to promote healthy life styles, relieve environmental stress, attract tourists, offer recreational outlets for youth, attract retirees, enhance property values, and help preserve the natural environment.
- 2) To set as the first priority and to avoid an all too commonplace legacy of neglect in municipal park systems—follow these practices: a) park maintenance; b) routine repairs of facilities; c) replacement of worn equipment and facilities, and; d) retrofitting and repositioning of our existing parks.
- 3) To recognize the city's fiscal limitations that imposed limits on previous park plan implementation objectives and prepare a plan that is feasible under these conditions.
- 4) To accomplish the parks improvements (that have regional service characteristics) through partnerships with other government units, state and federal financial sources, philanthropy, and local organizations. Trailways and greenways leading to, from and through the city shall be at the forefront of this effort.
- 5) To effect park improvements that result in reasonable service and access to all neighborhoods.

- 6) To apply a mix of recreational standards, facilities service levels, unique qualities and capacities of each park, benchmarking from other cities, and information from surveys and interest groups in arriving at the recommendations for park improvements.
- 7) To establish a vision for each neighborhood park, community park, and the linkages between them. For an improved vision, accept as a responsibility the job of standing on the borders of our parks and looking out.
- 8) To make incremental improvements for non-motorized transportation from every Owosso home to every park and open space area through pathways, dedicated lanes, bikeways, and the sidewalk system.
- 9) To improve the publicly owned riverbanks and adjoining lands along the Shiawassee River for advances in natural vegetation, fishing access, canoeing, non-point source pollution practices, and walkways and bikeways.
- 10) To establish short-term and long-term development strategies. In the short-term, existing parks that are considered park resources for the present and future shall accomplish a complete development and maintenance plan prior to the acquisition of new areas, unless natural resource areas are acquired as a conservation zone or neighborhood open space deficiencies are supplied with low-maintenance facilities.
- 11) To encourage neighborhood associations and service organizations to identify with the City and school neighborhood parks and playgrounds as an added measure of stewardship for care, planning and development.
- 12) To maintain receptivity for agreements between the City and the Owosso Public School District on the joint ownership, financing, usage and maintenance of certain recreational facilities on or adjacent to school property.
- 13) To nurture a retirees volunteers corps and special interest recreation groups, a *“Partnership for Parks,”* to become stewards of the day-to-day needs of our parks.
- 14) To reposition the parks system into a comprehensible green infrastructure network that is composed of large hubs, links and smaller sites that make up the natural, historic, cultural, and recreational features of the community.
- 15) To renovate and reposition the parks into alternative marketing themes such as an “outdoor special event center”, “health and fitness system,” “neighborhood enhancement investments,” or “cultural-historic park.” Encourage park naming for development and maintenance support.
- 16) To establish how the City parks and programs are in unique positions to enhance what our citizens already enjoy doing with their leisure time and implement those enhancements.

## PART I -- COMMUNITY ANALYSIS

Understanding the make-up of the community from a city and regional standpoint sets the stage for parks and recreation planning. These categories are a useful way to understand the community for parks planning purposes: 1) population make-up; 2) the local economy; 3) community structure; 4) natural resource description; 5) climate; 6) regional character and; 7) history. The challenge in this description is to successfully relate these subject areas to substantive recommendations in the plan. For example a description of January and July temperatures is made easily enough, but what does one do with that information for parks and recreation? To offset that frequent shortcoming of community analysis, a list of impacts of each subject area on the plan will immediately follow each section. Plan recommendations will address the impacts. Note that 2011 data is not readily available for inclusion, nor has the commission determined that demographic changes as observed through existing data fundamentally alter this plans needs or contents.

**A. Population Dynamics.** The 2000 Census is over ten years old. Dynamics in demographics have shown that the 10-year gap in the Census effort yields significant trends and changes in the make-up of a community. Significant changes occur in the representative populations of age-groups. Educational attainment levels are rising. The most startling statistic is that the parks system serves less people than it did in 1970 but has grown significantly with acreage and facilities.

From a growth standpoint only, Owosso City's population has been relatively unchanged in over 50 years. The combination of the landlocked character and the decline in average family size has more than offset the apartment and subdivision developments that have occurred in the City since 1950. The 2000 population was 15,713. In 1950 Owosso's population was 15,948. The chart on the page 9 shows the slow growth of population and the projection of population for the Mid-County and Shiawassee County. The Shiawassee County area is projected to grow only 0.7% per year or 7% per decade.

Assuming fixed city boundaries, Owosso's population is not projected to grow through the year 2020. As with Shiawassee County, the Mid-County population is projected to increase by 0.7% per year through 2020. Much of this growth will have urban character in the form of apartments, specialized housing and smaller lot subdivisions close to municipal services. In 1960 the other three government units of the Mid-County comprised 35% of the Mid-County population. In 2010 that number will increase to over half of Owosso's population. The demand for open space, recreation and recreational programs for 2,000 extra residents will become a policy issue on a Mid-County level in the next 15 years.

Another population trend that might affect parks and recreation is the relative no-growth character of the Mid-County with respect to advances elsewhere in Shiawassee County. The growth in southwest Shiawassee County is significant. In 1960 the Mid-County had 50% of the county's population within two of the 16 townships (Corunna and Owosso lie within the two townships). By 2020 the Mid-County will only represent 36%



of the County's population. Other geographic areas of the County will become more urbanized and confront parks and recreation needs separate from past reliance on the Mid-County park facilities.

The conclusions about growth in this area are drawn from trends in:

- a reduction in commuter settlement trends of the past,
- more productivity in industry with less employment in that sector,
- no growth in government or influx of institutions,
- no improvement in the highway linkages to interstates or metro-markets of Flint or Lansing,
- no change in fertility,
- out-migration of key age groups, and
- reductions in average family size.

The projections are also based on a stable economy setting with adequate employment opportunities and improved skill-based educational opportunities. Graphically stated, Owosso's population is expected to be the same in the year 2020, perhaps smaller, than it was 70 years prior to that time. Changes that could alter those projections positively would involve boundary amendments, conversions to multi-family residential, growth in college dorm residency, and/or a change or growth in the economic base of the community for sectors other than industrial. See the projections in the **Mid-county Population chart** on page 9. Other descriptive elements of Owosso's population are helpful in forming the park plan. These are:

*Age Distribution*—The population in Shiawassee County and the Owosso area is proportionately aging. The County and Owosso areas are losing young adults aged 25 to 44, the family forming segment, because of lack of employment opportunities. There is a significant increase in empty nesters aged 45 to 64. There has been a decrease in the number of people under 18 years of age.

The average age of Owosso is 34.2 years. Owosso is relatively younger than the surrounding governmental units and the county. Owosso has proportionately higher populations in the 0 to 14 year range and 25 to 34 cohort with a lower representation for those 65 and older. These numbers indicate recreational programming needs to persist for youth and young families.

*Housing Settings*--The housing setting has seen the most dramatic difference. Single-person households have risen sharply since 1980. Three in ten households in the City have only one occupant. This is well above the county average of 20% and State average of 21%. Another phenomenon is that married couples without children have increased. Households with persons over 65 have increased.

This demographic summary indicates that there are special population characteristics that persuade an effort to offer some customized or targeted park improvements for the system. When combined with information on the economy, these characteristics assist in the development of special areas for parks and recreation.

## MID-COUNTY POPULATION -- TRENDS AND PROJECTIONS

| ENTITY                | 1960          | 1970          | 1980          | 1990          | 2000          | 2010*         | 2020*         |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>City of Owosso</b> | <b>17,006</b> | <b>17,179</b> | <b>16,455</b> | <b>16,322</b> | <b>15,713</b> | <b>15,700</b> | <b>15,700</b> |
| City of Corunna       | 2,764         | 2,829         | 3,206         | 3,091         | 3,381         | 3,600         | 3,800         |
| Caledonia Township    | 3,434         | 4,292         | 4,785         | 4,514         | 4,427         | 4,700         | 5,100         |
| Owosso Township       | 2,989         | 4,002         | 4,530         | 4,121         | 4,670         | 5,000         | 5,300         |
| Mid-County Total      | 26,193        | 28,302        | 28,976        | 28,048        | 28,191        | 29,000        | 29,900        |
| Shiawassee County     | 53,446        | 63,075        | 71,140        | 69,770        | 71,687        | 76,700        | 82,000        |

NOTES:

|                                                            |     |     |     |     |     |     |     |
|------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|
| 1) Owosso's Percentage of Mid-County Population            | 65% | 61% | 57% | 58% | 56% | 54% | 53% |
| 2) Mid-County's Percentage of Shiawassee County Population | 49% | 45% | 41% | 40% | 39% | 38% | 36% |

\* Population projections are based on 0.7% growth rate per year.

*Population and the Parks Plan.* These points show the influence of population characteristics on the 2006 Plan:

- There is a higher representation of younger families that persuade the plan to feature walkways for strollers, youth playground equipment with benches, spray pools, youth recreation, and drinking water.
- The loss of the 18 to 24 year old population will affect organized league play for sports. This has already affected women's softball in the County where it is difficult to participate outside of church organizations.
- The number of persons working outside of the area persuades the parks plan to recognize time limitations and offer immediate recreational opportunity in the form of convenient places to walk or exercise.
- Regional population growth and the proportionately lesser acreage for parks and recreation will superimpose increased use for parks and organized recreational participation for citizens outside of the city. The plan will encourage a broadened sense of responsibility for parks and recreation for the Mid-County and County.
- The relatively higher elderly population focuses on sidewalks and neighborhood access to recreation. Handicapper parking accommodations and barrier free access rise in importance.

**B. Economic Conditions.** With the loss of so many manufacturing jobs in the Owosso area and the transfer to service sector employment, no aspect of the city and region has been analyzed more than the area economy. The vital signs are many and indicate that Owosso is not faring well.

These signs include:

- ✓ Chronic high unemployment rates,
- ✓ vacant industrial buildings—almost 1,000,000 square feet in the city,
- ✓ slower growth in property values and even decline in some price points,
- ✓ relatively low per capita incomes and household incomes,
- ✓ comparatively lower educational and skill levels of the adult population, and
- ✓ population decline in the family formation group that includes a net out-migration of the 20-40 year old educated workforce.

The reports on these indicators have caused local leaders, businesses and involved citizens to address the evolving make-up and well-being of the community. A particularly stirring report from 2003 demonstrated that the main growth sector of the economy is in government transfer payments with the highest rate being Medicare-based expenditures and unemployment insurance payments. For the most recent data year (2002) per capita income levels in the city, averaging \$16,764, are next to last of all metropolitan statistical areas in the United States. One category, poverty, showed improvement from the 1990 Census to the 2000 Census—a 2.1% decline in those considered living in poverty.

*Poverty*—The **Neighborhood Poverty Map** on the next page shows the geographic distinctions of poverty and low and moderate-income households that exist within the city. Census Tract 306-Block 1 and Census Tract 308-Block 2 have high concentrations of poverty and high percentages of low and moderate-income households. Per capital personal income in the City is far below state and federal averages at only 77% and 74% respectively. The average annual growth of earnings since 1992 has been 3 percent while the state and nation grew 4.6% and 5.3% respectively. Poverty and low-moderate income levels are a sign of household stress for maintaining shelter, health (a good diet), education, and transportation.

Recreation and exercise may seem extravagant when compared to these needs; however, it has been demonstrated in the literature that an active life is critical for this population. *For a growing number of people who are unemployed or underemployed, the needs for self-esteem, peer group recognition, a desire to be successful, and excitement will be fulfilled in familial or leisure milieus or not at all.* The parks plan will address these areas of the city for their access to public parks and recreation programs.

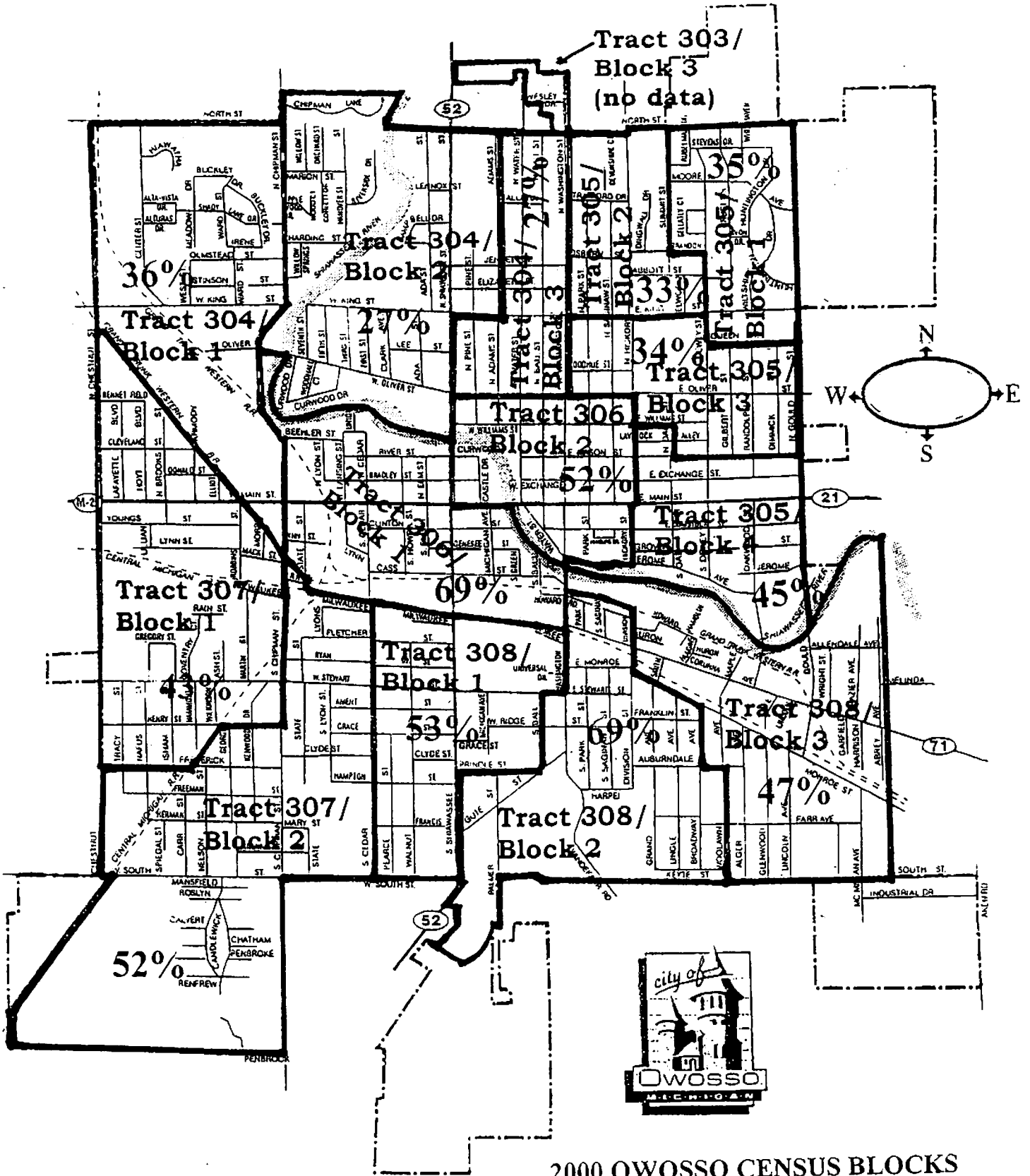
*The Area Economy.* Under State of Michigan guidelines, the City of Owosso has been labeled an “eligible distressed area.” The population has declined 10% since 1970. Unemployment rates stubbornly maintain a double-digit level even in better periods for the national economy. The June-July, 2004 rate was 10.6%. The 2003 average was 11.1%. In 2005, unemployment numbers are only available on a county basis. Historically, the City unemployment rate was 2 to 3 % points above Shiawassee County rates and can only serve as a guide until the 2010 Census.

With respect to property values, the commercial and industrial sector has declined in its share of the Owosso tax base. In the past four years durable goods manufacturing has declined since this activity peaked in the summer of 2000. Property taxes on development outside the city do not contribute to the city parks system. The downward trend connects with municipal revenues for city operations. City operations for the parks and recreation system, for both capital improvement plans and level of maintenance are adversely affected.

The county indicator of significance in terms of relative well-being is the high number of commuters who work out-of-county. In fact almost as much income is gained from out-of-county employment as is earned from in-county employment. Forty-six percent of workers living in the county commute elsewhere for work. These jobs are generally higher paying but most live east and south of Owosso to access the Flint and Lansing job markets. The trend has the side effect of conversion of rural farmland to countryside housing on large lots. The other trend has two outcomes affecting parks: 1) the lessening of time available for leisure pursuits in area parks, and; 2) a break in the traditional connection of the hinterland with the center city.

Local economic development strategies now turn to education and resultant knowledge economy jobs leading the area’s resurgence. The knowledge economy employment





2000 OWOSSO CENSUS BLOCKS  
 Percent of Low to Moderate Income Households  
 (\$30,947/yr income or lower)

sector leads to the service sector for growth. To gain workers in this sector, communities must offer a quality of life to be taken seriously for people with mobility and education.

The economy's impact on the park plan focuses on these park plan elements:

- There is a reduction in the five-year capital improvements schedule. This plan will be less ambitious about new park facilities than prior plans.
- The need for parks and recreation access increases for the unemployed and low income households. Maintaining park grounds and assuring equitable distribution of facilities rises in importance.
- Parks appearance, especially in visible high traffic zones, should recognize the importance of projecting the community in a favorable manner. Quality of life opportunities become more critical to community economic development strategies if knowledge-economy jobs are to increase.
- An increase in pooling of intergovernmental resources for parks must occur to offset declines in revenue sharing and tax base growth.

**C. Historical Influences.** Owosso was first settled in 1837. The city began near a small rapids of the Shiawassee River and initially served area agriculture. Rail service (1856) and industry soon developed in the mid to late 1800's and the city became a regional rail center. Settlement by lumber "barons" and early industrialists established many of the fine historical homes, many of which are concentrated along Oliver Street. Owosso continued to grow as a free-standing service/industrial center throughout the 1900's. The commuter era that began in the late 1950's developed a stronger link between Owosso and the cities of Lansing, Saginaw, and Flint. Owosso and the mid-county communities have evolved as a micropolitan area without the sprawl development connecting those cities to Owosso. Another surge of industrial development and residential settlement happened in the recent era--this time mostly in township areas as Owosso's available development areas declined and older buildings were judged obsolete or unavailable. Today Owosso is landlocked yet there is a historical commercial center and a well-maintained residential sector. Mid-county growth will be tempered by the absence of a four-way highway connector to the interstates but potentially off-set with quality of life decisions to settle here for the emerging job sector that is not tied to traditional site selection parameters.

The 100 subdivision plats that compose the majority of Owosso's land division developed in piecemeal fashion and made no allowance for a coordinated, linked open space scheme. Even the original plat of the city retained only a small square (Fayette Square) that ultimately did not become the central square of downtown, but an open space area three blocks north of the heart of the downtown. The river's initial uses were for waterpower for grain mills, gray water supply, wastewater release, and grain transport.

The rail lines, older industrial areas, older neighborhoods and the Shiawassee River compose the setting for recreation and park development. These conditions explain the plan's emphasis on improvement of existing long-standing park areas and, reliance on school grounds and improved linkages as a park alternative for many sectors of the city.

Owosso's history has provided the community with a high regard for its past and preservation of character as well as structures. This value expresses itself in the maintenance of open spaces on home sites with tree-lined streets that give the city a park-like setting outside the boundaries of the city parks.

A history of recreation and parks in Owosso shows a strong attachment to baseball, softball and family picnic grounds. Most city parks were established in the early 1900's. Hopkins Lake and Hugh Parker Field are exceptions and examples of newer parks in the system. The more recent park concepts revolve around:

- linkages,
- a greenbelt along the river,
- an historic and cultural theme park,
- outsourcing recreational programming, and
- a regional passive use natural area park.

These have a shorter historic basis; however, they are budding fixtures of the system that have become the park history for this era. The history of the establishment of city parks is shown in the **Park Development Table** on page 15.

The relationship between history and this park plan has these following associations:

- The distribution of open space as it has evolved over time around the city is relatively even, but only when the school grounds are added to the evaluation. With exception to a few smaller neighborhoods, the system is quite equitable.
- Sidewalks and tree-lined streets in historic neighborhoods gives the city a park-like atmosphere and establishes preservation and improvement of neighborhoods as an end objective of the parks plan.
- Owosso's divided sectors from rail lines, the river and state highways offers a logistical challenge for tying recreational areas and circulation about the city.
- The river continues to have historical land uses along its course that do not have an association with the river frontage and deter from its potential contribution to community open space.

## SEQUENCE OF OWOSSO CITY PARK DEVELOPMENT

**Note: The years shown represent the city's initial property interest and do not always reflect the time of the park's development or show incremental, later additions.**

|                                                     |                  |
|-----------------------------------------------------|------------------|
| <b>1) Fayette Square</b>                            | <b>1877</b>      |
| <b>2) Rosevear Park</b>                             | <b>1892</b>      |
| <b>3) Bennett Field</b>                             | <b>1904</b>      |
| <b>4) Bentley Park</b>                              | <b>1915</b>      |
| <b>5) Rudy DeMuth Ball Fields</b>                   | <b>1928</b>      |
| <b>6) Harmon Patridge Park</b>                      | <b>1929</b>      |
| <b>7) Curwood Castle Park</b>                       | <b>1944</b>      |
| <b>8) Memorial Park</b>                             | <b>1949-52</b>   |
| <b>9) Grove Holman Park and Pool</b>                | <b>1957</b>      |
| <b>10) Grand Avenue Park</b>                        | <b>1962</b>      |
| <b>11) Collamer Park</b>                            | <b>1968</b>      |
| <b>12) River Walkway/Lions Club Park</b>            | <b>1975/1985</b> |
| <b>13) Hugh Parker Field</b>                        | <b>1988-89</b>   |
| <b>14) Amphitheater and Grounds (seasonal park)</b> | <b>1990</b>      |



**D. Climate Factors.** Owosso is located in a humid continental climate with cold winters. The mean annual temperature is 47.7°F. The average annual precipitation is 29.42 inches. As with most Michigan areas, these averages are just that—averages, with not enough understanding of seasonal changes important to the park and recreation plan’s rationale.

Snowfall varies greatly and is quite moderate when compared with Michigan’s lake effect snowbelt areas. As a result there are few commercial cross-country skiing centers in Mid-Michigan with only one public skiing center that is 25 miles to the southwest of Owosso. Temperature variations all winter long provide a challenge to natural ice-skating facilities. Freeze-thaw cycles offer too few skating opportunities and a Saturday afternoon skate outing cannot be reliably planned or expected. In 1985-86 there were 60 consecutive days of ice-skating available. In 1986-87, the last year a flooded ice skating area was made available, there were over 30 freeze-thaw cycles with only one week of ice-skating. For a rare exception, in 1995 and early 1996, a 40-day period was available.

The spring-summer season is very accommodating for outdoor activity. Good play weather begins in early May and lasts through mid to late September. Owosso regularly has dry months in July and August when turf conditions worsen and river levels become lower. These influences create the need for irrigation in certain park areas such as the amphitheater, soccer fields, and special garden areas. Quality canoeing declines in the Shiawassee River when most recreational canoeists seek a river outing. Weed growth imposes another setback in these months both in park areas, through pavement cracks, special landscaping areas and in the river, especially as it flows by Curwood Castle. Stress to newly planted trees, a routine park investment, requires special maintenance attention to water the younger trees.

Overall Owosso’s climate does not have the more favorable all-season reliability offered to the west shore areas of Michigan and must be considered as being comparably very average for outdoor activities. Indoor recreation pursuits (skate park, tennis, miniature golf etc), often requested in citizen needs surveys, have been limited by inadequate market support. In a later section on “Facilities,” the plan will demonstrate indoor recreation options available in out-of-park facilities and programs.

Climate influence on the plan evokes these considerations:

- Clearing sidewalks for winter walks rises in importance.
- Improved marketing for indoor leisure, recreation and exercise will help citizens enjoy the cold weather season—this is a critical challenge for Owosso and Michigan to attract and retain the knowledge economy workers who have education and mobility to seek warmer locales.
- Irrigation and watering programs are essential partners to special landscaping areas of the parks.
- Outdoor winter recreation should offer opportunities for sledding and ice skating with low-maintenance facilities that work in those times.
- Shading of parking lots and bleacher areas will improve summer use of park facilities.

- Hopkins Lake is a four season body of water offering recreational benefits for hiking, fishing, small craft boating, skating, ice fishing, and scenic enjoyment.
- The small impoundments in Owosso offer some river level stability during droughts and low flow and should remain.

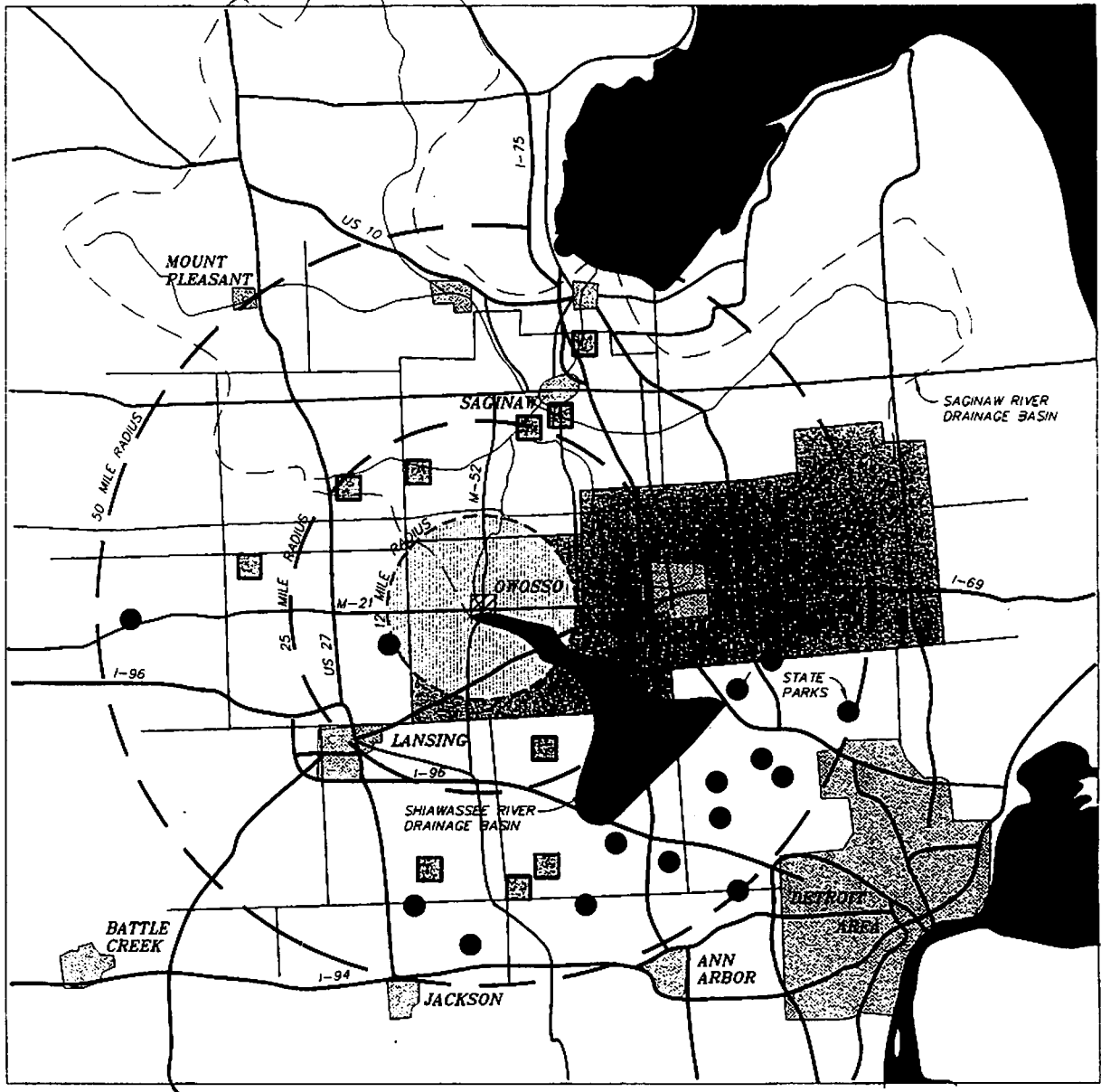
**E. Regional Character.** Owosso is located in the center of an urban triangle the points of which are formed by the cities of Flint, Lansing and Saginaw. The **Regional Setting Map** on page 18 shows Owosso’s place in central Michigan. The Owosso area, in contrast to those three cities, is characterized by a compact urban setting that is coterminous with the city boundary with exception to a large residential area north of the city and two mile commercial strip east of the city. Corunna, a “sister” city three miles to the east, is also the county seat for Shiawassee County. The county rural settlement is a combination of single-family homes on one-acre lots, farms and “hobby” farms with 5 to 20 acres.

The physical landscape is glacially based with level till plains and lake plains in the north county and slightly rolling till plains and moraines and outwash plains in the south county. Owosso is at the break point in this geology. The glacial epoch left an area with mostly poorly drained soils and no significant lakes. The country scenic Shiawassee River is the only significant body of water in the region. It winds over 40 miles through the heart of the county from south to north.



There are no state parks in the Owosso area. The **Sub Regional Setting Map** on page 19 offers an impression of open space. To the west, Sleepy Hollow State Park is closest at 24 miles driving distance. The Rose Lake Wildlife Research Area is also 25 miles southwest of Owosso. There are two wildlife reserves well north of Shiawassee County, and the Pinckney Recreation Area is 40 miles south of Owosso. The Shiawassee County Park system has four parks along the Shiawassee River. The City of Corunna has a large park along the river. The combined open spaces offer many access points for canoeists and fishers. Conversely, no in-county park, because of acreage and facility type limitations, can be considered a regional recreation resource.

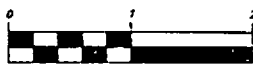
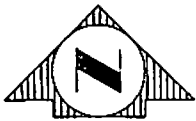
The closest public access swimming lake is Lake Lansing in Meridian Township, at 25 miles and just beyond the scope of the map to the southwest. Port Huron is 100 miles east and Saginaw Bay lakeshore parks at Bay City are 60 to 80 miles northeast. The Owosso area is limited with respect to water-based recreation. This analysis serves to emphasize the critical importance of the Shiawassee River and the 16-acre Hopkins Lake to the community. These regional resources fall far short of reasonable standards of no more than four to ten miles for routine citizen access to a regional-type park for a day trip.

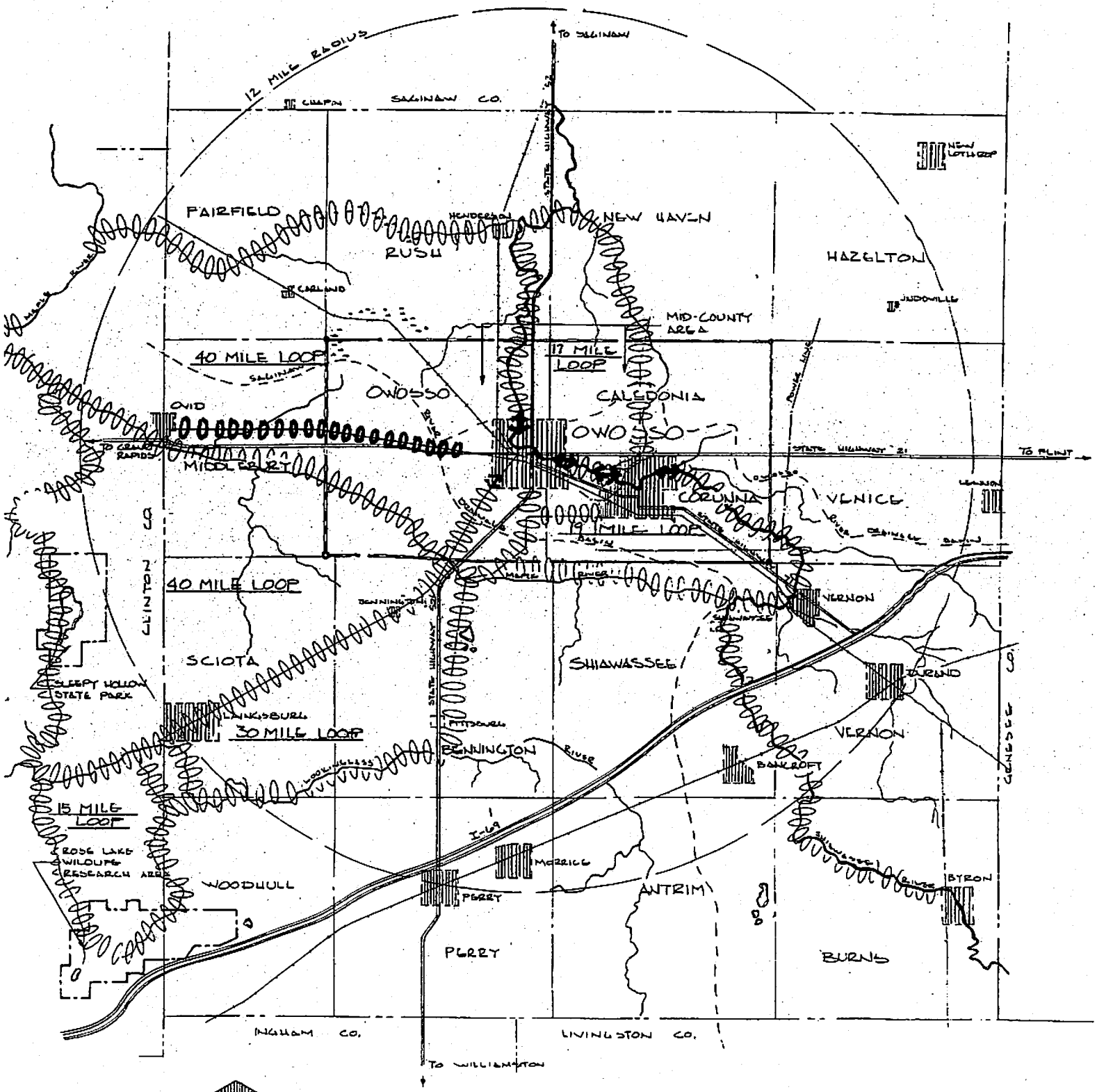
The transportation system shows Owosso’s 12 mile separation from the interstate highway system or any regional four-lane highway. The three state highways that converge on Owosso provide the access to the city from a market area fairly equivalent to the Shiawassee County border. Recreationally, Owosso’s play spaces and programs attract users from the entire county with concentrated use from those living in the mid-county. Non-motorized transport is shown to have potential with a new rail trail from Owosso to Ionia. Major drains and lowland areas offer several natural environment loops.



## REGIONAL SETTING

-  WILDLIFE PRESERVES
-  STATE AND METRO PARKS
-  REGION V PLANNING AND DEV'P  
COMM'N BOUNDARY



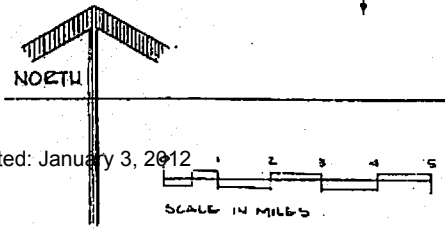


SHIAWASSEE COUNTY

Adopted: January 3, 2012

19

Printed: January 11, 2012





*The Mid-County Sub-Region.* The ‘Mid-County’ geographic reference is commonly used in Owosso to describe the combined areas of Owosso Township, Caledonia Township, the City of Corunna and the City of Owosso. It is a well-contained marketplace and area of urban settlement. This 72 square mile area has a population of 28,000 persons and that qualifies the area as a “micropolitan” place. The map at Exhibit A shows this area from a parks and open space perspective. The key feature is the river trail connection between Owosso’s riverside parks and McCurdy Park in Corunna. Other destinations from Owosso include bicycling several rural routes. These routes are shown in a Shiawassee County bicycle tour map. Another area-wide activity is the canoeing system of the Shiawassee River.

A glance at the map will demonstrate that what is severely lacking are hiking, equestrian and/or biking trails in natural areas. The map does show the open space corridors represented by lowlands, county drains, second-class streams and electrical utility pathways. The potential for a rails-to-trails connection to the southwest county (the City of Laingsburg) was lost when opposing landowners along the rail property convinced the DNR to not buy this land for a local advocacy group. Recent efforts show another rail line closing from Owosso Township westerly to Ionia. This line does not have the greenway qualities of the afore-mentioned trail but has early enthusiasm from several organizations and state offices. A challenge of the planning process will be to connect this trail [truncated by active rail before it reaches Owosso] with the city street system and the in-city trailhead at West Williams Street.

A potential hiking/biking/equestrian pathway shows itself on the map by connecting Owosso to the Maple River and crossing easterly to the county fairgrounds. A loop could be devised back into Corunna and connect to the James Miner River Walkway that returns to Owosso. This is an ambitious suggestion and is only presented in this park plan so that county and township land development policy may consider working towards this possibility. The map also shows significant green belts, forests (especially the protected Osburn Lake area) and woodlots all of which could acquire preservation assistance from a few state and federal agency sources and perhaps the county’s emerging Farmland and Open Space Preservation organization. The purpose of this plan is to have a segment that implements an outreach policy to other governing units to understand the importance of open space preservation in the urbanizing mid-county.

**In summary this level of regional analysis supports, at a minimum, the full development of a trail system at Collamer Park.** Land acquisition and trail planning will enter into this plan at several points and emerge in importance in the five-year capital improvements schedule. Other pursuits of the plan may be to label areas as desirable open space preservation areas, forest districts and greenbelts without reference to ownership status.

**F. Community Setting.** The parks master plan must fit into the community setting of neighborhoods and open space. Owosso’s characteristics provide a challenge to the traditional planning notions of establishing linkages. The railroad system (five approaches), three state highways, an industrial belt at its “mid-section” and the Shiawassee River divide the city into 19 vehicular-dependent neighborhoods. In other words, family or youth passage to and from recreational spaces about town is restricted at

many points by these barriers. **Exhibit R** lists a host of sidewalk upgrades that can assist pedestrian circulation in the city and access to parks and schools.

The "**Gzisting Conditions Map** in **Exhibit B** reveals the barriers and likely targets for effecting linkages. A cursory scan shows the parks and open spaces as they relate to the numbered neighborhoods. The map is essentially a reference tool that lays most of the groundwork for the remainder of the plan. From this it can be said that Owosso is six core neighborhoods with support school/church playfields and parks, one dividing beltway of commercial and industrial corridor at Main Street, six distinguished open space destinations, a classic and large downtown and a river system. It is in this geography that the decisions for park facilities and development are influenced along with the preferences of the populace.

The city **sketch map** at **Exhibit C**, provides a glance at chief characteristics of the community for open space development and preservation. It is a step-back view that also shows general connections for Owosso's quality spaces. This perspective of the City, not often taken, shall enter into the park policy statement in the form of encouraging linkages, identities and roles for various places, and planned investments to boost the inherent qualities that are revealed, chief among these being the Shiawassee River Valley. Connections to the region are offered and provide support for Mid-County master plans to preserve open spaces. These specific recommendations may be concluded from this map:

- 1) A pedestrian walk with a canopy of trees and period lighting is suggested for Washington Street from Baker College to King Street with its spacious 99 foot right-of-way and several places of interest along its way.
- 2) The Woodard Building and Casket Company area is recommended for a multi-purpose use zone with historic preservation of the structures.
- 3) The importance of Bryant Elementary School and Emerson Elementary School as neighborhood parks is featured.
- 4) The concept of a "community river valley" poses the need for the entire length of the Shiawassee River to accent its character through natural plantings along its banks and upgrades to its accessibility.
- 5) The Hopkins Lake/Baker College, area where open space is ample, should be preserved.
- 6) The southwest open space area that serves as flood storage offers a linkage for a longer trail system in the mid-county.
- 7) Owosso's traffic calming initiatives should include a feasibility study of converting State Highway M-52 (Shiawassee Street) into three lanes with greater open space between the curb and sidewalk and dedicated bike lanes on each side of the street.
- 8) Rudy DeMuth Field should have a regional and local prominence with the park expansion, the loop trail and the restoration of the Oakwood Avenue Bridge.

**City of Owosso Parks System – More Photo Images**



Photo 7: Bentley Park Bandstand



Photo 8: Rosevear Park



Photo 9: Hugh Parker Field



Photo 10: Grand Avenue Park



Photo 11: Skate Park



Photo 12: Rudy DeMuth Field

## PART II – PARKS AND FACILITIES INVENTORY

The parks and facilities inventory principally addresses city parks and facilities within those parks. Some mention shall be made of regional recreational opportunities and private or semi-public leisure outlets in the area that compare with park-like facilities. The most important of these is the Owosso Public School system with its high quality open spaces that are available to the public when school is not in session.

### Park Areas

The city park system has 250 acres of public open space. There are twelve traditional parks, meaning places with their own defined boundaries. The James Miner River Walkway is the city's thirteenth park that is a linear system with a "tributary trail" at Fisher Redi-Mix, the Lions Club Park, and the skate park along its route. Four of the parks are located along the Shiawassee River. The largest park is Collamer Park at the south end of the city with 164 acres. The smallest park is Fayette Square in the center of the City at 1.1 acres.

The Type, Size and Location Chart on page 24 is a list of parks and their acreage. The classification of parks is useful in providing an analysis of adequacy of park activities.

Owosso parks demonstrate the variety of park types present to meet the outdoor recreational needs of its citizens. The plan will detail improvements to these parks. With the prominence of school grounds (*Neighborhood Parks*), McCurdy Park (*Large Urban Park*) in Corunna and the city parks, no other local park types are missing from the range of park types commonly found in a small metropolitan system.

- 1) The Regional Natural Resource Area park at *Collamer Park* has the size and characteristics of a landscape that is outstanding in characteristics, vistas and water interest.
- 2) Community Parks serve areas greater than neighborhoods and serve a variety of recreation needs. At *Bentley Park, Grove Holman, and Harmon Patridge Park*, pavilions, open space, landscaping, swimming, tennis, playgrounds, exercise paths, benches, and basketball offer the variety one should expect from a multi-purpose park.
- 3) Special Use Parks are located at *Curwood Castle Park* and *Fayette Square* where historic significance, formal gardens, and cultural outlets clearly signify the principle uses for these unique settings. *Rosevear Park*, although small-sized, has returned to a natural area park with a winding drain (stream-like), forested glades and a nicely terraced gully offering interesting terrain breaks.
- 4) Sports Complex Parks denote places dedicated to programmed athletic fields. *Bennett Field, Rudy DeMuth Fields* and *Hugh Parker Soccer Complex* contribute respectively to the youth baseball, softball and soccer traditions of Owosso.
- 5) Greenways. The *James Miner Walkway* straddles the Shiawassee River and connects to the regional bikeway system to Corunna. The park plan has elements to improve connection of parks to one another and selected neighborhoods.

## CITY OF OWOSSO PARKS -- TYPE, SIZE AND LOCATION

| #      | Park Name                              | Type of Park <sup>1</sup> | Quadrant Location | Acreage |
|--------|----------------------------------------|---------------------------|-------------------|---------|
| 1      | Collamer Park                          | Regional                  | SW/SE             | 164     |
| 2      | Hugh Parker Field                      | Sports Complex            | SE                | 15      |
| 3      | James Miner River Walkway <sup>2</sup> | Greenway                  | NE/SE             | 13      |
| 4      | Rudy DeMuth Field                      | Sports Complex            | SE                | 10.2    |
| 5      | Bennett Field                          | Sports Complex            | NW                | 10      |
| 6      | Bentley Park                           | Community                 | SE                | 8.2     |
| 7      | Rosevear Park                          | Natural Resource          | SE                | 7.8     |
| 8      | Curwood Castle Park <sup>3</sup>       | Special Use               | NE                | 7       |
| 9      | Grove Holman Park                      | Neighborhood              | SW                | 6       |
| 10     | Harmon Patridge Park                   | Community                 | NW                | 5.2     |
| 11     | Memorial Park                          | Mini-Park                 | NE                | 1.3     |
| 12     | Grand Avenue Park <sup>4</sup>         | Mini-Park                 | SE                | 1.3     |
| 13     | Fayette Square                         | Special Use               | NE                | 1.1     |
| Total: |                                        |                           |                   | 250.1   |

Footnotes:

- 1 Type of Park: See text for a description of classifications.
- 2 The developed walkway acreage is 7 acres. Another 6 acres of greenway was added in 2006. A skate park is a stopping point off this trail.
- 3 This acreage includes the seasonal park on school grounds for the Mitchell Amphitheater.
- 4 This park is recommended for closure in recognition of adequate park space in this neighborhood and a need to reduce maintenance obligations in the park system.

### School "Parks" & Quasi-Public Open Spaces

| # | Name of School                  | Neighborhood Park Role? | Quadrant Location | Play Area Size |
|---|---------------------------------|-------------------------|-------------------|----------------|
| 1 | Bryant School                   | Yes                     | SW                | 9.5 ac         |
| 2 | Roosevelt School                | Yes                     | NW                | 350' x 132'    |
| 3 | Central School                  | Yes                     | NW                | 1.8 ac         |
| 4 | Washington School               | Yes                     | SE                | 1.5 ac         |
| 5 | Emerson School                  | Yes                     | NE                | 11 ac          |
| 6 | Bentley School                  | Yes                     | NW                | 5.5 ac         |
| 7 | St. Paul School                 | No                      | NW                | 100' x 70'     |
| 8 | St. Joseph School               | No                      | NE                | 150' x 110'    |
| 9 | Exercise Course-Memorial Health | Yes                     | NW                | 3 acres        |

- 6) Mini-Parks. Too small to be considered neighborhood parks, *Memorial Park* and *Grand Avenue Park* address limited sections of Owosso neighborhoods.
- 7) “School parks.” Many Owosso Public School grounds offer significant acreage for the neighborhood park concept, a park type that does not exist in the city park system. A good neighborhood park serves an area at ¼ mile to ½ mile distance and serves as the recreational and social focus of the neighborhood. Barriers such as heavily traveled roads, the river, and railroads should not pose limitations for access to children. *Bryant School, Emerson School, Washington Campus, Roosevelt School, Central School* and *Bentley School* are an impressive collection of playgrounds and playfields that neighborhoods use as if they were public parks. *St. Paul School* and *St. Joseph School* have very nice playgrounds and serve immediate neighborhoods at times other than the school day. These places are all mapped at **Exhibit B** in the Appendix.

On page 26 a **Park Area Map** shows the park distribution. Together with school grounds, the Owosso open space recreation system is well-distributed but with a bias in park acreage totals serving the southeast side of the city. There, over 200 acres of the system are found. School “Parks” balance the other sectors with outdoor recreation opportunities—principally for neighborhoods.

#### *Recent Reductions in the System:*

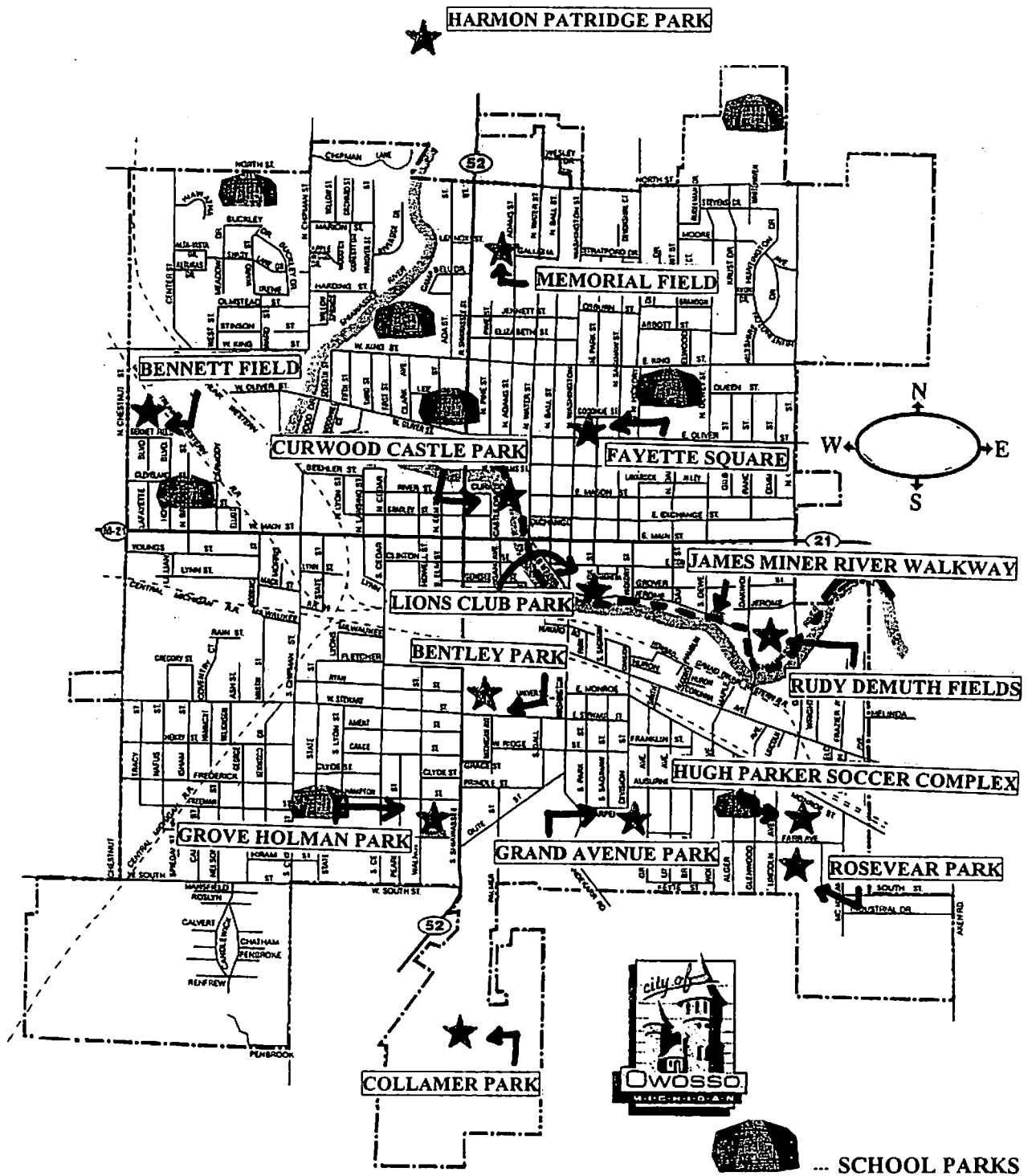
The quality of the park acreage is evaluated from the utility of the parks for the neighborhood and the community. The Planning Commission has conducted a most recent evaluation and found that all parks are serving a beneficial purpose except for *Grand Avenue Field*. This confined 1.1 acre space is rarely used, has no facilities, has no parking and has other park areas within walking distance from this neighborhood.

Since the 1996 plan a public park operated by a non-profit has closed—that is Lion’s Field in southwest Owosso. Holman Pool has been demolished due to extreme deterioration. If and how a replacement facility may be constructed is unknown. There are currently no plans to rebuild this pool. One other significant facility removal was the dilapidated playground at Collamer Park. The plan shows its replacement through a campaign for donations.

Because of a land survey revelation, the city lost a valued trail section at Harmon Patridge Park that had been used for 30 years as a public walkway. A few years ago, an eminent domain effort at Collamer Park for the parcel (where a cell tower now occupies the land) was lost in the Shiawassee Circuit Court over a rare question of necessity.

Despite these changes, the park system continues to grow and adapt to change. The analysis reveals many opportunities for new directions that will serve the citizenry well.





LOCATOR MAP  
OWOSSO CITY PARKS



## **Park Facilities and Programs**

This plan section will detail the supply of park facilities and the programs that take place in the parks. The adequacy of facilities and programs is analyzed in a later section of the plan.

**A. Recent Park Accomplishments:** It is purposeful to acknowledge recent progress as a demonstration that deliberate park planning, budgeting and programming result in advances for the quality of life and leisure pursuits of area residents. Since the 1996 Master Plan these facilities and park expansions are notable:

- Curwood Castle major maintenance
- Demolition of two residential structures with increased parking at Curwood Castle
- Shiawassee Art Center expansion and new elevator—Curwood Castle Park
- Three land acquisitions at Collamer Park—46 acres
- Sodding and irrigation of girl's softball diamonds at Bennett Field--donated
- Landscaped frontage at along M-52—Collamer Park
- New city access street at north boundary of Collamer Park
- Installation of fishing dock at Hopkins Lake—Shiawassee Kiwanis
- Upgrade of three softball diamonds with irrigation at Bennett Field
- Barrier free playground installation at Bentley Park
- Kiwanis basketball court with benches at Bentley Park
- Re-decking of Heritage Footbridge at Curwood Castle Park—Kiwanis
- DDA garden project at Curwood Castle footbridge
- Installation of irrigation and gardens at Fayette Square
- New walkways and pedestrian lights at Fayette Square
- 20 space parking lot at Fayette Square
- Upgrade of ball diamonds and dugouts at Rudy DeMuth Fields
- Two family-sized pavilions at Harmon Patridge Park
- One-mile exercise trail at Harmon Patridge Park
- Canoe launch at Harmon Patridge Park
- Rotary 100 trees project at Harmon Patridge Park
- Grilles, covered benches, covered tables and playground at Harmon Patridge
- Trail paving at Jerome Street section of James Miner Walkway
- Restoration of Jerome Street embankments
- Bikeway underpass at South Washington Street Bridge
- Skate Park off walkway at Gould Street
- New playground at Grove Holman Park
- Construction of a sledding hill at Grove Holman Park
- Provision of a dog park and community garden at Collamer Park
- Construction of a culvert bridge at Harmon Patridge Park
- Provision of skate park and BMX bike track on Gould St. (not official park land)
- New fountain on Exchange Street parking lot on Ball St. (not official park land)

**B. Park Facilities:** When only considering the city parks, the **Park Facilities Chart** on page 29 lists the facilities in rows and the parks in columns. To illustrate, a quick scan across the basketball court row will reveal that there is one outdoor court in the park system. Alternatively, a column review of Curwood Castle Park shows that it has water frontage, a canoe drop-off, an amphitheater, cultural buildings, parking, benches and special landscaping. Both perspectives are instructive about the park system. As might be expected the dominant facilities include parking lots, benches, picnic areas, pavilions, athletic fields, playfields, and playgrounds.

The unique, dynamic aspects to the Owosso City Park system include:

- Curwood Castle – a renown structure/writing studio of James Oliver Curwood
- Shiawassee Arts Gallery – exhibits, education and gallery
- Comstock Cabin – first settler house in the region
- Mitchell Amphitheater – large stage structure with 3,000 capacity audience area on irrigated grounds
- Fayette Square Gardens – evolving community garden club project
- James Miner Walkway – regional bikeway along the Shiawassee River
- River Frontage – 16,000 linear feet of public access within the city limits
- Grove Holman Hill - large hill for winter sledding activities
- Gould Street (non park lands) - BMX track (2011) and skate park uses
- Downtown fountain on Ball St.

A list of smaller facilities completes the picture of the park system. Other special places are: the Kiwanis fishing dock at Hopkins Lake, beach volleyball at Collamer Park, the exercise trail at Harmon Patridge Park, the youth ball diamonds, the Rotary 100 Trees Project at Harmon Patridge Park, the irrigated soccer fields, the Bentley gazebo, ice fishing at Hopkins Lake, the Curwood tree, and classically designed park entrance signs.

The “school parks” offer a variety of facilities to serve neighborhoods. These fill a deficiency in the neighborhood park type with six outdoor basketball courts, six playgrounds that are equal in size or greater than the largest city park playground, five ball diamonds, a field for “peewee” football, eight tennis courts, a model airplane field, a running track and two soccer fields. Without these conveniently located school parks, the outdoor recreation opportunities in Owosso would be deficient.

**C. Recreation Programs:** Recreation programs comprise another aspect of the parks system that finds a network of providers for organized play. The city does not have a recreation director; however, program providers are authorized under operational agreements with the city to conduct recreational activities. The programs that take place in Owosso City Parks are primarily warm weather related. The list is organized by the names of the city’s programming partners.

## PARK FACILITIES - CITY OF OWOSSO PARKS

| FACILITY                                                                              | PARK NAME         |                  |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |
|---------------------------------------------------------------------------------------|-------------------|------------------|-----------------|------------------|---------------------------|-------------------------|--------------------|-----------------|-------------------|-----------------|------------------|------------------|
|                                                                                       | CURWOOD<br>CASTLE | COLLAMER<br>PARK | BENTLEY<br>PARK | BENNETT<br>FIELD | ROSEV//<br>HUGH<br>PARKER | RUDY<br>DEMUTH<br>FIELD | HARMON<br>PATRIDGE | GROVE<br>HOLMAN | FAYETTE<br>SQUARE | GRAND<br>AVENUE | MEMORIAL<br>PARK | RIVER<br>WALKWAY |
| Basketball Courts                                                                     |                   |                  | X               |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Tennis                                                                                |                   |                  | X               |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Volleyball                                                                            |                   | X                |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Baseball - Youth                                                                      |                   |                  |                 |                  |                           | X                       |                    |                 |                   | X*              | X*               |                  |
| Softball - Adult                                                                      |                   |                  |                 | X                |                           |                         |                    |                 |                   |                 |                  |                  |
| - Youth                                                                               |                   |                  |                 | X                |                           |                         |                    |                 |                   | X*              | X*               |                  |
| Soccer                                                                                |                   |                  |                 |                  | X                         |                         |                    |                 |                   | X*              | X*               |                  |
| Playgrounds                                                                           |                   |                  | X               |                  |                           |                         | X                  |                 |                   |                 |                  |                  |
| Swimming Pool                                                                         |                   |                  |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Sledding Hill                                                                         |                   |                  |                 |                  |                           |                         | X                  | X               |                   |                 |                  |                  |
| Trails - Bicycling                                                                    |                   |                  |                 |                  | X                         |                         |                    |                 |                   |                 |                  | X                |
| - Hiking / Jogging                                                                    |                   | X                |                 |                  | X                         |                         | X                  |                 |                   |                 |                  | X                |
| Picnic Areas                                                                          |                   | X                |                 |                  | X                         |                         | X                  |                 |                   |                 |                  | X                |
| Pavilions                                                                             |                   | X                | X               |                  | X                         |                         | X                  |                 |                   |                 |                  |                  |
| Public Rest Rooms**                                                                   |                   |                  | X               | X                | X                         |                         |                    |                 |                   |                 |                  |                  |
| Amphitheater/Gazebo                                                                   | X                 |                  | X               |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Fishing/Water Frontage                                                                | X                 | X                |                 |                  |                           |                         | X                  |                 |                   |                 |                  |                  |
| Canoeing Drop-off/Pick-up                                                             | X                 |                  |                 |                  |                           |                         | X                  |                 |                   |                 |                  | X                |
| Concession Stand                                                                      |                   |                  |                 | X                | X                         | X                       |                    |                 |                   |                 |                  |                  |
| Cultural Center/Historic                                                              | X                 |                  |                 |                  |                           |                         |                    |                 | X                 |                 |                  |                  |
| Campground                                                                            |                   |                  |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| Special Landscaping                                                                   | X                 |                  |                 |                  |                           |                         | X                  |                 | X                 |                 |                  | X                |
| Urban Forests                                                                         |                   | X                |                 |                  | X                         |                         | X                  |                 |                   |                 |                  | X                |
| Playfield                                                                             | X                 |                  | X               | X                |                           | X                       | X                  | X               |                   | X               | X*               |                  |
| BBQ Grills                                                                            |                   | X                | X               |                  | X                         |                         |                    |                 |                   |                 |                  |                  |
| Drinking Water                                                                        |                   |                  | X               | X                | X                         |                         | X                  |                 |                   |                 |                  |                  |
| Parking                                                                               | X                 | X                | X-paved         | X                | X                         | X                       | X-paved            | X-paved         | X-paved           |                 |                  | X                |
| Ice Skating/Skate Park                                                                |                   | X                |                 |                  |                           |                         |                    |                 |                   |                 |                  | X                |
| Park Benches                                                                          | X                 | X                | X               |                  |                           |                         | X                  |                 | X                 |                 |                  | X                |
| Bleachers                                                                             |                   |                  |                 | X                | X                         | X                       |                    |                 |                   |                 |                  |                  |
| Park Entrance Signs                                                                   |                   | X                | X               |                  | X                         |                         | X                  |                 |                   |                 |                  |                  |
| *No League Play: Practice and "Sandlot" games                                         |                   |                  |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |
| **Port-A-Johns are provided in all parks with recreational programming and pavilions. |                   |                  |                 |                  |                           |                         |                    |                 |                   |                 |                  |                  |

1) Owosso Amphitheater Summerfest. The Owosso Area Amphitheater Association through a lease with the city, operates the Mitchell Amphitheater in Curwood Castle Park. They provide 7 to 8 concerts every summer with an effort to bring in a diversity of entertainers that are infrequently seen in Shiawassee County. In addition the association subleases the theater to a local church organization that provides a gospel series on Sunday summer evenings in the park. The financial support the park system enjoys is an additional \$25,000 per year in programming services to an average audience of 400 persons per concert. Many of the concerts serve underprivileged populations, disabled and seniors.

2) Shiawassee Arts Council Gallery. The Shiawassee Arts Council maintains an art gallery in Curwood Castle Park together with art classes, regularly scheduled art shows and art educational services. This partnership has grown steadily and is on the cusp of another major expansion of arts facilities and programming in the park. The arts council offers another \$100,000 in leisure time and cultural outlet programming for the community and is a tourist attraction in its own right with an annual visitor and art class participant contact of 50,000 persons. On loan from the district library, the gallery hosts the original oil painting from Owosso Impressionist-era artist Fredrick Frieseke.

3) Owosso Historical Commission. The Historical Commission maintains programming and education at Curwood Castle, the writing studio of famed Owosso author James Oliver Curwood. The Commission also leases the facility for special events and weddings. Their annual budget for programming is \$8,000.

4) The Shiawassee YMCA. Youth soccer at Hugh Parker Field (city park) and a beach volleyball league demonstrate another contractual arrangement between the city and a recreational partner—in this instance the Shiawassee YMCA. The long reach of the YMCA throughout the community attracts children, coaches and enthusiastic fans to the park's six soccer fields every fall. Last year 530 children registered and played soccer. The beach volleyball league involved 64 adults on 8 teams. The soccer and volleyball effort constitutes \$24,000 in parks recreational programming.

5) Owosso Girls Softball League. A four-member association operates softball play for the city. Girls in grades 1-10 have access to summer softball at Bennett Field's three ball diamonds. There were 250 children enrolled in the program in 2005 demonstrating a decline from 350 in 2000. A major private effort of the league organizers resulted in sodded and irrigated ball diamonds. The capital infusion was valued at \$33,000 and the annual program budget is \$8,000.

6) Owosso Baseball Association. Yet another non-profit organization exists exclusively to offer programming in Owosso parks—youth baseball. The four diamonds at Rudy DeMuth fields attracted 400 boys to league play. The association coordinates coaches,

**City of Owosso Parks System – More Photo Images**



Photo 13: Memorial Park (N. Adams St.)



Photo 14: Heritage Footbridge



Photo 15: Collamer Park/Hopkins Lake



Photo 16: James Miner River Walkway



Photo 17: Bikeway Linkage – Chippewa Trail



Photo 18: Curwood Castle Park

registrations, umpires, fund raising and recently, field care to maintain the level of participation enjoyed by children from the Owosso area. There has been a slight increase in participation over recent years and the budget effort is \$25,000.

7) Pavilion Reservation Program. Four park pavilions at Bentley and Harmon Partridge Park can be reserved through city offices for special events. Families and organizations make hundreds of separate reservations of these popular pavilions annually.

8) Curwood Festival. The Owosso Curwood Festival is another non-profit organization that partners with the city to sponsor a hometown festival centered around Curwood Castle Park, the Shiawassee River and the James Miner Walkway. With annual attendance averaging 30,000, the four-day event in June provides recreational events, fun runs, concerts and feasts. Their annual recreational programming budget is \$100,000.

9) “Third Person” Recreational Providers. There are a number of “third person” entities that offer recreational programs in locations other than city parks that provide a host of recreational outlets to the community and, in the case of churches, to their members and their friends. These programs do not take place in city parks and do not involve city budgets; however, their nature is public and quasi-public offering many outlets for citizens with a special benefit of indoor play for the cold weather season.

The Owosso and Corunna Public Schools offer hallway-walking programs, mostly attended by seniors. Their swimming pools are open for exercise in the winter with dedicated lap lanes. There are also adult recreational classes in many areas of interest.

The YMCA offers adult and children recreational programs for swimming (at Owosso High), tumbling, gymnastics, weight lifting, racquetball, basketball leagues, bridge marathons, judo instruction, exercise classes, flag football, summer camp, a fitness room, ballet, water aerobics, floor hockey, running events, and tennis instruction. The offerings are constantly in flux to maintain a response to contemporary preferences. A closely related program but operated through a non-profit is KICS football for youth.

The area churches offer softball leagues for men and women. Several have basketball courts and sponsor league play and open gym nights. Volleyball nights are offered and open to the public. Golf leagues and gymnastics comprise the balance of programs revealed in a 2004 survey for this plan.

Private recreational businesses thrive in the community with four public golf courses, three bowling centers, dance studios, martial arts centers, Kiwanis Acres Nature Center and Day Camp, DeVries Nature Conservancy, and the Shiawassee Dog & Gun Club. This list is not comprehensive yet is an illustration of the diversity and ample supply of leisure time outlets for the local population.

The programming budget is summarized on Page 70 of the plan.

## **PART III -- RECREATION STANDARDS AND CITIZEN SURVEY**

Comparison of existing recreation opportunities to national recreation standards can be used to determine deficiencies in Owosso's recreation system. However, it was also important to the City's Planning Commission to apply its local knowledge of the community to determine recreation needs. Regional offerings, local non-profit recreational facilities, economic data, surveys, and demographic information all contribute to a modification of the standards guide.

**A. Citizen Survey:** A recent citizen survey is part of the planning process and an influence on the recreation standards adopted for the Plan. The survey was divided into two parts: 1) a survey of 458 citizens attending the annual Chamber Home Exposition—a free event with a broad representation of the community, and; 2) a survey of 518 high school and 312 middle school students in the Owosso school system. This is a summary of survey responses:

### I. Parks Most Appreciated

- >Curwood Castle Park/Amphitheater
- >James Miner Walkway
- >Collamer Park (Hopkins Lake)
- >Hugh Parker Fields

### II. Highest Needs

- >Restroom Facilities/Water Availability
- >Plantings
- >Benches/Tables

### III. Use of Leisure Time

#### A. All

- >Walking/hiking/Running
- >General Bicycling
- >Riding Bike Trails

#### B. Youth

- >Trail Riding/Biking (includes skate parks)
- >Basketball
- >Swimming

### IV. Needs

#### A. Adult

- >Canoeing
- >Miniature Golf
- >Nature Study
- >Camping

#### B. Youth

- >Paintball
- >Snowmobiling
- >Miniature Golf
- >Camping
- >Skate Park/Dirt Bike Jumping Track



## V. Most Popular Activities

- >Canoeing
- >Camping
- >Bicycling (including skate parks)
- >Miniature Golf/Golf

General Comment: Awareness of parks is poor.

If all the bicycling and trail responses were combined, a park facilities strategy, based on survey results alone, would weigh heavily in favor of recreational development for this use category. From an operational standpoint a full-time parks programming department was preferred [The survey did not educate the public about the existence of the city's contracted programming approach to recreation.] Camping and miniature golf receive very high support for establishment with user fee revenues. Improvements to canoeing facilities ranked highly for all age groups. Youth preferences, in addition to what is already mentioned above, point to skating and skate park facilities.

The survey invigorates attention to the most popular and regularly used parks. For example, Curwood Castle Park obtains a new master plan strategy in this plan and a "makeover" in year 5 of the plan. In the written comments of the survey, frequent remarks were made about the lack of ice skating facilities. The Planning Commission saw the youth desire for paintball facilities but the suggestion was dismissed for reasons related to liability and professional management requirements beyond the scope of the city's capacity. No park facility had the space or exclusive use ability to dedicate to paintball. The other survey responses shown above are addressed in the facilities recommendation section of this plan.

**B. Recreation Standards Approach:** Two charts are offered on the following pages. The **Standards for Park Types chart** is an evaluation of parks standards by park types and shows a few pedestrian barriers and distance problems for some neighborhoods for certain park types, principally *playgrounds*. One underserved neighborhood representing 370 persons in a 145-home section low-income area (Neighborhood 8 on the map at Exhibit B) east of Chestnut Street, south of M-21, north of the Grand Trunk Railway and west of Chipman Street and the TSB Railway. The aforementioned references to the state highway, two arterial streets, and two railways demonstrate the isolation. A small benefit for children escorted by adults is the 2005 installation of a traffic signal at Chestnut and Main Streets that permits access to the *Roosevelt School playground* and *Bennett Field ball diamonds*.

Another underserved neighborhood (#17), although smaller at 60 homes is east of Gould Street and north of M-71 (Corunna Avenue). The city-owned land at the former Oliver Foundry has an open field and *skate park* but the neighborhood is isolated from city and school playgrounds and parks. The plan later provides a solution for a riverwalk access improvement.

## STANDARDS FOR PARK TYPES -- CITY OF OWOSSO PARK SYSTEM

| NRPA STANDARDS               |                   |                |                     | Existing Park Areas <sup>1</sup>                                              | Acres   | Adopted Standard | Resultant Acreage | Surplus (Deficiency) | Unservd Areas <sup>3</sup>                                     |
|------------------------------|-------------------|----------------|---------------------|-------------------------------------------------------------------------------|---------|------------------|-------------------|----------------------|----------------------------------------------------------------|
| Classification of Park Types | Size <sup>2</sup> | Service Radius | Area per 1,000 pop. |                                                                               |         |                  |                   |                      |                                                                |
| 1) Playground                | 3-7 Acres         | 1/4 Mile       | 1.25 acres          | Memorial Grove Holman<br>10 Schools                                           | 18      | 1.25/1,000       | 20                | (2)                  | 12, & 13 (distance)<br>16, 17 (barrier)<br>4 (portion-barrier) |
| 2) Playfields                | 20-25 Acres       | 1 mile         | 1.25 acres          | Grand Ave<br>Rudy DeMuth<br>Bennett Field<br>Hugh Parker<br>3 Schools         | 59      | 1.25/1,000       | 20                | 39                   |                                                                |
| 3) Community Parks           | 25-50 Acres       | 1-2 miles      | 2-8 acres           | Castle Park<br>Grove Holman<br>Harmon Pat.<br>Bentley<br>Memorial<br>Rosevear | 46      | 3/1,000          | 49                | (3)                  | None                                                           |
| 4) Regional Parks            | 200+ Acres        | 30-60 min      | 5-10 acres          | Collamer                                                                      | 160     | 10/1,000         | 163               | (3)                  | none                                                           |
| 5) Special Use Areas         | Variable          | city/region    | Variable            | Fayette Sq.                                                                   | 1.1 ac. | n/a              | 1.1 acres         | 0                    | 5 & 8-Barriers                                                 |
|                              |                   |                |                     | River Walkway                                                                 | 4 miles | 5 miles          | 5 miles           | (1 mile)             | 17-Barriers                                                    |

**Footnotes:**

1--Schools and churches are included if the neighborhoods are permitted access for play.

2--This standard cannot be achieved. The acreage needs are weighed against the parks as if they were contiguous and meeting that standard.

3--An unserved area is a neighborhood that is not within the NRPA service radius or is a group of 60 dwelling units or more that have barriers to safe bicycling or pedestrian access to park and recreation areas.

Also see Exhibit A for a map reference to the numbered neighborhoods in this column.

Finally, the 110-dwelling unit neighborhood north of Corunna Avenue (State Hwy M-71) and between Washington Street and Gould Street with the TSB rail yard on the north boundary is quite isolated from safe walking to facilities that are not nearby. The Washington Street School playground via the Gould/Corunna walk signal is a ½ mile walk for children and exceeds the practical use standard of ¼ mile. The plan does not have a solution for this neighborhood except that a sidewalk approach to *Rudy DeMuth Fields* will take children to a small picnic area/play facility planned for that park.

The **Standards for Recreational Activity** chart on pages 37-38 lists the types of facilities and their commonly held number per 1,000 residents. Except where noted on the chart, the per capita standard was measured against a user population of 16,000 persons. The Planning Commission altered the National Recreation and Parks Association Standards and those modifications are shown in a column on the charts. Notable findings from these charts include:

- Owosso’s park system has about 100 acres of parkland above the NRPA standard. Ten acres of land at Collamer Park are sought to make the trial system and open space functional for the context.
- Ample surpluses are identified in playfields, playgrounds, basketball courts, tennis courts, youth baseball fields, and play lots.
- Standards are met for an amphitheater, concession stands, cultural centers, roller blading facility, sledding hills, skate park (1/3 of a system), ice skating (highly seasonal), and softball.
- Deficiencies were noted in number of picnic tables/places, volleyball (1), walking trails (3 miles), bicycling trails (1 mile), campsites, restroom buildings, 2/3rds of a skate park facility, landscaping at many locations, and a canoe drop-off (1). Drinking water is routinely mentioned in surveys of park needs.

The Planning Commission proceeded with an analysis of each park’s particular qualities and applied improvements from a qualitative analysis as well as the response to the standards tables. For example at Bentley Park a perimeter exercise path surrounding the park is not a deficiency in the system but fits the park and the neighborhood. It also responds to the critical need for introducing more exercise opportunities for everyone.

The Commission ranked some of the deficiencies and supports greater attention to:

| <b><i>HIGHEST RANKING DEFICIENCIES</i></b> |                                                                       |                                           |
|--------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------|
| <b><u>ice skating upgrades</u></b>         | <b><u>a campground</u></b>                                            | <b><u>improvements to linkages</u></b>    |
| <b><u>another canoe drop-off site</u></b>  | <b><u>recruitment of a privately operated miniature golf site</u></b> |                                           |
| <b><u>landscaping</u></b>                  | <b><u>tree plantings</u></b>                                          | <b><u>additions to the skate park</u></b> |
| <b><u>bikeway additions/trails</u></b>     | <b><u>a specialty court game (e.g., for bocce ball)</u></b>           |                                           |

Later sections of the Plan—The Five Year and Long-Term Capital Improvements Plans list the recommended facility improvements, the scheduling of those improvements and the park areas to receive them.

**STANDARDS FOR RECREATIONAL ACTIVITY/FACILITY DEVELOPMENT**  
**CITY OF OWOSSO PARK SYSTEM (Page 1 of 2)**  
**[National Recreation and Parks Association Standards]**

| By Activity/Facility                | Space Requirements     | Service Radius | Per Capita Standard | Existing in Owosso <sup>1</sup> | Owosso Standard | Surplus/ (Deficiency)  |
|-------------------------------------|------------------------|----------------|---------------------|---------------------------------|-----------------|------------------------|
| 1 Badminton (or game courts)        | 1,620 sq.ft.           | 1/4-1/2 Mile   | 1 per 5,000         | 0                               | 0               | 0                      |
| 2 Basketball (Outdoors)             | 5,040-7,208 sq.ft.     | 1/4-1/2 Mile   | 1 per 5,000         | 8                               | 4               | 4                      |
| 3 Handball/Raquetball/3-walls       | 1,000 sq.ft.           | 15-30 minutes  | 1 per 20,000        | 0                               | 0               | 0                      |
| 4 Tennis                            | 7,200 sq.ft. per court | 1/4-1/2 Mile   | 1 court per 2,000   | 11                              | 8               | 3                      |
| 5 Volleyball                        | 4,000 sq.ft.           | 1/4-1/2 Mile   | 1 court per 5,000   | 2                               | 3               | (1)                    |
| 6 Ice Hockey                        | 22,000 sq.ft.          | 1/2 hour       | 1 per 30,000        | 0                               | 0               | 0                      |
| 7 Roller Blading Rink <sup>2</sup>  | 12,375 sq.ft.          | 1/2 hour       | 1 per 30,000        | 0                               | 1               | 0                      |
| 8 Skate Park                        | 11,000 sq.ft.          | 1/2 hour       | 1 per 30,000        | 1/3 System                      | 1               | (2/3rds System)        |
| 9 Baseball (youth/Little League)    | 1.2 acres              | 1/2 Mile       | 1 per 5,000         | 6                               | 4               | 2                      |
| 10 Softball <sup>3</sup> A. Adult:  | 2 Acres                | 1/4-1/2 Mile   | 1 per 5,000         | 2                               | 2               | 0                      |
| 10 Softball <sup>3</sup> A. Youth   | 1 Acre                 | 1/4-1/2 Mile   | 1 per 5,000         | 3                               | 3               | 0                      |
| 11 Football                         | 1.5 Acres              | 15-30 minutes  | 1 per 20,000        | 1                               | 1               | 0                      |
| 12 Soccer                           | 1.7-2.0 Acres          | 1-2 Miles      | 1 per 10,000        | 6                               | 5               | 1                      |
| 13 Playgrounds                      | 4,000 sq.ft.           | 1/4 Mile       | 1 per 3,000         | 13                              | 6               | 7                      |
| 14 Swimming/Spray Pools             | 2 Acres                | 15-30 minutes  | 1 per 20,000        | 1                               | 1               | 0                      |
| 15 Sledding Hill                    | 5 Acres                | 15-30 minutes  | 1 per 40,000        | 2                               | 2               | 0                      |
| 16 Natural Ice Skating Area         | Pond                   | 15-30 minutes  | 1 per 20,000        | 1                               | 1               | 0                      |
| 17 Trails A. Bicycle/Jogging:       | 5 Miles                | 30 minutes     | 1 per 40,000        | 4 miles                         | 5               | (1 mile) <sup>4</sup>  |
| 17 Trails B. Walking/Nature/Skiing: | Regional               | 30 minutes     | 1 Mile per 5,000    | 1/2 system                      | 5 miles         | (3 miles) <sup>5</sup> |

Footnotes:

1--School and church facilities are counted where neighborhood play is permitted.

2--Corunna facility is counted here.

3--Corunna facility is counted here and the population served is 25,000.

4--The mile is the completion of the Loop Park Trail and the Fisher Redi-Mix Trail section.

5--The three miles are available in Collamer Park and Rosevear Park

**STANDARDS FOR RECREATIONAL ACTIVITY/FACILITY DEVELOPMENT**  
**CITY OF OWOSSO PARK SYSTEM (Page 2 of 2)**  
**[National Recreation And Parks Association Standards]**

| By Activity/Facility                      | Space Requirements            | Service Radius | Per Capita Standard | Existing in Owosso <sup>1</sup> | Owosso Standard | Surplus/ (Deficiency) |
|-------------------------------------------|-------------------------------|----------------|---------------------|---------------------------------|-----------------|-----------------------|
| 18 Picnic Area and Tables                 | 16 Tables/Area                | 5 Miles        | 1 Table/200         | 74 Tables <sup>2</sup>          | 80 Tables       | (6)                   |
| 19 Rest Room Buildings                    | N/A                           | N/A            | N/A                 | 2                               | 3               | (1)                   |
| 20 Amphitheater/Bandshell                 | 2 Acres                       | 1 Hour         | 1 per 50,000        | 2                               | 1               | 1                     |
| 21 Natural Swimming Beach/Pool            | 600-800 LF                    | 30 minutes     | 1 per 20,000        | 1                               | 1               | 0                     |
| 22 Passive Water Sports-Fishing           | 1,000'/1,000 population       | 30 minutes     | 20,000 lineal ft.   | 20,000 l.f.                     | 16,000 l.f.     | 5,000 l.f.            |
| 23 Canoeing/Livery/Drop-Offs <sup>3</sup> | 20-30 Canoes                  | 30 minutes     | 1 livery/50,000     | 1 drop-off                      | 2 drop-offs     | (1)                   |
| 24 Concession Stands                      | N/A                           | N/A            | N/A                 | 3                               | 3               | 0                     |
| 25 General Recreational/Cultural Ctr.     | N/A                           | N/A            | N/A                 | 2                               | 2               | 0                     |
| 26 Landscaping/Urban Forests              | 25% of Each Park <sup>4</sup> | N/A            | N/A                 | 5                               | 6               | (1)                   |
| 27 Campsites                              | Regional Park                 | N/A            | 1/150 Population    | 0                               | 50              | (50)                  |
| 28 Playlots/Mini Parks                    | Less than 3 acres             | 1500 feet      | 1 per 3,000         | 10                              | 6               | 4                     |
| 29 Community Playfield/Park               | 20 Acres/Park                 | 1-2 miles      | 5 Acres/1,000       | 73                              | 70              | 3                     |
| 30 City Wide Regional Park                | 200 Acres                     | 4 miles        | 10 acres/1,000      | 160                             | 170             | (10)                  |
| 31 Overall Standard                       | 10 Acres/1,000                | N/A            | 10 Acres/1,000      | 252                             | 262             | (10)                  |
| 32 Linear Park                            | N/A                           | Regional       | Resource-based      | 16,650 l.f. <sup>4</sup>        | 15,000 l.f.     | 1,165 l.f.            |

Footnotes:

- 1--School and church facilities are counted where neighborhood play is permitted
- 2--There are five picnic areas with adequate tables; other tables are needed in other parks
- 3--There is a private canoe livery serving the Owosso area
- 4--4,140 lineal feet are undeveloped

## PART IV--*Travelers, Visitors and Tourism*

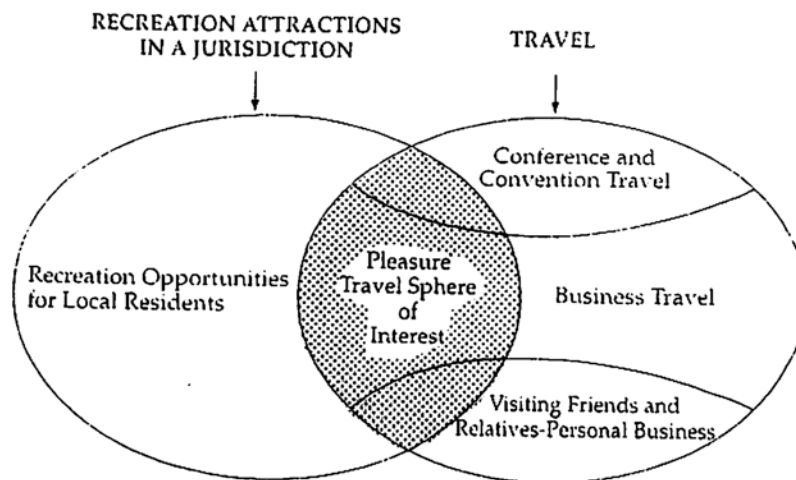
**Introduction and concepts.** For Owosso and elsewhere, the notion of what constitutes a parks plan has been broadened in recent years to describe the role of the park system in the local economy. It has been well-known for many years what parks can do for property values near the parks—studies hold that there is an average 20% premium for properties within 500 to 1,000 feet of a park. The increased value of properties next to parks is akin to the principle of capitalization. Parks come at a lesser cost in the long term to a jurisdiction under this principle.

On a similar note, it has been argued that parks are part of the community's economic development strategy because quality of life is now near the top of everyone's scale for selecting a community to advance one's career and settle into a desirable living environment. Owosso has begun to change its thinking about economic development to one that recruits talented individuals as well as firms. There are many ways to expose a town to individuals—one good way is to welcome travelers, visitors and tourists. This plan calls for repositioning parks as "green infrastructure"—part of the community fabric and equal in importance to the three "p's"—pipes, public safety and pavement. Smart communities add a fourth "p" to that slogan in the name of *parks and recreation*.

**Perspectives on Travel.** The broad field of travel is commonly divided into four major segments based upon the purpose of the trip:

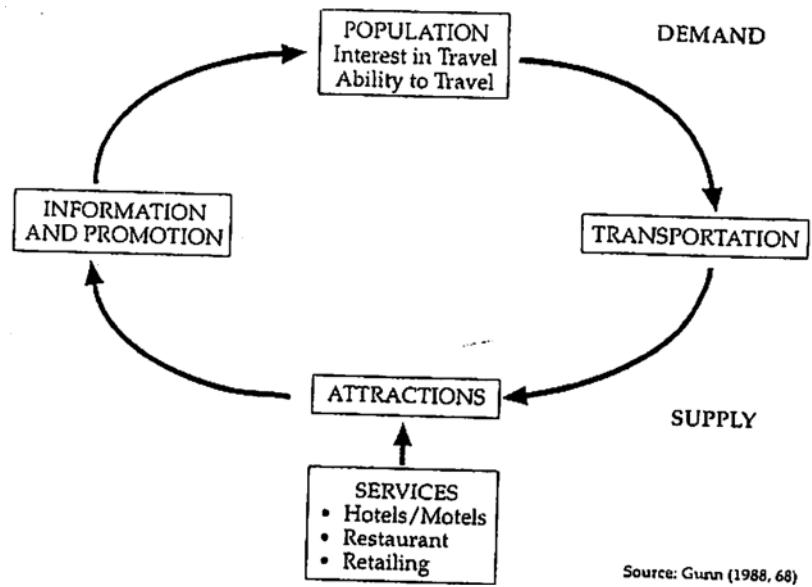
- 1) Business-related travel;
- 2) Personal business, including visiting friends or relatives;
- 3) Conventions and meetings, and;
- 4) Pleasure travel.

There is overlap between purposes for travel. For example, a business trip can include a golf outing or outdoor exercise. Conventions rely on community attractions to fill the meeting schedules. Citizens hosting relatives and friends often use recreational facilities. See the chart below for a graphic impression of the relationships.



**SEGMENTS OF TRAVEL AND THEIR INTERRELATIONSHIP**

Traditionally tourism referred to travelers only and did not think about the other reasons for trips. It is advisable to think about tourism in broader terms and embrace the larger economic value to the community. Positive economic impact benefits local businesses and residents. That should be enough to qualify the importance of tourism, but a healthy tourism and attraction base bestows benefits to the city's operations as well when the benefiting entities pay taxes and service fees to the city. See the model below of a simplified tourism system.



Source: Gunn (1988, 68)

**A SIMPLIFIED MODEL OF A TOURISM SYSTEM**

*Attractions* activate the tourism system. Most all attractions are operated by public agencies or non-profit organizations. Rarely do people leave their homes for the sole purpose of staying in a particular hotel or dining at a particular restaurant. There is more to a trip. The quality of life of the area can be measured by the way it presents itself to others. Open space, parks and their programs, community appearance, and hospitality all add to the community's well-being. The level of cultural arts--music, dance, theater, and public art museums are indicators of quality of life. Owosso's size, as usually measured by the population of the mid-county, has achieved a level that cultural venues, historic preservation, restaurants, entertainment outlets, park facilities and unique stores should exist in a quality and quantity to satisfy diverse out-of-town interests.

**Travelers and Owosso Parks.** Specific tourism roles for the City Parks system come into play and these are presented in list form with a later set of remarks on how these should fit into the plan:

*Curwood Castle Park and The Gould House.* Owosso's history is a source of interest that expresses itself in Curwood Castle Park and the Gould House. The Gould House requires a higher profile and image of availability, perhaps a marketing plan, to reach the level of community commitment to have it play a larger role in tourism and visitor services. Curwood Castle Park has a master plan that has progressed significantly



in the past seven years since the 1988 Park Master Plan designated the park for vast improvements. Another master plan is overdue. The Shiawassee Art Gallery and its art programs, the castle, amphitheater, river features, footbridge, Comstock Cabin, trailhead for the James Miner river walkway, and other improvements described in the plan make this area an easy favorite for the area's tourism potential. Promising images at the armory's back wall and the Matthew's Building façade elevate community hopes for their supportive role in the park.

*Fayette Square.* The plan presents a vastly different perspective on what this small park can be in the center of Owosso's Historic District. A pattern of impressive gardens and walkways has begun and will encourage the traveler to use this area as the stopping point for walking tours of historical spots and the adjacent downtown area.

*Camping.* There is potential to develop camping at Collamer Park for about 50 spaces. The campground is promoted in the 5-year plan that begins with a schematic drawing of the layout. The timing of the implementation of the campground is closely tied to when policy decisions about franchising an operation out of the city park are made.

*Enhanced River Walk.* The section of the James Miner River Walkway between the Heritage Footbridge and the 1225 Steam Railroading Museum is a natural connector between the two attractions and should be upgraded. Ideas for enhancement include pedestrian lights, a generous landscaping effort, buffering against commercial properties, and a sculpture walk for traveling exhibits on loan. The Parks Plan should provide for professional rendering of the walkway through the efforts of a planning committee.

*Bicycling.* With connections to the James Miner Walkway, and the city's plan emphasis for linkages between attractions, Owosso can become a bicycle destination with many supportive features upon arrival. It remains important to identify regional bicycle routes on county roads and potential rails-to-trail routes. The most recent contender for attention is the Ionia to Owosso Rail Trail. The adjoining township planning commission will work on alternate trail routes into the city's street, sidewalk and trail system from the proposed trail's end at M-21 and the former rail crossing about 5/8ths of a mile from the city limits.

*Roadside Rest Area.* This common feature of a parks system is easily accommodated at either Bentley Park or Curwood Castle Park. In this plan the Planning Commission targets a space along State Highway M-52 and the river in Curwood Castle Park. The location permits a convenience stopover, becoming a very good exposure to Owosso with a walking tour of historic homes or a walking trip to the downtown or park features.

*Bentley Park.* The exposure of Bentley Park is unparalleled in the park system. It is a gateway park to the City's transportation hub a few blocks north at M-52, M-21 and M-71. The presentation of this park to the public can reflect the character of the balance of the community. Landscaping, recreation activities, highly groomed picnic grounds, playscapes, ice-skating and walkways can announce the city as it wishes to present itself.

Together with urban renewal of manufacturing areas immediately to the north, Owosso's tourism reputation can be supported with deliberate action in this strategic location.

*Open Space Policies.* Park practitioners talk about *a city in the park*, versus scattered parks throughout the city. This notion needs to be explained. One way to do that is through the 1995 park survey that asked 250 residents how they felt about city policies dealing with front yard setbacks, the preservation of neighborhoods as places to raise families with rest and relief from work environments, the influence of improper outdoor burning, and the maintenance of properties, the limitations against outside storage, and street-side tree planting programs. All were very strongly supported by the citizens. From that encouraging base, one can recognize the influence these policies have on tourism, travelers and visitors. Owosso is replete with strong neighborhoods, from modest housing to expensive homes that demonstrate a high standard of maintenance. There are immense benefits to tourism and impressions upon travelers and visitors.

While much emphasis is placed on the need for commercial outlets for tourism as the carrying power for a tourism strategy, the parks and character of the city supplement the platform for successful commercial ventures. With or without the commercial objectives, the value of servicing visitors through the parks and recreation system is an enriching character building quality for the spirit of citizens and the community. This plan makes the effort to reposition the parks and recreation system as being central to tourism in the minds of community stakeholders.

**List of Attractions.** On the page 43 a list of Owosso's attractions (aka "destinations") for traveler's, tourists and visitors demonstrates an ample inventory of reasons for expanding the notion of what our park system can do to boost this sector of our economy. The repositioning of our parks is important. Communicating the potential for tourism and park awareness starts with naming facilities other venues, differently:

- Rosevear Park could be named Rosevear Woods or for a benefactor to the interpretive park that is recommended for this space.
- The large pavilions should be labeled "Event Pavilions".
- Fayette Square should be named Fayette Square Gardens.
- Collamer Park should be titled Collamer Regional Recreation Area.
- The section of the river walkway between the Steam Railroading Institute and the Curwood Castle Park footbridge should be renamed to reflect its strategic link and intervening enhancement potential (sculpture islands, lighting, benches, and enhanced landscaping as with the flowering crabs at city hall).
- Specialized street signs can be placed along the Oliver Street Historic District.
- The Lebowsky Center could be named the "Lebowsky Playhouse"
- Some of the athletic facilities and pavilions could be considered for commercial names in exchange for maintenance funds and capital improvement drives.

Once developed as completed facilities for the general public, the name changes and marketing may proceed. More ideas are needed to reposition the parks and points of interest to a more proactive attraction-based image of Owosso's facilities for the public's leisure time enjoyment.

**LIST OF OWOSSO'S ATTRACTIONS—In Random Order  
(those likely to activate pleasure travel)**

Note: City Park Locations and Uses are in **Bold**

**Curwood Castle**

**Mitchell Amphitheater**

**Harmon Patridge Park—River Access, Canoeing & Event Pavilions**

**Bentley Park Events Pavilion**

**Bentley Tennis Courts**

**Collamer Regional Recreation Area**

**Soccer Fields**

**Softball/Baseball Fields**

Oliver Street Historic District

**Shiawassee Arts Center**

1225 Steam Railroading Institute & Museum

Polar Express North Pole Train Tour

**James Miner River Walkway**

Willman Field (Owosso's historic football stadium)

Lebowsky Center

Baker College Campus and Library

**Fayette Square Gardens**

Gould House Events

**Curwood Festival**

**Shiawassee River -- Small Mouth Bass Fishing and Canoeing**

Historic Downtown Owosso

Schmidt's Jewelers Clock and Historical Display

Comstock Inn & Conference Center

Downtown Antique Car Show

**Arts and Garden Festival**

**Downtown Art Walk**

Downtown Farmers' Market & Farmers' Market

The Fall Historic Home Tour

Glow Owosso Event

The programming for tourism in this area is through the Shiawassee Convention and Visitor's Bureau. Other tourism organizations that actually program recreation in city parks include the Shiawassee Arts Council, Curwood Festival Inc., the Owosso Historical Commission, Friends of the Shiawassee River, The Owosso Area Amphitheater Association, and the Owosso Master Gardeners Association. Each of these entities has a Board of Directors, many with paid staff professionals and all operating in city parks at many times of the year. What is missing that this plan calls for is the repositioning of the perspective on the parks as a key to the traveler's, visitors and tourist satisfaction and the improved, coordinated marketing of the offerings from this multi-layered organizational fabric.

**City of Owosso Parks System – More Photo Images**



Photo 19: Don and Metta Mitchell Amphitheater



Photo 20: Collamer Park/Hopkins Lake



Photo 21: Harmon Patridge Park



Photo 22: James Miner Walkway



Photo 23: Rudy DeMuth Field



Photo 24: Bentley Park

## ***PART V -- PLAN DEVELOPMENT***

***THE PLANNING CONTEXT.*** To justify investment of resources, public bodies must be convinced that parks and recreation efforts deliver public benefits, meaning benefits that apply to most people in a community. This discussion began in a more limited way in the introduction to the traveler's, visitors and tourist section of the plan. In a broader realm, the benefits attributed to parks and open spaces are divided into three categories that are also subdivided into TEN PUBLIC BENEFITS.

### ***I. Economic Development.***

1. Attracting tourists.
  - ✓ Available attractions
  - ✓ Parks and recreation system attractions
  - ✓ Non-profit "partners" attractions
  
2. Enhancing real estate values.
  - ✓ People will pay more to live close to natural park areas.
  - ✓ Subsequent higher property taxes to local governments
  - ✓ Aggregate payment to local government often sufficient to pay annual debt charges required to pay bonds for the park improvements
  
3. Attracting businesses.
  - ✓ Parks attract highly educated professionals
  - ✓ Quality of life is a major component for where people choose to live
  
4. Attracting retirees.
  - ✓ A clean growth industry includes the increasing number of relatively affluent, active retirees
  - ✓ The decision to settle is primarily guided by two factors: climate and recreational opportunities

### ***II. Alleviating Social Problems.***

5. Preventing youth crime.
  - ✓ Early stimulant in the parks movement of the twentieth century
  - ✓ Social support from adult leaders
  - ✓ Intense and individualized attention to participants
  - ✓ A sense of group belonging
  - ✓ Relative benefit of return on investment versus vandalism, crime, and idleness
  
6. Healthy lifestyles.
  - ✓ Key to controlling health care costs is prevention
  - ✓ Parks and recreation facilitate improvements in physical fitness
  - ✓ Parks and recreation facilitate positive emotional, intellectual, and social experiences

- ✓ People with wellness have a proclivity to act during their free time, rather than merely to be acted on
7. Environmental stress.
    - ✓ Parks in urban settings have a restorative effect that releases the tensions of modern life, especially in urban settings
    - ✓ The cost of environmental stress in terms of work days lost and medical care is likely to be substantially greater than the cost of providing and maintaining parks
  8. Unemployment and underemployment.
    - ✓ Basic physiological needs that many people derive from work are difficult to acquire when they are working in low-level service jobs that are unfortunately the major growth positions in the economy. For unemployed such needs may be totally unmet
    - ✓ The needs are self-esteem, peer group recognition, ego satisfaction from achievement, a desire to be successful, excitement and self-worth
    - ✓ For a growing number of people these needs will be fulfilled in their familial or leisure milieus or they will not be fulfilled at all

### **III. Environmental Stewardship.**

9. Historical preservation.
  - ✓ Preserving historical remnants as part of a parkscape offers lingering evidence to remind people of what they once were, who they are, what they are and where they are
10. The natural environment.
  - ✓ People turn to the natural environment, preserved by human action as a park, wilderness or wildlife refuge for something they cannot get in the built environment
  - ✓ Parks play a role in preserving our natural life support system—the green infrastructure of a region connected by waterways, wetlands, woodlands, greenways, conservation lands and wildlife habitat
  - ✓ Green infrastructure is planned and protected before development

With a few high profile exceptions, Owosso parks have quietly and reliably improved in small increments to supply many of the benefits from this list. This plan believes that the parks can do better and offers avenues for improvement. With special respect to “healthy lifestyles,” attention is warranted with the great number of the population who are obese or at risk for obesity. Owosso’s Memorial Health Care conducted a 2005 study on sixth graders and learned that an astonishing 42 percent of the children were considered at risk for obesity. To supplement recreation program providers, the parks, bicycling routes, sidewalks and school parks together with their plans should have the comprehensive setting to provide outlets for vigorous exercise.

## ***PARK PLANS – BY INDIVIDUAL PARKS***

For each of the city's parks the planning commission had the use of a park facilities and description sheet. These lengthier guides included statements about the park that raised issues, showed potential, and recommended areas of improvement and opportunity. A shortened version is included in this section of the plan with the commission's conclusions incorporated. The purpose for this plan section is to provide an ongoing reference to help explain why the facilities in the parks are recommended and to supply support information for the inevitable proposals to change the plan over time. The Appendix contains site plans and other support documents for some of the parks. One Appendix exhibit lists the accessibility compliance needs for the parks and the compliance plan is found in the capital improvements chart beginning on Page 60. Site plans for some parks are outdated and unaffordable to update for this plan. The narratives, for the moment, will have to suffice in the provision of information about development for these parks.

The park boundaries are legally described in **Exhibit S**. All park facilities are listed in an earlier section of the plan under "Park Facilities." The 5-year capital improvements plan will show the short-term priorities that the planning commission assigned to the specific parks.

### ***1) CURWOOD CASTLE PARK***

*Location:* Downtown at the confluence of State Highways M-52, M-21 and M-71.

*Size:* 7 Acres

*Key Observations:*

1. This is a historic/cultural area, and that influence has established the underlying theme for this park's development.
2. The park, more than any other public open space in the city, represents a destination for travelers, visitors and tourists.
3. The downtown greenspace at two major highway intersections is a regional park in a downtown setting.
4. Special events occur here on a regular basis.
5. Surrounding land uses represent assets to the park – the armory and middle school.
6. It is helpful to think of the park as consisting of land use zones:
  - a) Entry/welcome area zone (south end)
  - b) Museum/heritage zone (arts museum and Cabin area)
  - c) Castle zone
  - d) River interaction zone (west of the Castle)
  - e) Amphitheater and grounds zone
  - f) Armory/middle school zone
7. The park's objective is to promote cultural/historical themes, and expand engagement with the Shiawassee River.

*2011 Plan Components:* What follows are the planned new or improved facilities:

- a) Reconstruct the parking lot and Curwood Castle drive to reduce traffic speeds

and design all street access points as park entry drives. A sketch of the traffic and parking concept is in Exhibit E.

b) A new park sign and arrival feature is to be designed and installed at the south entranceway.

c) Establish a traveler's/visitors mini-lot with picnic facilities overlooking the Shiawassee River.

d) Continue with sidewalk and lighting program for the planned walkways.

e) Irrigate the castle grounds.

f) Build a stairway off the Main Street bridge to the walkway.

g) Acquire scenic easements to the west walls of the Matthew's Building and Armory and apply architectural treatment to assure compatible vistas from the park.

h) Plant evergreens on the east river bank of the middle school from the castle perspective.

i) Continue to explore the establishment of a whitewater dam at the existing dam.

j) Acquire the house at 408 Curwood Castle Drive and plan a pond and perimeter landscaping in this area.

k) Work with landowners on Williams Street to maintain a vegetative cover for a scenic, erosion-free embankment on the river.

3) *Programming or Maintenance Recommendations:*

a) Clean the island north of the castle of flood debris on an annual basis.

b) Reapply dry-vit surface to the amphitheater roof façade.

4) *Site Plan or Graphics in Appendix?* Yes—a parking and traffic concept sketch at **Exhibit E** and the report from the Curwood Castle Park Planning Committee **at Exhibit D.**

-----  
**2) COLLAMER PARK (previously "Hopkins Lake Park")**

*Location:* South central Owosso including areas outside the city limits.

*Size:* 164 Acres

*Key Observations:*

1. Hopkins Lake is regional recreation area and urban park. Since the 1972 Michigan Recreational Bonding Program, Hopkins Lake has had this concept. Four other government units dedicated their bond revenues to this park at that time. A metropolitan park with diversified recreational activities should have at least 200 acres. The park at complete build-out and ownership would have 174 acres and is deemed a sufficient match for that standard.

2. This kind of park serves the whole city and region. It contains activities that cannot be accommodated by neighborhood or community parks.

3. The 16-acre lake and land area is very sensitive to intensive recreational activity. It is more characteristic of a natural reservation for nature study and hiking. There are soil and slope limitations, and the lake is in an advanced stage of eutrophication. Resource management and carrying capacity monitoring will command attention in the care of this park.



4. A regional park suggests that there should be a regional support mechanism in place.

*2011 Plan Components:*

1. Selective fencing locations may be required to resolve boundary and use area conflicts. The fencing material in favor is the woven wire 6" fence with cedar posts and a height of 5 feet. A design influence of the enforcement strategy is to maintain the free passage of wildlife to and from the wetland, forests and meadow areas of the park with surrounding uplands outside of the park.
2. A means to improve the oxygen levels in the lake should be investigated. A passive windmill-float system is used on smaller ponds and may provide the much needed oxygen supply to the lake's very eutrophic condition.
3. The plan shows an additional 9 acres of lake area potential beyond the southwest area of the lake. A dredging operation would remove the muck accumulation and create more surface water.
4. A map at Exhibit N shows an interior loop trail system of up to five miles in length. The local Kiwanis clubs are heavily vested in this system and its maintenance. Discussions with BMX bikers make also generate more interest.
5. The 12-acre "Verlac" parcel is designated for about 50 camping spaces. A traveler/visitor campground franchise should be examined for its feasibility at this location.
6. A pavilion for large group outings will overlook Hopkins Lake at the southeast boundary of the Verlac/Fairchild parcel. The setting is ideal for companion use by the campground and daycamp activities planned for the area.
7. A companion east-side parking facility will be developed on the upland section between the former Verlac house location and the pavilion
8. An expanded parking facility is possible to serve the pavilions and volleyball courts on the west side.
9. A new playground is to replace the removed west side playground.
10. Lakeshore plantings are to provide shade for lakeside users and relief from the sterile shoreline setting on the west side and diminish foraging Canadian geese.
11. Develop an east side parking facility at the lakeshore with fishing pier.
12. Build a six-space trailhead parking facility south of the end of Palmer Street. This lot could supplement parking for the use of the small pavilions.
13. Ultimately, Palmer Street should be vacated as a public street and closed at a point south of the residence at the north end of the Verlac property. This closure would enable structural closing of the east end of the park at dusk.
14. Construct a new 5-acre level playfield on the former landfill and current stump disposal site.
15. A boat launch should be constructed.
16. Develop a potable water supply for the area near the dog park and community garden
17. The east side of Collamer Park may serve as an alternate disk golf location.

*Maintenance Recommendation.*

1. The parkland mowing scheme can be reduced through an edge mowing along roadsides and pathways while converting to twice a year mowing of meadow areas.

*Site Plan or Graphics in Appendix?* There is a hand-drawn trail map for the park in the Appendix, **Exhibit N**. Playground and campground designs are included in the Appendix at **Exhibits O and P** respectively.

---

### **3) HARMON PATRIDGE PARK**

*Location:* Owosso Township, Section 12; generally Outlots B, C, E, and a portion of D.

*Size:* 5.2 Acres

*Key Observations:*

1. This park received a “makeover” in 2004.
2. This park was established for the enjoyment of the public on July 6, 1929, by deed from Laura Patridge. The deed restriction states, “that the premises hereby conveyed shall always be kept in such a condition as to be attractive as a place for recreation.”
3. Chippewa Trail was a county road. Now that the road is closed the east side park boundary at the north end had been the east line of the former roadway right-of-way. A city survey of the road revealed that the pathway is on the east side of the roadbed and no longer available to the public. The west half of the road right-of-way is wooded and impassable now.
4. The north boundary of the park ends at Wilkinson Road. There is a public way up the hill on a worn pathway that reaches the crest of the valley wall. The serious bicyclists use this as a link on a 16-mile loop trail that routes through Corunna too.
5. The park is not in the city but would be an ideal destination for northwest Owosso neighborhoods if there were a footbridge/bicycle path to Chipman and on to North Street.

*2011 Plan Components:*

1. Identify a solution to the brackish water supply at the well and redevelop a potable water supply for this heavily used picnic facility.
2. Complete woods trail back to the south from the north terminus.

*Maintenance Recommendations.*

1. Routine maintenance of the trail is required along with some repairs to sloped sections where wash-outs occur.
2. The Rotary trees should be inventoried and replaced when trees die. The species must be adhered to in order to maintain compatibility with the interpretive map at the park.

*Site Plan or Graphics in the Appendix?* None.

---

### **4) FAYETTE SQUARE**

*Location:* In the Original Plat of the City of Owosso at Washington and Oliver Streets.

*Size:* 1.1 acres

*Key Observations:*

1. This park has a partner for development and some maintenance—the Owosso Master Gardeners Club. A site plan for the park lays out planting areas and preferred species; however, this plan has been modified to include future benches that surround an area dedicated to veterans.

2. In the center of the western portion of the park is a circular gathering place that contains a number of war memorials. The area within this circle is referred to as “veterans circle,” and is landscaped by volunteers.

*2011 Park Plan Components:*

1. The park needs a sign at both the Washington/Oliver corner and the Park/Oliver corner. The sign material requires attention for compatibility for this historic district of Owosso.
  2. The park plan recommends a trellis structure for an entryway to the park at Washington and Oliver Streets.
  3. Construct a low-profile, low-tech creative play space in southeast park area.
  4. Add four additional benches in the approaches to the veterans circle.
  5. Continue the garden development over the short and long term.
- Site Plan or Graphics in the Appendix?* Yes, a site plan (which has been subsequently amended) of the garden layout in the Appendix, **Exhibit Q**.

-----

**5) RUDY DEMUTH FIELD**

*Location:* Eastern limits of the City along the Shiawassee River.

*Size:* 10.2 Acres

*Key Observations:*

1. This floodplain park is on the inside of a broad meander loop of the Shiawassee River in a beautiful natural setting. This park has as good potential for creating quality of life improvements for the city.
2. Rudy DeMuth Field is one of three parks slated for “makeovers” in the 5-year plan.

*2011 Park Plan Components:*

1. Acquire and develop the school’s bus garage area for parking (for football games as well), James Miner Walkway, and riverside landscaping.
2. Create a parking lot on a closed Oakwood Street with turnaround.
3. Eliminate parking between ball diamonds but maintain a gated service drive.
4. Improve drainage, if possible, for fields and add security lighting.
5. Apply some outfield fence landscaping for screening, baseball visibility.
6. Build a small tot lot in the south lot of the bus garage property.
7. Build a Gould Street gated entrance and north side parking lot if stadium parking needs are not met on #1 above.
8. Relocate tot lot ball diamond to the southeast corner of the park.
9. Install park sign.
10. Build a canoe launch on the south lot of the bus garage site.
11. Add a park sign at SE corner of Jerome and Oakwood Streets.
12. Install covered tables and benches [a pavilion has not been recommended for this park].

*Site Plan or Graphics in Appendix.* Yes, a site plan in the Appendix, **Exhibit M**.

-----

**City of Owosso Parks System – More Photo Images**



Photo 25: Bentley Park



Photo 26: Collamer Park/Hopkins Lake



Photo 27: Bennett Field



Photo 28: Holman Pool  
(currently under demolition)



Photo 29: Fayette Square



Photo 30: Don and Metta Mitchell Amphitheater

**6) BENNETT FIELD**

*Location:* In northwest Owosso on City boundary line with Owosso Township.

*Size:* 10 acres; 983 feet north-south and 871 feet east-west; diagonal northeast boundary with “Penn Central” Railroad.

*Key Observations:*

- 1. This park has a history of sports play for the region, and the plan recognizes the park’s primary role for that use.
- 2. The traffic signal installation at Main and Chestnut Streets permits better access to this park and better reliance on Chestnut for exiting the park.

*2011 Park Plan Components:*

- 1. The plan repeats the 1996 plan recommendation for a bicycling/trail access to the northwest (to King Street) and neighborhoods in NW Owosso.
- 2. Limit access to and from the park using Hoyt Street and Lafayette Boulevard by creating cul de sacs at the end of these streets and close the Brooks Street connection.
- 3. The bathrooms must be completely overhauled.
- 4. Plant evergreen screening clusters on south side of Bennett Field Drive to add to park-like atmosphere
- 5. Acquire sufficient land from west side of north ball diamond for a 20 space parking lot.
- 6. Install a new gate at right field fences for access to warm-up areas.
- 7. Install park sign on a landscaped mound.

*Site Plan or Graphics in Appendix?* None.



**7) BENTLEY COMMUNITY PARK**

*Location:* On State Highway M-52 in south Owosso.

*Size:* 8.2 Acres

*Key Observations:*

- 1. The park has developed as a community park serving the entire city and very likely regional citizens and organizations.
- 2. The industrial boundaries on the north and east and the major thoroughfare boundaries on the south and west isolate this park from safe approaches by any means other than automobile.
- 3. There is a large residential neighborhood round the park.

*2011 Park Plan Components:*

- 1. Construct a playscape in two phases (a splash pad should be considered as an alternate for the second phase).
- 2. A new sand volleyball court will be constructed.
- 3. The tennis courts will be resurfaced and potentially outlined with evergreens on the south and west for wind buffer and reduced interference from highway traffic.
- 4. The open space area will continue to be reviewed for ice skating potential but does not have a specific plan recommendation.
- 5. A 2,000’ perimeter running path will provide a fitness facility.

6. An added land dimension on the north side will provide better 90 degree parking and/or facilities that relate to a trailhead. The land would be acquired or leased from Consumer's Power.
7. Add 6 covered tables and benches.

*Site Plan or Graphics in Appendix?* None

-----

### **8) GROVE HOLMAN PARK**

*Location:* Southwest Owosso near State Highway M-52

*Size:* 6.0 Acres

*Key Observations:*

1. This park primarily served the community with a swimming pool. The pool was closed in August 2005 and reopened with a local fund raiser for the 2006 season. The pool has subsequently closed permanently and demolition has begun.
2. In 2010, a sledding hill was constructed.

*2011 Park Plan Components:*

1. Evaluate the potential for the former pool area to be used for ice skating or some other winter activities to create a critical mass of wintery fun that will promote the park's winter identity.
2. Investigate the potential to turn the pool building into a winter warming house with bathrooms, concessions, and other fun stuff.
3. Install park sign at SE corner of Hampton and Walnut Streets (no sign on M-52).
4. Consider a leveling of the hill or the construction of a wooden platform at the top.

*Site Plan or Graphics in Appendix?* Yes, a sketch of a sledding hill at **Exhibit H.**

-----

### **9) HUGH PARKER SOCCER FIELD**

*Location:* Southeast limits of City at entrance to Southeast Owosso Industrial Park.

*Size:* 15 Acres

*Key Observations:*

1. This park is a companion park to Rosevear Park across Farr Street.
2. The park is primarily a soccer complex with very adequate parking and a functional open space zone in the southeast.
3. The park gives a barren appearance but has a landscaping plan on file.
4. This park is noted for poor soils that do not provide for good growth of vegetation.

*2011 Park Plan Components.*

1. Implement the plan on file in the Office of Community Development that demonstrates detailed landscaping recommendations, planned for three phases, for the berms and park borders--

|    |                  |
|----|------------------|
| 65 | Canopy Trees     |
| 35 | Coniferous Trees |
| 52 | Ornamental Trees |

Spreading Evergreens

(cluster the trees along Monroe Street to preserve views of park)  
(avoid species that will spread tree litter on the fields)

- 2. Create parking “mall” on Farr Street—one side of this 50’ right-of-way.
- 3. Establish a maintenance standard and implement it for the embankments along the Abrey Creek drain. Consider a meandering route alteration.

*Site Plan or Graphics in Appendix?* Yes--Tree/Species List in the Appendix, **Exhibit I.**

-----

**10) ROSEVEAR PARK (“ROSEVEAR WOODS”)**

*Location:* Southeast Owosso limits near Hugh Parker Field and the Southeast Owosso Industrial Park

*Size:* 7.8 Acres

*Key Observations:*

- 1. The better suggestions for this park over the years talk about restricting vehicle access and restricting off-road vehicles that have damaged the parks slopes. The park has a grotto like setting with a small stream in its center and gently sloping valley walls. It may easily be planted with native shrubs and trees in a natural setting for nature interpretation along a simple trail system. Potential exists to unify with a nearby elementary school for support to this end.

*2011 Park Plan Components:*

- 1. The park will have a natural plantings master plan with incremental efforts to implement the plan over a period of time.
- 2. Install a signed interpretive trail constructed with donations.
- 3. The Farr Street parking facility will provide the parking for this park.
- 4. The drain culvert will be maintained (repaired) and guarded from accidental falls.
- 5. The erosion scars from the bicycle park experiment will be repaired if they conflict with other uses.
- 6. Consider a scenic overview, with sign, above the current access spot and clear an area to establish a visual presence on Farr Street.
- 7. Consider a disc golf design that has the potential to integrate with Oak Hill Cemetery
- 8. Investigate the potential for a non-motorized path that can connect Rosevear to Collamer Park via Oak Hill Cemetery or other routes.

*Site Plan or Graphics in Appendix?* Yes, an interpretive trail map at **Exhibit K.**

-----

**11) MEMORIAL FIELD**

*Location:* North central Owosso with a walk-in entrance on North Adams Street at Galusha Street

*Size:* 1.3 Acres

*Key Observations:*

- 1. This is a neighborhood park that was formerly a city ice rink with lighting and a warming house.

2. The plans for this park will revolve around the interests and resources of the neighborhood that has shown enthusiasm for “their” park.
3. Youth soccer and ball teams find this field to be a good practice area.

*2011 Park Plan Components.*

1. The park is unsigned and in its context requires a gateway announcement of its availability and status as a city park.
2. Philanthropic or service club donation of a tot lot will serve a neighborhood that is quite isolated from public open space in the northeast quarter of the city.
3. Improve the pathway to the field—crushed limestone.

*Site Plan or Graphics in Appendix?* None.

-----  
**12) GRAND AVENUE FIELD**

*Location:* In southeast Owosso on the south end of Grand Avenue with another approach from Washington Street via Harper Street.

*Size:* 1.3 Acres

*Key Observations:*

1. The Planning Commission recommends removing this park from the park system. A process is recommended that incorporates neighborhood planning for the possible uses of the land that might include: reforestation into a conservation area; partial sale—south side—to the cemetery as buffer area only; some residential lots along Grand Avenue.
2. As an alternate, consider local neighborhood plans for passive recreation, community gardens, or the return of the property to a natural state.

*Site Plan or Graphics in Appendix?* None.

-----  
**13) PARK LINKAGES, RIVER, AND BIKE SYSTEM PLANS**

*Location:* The existing park linkage is the James Miner River Walkway that begins on Williams Street at the north boundary of the Owosso Middle School and proceeds to the east city limits on the north side of the Shiawassee River. There is a south side connection that begins at Washington St. and heads east.

*Size:* The James Miner River Walkway is 7,500 lineal feet of trail with a partial roadway section at Jerome Street and Oakwood Street.

*Key Observations:*

1. The city’s sidewalk system is offered as a pedestrian link to parks and open space areas and another basis for keeping fit.
2. There is a regional trail plan for the former Central Michigan RR line from Owosso to Ionia. Owosso Township Planning Commission will consider routes into the city street and trail system to permit access to the James Miner Walkway.
3. The city council has adopted a “Bike City” policy goal in 2011. Efforts are on-going to install and promote wayfinding signs, bike racks, and complete streets.

*2011 Park Plan Components.*

1. Unite the city on designated routes with clearly marked signs and maps.
2. Establish crossing of M-52 at Cass Street.



3. Connect Bennett Field with northwest Owosso via 15' easement west of RR to King Street.
4. Create bikeway through school bus garage site.
5. Upgrade trail from Oakwood Bridge to Gould Street on south side of river.
6. Curb and drain Jerome Street and improve existing bikeway to 10' width.
7. Add two features to bikeway:
  - a) Install tot lot at Lyon's Club Park south of the Comstock Center lot.
  - b) Through donations, double the size of the skate park off the walkway at South Gould and Allendale Streets with a loop connector from James Miner Walkway to the Gould Street sidewalk.
8. Establish pedestrian/biking rail crossing in Westown at Lynn Street and Lansing Street.
9. Initiate intergovernmental efforts to:
  - a) Widen Copas Road to Hintz Road and plaza with dedicated bike lanes.
  - b) Develop route to rails-to-trails bikeway trailhead west of Delaney Road.
  - c) Apply major maintenance upgrade to James Miner Walkway.
10. Construct Footbridges at:
  - a) City hall parking lot to Clinton Street (covered)
  - b) Water treatment plant grounds
  - c) Northwest Owosso from N. Chipman Street to Harmon Patridge Park
11. Create 5K and 10K road race routes for special events.
12. Narrow M-52 to 3 lanes from M-21 to Wilkinson Road and establish 5' wide bikeways on each side.
13. Upgrade sidewalks for circulation--neighborhood fitness walking and connection to parks at the locations outlined in the Appendix.
14. Establish a trailhead in the city that connects to the Ionia trail, preferably in or near downtown. The Consumers gas plant site north of Bentley Park on M-52 and the parcel at the north west corner of Washington St. and the river are candidates. There is also a parcel that was acquired adjacent to the water treatment plant in 2011 that could be used.
15. Work with the Friends of the Shiawassee River to replant available riparian areas to their natural state, and consider multiple canoe/kayak launches that are readily signed.

*Site Plan or Graphics in Appendix:*

- a) Downtown Loop Trail, **Exhibit F.**
- b) Covered bridge concept at Clinton Street, **Exhibit G.**
- c) "Active Living by Design—Sidewalk Linkage Plan, **Exhibit R.**
- d) Recommended 5K and 10K road race route map, **Exhibit L.**
- e) Map of James Miner Walkway. **Exhibit J.**

-----

## ***FIVE-YEAR CAPITAL IMPROVEMENTS PLAN***

This is the action plan for the parks. It shows how the city intends to meet or will work towards achieving projects and programs derived from the goals and objectives over the next five years. Individual projects that are greater in scope and cost will be described with an explanation as to how these will be accomplished. Three parks that are in the five-year plan will be detailed with special attention to the funding sources. It should be noted that the long-term CIP follows. Opportunities from dedicated private funding sources may accelerate implementation of long-term projects into the five-year program.

With the impetus of community surveys and the goals and objectives, the planning commission ranked the improvements from a long list of pending park facilities. The product of that effort begins with a chart of projects that details costs, and estimated year of improvement. Consistent with the goals statements of this plan, major maintenance items will be listed as capital improvements.

Together with trail system and sidewalk improvements, there are three parks that will undergo major renovations in this order: Rudy DeMuth Field, Collamer Park and Curwood Castle Park. The planning commission preferences identified individual improvements in the parks but later grouped them with a strategy for comprehensive approaches to individual parks for a greater opportunity for outside funding assistance.

The years given for improvements are based on current information. These timeframes, costs, and work scope can change due to future circumstances.

### **THE IMPROVEMENTS, 2012-2016.**

**A. 2012:** The surveys of public preferences coincide with the city's efforts to acquire funding for a new trail at the riverfront from the Washington Street Bridge to the Oakwood Avenue Bridge. The \$1,073,000 project features a \$154,000 gift of land from the Tuscola, Saginaw Bay Railway, a \$590,000 grant from MDOT's Transportation Enhancement Program, a \$250,000 grant from the Michigan Department of Environmental Quality, a \$75,000 partnership with the Natural Resources Conservation Service, and engineering support from the Downtown Development Authority. The City's contribution is \$40,000.

A second trail related expenditure is a \$5,000 challenge grant to the James Miner Walkway's much needed upgrade and maintenance effort. The stipulation of the challenge is that an additional \$15,000 is raised to grade and top dress the trail from Owosso to Corunna. This is an outstanding example of where intergovernmental cooperation can demonstrate what can be accomplished for quality of life in the Mid-County when resources are pooled.

**B. 2013:** A maintenance item dominates this year's program—the resurfacing of the Bentley tennis courts at \$30,000. This budget includes buffer landscaping on the south and west sides of the courts.

A special initiative will take place in Rosevear Park with a \$10,000 educational interpretive trail. Foundations and grants will fund the erosion restoration work, species acquisition and plantings, trail construction, and interpretive signs.

The 650' bikeway section from Oakwood Street Bridge to Gould Street will be paved at 6' to 8' width. A side trail to a picnic site near Gould Street is recommended. This trail has potential for attracting funding assistance from a local sponsor and commemorating the name of this trail section in the donor's name.

**C. 2014:** This is the first year of the three-year park makeover program. Rudy DeMuth Fields and the associated river trail section on Jerome Street will be completed. A grant application for 50% of the costs will be submitted to the State of Michigan. The project cost is projected at \$138,000. Jerome Street will be curbed with storm drain improvements and parking for river use and Willman Field football parking. City funding is slated at \$60,000. A partner for the Jerome Street section will invest \$8,000.

The DDA will lead an effort to create a riverwalk between the 1225 Rail Museum and the Curwood Castle Park footbridge. This investment parallels the rapid growth of the both the Rail Museum the Arts Gallery, Armory redevelopment, and upgrade of the Matthew's Building façade and potentially use of the trail. The upgrade will involve benches, M-21 bikeway underpass reconstruction, lighting, terraces along the river, landscaping, sculpture and scenic easements. A design process in 2008 will precede the construction.

A three-year project begins at Grove Holman to take advantage of the hillside on the south end. The slope will gradually increase as donated fill material and grading shapes a new sledding facility.

**D. 2015:** Collamer Park is the principle undertaking with trail and boardwalk construction, an events pavilion, a replacement playground, an east-side pier, and demolition of a house and barn. The funding involves another round of State of Michigan support and service club efforts. Total cost is \$265,000. City share is \$82,500. Service clubs will be involved in pavilion and trail construction. Private support is expected for the playground.

**E. 2016:** The last of the 5-year plan efforts involves Curwood Castle Park. This park is the most used and appreciated park in the system. Maintenance needs, surveys and planning commission reviews slated other parks before this. Funds from past land sales and rents placed in trust offer much of the city share of the costs. There is continued reliance on the State of Michigan to fund 50% of the costs. The construction nature of the projects does not invite other local participation. The layout will provide the park the parking and circulation patterns that will contribute to a much improved park experience. It is hoped that a land acquisition of a parcel on Curwood Castle Drive will be available while the funding assistance from the State is provided.

See the chart on the next two pages for a tabular display of this narrative.

**CITY OF OWOSSO**  
**2011 Parks and Recreation Plan**

**5-Year Capital Improvements Plan Project List -- Page 1 of 2**

| (Year #) Park Improvement                                                                    | Park                         | Cost      | Source of Funds |        |               |         |        |
|----------------------------------------------------------------------------------------------|------------------------------|-----------|-----------------|--------|---------------|---------|--------|
|                                                                                              |                              |           | City Gen. Fund  | Grants | Service Clubs | Private | DDA    |
| (1) Challenge Grant for Maintenance of James Miner River Trail -- Owosso to Corunna          | Linear Parks                 | \$5,000   | 5,000           |        |               |         |        |
| (1) Bentley Park maintenance improvements (Gazebo, bathrooms, basketbal, & tennis courts)    | Bentley Park                 | \$66,000  | 23,750          | 30,000 | 10,000        | 2,250   |        |
| (1) Complete phase I playscape                                                               | Bentley Park                 | \$100,000 | 30,000          |        |               | 70,000  |        |
| (1) Directional Signs for James Miner River Trail                                            | Linear Parks                 | \$2,000   |                 |        | 500           | 500     | 1,000  |
| (1) Install disc golf course                                                                 | Rosevear                     | 10000     |                 |        |               |         | 10,000 |
| (1) New Gate In Right Field for Warm-Ups                                                     | Bennett Field                | \$500     | 500             |        |               |         |        |
| (1) Remove pavement of former entryway & seed                                                | Collamer Park                | \$5,000   | 5,000           |        |               |         |        |
| (1) Accessibility Compliance Upgrades (ongoing)                                              | All Parks                    | \$2,500   | 2,500           |        |               |         |        |
| (1) Repair Amphitheater Façade                                                               | Cur. Castle                  | \$5,100   | 5,100           |        |               |         |        |
| (2) Bikeway from Oakwood Street to Gould Street on South Side of River                       | Linear Parks                 | \$10,000  | 5,000           |        |               | 5,000   |        |
| (2) Replumb bathrooms                                                                        | Bennett Field                | \$5,000   | 5,000           |        |               |         |        |
| (2) Complete phase II playscape                                                              | Bentley Park                 | \$50,000  | 10,000          |        | 10000         | 30000   |        |
| (2) Landscaping Phase I                                                                      | Hugh Parker                  | \$5,000   | 2,500           |        | 2,500         |         |        |
| (2) Groom and sign existing trails                                                           | Collamer Park                | \$10,000  | 5,000           |        | 5,000         |         |        |
| (2) Trail Loop from James Miner Trail to Gould Street to Access Skate Park                   | Linear Parks                 | \$2,000   | 2,000           |        |               |         |        |
| (2) Install fishing pier and boat launch                                                     | Collamer Park                | \$5,000   | 2,500           |        |               | 2,500   |        |
| (2) Fayette Square Identity Sign in SE Corner                                                | Fayette Square               | \$1,000   | 1,000           |        |               |         |        |
| (2) Accessibility Compliance Upgrades (ongoing)                                              | All Parks                    | \$2,500   | 2,500           |        |               |         |        |
| (2) Construct a trailhead w/parking, pavilion, restrooms                                     | TBD                          | \$60,000  | 20,000          | 40,000 |               |         |        |
| (2) Interpretive Trail, Erosion Control, Plantings                                           | Rosevear Park                | \$10,000  |                 | 5,000  | 5,000         |         |        |
| (3) 1225 to Footbridge Riverwalk Design Plan                                                 | Linear Parks                 | \$8,000   |                 |        |               |         | 8,000  |
| (3) Upgrade James Miner River Walkway from the 1225 Museum to the Armory/Footbridge          | Linear Parks                 | \$50,000  | 15,000          |        |               |         | 35,000 |
| (3) Upgrade trail and curb Jerome Street from Hickory to Bus Garage/Add parking bays--1,550' | Linear Parks/ DeMuth Project | \$50,000  | 17,000          | 25,000 |               | 8,000   |        |

## 5-Year Capital Improvements Plan Project List -- Page 2 of 2

| (Year #) Park Improvement                                                     | Park           | Cost        | Source of Funds |           |               |         |        |
|-------------------------------------------------------------------------------|----------------|-------------|-----------------|-----------|---------------|---------|--------|
|                                                                               |                |             | City Gen. Fund  | Grants    | Service Clubs | Private | DDA    |
| (3) Develop northside parking lot                                             | Rudy DeMuth    | \$10,000    | 5,000           | 5,000     |               |         |        |
| (3) Relocate Midget Ball Diamond to SE Park                                   | Rudy DeMuth    | \$2,500     | 1,250           | 1,250     |               |         |        |
| (3) Install potable water near the dog bark/garden                            | Collamer Park  | \$5,000     | 2,500           |           |               | 2,500   |        |
| (3) Acquire South End of Bus Garage Parcel                                    | Rudy DeMuth    | \$25,000    | 10,000          | 15,000    |               |         |        |
| (3) Develop parking lot on Oakwood Street                                     | Rudy DeMuth    | \$25,000    | 12,500          | 12,500    |               |         |        |
| (3) Install Canoe launch                                                      | Rudy DeMuth    | \$2,500     | 1,250           | 1,250     |               |         |        |
| (3) Install Tot Lot and Covered Tables                                        | Rudy DeMuth    | \$12,000    | 6,000           | 6,000     |               |         |        |
| (3) Accessibility Compliance Upgrades (ongoing)                               | All Parks      | \$2,500     | 2,500           |           |               |         |        |
| (4) Develop North Trail System                                                | Collamer Park  | \$25,000    | 5,000           | 5,000     | 10,000        |         |        |
| (4) Eastside Parking/Boardwalk/Pier                                           | Collamer Park  | \$15,000    | 7,500           | 7,500     |               |         |        |
| (4) Complete phase III playscape                                              | Bentley Park   | \$40,000    | 0               |           |               | 40,000  |        |
| (4) Develop South Side Trail System                                           | Collamer Park  | \$120,000   | 25,000          | 75,000    | 20,000        |         |        |
| (4) Jerome/TSBY Walkway and Oakwood Bridge Restoration                        | Linear Parks   | \$1,259,000 | 40,000          | 1,018,000 | 5,000         | 154,000 | 43,000 |
| (4) Replace playground                                                        | Collamer Park  | \$40,000    | 10,000          | 20,000    |               | 10,000  |        |
| (4) Install East Side Events Pavilion and well in association with campground | Collamer Park  | \$50,000    | 20,000          | 20,000    | 10,000        |         |        |
| (4) Accessibility Compliance Upgrades (ongoing)                               | All Parks      | \$2,500     | 2,500           |           |               |         |        |
| (5) Traveler's Visitor Area on Shiawassee St.                                 | Cur Castle     | \$20,000    | 10,000          | 10,000    |               |         |        |
| (5) Landscaped Parking Lot                                                    | Cur. Castle    | \$125,000   | 62,500          | 62,500    |               |         |        |
| (5) Revised Park Entry Drive                                                  | Cur. Castle    | \$75,000    | 37,500          | 37,500    |               |         |        |
| (5) Plant Buffer Vegetation at Middle School                                  | Cur. Castle    | \$5,000     |                 |           | 2,500         | 2,500   |        |
| (5) Irrigate Castle Grounds                                                   | Cur. Castle    | \$8,000     | 4,000           | 4,000     |               |         |        |
| (5) Acquire Parcel at Curwood Castle Drive                                    | Cur. Castle    | \$130,000   | 65,000          | 65,000    |               |         |        |
| (5) Accessibility Compliance Upgrades (ongoing)                               | All Parks      | \$2,500     | 2,500           |           |               |         |        |
| (5) Wrought Iron Trellis at SW and NW Entrances                               | Fayette Square | \$5,000     | 2,500           |           |               | 2,500   |        |
| (5) Support Scenic Easement at Matthew's Bldg and Restore Façade              | Linear Parks   | \$25,000    |                 |           |               |         | 25,000 |

## ***LONG-TERM CAPITAL IMPROVEMENTS PLAN – 6-20 YEARS.***

It is important to explain where the plan is headed for the long term in our city parks. If past experience holds true for the present and future, this longer view will undergo major modifications as new influences are introduced. The advantage of incorporating a long-term plan is the flexibility a master plan offers for opportunities that might accelerate any one or more of the proposed improvements. The plan makes that consideration eligible for funding and establishes the strategy from a policy standpoint.

The long-term plan, at this time, fits:

- the input from the public;
- the goals statement;
- assets of the individual parks;
- the analysis of the community, and;
- commonly accepted standards.

Unlike the 5-year plan that presents park improvements a year-at-a-time, the long-term plan describes the future of each of the parks and the linear system. There is no lack of ambition in a long-term plan; however, reflection on past accomplishments in the park system demonstrates that some of what is offered here will happen.

The three-page chart that follows this narrative shall supply the bulk of the explanation. Certain features may not be sufficiently self-explanatory or deserve more mention for their role in the improvement of quality of life in Owosso.

Curwood Castle Park. Owosso's history, both geologic and at the original caucasian settlement of the area, points to the "Big Rapids" at the Main Street bridge area in this park. The Shiawassee River was pirated from its original course to Lake Michigan in the glacial era when a lower outlet worked its way upstream from Lake Huron and re-routed the river at this point. The drop in the river was the impetus for settlement where waterpower was possible. The present dam is unsightly and a demonstration project in Williamston revealed that whitewater rapids could be introduced to these impoundments to provide the benefits of the dam, a passageway for recreational watercraft, a closer reflection of the river's character at time of settlement, and a more attractive setting for public enjoyment of the river.

A second master plan feature is the development of a water interest area west of the castle—suggested in the form of a small pond lined with flowering cherry trees and usable for ice skating in the winter as the climate allows.

Collamer Park. The lake should be dredged and managed for the influence of eutrophication. Engineering work is necessary to reveal the potential for both of these improvements. The lake enlargement would involve a 9-acre expansion at the south end. A windmill system may offer the oxygen injection method to improve water quality for clarity, temperature and oxygen for healthy propagation of fish growth and support for diversity of species.

The park has a campground concept plan that anticipates franchising the land through a land lease with the developer developing and operating the campground. This step follows the completion of the other park features in the plan so that there is the support structure for the camping experience. The park surveys placed this facility near the top of community preferences for new developments in the parks.

Bentley Park. A 2,000 lineal foot running/walking track that circles the park is possible. This is a fitness feature to serve a large residential neighborhood as well as the regional community.

Rudy DeMuth Field. The bus garage would relocate and create a new parking area to serve the fields and the school's systems football stadium, Willman Field. A new entrance off Gould Street would serve the football field and provide major arterial street access to the river features, the riverwalkway and the ball diamonds.

Linear Parks. Three bridges are projected. One is a covered bridge--one lane with pedestrian walkways on each side—at the city hall lot and crossing to Clinton Street. This bridge will offer access to historic Michigan Avenue District and a street-lane bikeway link to Cass Street where the regional system will support a crossing at South Shiawassee Street.

The other bridge is a bikeway crossing from a trail leading from N. Chipman Street to the VG's grocery store property on the east side of the river. The link is beneficial to the NW Owosso neighborhoods offering non-motorized access to Harmon Patridge Park. The specific trail location is undecided and does not rely on the Austin Riverfront Condominium property for a crossing.

A third bridge is contemplated for the loop trail at the end of Oak Street to provide a shorter walk and pedestrian access to the 1225 Railroad Museum.

| <b>2011 PLAN -- LONG TERM CAPITAL IMPROVEMENTS PLAN</b>                       |                       |                         |
|-------------------------------------------------------------------------------|-----------------------|-------------------------|
| <b>YEARS 2017 THROUGH 2031</b>                                                |                       |                         |
| <b>PARK NAME AND IMPROVEMENTS</b>                                             | <b>ESTIMATED COST</b> | <b>FUNDING SOURCES*</b> |
| <u>CURWOOD CASTLE PARK</u>                                                    |                       |                         |
| 1) After acquisition, develop pond and outlet to river                        | \$45,000              | 1,2,3                   |
| 2) Develop whitewater rapids at dam                                           | 100,000               | 1,2                     |
| 3) Stairway at Main Street Bridge                                             | 10,000                | 1,2                     |
| 4) Scenic easements/plantings/restoration at north bank                       | 25,000                | 1,2,3                   |
| <u>COLLAMER PARK/HOPKINS LAKE</u>                                             |                       |                         |
| 1) Property Fencing -- South Park                                             | 40,000                | 1,2,3                   |
| 2) Develop playfield on former landfill                                       | 40,000                | 1,2                     |
| 3) Dredge 9 acres for lake expansion                                          | 250,000               | 1,2,4                   |
| 4) Acquire 10 acres southeast of park                                         | 80,000                | 1,2                     |
| 5) Upgrade Hopkins Lake Water Quality with passive windmill system            | 25,000                | 1,2,4                   |
| <u>BENNETT FIELD</u>                                                          |                       |                         |
| 1) Close Brooks Street Connection/build cul-de-sacs at Hoyt-Lafayette Streets | 10,000                | 1                       |
| 2) Pave/landscape the parking lot                                             | 80,000                | 1,2                     |
| 3) Tree plantings throughout                                                  | 5,000                 | 2                       |
| 4) Park ID Sign on Landscape Mound                                            | 7,000                 | 1,2                     |
| 5) Acquire land for west side of north ball diamond                           | 10,000                | 1,2                     |
| <u>BENTLEY PARK</u>                                                           |                       |                         |
| 1) Execute maintenance investments                                            | 66,000                | 1,2,3,4                 |
| 2) Perimeter running track                                                    | 15,000                | 1,2,3                   |
| 3) Install beach volleyball court                                             | 2,000                 | 1,2                     |
| 4) Covered benches and tables                                                 | 3,000                 | 1,2                     |
| 5) Develop oval ice skating rink                                              | 20,000                | 1,2,4                   |
| <u>FAYETTE SQUARE</u>                                                         |                       |                         |
| 1) Park sign -- SW corner                                                     | 3,000                 | 1                       |
| 2) Child creative play area--SE park area                                     | 1,500                 | 4                       |
| 3) Sculpture/War Memorial upgrades                                            | 10,000                | 1,4                     |
| 4) Garden Development (ongoing annually)                                      | 15,000                | 4                       |
| <u>RUDY DEMUTH FIELDS</u>                                                     |                       |                         |
| 1) Phase II Bus Garage Lot w/Gould St entrance                                | 100,000               | 1,4                     |



**2011 PLAN -- LONG TERM CAPITAL IMPROVEMENTS PLAN  
YEARS 2017 THROUGH 2031 -- Page 2 of 2**

| <b>PARK NAME AND IMPROVEMENTS</b>                                                                | <b>ESTIMATED COST</b> | <b>FUNDING SOURCES*</b> |
|--------------------------------------------------------------------------------------------------|-----------------------|-------------------------|
| <u>HUGH PARKER SOCCER FIELDS</u>                                                                 |                       |                         |
| 1) Landscaping/Trees -- Phase II                                                                 | \$7,500               | 1,3                     |
| 2) Landscaping/Trees -- Phase III                                                                | 7,500                 | 1,3                     |
| 3) Upgrade Abrey Drain embankments/drain pattern                                                 | 40,000                | 1,4                     |
| <u>HARMON PATRIDGE PARK</u>                                                                      |                       |                         |
| 1) Construct return trail from trails end in woods.                                              | 7,500                 | 1,3,4                   |
| <u>GROVE HOLMAN PARK</u>                                                                         |                       |                         |
| 1) Sign -- on-site (not M-52)                                                                    | 4,000                 | 1                       |
| 2) Contingency Plan -- Holman Pool contingency                                                   | Unknown               | 1,2,5                   |
| <u>ROSEVEAR PARK</u>                                                                             |                       |                         |
| 1) Fence the west line                                                                           | 8,000                 | 1                       |
| 2) Acquire woodlots to the south                                                                 | 100,000               | 1,4                     |
| <u>LINEAR PARKS/BIKING TRAILS</u>                                                                |                       |                         |
| 1) Tot lot at Lions Club Park                                                                    | 8,000                 | 3,4                     |
| 2) Clinton Street Covered Bridge to City Hall Lot                                                | 250,000               | 1,2,3,4                 |
| 3) Trail and Bridge from N. Chipman to VG's Property                                             | 300,000               | 1,2,3,4                 |
| 4) Implement key sidewalk segments for park access                                               | 50,000                | 1,2                     |
| 5) Narrow M-52 to 3 lanes with bike lanes                                                        | ?                     | 2 (MDOT)                |
| 6) Bike connector improvements through Owosso to Ionia trail (signs, sidewalks, dedicated lanes) | 10,000                | 1,2,4                   |
| 7) Bikeway connector from Bentley Park to King Street                                            | 35,000                | 1,2,4                   |
| <u>MEMORIAL PARK (N. ADAMS STREET)</u>                                                           |                       |                         |
| 1) Improved pathway to field                                                                     | 1,500                 | 1                       |
| 2) Tot Lot Playground                                                                            | 10,000                | 1,3,4                   |
| 3) Arched Gateway Sign                                                                           | 5,000                 | 4                       |

**\*Funding Source Guide:**

- 1=City of Owosso
- 2=State or Federal Grants
- 3=Service Club Involvement
- 4=Foundations and other sources
- 5=Special Millage

## ***MAINTENANCE PRACTICES AND POSSIBILITIES***

Park maintenance is fundamental to an evaluation of undertaking a park improvement. The new facilities must carry with them an understanding of the responsibilities that are created for their care. Routine maintenance, ordinary repairs, vandalism repairs, outworn facility replacement, mowing, water supply monitoring, trash removal, trail maintenance, and snow removal all raise concerns about the city's capacity to have the park system proposed for this plan. Grant applications to the State of Michigan must address the city's capacity to operate and care for the new facilities that the state funds.

This plan organizes four approaches to the maintenance challenge:

- 1) A scan for maintenance efficiencies in the existing system;
- 2) Examination of the organizational set-up for maintenance and list of suggested improvements;
- 3) Description of the maintenance impact for those facilities in the 5-year plan that will have a maintenance impact; and
- 4) Definition of partners for future maintenance of the system or key facilities of the system.

### ***1) Maintenance improvements for existing facilities:***

- a) It is recommended that Holman Pool undergo an evaluation to ascertain if similar or alternate uses can be placed at this site and make use of the existing building.
- b) Grand Avenue Park, a mowing obligation and an underused facility, should be de-commissioned from the park system through a neighborhood planning process.
- c) Negotiate added maintenance services from programming partners at the ball diamonds, volleyball courts and soccer fields.
- d) Change the mowing plans from several locations that can be designated as 'meadow' and stop regular mowing in favor of twice yearly high grass mowing.
- e) Develop a retiree work corps with volunteer leadership and volunteer workers to care for special park areas such as Curwood Castle Park and Harmon Patridge Park and facilities, especially the trail systems.
- f) Investigate the advantages of competitive bid contracting for maintenance duties.

***2) Examine the organizational format for maintenance and re-organize to more effectively and efficiently manage the duties.*** The City Managers plan is to consolidate engineering services under one supervising engineer with a public works superintendent assigned the duties of parks administration. Parks planning and grants administration will continue in the Department of Community Development.

### ***3) Describe the maintenance impact of key improvements in the 5-year plan.***

- a) *The TSBY Loop Trail.* The south half of the trail is the new section and introduces an annual 20 to 30 hourly increase for city maintenance workers. The nature of the work should be transferred to the Retiree Work Corps.
- b) *Rudy DeMuth Field Upgrades.* Parking lots (cleaning), canoe launch, picnic area cleaning, mowing of picnic area adds about 15 hours per year to this park.
- c) *Collamer Park Upgrades.* The new events pavilion adds 20 hours per year for cleaning and trash removal for summer help and potentially the retiree work corps. The trails represent 60 hours per year in maintenance for the retirees or an organization established especially for this trail system.
- d) *Curwood Castle Park.* Most of the improvements relocate the existing care to replacement facilities. The picnic area at M-52 creates 20 hours of work annually, some of which is seasonal part-time workers or the retiree work corps.
- e) *River Walkway from Museum to Footbridge.* The DDA will maintain this upgrade.

4. *Define partners for future maintenance of the system or key facilities of the system.*

The most compelling goal of the plan calls for a regional parks system where the citizens and businesses of the mid-county take care of the parks through their respective government bodies. The reorganization can also involve maintenance and programming improvements. Throughout the State of Michigan there are increasingly greater numbers of cooperative schemes, including the nearby Fenton area and Grand Blanc area coalitions. State enabling legislation is in place for this park-saving initiative.

### ***PARK ADMINISTRATION AND BUDGET***

The way parks and recreation functions are carried out in Owosso have been described throughout this planning document. This section provides more detail about park administration and how the parks are financed.

The city council adopts an annual budget that includes a parks and recreation budget prepared by the public works director and the city manager. A three-year capital improvements budget is presented to the council annually to demonstrate and to provide direction for the parks program.

The maintenance of the parks is financed principally by the city's general fund. Capital improvements are a combination of general funds, State and Federal grants, and contributions. User fees finance the programs in the parks and are operated by various organizations related to recreation such as the Shiawassee Arts Council, the Owosso Historical Commission, the Amphitheater Association, the Youth Baseball League, the Owosso Softball Association, Curwood Festival Inc, the YMCA Soccer Program, and

YWCA beach volleyball. Provisions exist for supporting disadvantaged children and handicapped persons to participate in most of these programs

The annual parks operating budget has averaged about \$180,000 per year in the recent past. This amount does not account for the cost of recreation programming supplied by others that averages 220,000 per year. Capital improvements in the parks have been extensive and that budget has averaged \$75,000 per year since the 1996 Master Plan was approved. The administration, programming and capital improvement parks budget averages \$75 per household—Owosso had 6,340 households counted in the 2000 Census. Owing to its two year future without knowledge of the longer term Holman Pool's maintenance is not counted in the above numbers.

Through the office of the city manager, the city oversees the programming bodies that provide recreational play and instruction on city park property. Assurances for accessibility, equal opportunity and safety are incorporated into those relationships. There is no recreation director for the city nor is there a proposal to create that position. The city council reestablished the parks and recreation commission.

The advantages of such a commission are apparent but are considered more relevant to a regional parks support structure involving the two townships and the City of Corunna. Through intergovernmental meetings, combined services proposals are pursued but without any definitive outcome at the time of this plan. With declining revenues and most of the recent development (the past 20 years) occurring outside the city boundaries, it is essential that the City of Owosso seeks alternatives to the costs of providing parks and recreation services with their local government partners. This plan recommends use of the intergovernmental cooperation e.g., Act 7 & 8 of 1967 or the Recreational Authorities Act, PA 321 of 2000, to make the regional parks system a reality.

The city's public works director oversees the park system. The city charter ultimately assigns the responsibility of parks and their management to the city manager. An expanded responsibility has been assigned to the administrative assistant of public works to maintain a referral list for inquiries into recreational opportunities for residents. The city will supply a recreation program information page on the Internet ([www.ci.owosso.mi.us](http://www.ci.owosso.mi.us)) and supply similar information to the chamber of commerce to advance the opportunities for programmed play in the parks.

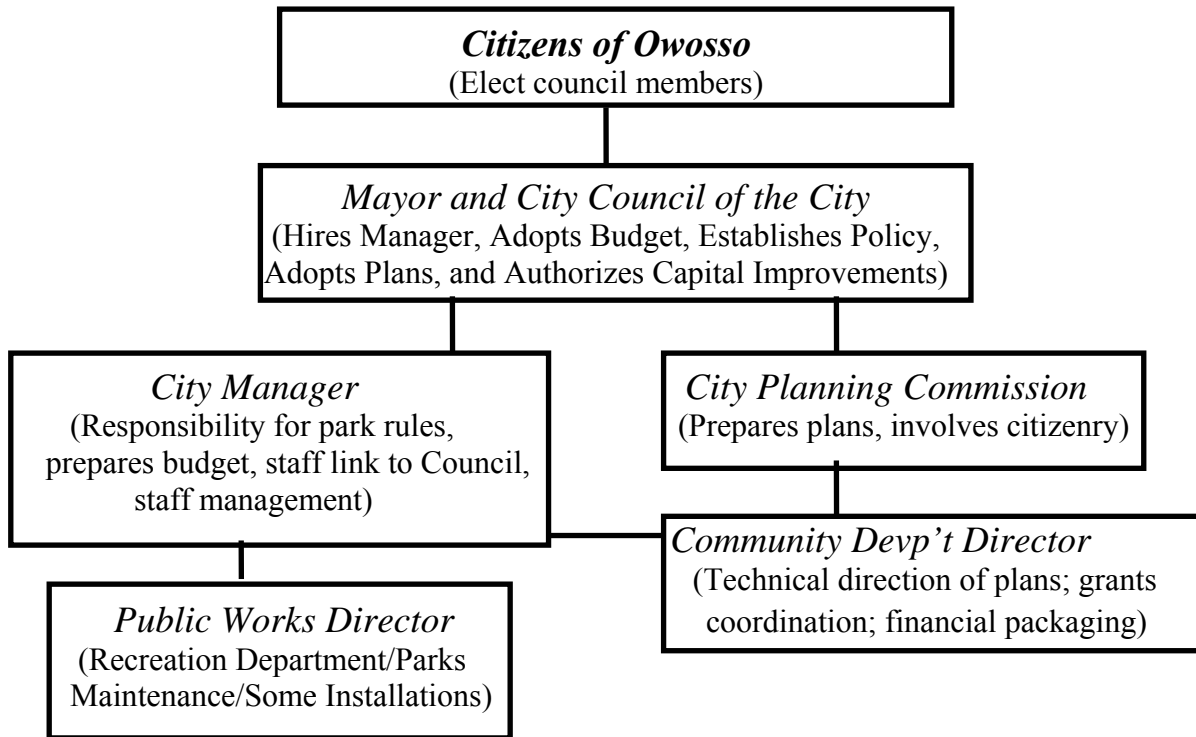
At this time the number of volunteers in the city's recreation program is difficult to assign because of the wide dispersal of recreational programming through the non-profit organizations that operate the programs. If one considers the directors of these organizations as volunteers, the number becomes very high, easily 75 persons. The public works department calls upon a number of 10 year-round positions that have part-time responsibility in the parks. The summer temporary help is assigned much of the fair weather maintenance chores in the parks.

This plan makes a recommendation to change the organizational structure of the parks. The primary administrative improvements will continue with attention to a reorganized

engineering/public works superintendent system, multi-year capital improvements planning and information access to recreation programs. The change foreseen in the next five years is to establish a Retiree Volunteer Work Corps to assist with parks maintenance, to increase the contributions of the programming partners in parks maintenance and improvements, and most importantly, to regionalize aspects of parks and recreation for the mid-county with a start on the James Miner Walkway overseen by a yet-to-be-formed Mid-County Parks and Recreation Commission.

The existing park system organizational chart is shown below and the most recent annual budget is provided on the next page.

**ORGANIZATIONAL CHART**  
**CITY OF OWOSSO PARKS AND RECREATION**



Note 1: The Public Works Director will become the Public Works Superintendent with additional responsibilities as assigned through the City Engineer who will have oversight of Public Works.

Note 2: The proposed Mid-County Parks and Recreation Commission is not reflected in this chart; however, the plan supports its formation chiefly to begin with the oversight of the James Miner Walkway and the local responsibility for the regional bikeway system that includes the Ionia to Owosso rails to trails route.

## Sample 2005 Parks and Recreation Budget (July 1, 2004-June 30, 2005)

| Description                               | Expended   |               |
|-------------------------------------------|------------|---------------|
| 1) Administration                         |            |               |
| a) Wages and Benefits                     | \$ 79,956  |               |
| b) Operating Supplies                     | \$ 188     |               |
| c) Contractual Services                   | \$ 5,695   |               |
| d) Electricity                            | \$ 5,478   |               |
| e) Water & Sewer                          | \$ 3,313   |               |
| f) Refuse                                 | \$ 430     |               |
| g) Bldgs & Grounds                        | \$ 11,298  |               |
| h) Ballfields                             | \$ 2,444   |               |
| i) Equipment Rental                       | \$ 68,324  |               |
| j) Capital Outlay                         | \$ 13,727* |               |
| Sub-Total:                                | \$191,663  | 191,663       |
| 2) Parks Programming                      |            |               |
| a) YMCA Soccer & Volleyball               | \$ 24,000  |               |
| b) Youth Baseball                         | \$ 25,000  |               |
| c) Youth Softball                         | \$ 8,000   |               |
| d) Arts Gallery Programming               | \$113,000  |               |
| e) Amphitheater (includes Gospel series)  | \$ 25,000  |               |
| f) Owosso Historical Commission           | \$ 8,000   |               |
| g) Curwood Festival Park Activities (est) | \$ 20,000  |               |
| Sub-Total:                                | \$198,000  | 198,000       |
| 3) Holman Pool                            | \$ 85,000  | <u>85,000</u> |
| Total:                                    | \$474,663  |               |

\*Future budgets are unpredictable due to fiscal restraints.

**CONCLUSION.** This is the last page of the park plan narrative. What follows are Appendix items, all of which are referenced in the main body of the plan.

This plan is a guide to the future of the system—an official statement. At the community level we plan to exert a positive influence for converting goals into reality. Planning the parks helps prevent wasteful expenditures of public and private funds. With the attention this plan gives to a Mid-County parks and recreation organization, there is recognition of change in the area—urbanized growth patterns outside city boundaries, regional use of recreation facilities, and declining budgets in the individual government units.

The emphasis on trails in this plan is unmistakable. It is dishonest to tell citizens to walk, jog or bicycle when there is no safe or welcoming place to pursue these life enhancing and enjoyable activities. Owosso’s track record for building linkages and sidewalks is exemplary; still, the plan follows the adage that, “*we can always do better.*”

## RECORD OF PLAN ADOPTION AND DISTRIBUTION

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| <u>August 22, 2011</u>    | Date of Parks and Recreation Workshop           |
| <u>September 13, 2011</u> | Date of Parks and Recreation Follow-up Workshop |
| <u>September 26, 2011</u> | Date of Parks and Recreation Approval           |
| <u>October 17, 2011</u>   | Date of City Council Distribution Approval      |
| <u>November 21, 2011</u>  | Date of City Council Public Hearing             |
| January 3, 2012           | Date of City Council Approval                   |

### **Distribution List:**

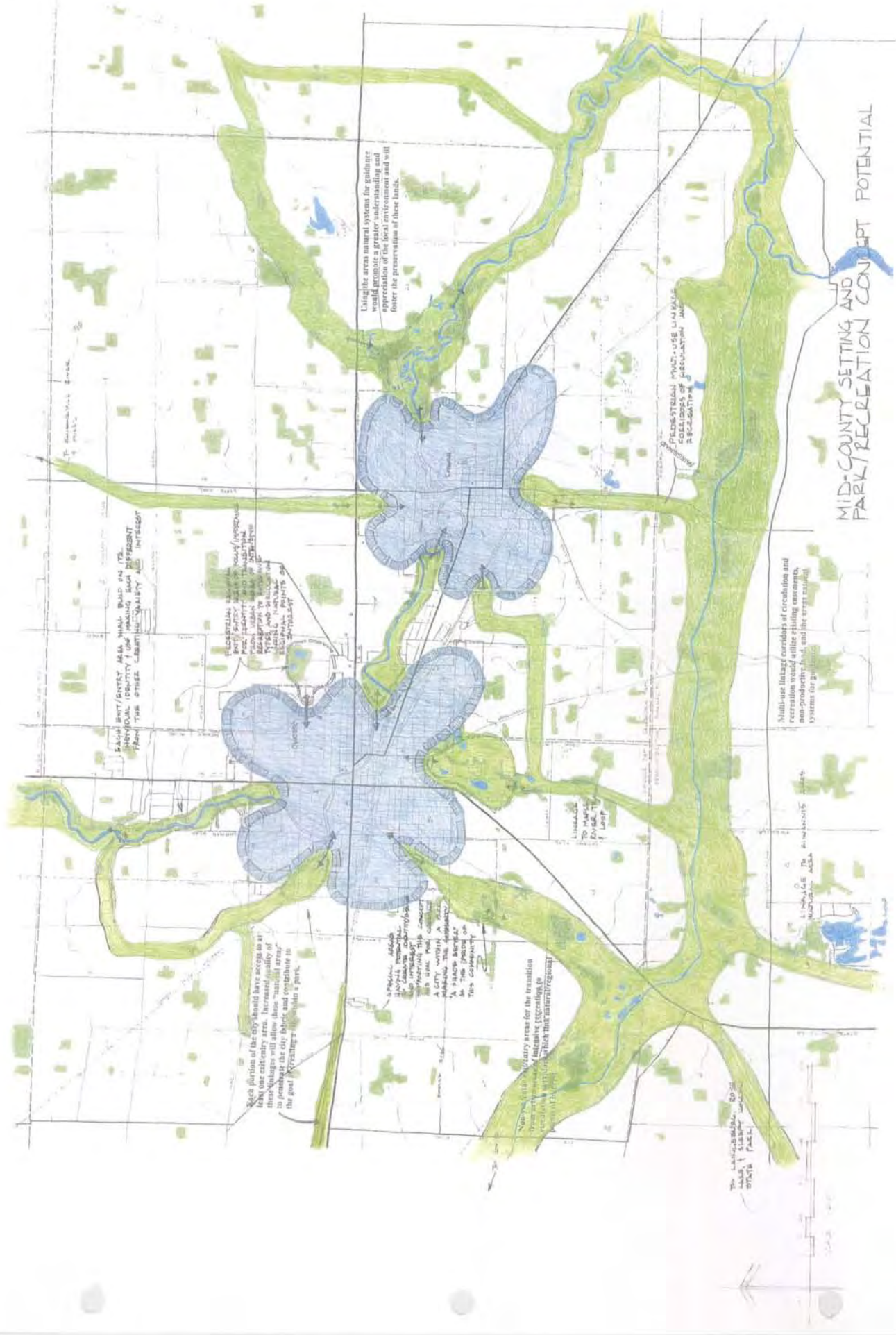
City Council Members  
City Planning Commissioners  
County Planning Commission Chairperson  
Region V Planning and Development Commission  
Local Media  
Owosso Public Library  
Owosso Public Schools  
Historical Commission Chairman  
Friends of the Shiawassee River  
Owosso Township Clerk  
Caledonia Township Clerk  
City of Corunna  
Citizens Upon Request at Cost of Printing  
Michigan Department of Natural Resources

# ***APPENDIX***

- Exhibit A: Mid-County Map of Greenways
- Exhibit B: City Existing Conditions Map
- Exhibit C: City Map—Design Concepts for Open Space System
- Exhibit D: Curwood Castle Park Committee Recommendations
- Exhibit E: Curwood Castle Park Road and Parking Sketch
- Exhibit F: Downtown Loop Trail Site Plan
- Exhibit G: Bikeway Link/Covered Bridge Concept at Clinton Street
- Exhibit H: Grove Holman Sledding Hill Design
- Exhibit I: Tree Species List for Hugh Parker Soccer Field
- Exhibit J: Map of James Miner Walkway
- Exhibit K: Rosevear Park Interpretive Trail Recommendations
- Exhibit L: Recommended 5K and 10K Run Routes
- Exhibit M: Rudy DeMuth Fields Site Plan
- Exhibit N: Collamer Park Trail Plan (2)—South Park and North Park
- Exhibit O: Collamer Park Playground Plan
- Exhibit P: Collamer Park Campground Sketch
- Exhibit Q: Fayette Square Gardens Plan
- Exhibit R: “Active Living By Design”—Sidewalk Improvements Plan
- Exhibit S: Legal Descriptions of Park Boundaries
- Exhibit T: Assessment of Barrier Free Accessibility to Park Facilities
- Exhibit U: List of State Grants-in-Aid for Park Improvements
- Exhibit V: Meeting Notices and Letters
- Exhibit W: Meeting and Workshop Minutes and Resolutions



**EXHIBIT A  
MID-COUNTY OPEN SPACE  
POTENTIAL**



LAND BENT/BENTY AREA SHALL BUILD ON ITS HISTORICAL PRIORITY FOR MAKING BEST USE OF THE LAND WITH STRONG COMMUNITY AND INTEGRITY

RECOGNIZING THE VALUE OF THE CITY'S HISTORICAL AND CULTURAL HERITAGE, THE PLAN PROVIDES FOR THE PRESERVATION AND REDEVELOPMENT OF THESE AREAS AS WELL AS THE INTEGRATION OF NEW DEVELOPMENT INTO THE EXISTING URBAN FABRIC.

Each portion of the city should have access to green space and recreational areas. Increased quality of life and changes will allow these "masterful areas" to contribute to the city fabric and contribute to the goal of creating a vibrant, walkable park.

SPECIAL AREAS: SPECIAL AREAS ARE IDENTIFIED AS AREAS WITH HISTORICAL, CULTURAL, OR SCIENTIFIC SIGNIFICANCE. THESE AREAS SHALL BE PRESERVED AND REDEVELOPED TO MAINTAIN THEIR CHARACTER AND INTEGRITY. A CITY WITH A STRONG HISTORICAL AND CULTURAL HERITAGE IS A CITY WITH A STRONG IDENTITY. A STRONG IDENTITY IS A CITY WITH A STRONG FUTURE.

THE PLAN PROVIDES FOR THE TRANSITION FROM URBAN TO SUBURBAN AND RURAL AREAS. THE PLAN PROVIDES FOR THE INTEGRATION OF THESE AREAS INTO THE EXISTING URBAN FABRIC.

Linking area natural systems for guidance would promote a greater understanding and appreciation of the local environment and will foster the preservation of these lands.

PEDESTRIAN FRIENDLY USE LINKS TO RECREATION AND PARKS

Multi-use linkage corridors of circulation and recreation will provide for non-productive lands and for green spaces systems for guidance

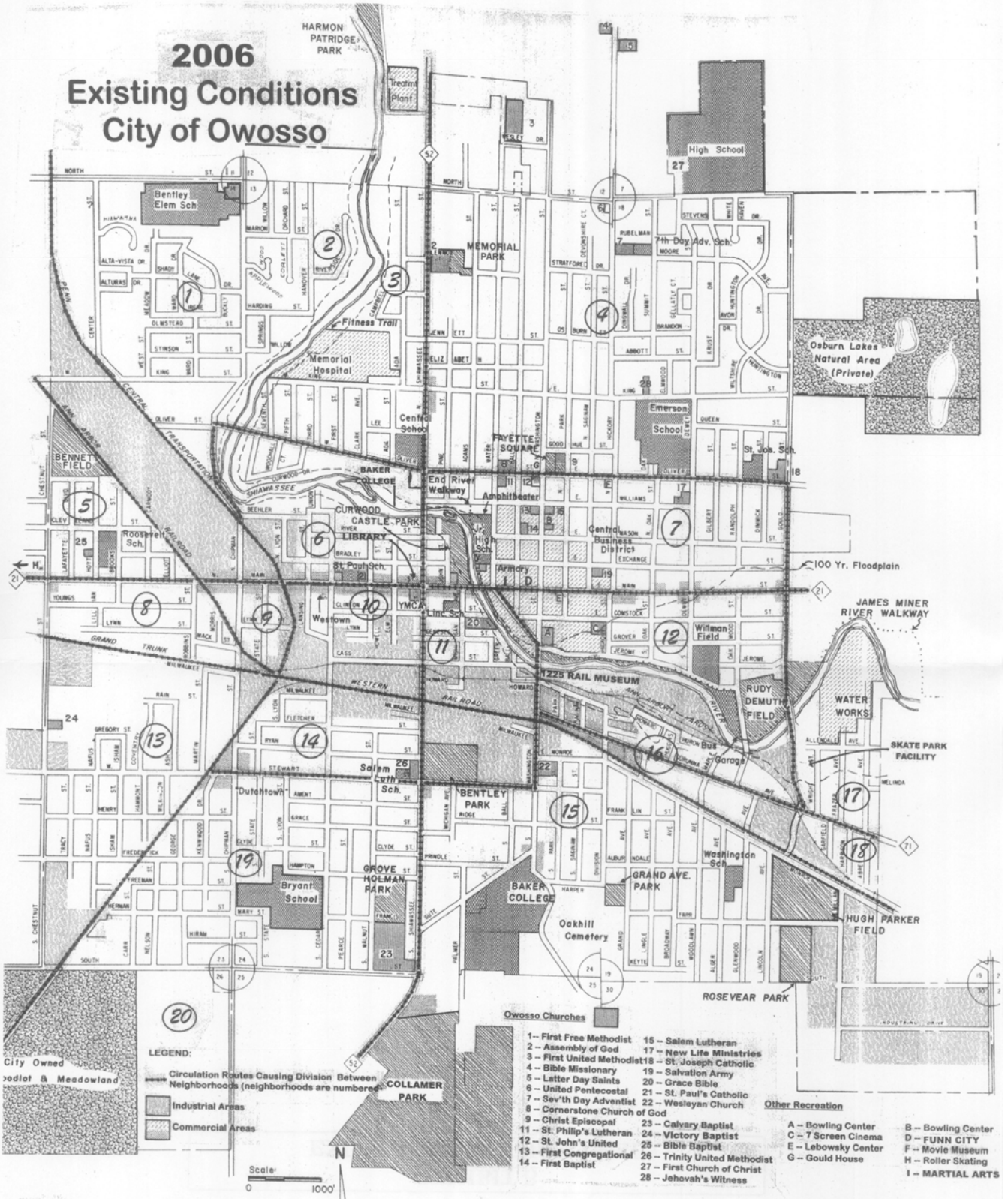
LINKAGE TO RECREATION AND PARKS

TO LANDMARKS, ROADS, AND OTHER URBAN FEATURES

# MID-COUNTY SETTING AND PARK/RECREATION CONCEPT POTENTIAL

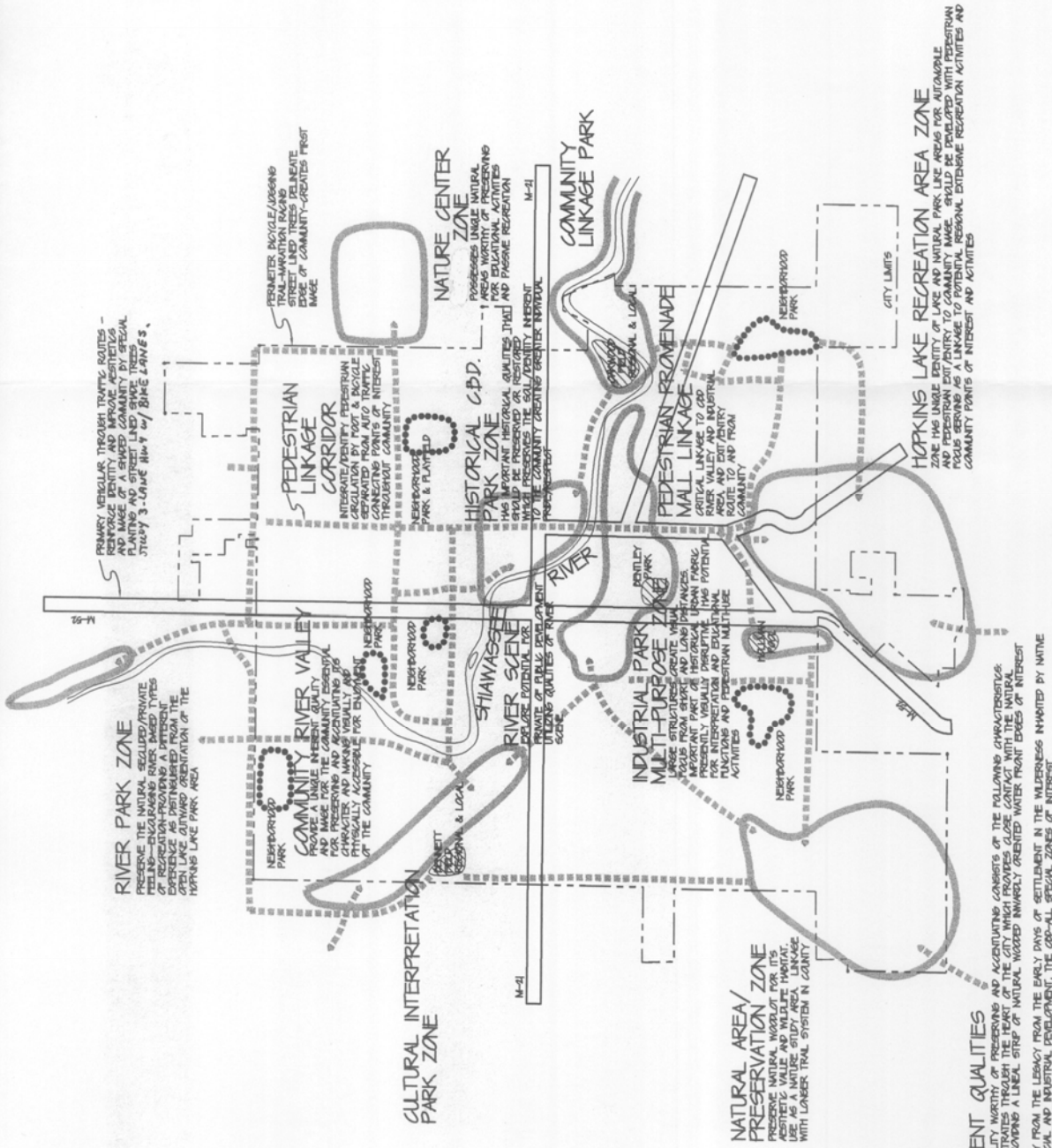
**EXHIBIT B**  
**EXISTING CONDITIONS MAP**

# 2006 Existing Conditions City of Owosso



**EXHIBIT C  
CITY OPEN SPACE DESIGN  
CONCEPTS**





PRIMARY VEHICULAR THROUGH TRAFFIC ROUTES - REINFORCE IDENTITY AND IMPROVE AESTHETICS AND MAKE OF A SHARED COMMUNITY BY SPECIAL PARKING AND TRAIL LANE LAYOUTS. STUDY 3 - VALUE HIGH 1 for BIKE LANES.

PERIMETER BICYCLE/USING TRAIL-WALKWAY RAKING STREET LINED TREES FELICITATE IMAGE OF COMMUNITY-CREATES FIRST IMAGE

NATURE CENTER ZONE  
SINGLE NATURAL AREAS WITH POTENTIAL FOR EDUCATIONAL ACTIVITIES AND PASSIVE RECREATION

HISTORICAL PARK ZONE  
THIS IMPORTANT HISTORICAL QUALITIES THAT WOULD BE PRESERVED OR RESTORED TO THE COMMUNITY CREATING GREATER NEIGHBORHOOD CHARACTER

INDUSTRIAL PARK ZONE  
LARGE STRUCTURES CREATE VISUAL MASS AND VISUAL INTEREST. THIS POTENTIAL FOR INTERPRETATION AND EDUCATIONAL ACTIVITIES AND PEDESTRIAN MULTITUDE

PEDESTRIAN PROMENADE MALL LINKAGE  
VERTICAL LINKAGE TO CBD AREA AND EXIT ENTRY ROUTE TO AND FROM COMMUNITY

HOPKINS LAKE RECREATION AREA ZONE  
THIS SINGLE ENTITY OF LAKE AND NATURAL PARK USE AREAS FOR RECREATION AND PEDESTRIAN ENTRY TO COMMUNITY MAKE SHOULD BE DEVELOPED WITH PEDESTRIAN FOCUS SERVING AS A LINKAGE TO POTENTIAL REGIONAL EXTENSIVE RECREATION ACTIVITIES AND COMMUNITY POINTS OF INTEREST AND ACTIVITIES

**COMMUNITY INHERENT QUALITIES**  
THE COMMUNITY'S INHERENT QUALITY, NATURE, AND SCENERY ARE CHARACTERISTICS OF THE RIVER VALLEY WHICH PENETRATES THROUGH THE REAR OF THE COMMUNITY PROVIDES CHARACTER OF THE REGION THROUGH A LINEAL STRIP OF NATURAL WOODED INWARDLY ORIENTED WATER FRONT EDGES OF INTEREST AN EXISTING HISTORICAL LEGACY FROM THE EARLY DAYS OF SETTLEMENT IN THE WILDERNESS INVITED BY NATURE MEANS THROUGH THE COMMERCIAL AND INDUSTRIAL DEVELOPMENT, THE GDP-MALL SPECIAL ZONES OF INTEREST

1) IF COMMUNITY PRESERVES UNABLE TO AVOID LOCAL COMMUNITY FOR USUAL AREAS  
2) THE REPUTATION OF COMMUNITY AS BEING A WALKER TREE SHADY CITY AND THE ASSOCIATION WITH TWO DISTINGUISHED INDIVIDUALS: THOMAS PENNEY AND JAMES OLIVER GIBSON

**COMMERCIAL ANALYSIS & PLAN/ DESIGN CONCEPT PROPOSED FOR OPEN SPACE SYSTEM**

PREPARED BY  
  
**ROWE ENGINEERING INC.**  
 FLUSHING, NY 11355  
 CAROL CORUINA  
 168 N. State St.  
 112 E. MARTHUR  
 810-659-3103 517-673-2636 517-743-6363

**EXHIBIT D**  
**CURWOOD CASTLE PARK**  
**PLANNING COMMITTEE**

## CURWOOD CASTLE PARK PLANNING COMMITTEE

### SUMMARY OF FINDINGS AND RECOMMENDATIONS

April 5, 2005

**Introduction.** From December 2, 2004, through February 24, 2005, a Curwood Castle Park Planning Committee met at the request of the City Planning Commission. The Planning Commission is drafting an update to the 1996 Parks and Recreation Master Plan and Curwood Castle Park's prior plan is now over 20 years old. To establish the park plan elements the committee evaluated the old plan, the Commission's proposed goals statement, survey results and new inputs such as the enlarged operational area for the Shiawassee Arts Gallery within the park.

The members of the Planning Committee are:

John Greenway, resident and owner of adjoining parcel

Piper Brewer, Shiawassee Arts Council

Dick Bowen, resident and owner of adjoining parcel

Phil Heavilin, Owosso Historical Commission

Phil Hathaway, Owosso Director of Community Development

**Process.** The Committee reviewed previous plans and many photographs to gain a common image of the setting for the park. It then judged the park's fitness from all the vistas. For example walking across the footbridge to the park or standing at Curwood Castle and looking south and west. These vistas were valuable to park perception and offered a fair sample of improvements that are recommended for the new plan.

With a few exceptions, the recommendations evolved out of a consensus among the committee members. These will be forwarded to city staff for consideration of a professional service contract with a planning and design firm. The initial draft of the plans will undergo a review with the committee and Planning Commission. After revisions a final rendition will be prepared for insertion into the Parks Master Plan.

**Planning Themes.** This centrally located park is designed to serve two principal purposes—1) promotion of cultural activity, and; 2) engagement with the Shiawassee River.

Within the theme of cultural activity, the Mitchell Amphitheater, the Shiawassee Arts Gallery, Curwood Castle, Comstock Cabin, the Heritage Footbridge, and the Woodard Paymaster Building offer a high concentration of historic and unique structures with cultural programming.

With respect to engagement with the Shiawassee River, the plan should recognize its accessibility, scenic vistas, fishing popularity, and elevation change at the low-rise dam.

Despite its small area (8 acres of land and water surface) Curwood Castle Park is a regional park in a downtown setting that represents a popular destination spot for



travelers, visitors, tourists and area residents. Special events occur here on a regular basis. Parking capacity must increase.

The Armory and Middle School are integral parts of the park plans. This is an especially important time to integrate the Armory into the plan to assure its compatible use and design potential when the structure transfers out of the State of Michigan's ownership to a yet-to-be-decided owner. For example there is no record of an easement for the public walkway that connects the James Miner Walkway at the Water Street lot to the Heritage Footbridge.

The planning area for the park includes the park itself and the areas of immediate influence that includes all land & structures within the rectangle formed by M-52, M-21, Water Street and Williams Street.

The Planning Commission should establish a park boundary in the plan to permit a reliable long term planning area.

**Recommendations.**

1) A new parking lot in the west/southwest sector of the park will have a capacity for 50 to 60 vehicles in addition to what is already provided at the Paymaster Building (14 spaces). A small traveler's stop at M-52 will add another 6 spaces (the committee is not of one mind on this lot). For the purpose of open space preservation, the parking lot is designed for regular event use and is not designed for serving the needs of major events. Parking lots in the downtown with access from the Main Street sidewalk and the footbridge supply sufficient parking for major events.

2) Landscaping improvements:

- a) The parking lot will be shaded internally and along the south and west boundaries with "four seasons" plantings. The landscaping will have the extra benefit of buffering the vistas from the Castle against adjoining buildings and homes.
- b) A half-oval landscape area will occupy space in front of the Arts Center.
- c) The east river bank of the school property will have evergreen plantings with high branching to diminish the influence of the rear wall of the Middle School.
- d) Overgrown shrubs such as the growth about the footbridge anchors on the west side will be replaced.
- e) The transformer in front of the Comstock Cabin will be either relocated or provided with buffer vegetation or structural screening.
- f) The new parking lot arrangement about the redesigned apartment building parking lot will have a border-landscaping plan.
- g) The new traveler's parking lot will have a low-level shrubbery fence about its perimeter.

3) The traffic patterns on Curwood Castle Drive and River Street will be altered as follows:

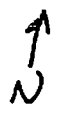
- a) The bend at the two streets will be softened and moved southwesterly to create more grounds for the Castle Zone. Curwood Castle Drive will be rerouted in a parking lot lane system through the new parking lot to continue to permit through traffic but not very convenient as a short-cut or high-speed zone. The closure also creates the parking lot layout design best suited to the available area for a four-bay lot.
  - b) A loading zone for tour buses, limousines, and public transit vehicles will be located north of the parking lot and on the west side of Curwood Castle Drive. A sidewalk will trim the loading zone area with painted crosswalks to the east side of the street.
  - c) A driveway opening to the expansion area of the Arts Center will be retained.
  - d) A new drive opening off River Street will access the apartment parking lot; their existing driveway opening on Curwood Castle Drive will be closed.
- 4) Create an arrival design/sign area from the Curwood Castle Drive approach on the south end of the park.
- 5) Accompany the traveler's/visitors mini-lot with two covered picnic tables and trash containers. Regulate the parking to prevent truck use. Preserve the vista to the Castle with low-lying vegetation.
- 6) Continue with the hooded light fixture-replace worn fixtures and light the new sidewalks as they are constructed.
- 7) Investigate the feasibility of a whitewater rapids area at the dam. Build a viewing deck on the west bank.
- 8) Construct a renovated plaza landing on the west end of the footbridge.
- 9) Relocate the east-west sidewalk on the west side of the footbridge to veer northwesterly.
- 10) Construct bikeway land off the sidewalks onto Curwood Castle Drive and design later when the parking lot is built for bicycle passage.
- 11) Subject to acquisition of the residential parcel on River Street, investigate the feasibility of an approximately 70' diameter pond with semi-circular walk and cherry trees about it. Consider a fountain or running water aqueduct from upstream to maintain clarity. Provide a stone creek outlet to the river. Design and maintain the pond for winter ice-skating.

- 12) Irrigate the Castle grounds and work with the Festival Board of Directors to change the Curwood Festival craft layout/tent anchoring to protect the system.
- 13) Provide maintenance to the island as a country scenic setting over the current setting as a depository for river-borne trees branches/trunks and litter. Protect as a waterfowl-nesting zone.
- 14) Despite the absence of a playground in this part of Owosso, this park's mission is not compatible with a playground. Explore near-by possibilities for a small playground to serve the neighborhood.
- 15) Maintain the 1996 plan's notation for working with the property owners along Williams Street to preserve a scenic, erosion free setting on the steep embankments.
- 16) To promote circular pedestrian activity build a stairway off the M-21 Bridge to the bikeway.
- 17) Acquire a scenic easement for the west wall of the Matthew's Building and restore the façade.
- 18) Design the Armory's back wall to function with the advantage of its river frontage. Start a community process to determine a building use that is compatible with the park and the downtown.
- 19) The 1996 plan's reference to a north side footbridge should only be retained if engineering, island protection, annual maintenance and floodplain issues demonstrate its practical application.
- 20) Recognize the new occupancy area for the Shiawassee Arts Council with specific occupancy plans pending the Planning Commission's site plan review.

Note: Owing to its ambitious design objectives, the plan is about phases. The committee did not recommend a phasing plan. The Planning Commission should break down the improvements to permit early capital improvements funding requests.

**EXHIBIT E**  
**CURWOOD CASTLE PARK**  
**SKETCH PLAN – PARKING AND**  
**ROADWAYS**

N. SHIAWASSEE ST. (M-52)



C.C. DRIVER/LEW ST.

CASTLE

OPTIMIZING

HOME

CLINIC LOT

APT.

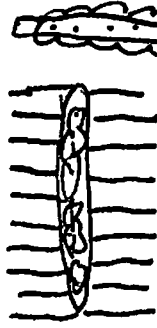
APT. BLDG

VEB

CABIN

CLINIC

LAND MARK



ARTS CENTER

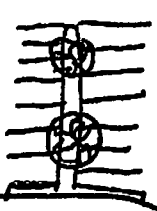
BRIDGE

BRADLEY

ARTS CENTER DEV'P AREA

SIRHANIC

DUPLEX



S.F. HOME

DOLLAR GENERAL LOT

C.C. DRIVE

"PARTIAL CLOSING CURWOOD CASTLE DRIVE AND NEW PARKING LOT."

EXHIBIT E  
CURWOOD CASTLE PARK  
SKETCH PLAN—PARKING  
AND ROADWAYS  
Printed January 11, 2012  
6/05

**EXHIBIT F**  
**JAMES MINER BIKEWAY**  
**EXTENSION**

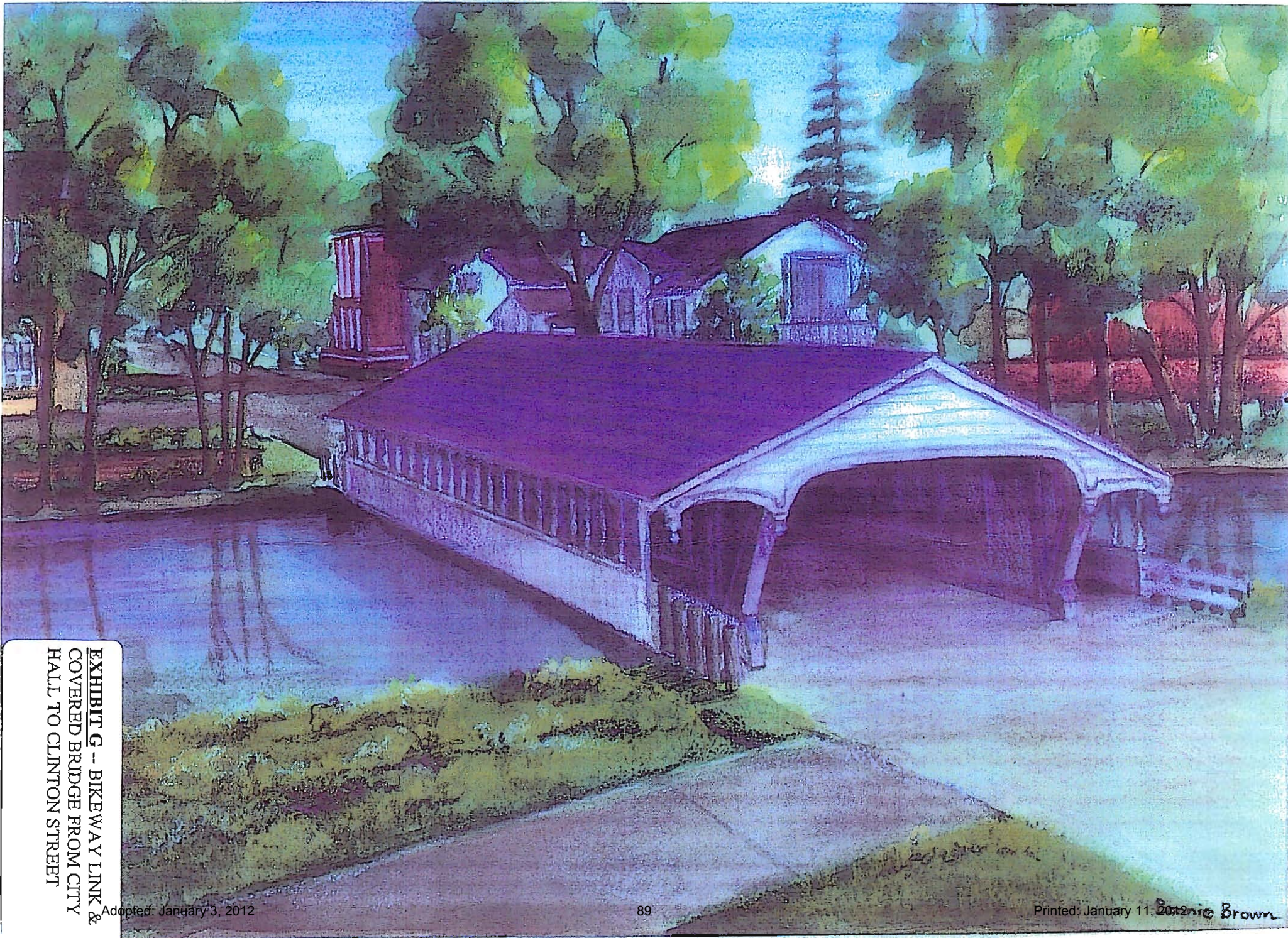
# CITY OF OWOSSO – LOOP PARK WALKWAY



**ROWE INCORPORATED**  
6211 TAYLOR DRIVE, FLINT, MI 48507

**EXHIBIT G  
BIKEWAY LINK & COVERED  
BRIDGE FROM CITY HALL TO  
CLINTON**





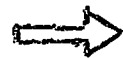
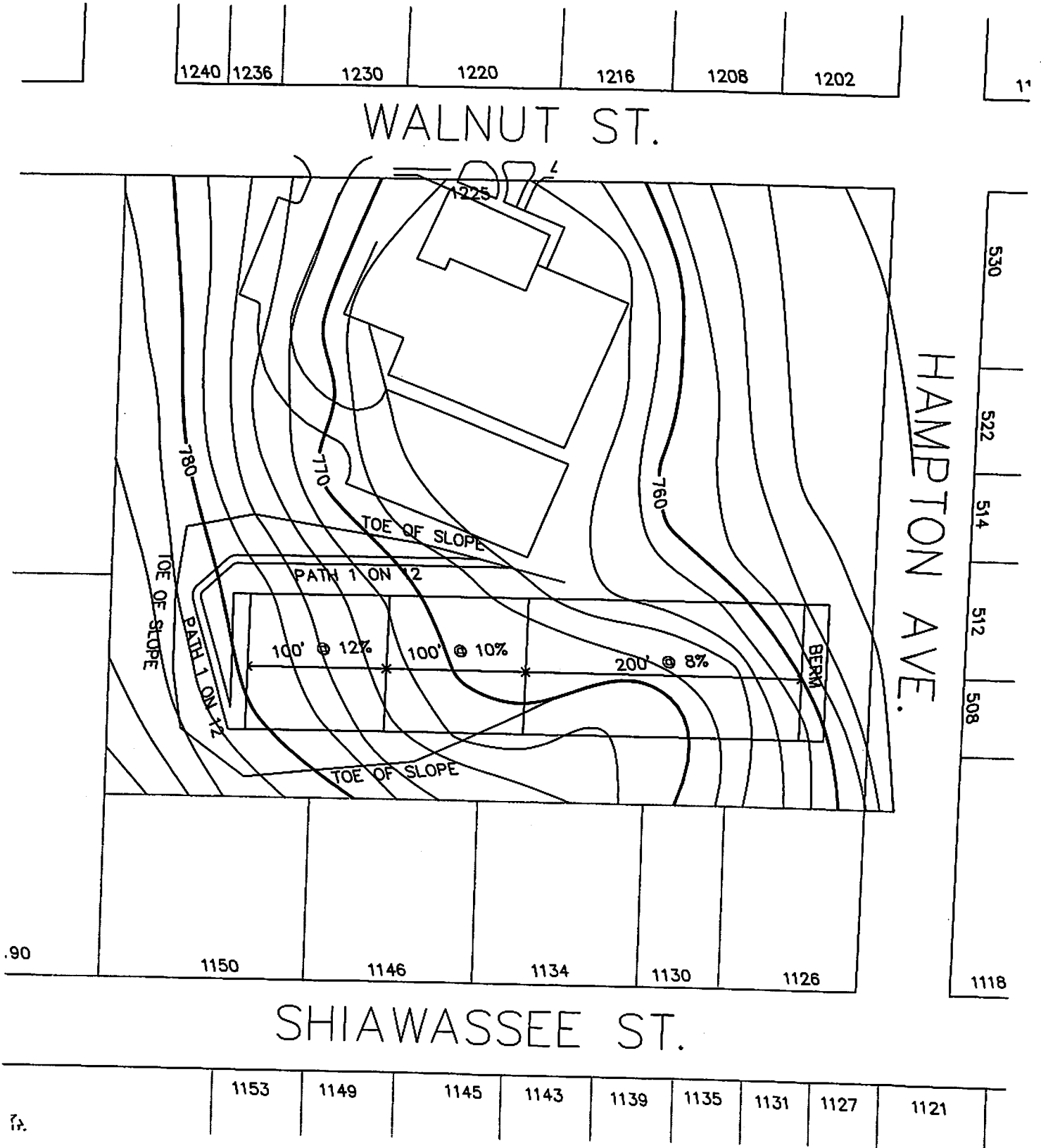
**EXHIBIT G -- BIKEWAY LINK & COVERED BRIDGE FROM CITY HALL TO CLINTON STREET**

Adopted: January 3, 2012



**EXHIBIT H  
GROVE HOLLMAN SLEDDING  
HILL DESIGN**

**EXHIBIT H**  
**GROVE HOLLMAN SLEDDING HILL DESIGN**



**EXHIBIT I  
PLANT LIST  
HUGH PARKER SOCCER FIELDS**

**PLANT LIST  
HUGH PARKER SOCCER FIELDS**

|                                         |                            |
|-----------------------------------------|----------------------------|
| <b>A - Greenspire Linden (32)</b>       | <b>1.5" caliper @\$125</b> |
| <b>B - Austrian Pine (15)</b>           | <b>4' High @ \$70</b>      |
| <b>C - Scotch Pine (6)</b>              | <b>4' High @ \$70</b>      |
| <b>D - English Oak (10)</b>             | <b>2" @ \$200</b>          |
| <b>E - Sugar Time Crab (8)</b>          | <b>1" @ \$90</b>           |
| <b>F - Skyline Honey Locust (10)</b>    | <b>1.5" @\$125</b>         |
| <b>G - Royalty Crab (6)</b>             | <b>1" @ \$90</b>           |
| <b>H - Redspire Flowering Pear (24)</b> | <b>1.5" @ \$90</b>         |
| <b>I - Centurian Crab (6)</b>           | <b>1" @ \$90</b>           |
| <b>J - Broadmoor Juniper (22)</b>       | <b>Potted @ \$40</b>       |
| <b>K - Red Sunset Red Maple (8)</b>     | <b>2" @ \$175</b>          |
| <b>L - Service Berry</b>                | <b>1.5" @ \$125</b>        |
| <b>M - Colorado Blue Spruce (6)</b>     | <b>4' Tall @ \$70</b>      |
| <b>N - Red Pine (8)</b>                 | <b>4' Tall @ \$70</b>      |

**Summary:**

**Total Trees/Shrubs: 166**

|                               |                     |
|-------------------------------|---------------------|
| <b>Estimated Cost: Trees:</b> | <b>\$ 16,565</b>    |
| <b>Planting:</b>              | <b>\$ <u>0</u>*</b> |
| <b>Total:</b>                 | <b>\$ 16,565</b>    |

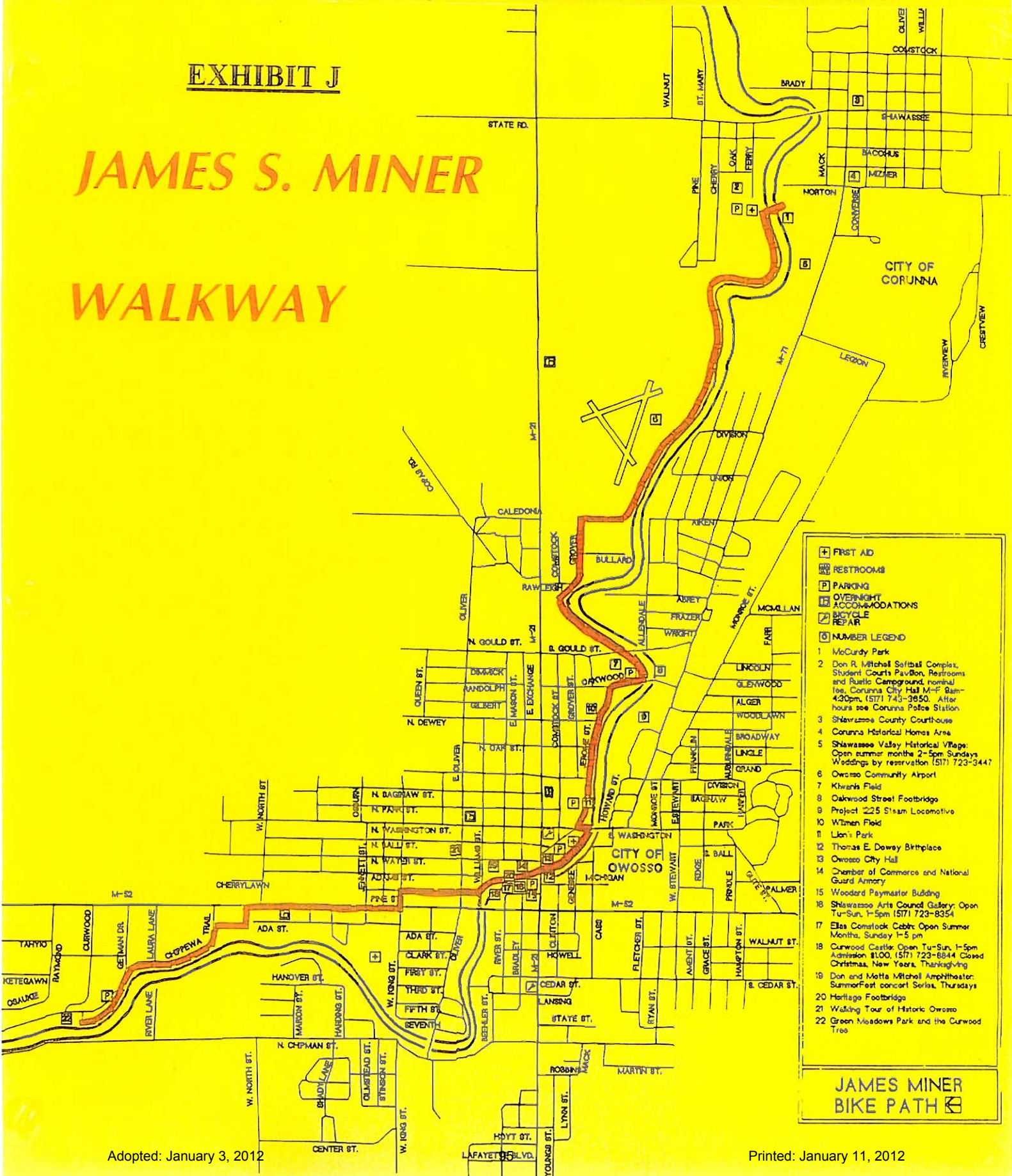
**\*Planting Labor is donated time**

**EXHIBIT J**  
**JAMES MINER WALKWAY**

The **James Miner Walkway** provides an interesting and pleasant way of seeing some of the area between the Cities of Owosso and Corunna. This walkway path is accessible for both walking and biking. The map pictured here is furnished courtesy of the City of Owosso and the Shiawassee Area Tourism Council.

**EXHIBIT J**

**JAMES S. MINER  
WALKWAY**



|     |                                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [+] | FIRST AID                                                                                                                                                                                          |
| [R] | RESTROOMS                                                                                                                                                                                          |
| [P] | PARKING                                                                                                                                                                                            |
| [D] | OVERNIGHT ACCOMMODATIONS                                                                                                                                                                           |
| [B] | BICYCLE REPAIR                                                                                                                                                                                     |
| [6] | NUMBER LEGEND                                                                                                                                                                                      |
| 1   | McCurdy Park                                                                                                                                                                                       |
| 2   | Don R. Mitchell Softball Complex, Student Courts Pavilion, Restrooms and Public Campground, nominal fee, Corunna City Hall M-F, 8am-4:30pm, (517) 743-3650. After hours use Corunna Police Station |
| 3   | Shiawassee County Courthouse                                                                                                                                                                       |
| 4   | Corunna Historical Homes Area                                                                                                                                                                      |
| 5   | Shiawassee Valley Historical Village: Open summer months 2-5pm Sundays. Weddings by reservation (517) 723-3447                                                                                     |
| 6   | Owosso Community Airport                                                                                                                                                                           |
| 7   | Khavis Field                                                                                                                                                                                       |
| 8   | Oakwood Street Footbridge                                                                                                                                                                          |
| 9   | Project 225 Steam Locomotive                                                                                                                                                                       |
| 10  | Women Field                                                                                                                                                                                        |
| 11  | Lion's Park                                                                                                                                                                                        |
| 12  | Thomas E. Dewey Birthplace                                                                                                                                                                         |
| 13  | Owosso City Hall                                                                                                                                                                                   |
| 14  | Chamber of Commerce and National Guard Armory                                                                                                                                                      |
| 15  | Woodard Paymaster Building                                                                                                                                                                         |
| 16  | Shiawassee Arts Council Gallery: Open Tu-Sun, 1-5pm (517) 723-8844. Closed Christmas, New Years, Thanksgiving                                                                                      |
| 17  | Ella Comstock Cabin: Open Summer Months, Sunday 1-5 pm                                                                                                                                             |
| 18  | Curwood Castle: Open Tu-Sun, 1-5pm. Admission \$1.00, (517) 723-8844. Closed Christmas, New Years, Thanksgiving                                                                                    |
| 19  | Don and Motta Mitchell Amphitheater: SummerFest concert Series, Thursdays                                                                                                                          |
| 20  | Heritage Footbridge                                                                                                                                                                                |
| 21  | Walking Tour of Historic Owosso                                                                                                                                                                    |
| 22  | Green Meadows Park and the Curwood Tree                                                                                                                                                            |

**JAMES MINER BIKE PATH**

**EXHIBIT K  
ROSEVEAR WOODS  
INTERPRETIVE PARK**



## ***Rosevear Woods Interpretive Park***

**Concept.** Dedicated in a subdivision plat in 1892, Rosevear Park is the City's first named park. There are remnants throughout the park of its earlier improvements—concrete foundations for pavilions and benches, driveways and parking areas, erosion control stone-lined embankments along Abrey Creek (too nice to be called a “drain”) and stairways. That era of park use has been gone for at least 30 years and left the park unscathed. Two small soccer fields were built in the mid-1990's at the front entrance to the park at Farr Street.

Recent activity has not been so beneficial to the park. The park was converted to a BMX bicycle track and truck loads of fill material were imported to create the obstacles that were placed along the creek and on some of the uplands. In the absence of supervision in this secluded area, behavioral problems arose as bullying and vandalism chased away the opportunity for unfettered recreational play. Off-trail erosion scars have damaged the landscape and embankments are open to the gully effects of heavy rains. Wheel tracks show evidence of vehicles entering from the south.

The park is an oak woodlot with interesting features where the creek carved a sharply defined valley with embankments and terraces. It is not a good place for the bicycle track. If a bicycle track is desirable, the park plan should address the opportunity to relocate it to a park area with about two acres of open space on level ground. Man-made terrain breaks could be introduced just as they have been in Rosevear Park.

The plan proposes that the park be improved and used as an interpretive park with the school system, principally Washington School only three blocks away to the northwest. Four season educational opportunities could be offered with a 3,000 foot barrier free trail that courses through many botanical ecosystems and varying terrain. This plan includes a narrative of recommended improvements and a sketch of the trail on an aerial photograph. The improvements leading to an educational experience format should be deemed grant-worthy from educational foundations and granting agencies. Operational expenses should be assigned to an interest group with major maintenance support from the City (tree trimming, vandalism repair, heavy equipment work as needed).

**Improvements.** The improvements are divided into four sections—1) Facility additions; 2) Restoration activities; 3) Planting areas, and; 4) Interpretive Trail “Stations”.

**1. Facility Additions.** These facilities are recommended to make the trail work:

- a) An improved entranceway at Farr Street where the drive opening accesses the tot lot soccer field. This would be paved as a driveway apron and lead to a barrier free ramp to ascend the first embankment to the southeast.
- b) Two park benches should be placed at or near the top of bank at optimal locations on the east and west banks overlooking the park. Petty vandalism such as spray painting will require routine maintenance.

- c) Another barrier free ramp is required at the embankment southwest of the south end of the upland tot lot soccer field.
- d) A footbridge about 30 feet long must cross the creek at the south end of the park.
- e) There are several sections of the park that are not fenced. About 1,000 feet of fencing is required to protect the park from non-motorized vehicles. Ground-level openings for wildlife should be built into the fence structure.
- f) A 3000' trail made of crushed limestone at 6-foot width is an acceptable barrier-free surface and resistant to gullying, erosion and potholes.
- g) A crosswalk at Farr Street and the entrance would guide classroom fieldtrips across Farr Street and to a sidewalk at Hugh Parker Soccer Fields. A new sidewalk would lead westerly 500 feet to Glenwood Avenue where a sidewalk to Washington School connects.
- h) A short footbridge must be built across a tributary drain to Abrey Creek where it enters from the Symmetrical Technologies site to the east.
- i) The guardrail blockade on the trail near the upland soccer field should be removed.
- f) A new walk-through gate is needed where the guardrail prevents exiting the park at the end of the planned trail loop.

2. Restoration Activities. The parkland has been damaged and some of the older, abandoned facilities have not been entirely removed.

- a) The concrete pads and abandoned structures on the drain should all be removed.
- b) An old stairway with metal railings has no future use and should be removed.
- c) There are at least 8 to 10 erosion scars, each being about 8 feet wide and 30 feet long on embankments throughout the park, must be restored with Natural Resource Conservation Service oversight.
- d) Rutting from tire tracks in the meadow in the west central park should be filled with the fill material.
- e) All the fill material comprising the bike course should be removed unless there is use for it in the eroded areas and ruts from tires.
- f) Place brush strategically to protect areas of restoration, including areas denuded from bicycles and off-road vehicles and in need of new understory growth.

3. Planting Areas. The park interpretive trail shall benefit from several new plantings and two areas, about one acre each in size, will undergo a concentrated planting regimen.

- a) The interpretive trail should have some other evergreens at the entranceway area to improve the tree identification at the evergreen woodlot.
- b) The natural forest for this area is oak-hickory. A variety of oak and hickory trees should be planted at various locations along the trail for tree identification.

- c) A wildflower meadow is ideal for a sunny spot in the 100'x400' west central area of the park. Topsoil mixed into the old parking area together with a single planting outing will get a start. The area would require a controlled burn every three years to sustain the wildflowers over invasive grasses and weeds.
- d) There is a forest glade, also about 100'x400', with very good potential for a grove of shrubs and fruit bearing trees to offer bird habitat.
- e) The Abrey Creek requires creek side plantings to offer cover, mostly low lying shrubs, for birds and cooling shade for the waters.

4) Interpretive Trail Stations. There are 12 suggested stops—"Stations"—for interpretive signs that will help educate the public and school field trips about botanical settings, water features, landscape characteristics and wildlife (principally birds). This format will be revised when there is greater opportunity to botanize the park and select exact locations for illustrations.

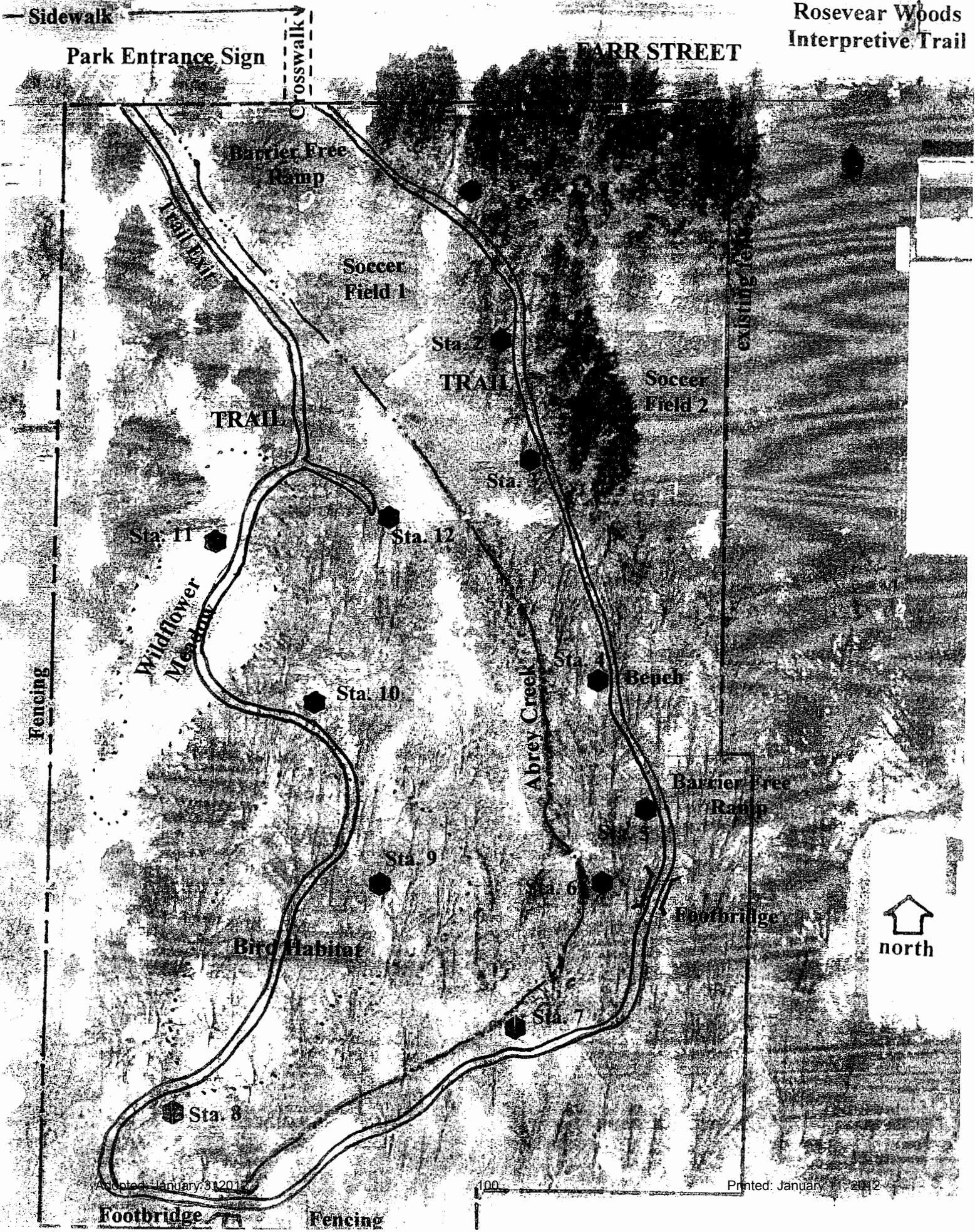
- An entrance sign to the trail at Farr Street. It would instruct about the trail and show a map of the stations.
- Station 1 (see map hereafter for station locations). Tree Identification. The evergreen woodlot has two types of evergreens already and could have two more. Some thinning of existing trees in this "plantation" grove will help.
- Station 2. Slope measurement and erosion control.
- Station 3. Tree Identification—Red Oak
- Station 4. Erosion Restoration Area/park bench/landscape description/outdoor art sketching
- Station 5. Tree Identification—Burr Oak
- Station 6. Map of Watershed for Abrey Creek and biotic life in the Creek
- Station 7. Creek side vegetation (speckled alder, pussy willow)
- Station 8. Tree Identification—Pignut Hickory
- Station 9. Bird Habitat and Tree/Shrub Identification
- Station 10. Soil Boring/Soils/Glacial Geology and Ground Water
- Station 11. Wildflower Meadow and Bird Identification
- Station 12. Park Overlook-Tree Identification (Shagbark Hickory)/park bench/artwork

The interpretive signs should be made of a durable surface that is washable for spray paint removal. The signs should be oriented out of direct sunlight or in the shade.

# Hugh Parker Field

**EXHIBIT N**

Rosevear Woods  
Interpretive Trail



Adopted January 31, 2012

100

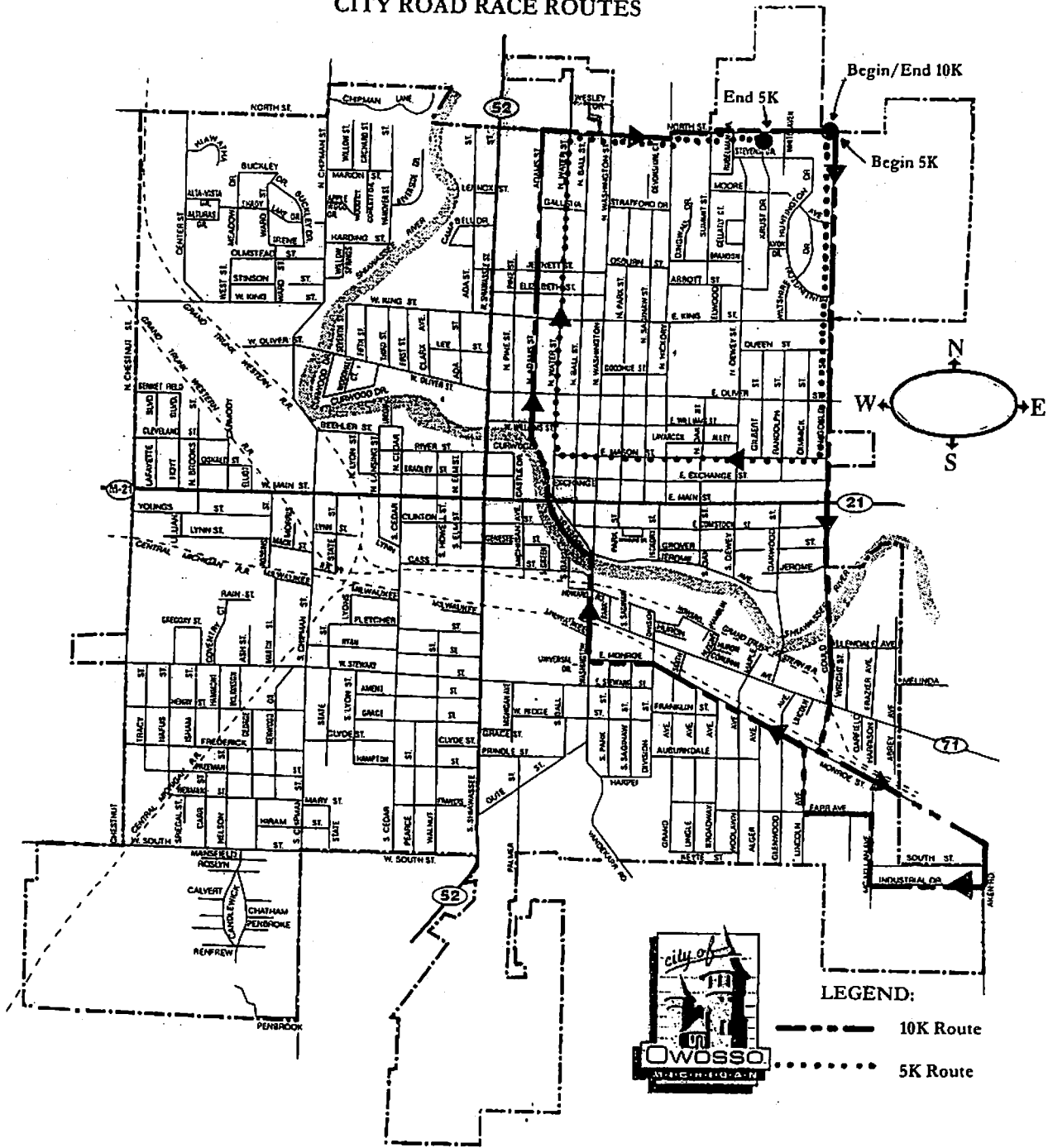
Printed: January 31, 2012



**EXHIBIT L**  
**ILLUSTRATION OF 5K AND 10K**  
**CITY ROAD RACE ROUTES**

# EXHIBIT L

## ILLUSTRATION OF 5K AND 10K CITY ROAD RACE ROUTES



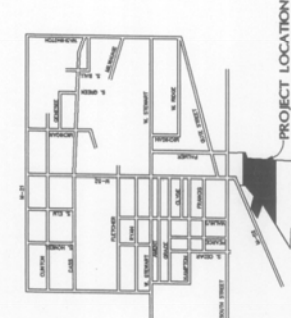
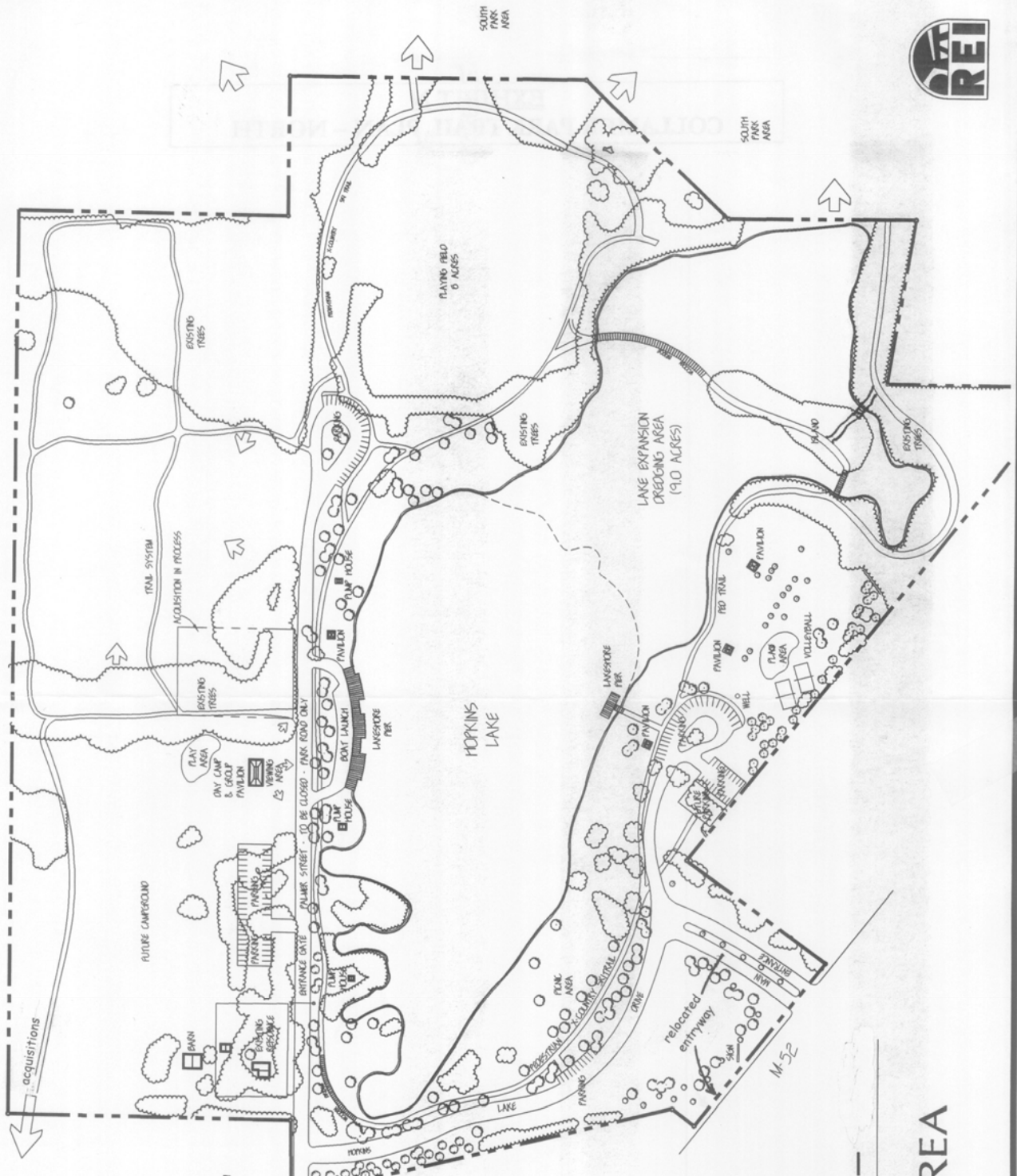
**EXHIBIT M  
RUDY DEMUTH FIELDS  
MASTERPLAN**







**EXHIBIT N**  
**COLLAMER PARK TRAIL PLAN -**  
**NORTH**

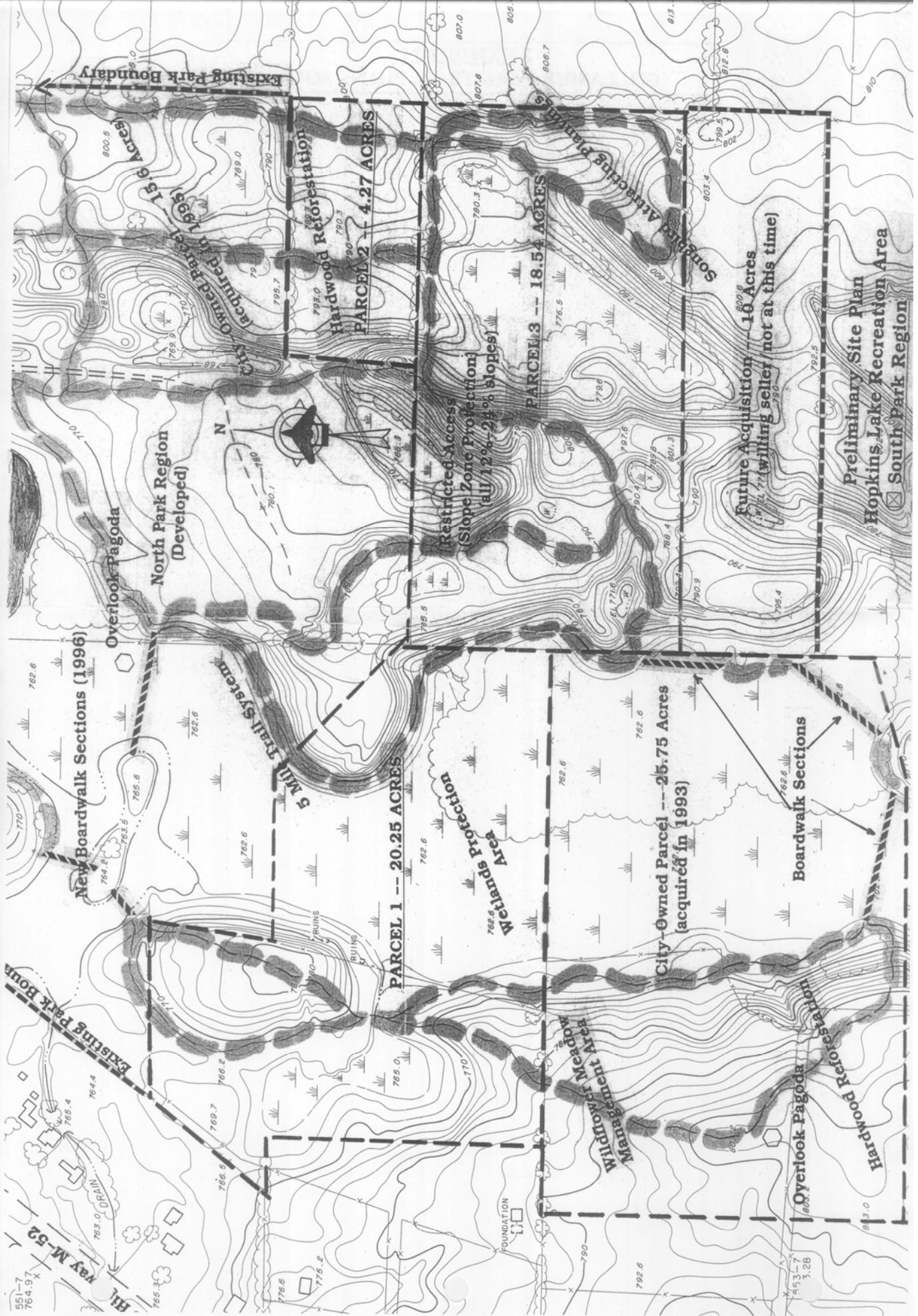


LOCATION MAP



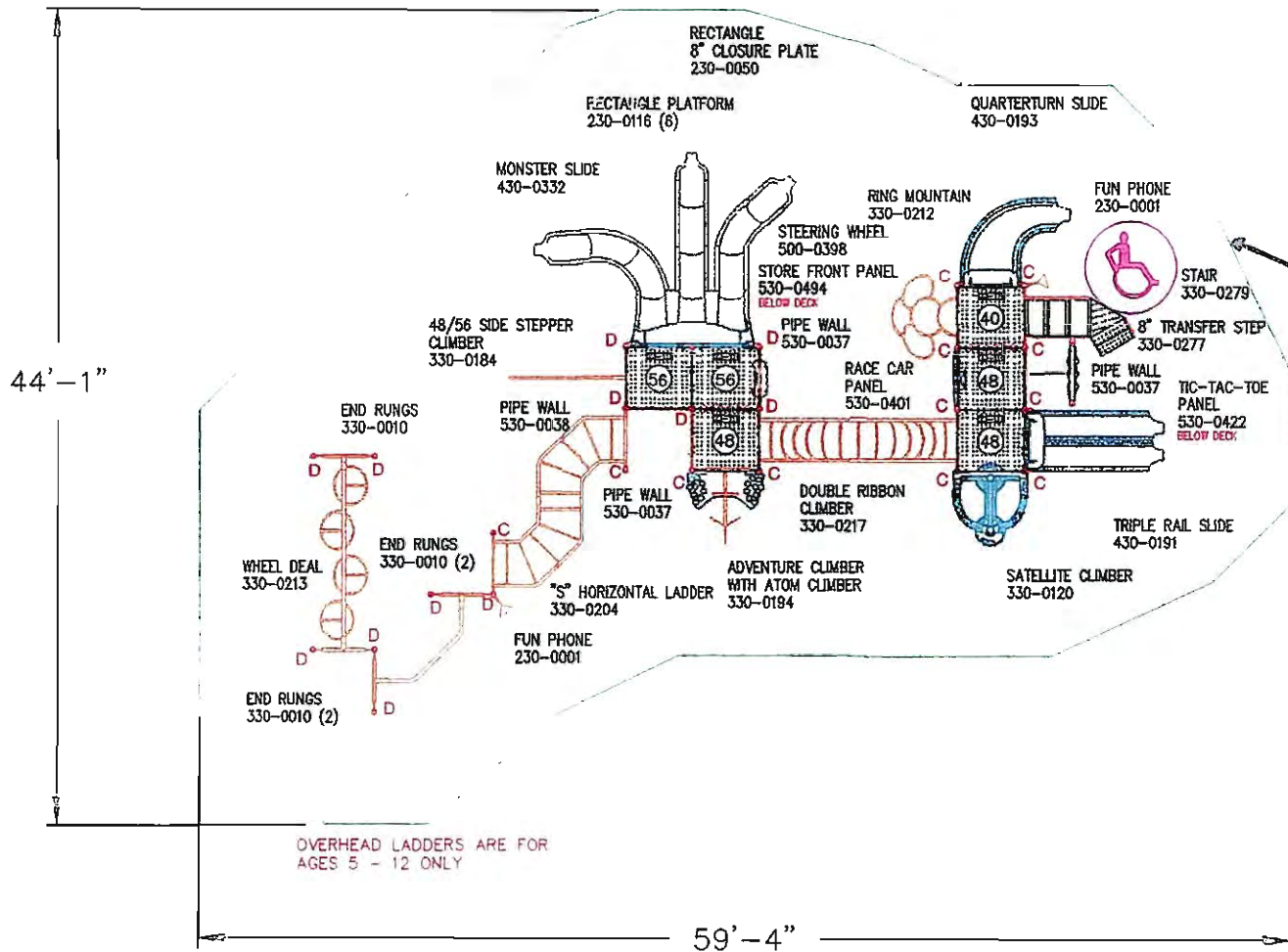
**MASTER PLAN -  
HOPKINS LAKE  
RECREATION AREA**  
CITY OF OWOSSO

**EXHIBIT N**  
**COLLAMER PARK TRAIL PLAN -**  
**SOUTH**



**EXHIBIT O**  
**COLLAMER PARK PLAYGROUND**

EXHIBIT O  
COLLAMER PARK PLAYGROUND PLAN



MINIMUM FALL ZONE SURFACED WITH RESILIENT MATERIAL  
AREA= 1785 SQ FT

STRUCTURE SIZE  
46' x 30'

PERIMETER = 170'

THIS STRUCTURE IS DESIGNED FOR CHILDREN AGE:

2-5 YEAR OLDS

5-12 YEAR OLDS

2-12 YEAR OLDS

**ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)**

|                                                                                       |                    |
|---------------------------------------------------------------------------------------|--------------------|
| NUMBER OF ELEVATED COMPONENTS:                                                        | 10 SHOWN           |
| NUMBER OF ELEVATED COMPONENTS ACCESSIBLE BY RAMP:                                     | 0 REQ'D 0 PROVIDED |
| NUMBER OF ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER SYSTEM (NOT ACCESSIBLE BY RAMP): | 5 REQ'D 6 PROVIDED |
| NUMBER OF GROUND LEVEL PLAY COMPONENTS:                                               | 3 REQ'D 6 PROVIDED |
| NUMBER OF DIFFERENT TYPES OF GROUND LEVEL PLAY COMPONENTS:                            | 3 REQ'D 4 PROVIDED |
| ADDITIONAL GROUND LEVEL PLAY COMPONENTS PROVIDED BY PURCHASER:                        | 0 PROVIDED         |

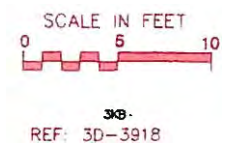
Adopted: January 3, 2012

**WARNING!**

ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT.

FOR SLIDE FALL ZONESURFACING AREA SEE CONSUMER PRODUCTS SAFETY COMMISSION GUIDELINES.

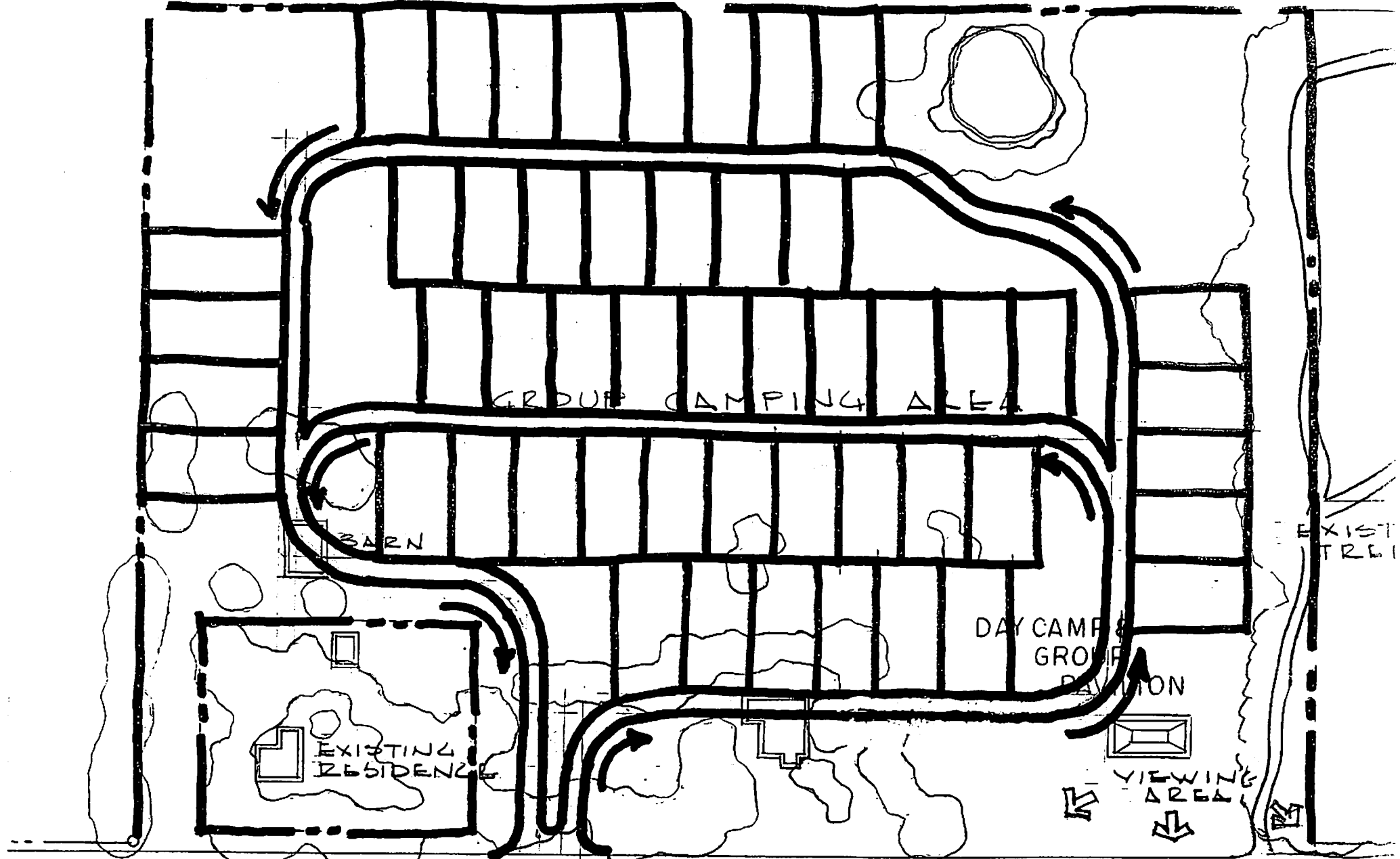
PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.



**EXHIBIT P  
COLLAMER PARK  
CAMPGROUND LAYOUT  
CONCEPT**

← NORTH

1" = 100'



PALMER STREET - CLOSE TO PA

**EXHIBIT P**

COLLAMER PARK

**CAMPGROUND LAYOUT CONCEPT**

Approved January 3, 2012

COMP HOUSE

Printed January 14, 2012

BOAT LAUNCH



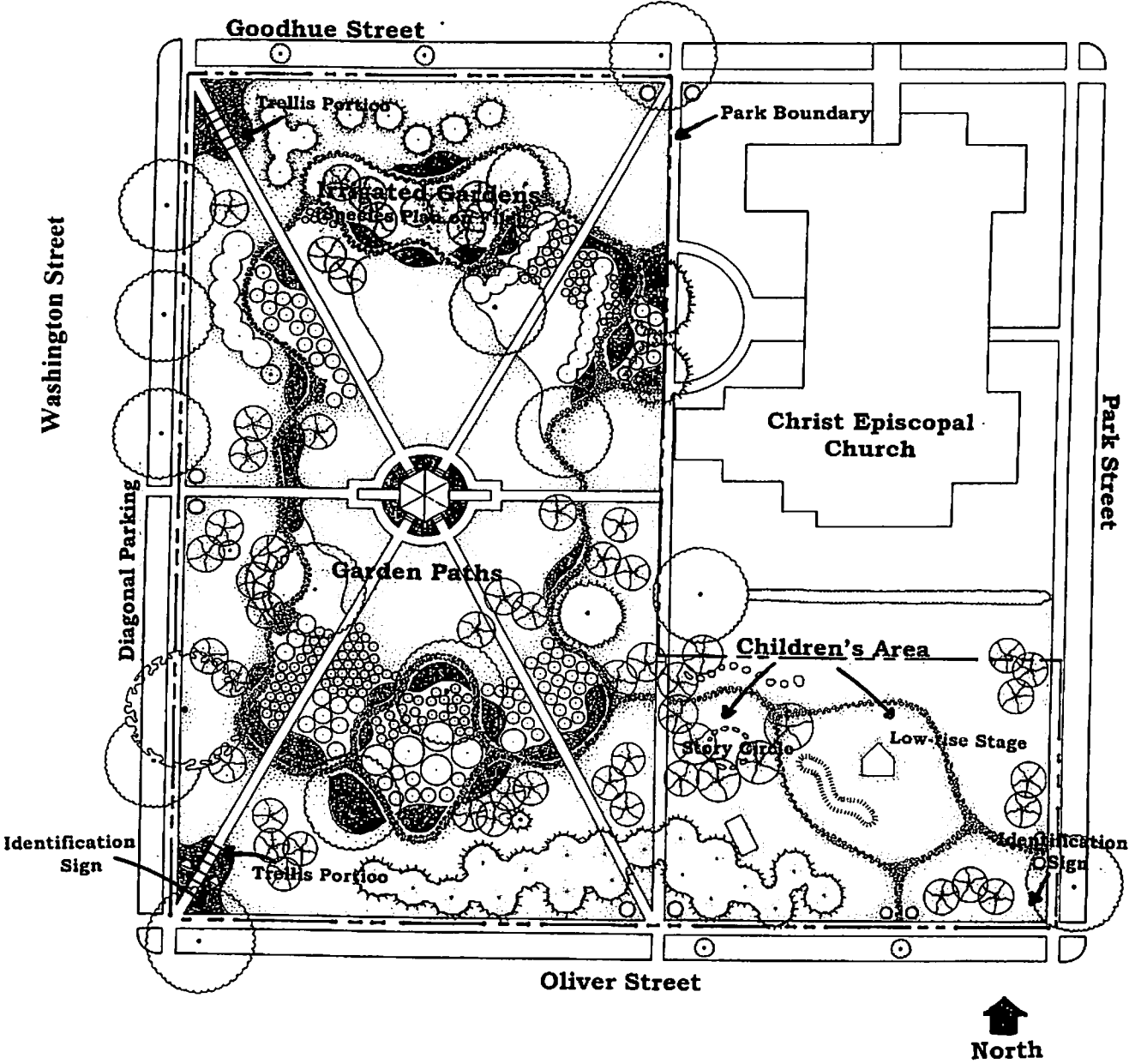


**EXHIBIT Q  
FAYETTE SQUARE GARDENS  
SITE PLAN**

**EXHIBIT Q**  
**FAYETTE SQUARE GARDENS SITE PLAN**

**SITE PLAN**  
**FAYETTE SQUARE GARDENS**

A Partnership with the Owosso  
Master Gardener's Association







**COUNCIL MEMO:**

**September 3, 2010**

**FAYETTE PARK MONUMENT PROPOSAL**

**Background:**

The Fayette Square Veterans Memorial Committee was formed in 2008 in response to former Mayor Mike Bruff's call for volunteers to take on the beautification and maintenance of the veterans' area at Fayette Park. The group subsequently raised \$4000 for the purchase of a granite rededication stone with bronze plaque, two matching granite benches, lighting, landscaping, and flags for the site. The City of Owosso has allowed the group to raise money into a city account set up by Rick Williams and former city manager Joe Fivas which is dedicated to continued improvements and perpetual care of the site.

Members of the committee are:

**Gerald Alcorn, Marine Corps League**  
**Jim Carrothers, American Legion**  
**Burton Fox, VFW**  
**Larry Harvey, VFW**  
**Sandy Harvey, VFW Ladies Auxiliary**  
**Kent and Linda Telesz, Ohms Electric**  
**Tom Gross, Sunburst Gardens**  
**Mayor Ben Frederick**

Since the successful completion of the 2008 project, the committee has pursued fundraising to place additional markers at the site.

The committee has received \$1500 for the purchase of a marker (granite stone) honoring our Korean War Veterans. An additional \$1500 has been pledged for the purchase of a marker honoring our Vietnam Veterans.



The committee met at the site on Sunday, August 28th with Korean veteran and parks commissioner Donald Moore to discuss placement of the markers and future goals for the site. The unanimous consensus of the group was the following:

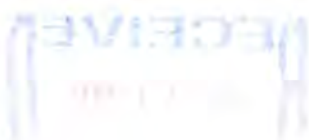
1. We request the city council allow for the release of funds raised for the purchase of the Korean marker. The design was presented to and approved by the Parks and Recreation Commission. The stone is constructed of the same granite as the benches and World War II marker. The dedication of the Korea marker is slated for Veterans Day, 2010.
2. We ask that the council authorize the purchase of a matching Vietnam marker after the pledged donation is collected. The dedication of the Vietnam marker is slated for Memorial Day, 2011.
3. We further ask that the council allow for the purchase of four additional granite benches to be placed at the four remaining entry points around the circle. These would be identical to the two currently placed and would be purchased in groups of two as funds are collected.

Both markers are to be placed within the veterans circle at Fayette Park with appropriate landscaping modifications. Photos have been provided. No further markers are envisioned within the circle.

Future plans for the site involve the removal of the concrete around the circle to allow for dedication bricks or a similar concept. This phase will require a good deal of further planning and will be brought before the parks and recreation commission at a future date for feedback and council consideration.

Respectfully submitted,

**Fayette Square Veterans Memorial Committee**



# **EXHIBIT R**

# **SIDEWALK IMPROVEMENTS**

**Sidewalk Improvements**  
**For**  
**“ACTIVE LIVING BY DESIGN”**

These sidewalk sections are needed to improve residents’ access to parks, schools, churches and commercial areas and to walk freely about neighborhoods on circuitous routes for fitness. While the city system is already a model for urban living, some key improvements are still needed. The goal of Active Living By Design is to encourage, cultivate and support an active way of life that integrates physical activity into daily routines. The sidewalk system is part of the “city in the parks” perspective that will help the Surgeon General’s recommendation of 30 minutes of moderately intense physical activity at least five days a week.

The recommended sidewalk additions are sorted by city quadrant. These sidewalk sections are incorporated into the parks plan; however, it is recommended that they remain associated with the Engineering Department’s capital improvements budget to be added annually to budgets in affordable increments.

**A. NORTHWEST OWOSSO:**

- 1) Complete the perimeter system for King, Center, North and Chipman Streets to improve access to the School Park at Bentley Elementary School.
- 2) N. Chipman from King Street to future trail and footbridge to Harmon Partridge Park (partially complete).
- 3) King Street, south side, from Penn Central RR to TSB RR for access to Bennett Field trail (trail proposed).
- 4) N. Chestnut Street, east side, from Main Street to section connecting to Bennett Field.

**B. NORTHEAST OWOSSO:**

- 1) North Street from Rubleman to Gould Streets (south side).
- 2) N. Gould Street from Exchange Street to Main Street (west side).
- 3) N. Gould Street (east side) from King Street-extended-to North Street.
- 4) Exchange Street – Randolph St. to Gould Street, both sides.

**C. SOUTHEAST OWOSSO:**

- 1) Dedicated Lane at Jerome Street south of the Comstock Center.
- 2) M-52, east side, from Cass Street to Stewart Street.
- 3) Stewart Street, north side, from South M-52 to Washington Street.
- 4) Acquire riverside easement from S. Washington Street to South Ball Street (approximately the former Cass Street connector).
- 5) Gould Street, new sidewalk from Alley to Main Street.
- 6) New curb and drainage on Jerome Street from Hickory Street to Oakwood Street.



**EXHIBIT R – CONTINUED – PAGE 2 OF 2**

- 7) Street closing at north line of RR crossing on Oakwood Street with sidewalk easement retained and sidewalk crossing of rail (west side).
- 8) Farr Street, south side, from Broadway to Rosevear Park driveway.
- 9) Monroe Street, south side, from Lincoln Street to point due south of South Gould Street sidewalk. Also pave approach to soccer field parking lot.
- 10) Ridge Street, one side, from S. Washington Street to Division Street.
- 11) South M-52, east side, from Kona Villa entrance drive to Collamer Park Entrance drive.

**D. SOUTHWEST OWOSSO:**

- 1) Young Street, both sides, to Chestnut Street (partially complete).
- 2) When Cass Street is paved, dedicated lanes on both sides from S M-52 to Cedar Street.
- 3) Easement and walkway across TSB tracks from Lansing Street to Lynn Street in Westown.
- 4) Bryant School/Grove Hollman Neighborhood:
  - a) S. Cedar from South Street to Francis Street.
  - b) Francis Street from S. Cedar to S. Walnut Street.
  - c) Hampton from S. Cedar Street to S. Walnut Street (partially complete).
  - d) Pearce, west side, from South Street to Hampton Street.
  - e) Clyde Street, south side (partially complete), S. Chipman to Lyon Street.
  - f) S. Chipman, east side, from South Street to Clyde Street.
- 5) Other Southwest Owosso Improvements  
(Stewart/Chestnut/Chipman/South St Quadrant):
  - a) Nelson Street, Herman to Frederick Street.
  - b) Frederick Street, south side, Nelson to Nafus Streets.
  - c) Henry Street, S. Chestnut to S. Chipman Streets (partially complete).

The four quadrant maps on the following pages show the locations by the outline code above (e.g., 5c on the map refers to 5c above for the Henry Street sidewalk).



**EXHIBIT S**  
**LEGAL DESCRIPTIONS OF THE**  
**PARKS**

## LEGAL DESCRIPTIONS OF THE PARKS

Questions arise about the boundary of city parks. Except for gifted lands with deed restrictions, the master planning process is the manner in which park boundaries are established. Some parks still lack site plans or individual master plans where these boundaries may be determined. Most recently the Master Plan was amended to remove a northwest section of Collamer Park for the Baker College expansion and the construction of a new public entry road to the park. Except where noted all parcels are in the City of Owosso, Shiawassee County, Michigan.

| <b><u>Park Name</u></b>      | <b><u>Map In Plan?</u></b> | <b><u>Description (page 1 of 4)</u></b>                                                                                                                                                                                                                                                                        |
|------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Fayette Square</u></b> | Yes                        | Fayette Square, (Except the North 184' of the East 122'), Original Plat of the City.                                                                                                                                                                                                                           |
| <b><u>Rosevear Park</u></b>  | Yes                        | Block 6 & East 1/2 OF Block 5 GEO T ABREYS WOODLAWN PARK ADDITION including 30' of the closed Edgewater Ave and including 60' closed Oakdale Avenue also including the westerly 272.8' of adjacent closed South St.                                                                                            |
| <b><u>Bennett Field</u></b>  | No                         | Commencing at the intersection of the north-south 1/2 Line of Section 14 T7N R2E With the westerly ROW Of the AARR Thence S 969' to east and west 1/8 Line, thence east on said line 792' to westerly ROW of the AARR, thence northerly along ROW line 1245' to beginning.                                     |
| <b><u>Bentley Park</u></b>   | No                         | Commencing 517.4' east of the Southeast corner of Lot 4 Block 29, thence North 498', West 649.4' to East line of Shiawassee Street, thence South 498' to the North line of Stewart Street, thence East 649.4' to beginning, A.L. Williams Addition.                                                            |
| <b><u>Rudy DeMuth</u></b>    | Yes                        | <i>Parcel 1:</i> Beginning on the West line of Gould Street and the South Line of Jerome Street, thence S00*11'55"W 196.27', thence S00*11'55"W 92', thence S66*57'36"W 123.5', thence N02*58'37"E 90', thence N66*57'36"E 128.92' to the point of beginning, Stafford, Gardner, & Trankle's Central Addition. |

| <b><u>Park Name</u></b>                  | <b><u>Map In Plan?</u></b> | <b><u>Description</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Rudy DeMuth</u></b><br>(continued) | Yes                        | <i>Parcel 2:</i> Lot 161 Stafford Gardner & Trankle's Central Addition, EXCEPT That part lying north of a line extended from the Southwest corner of Lot 156 to a point 44' South of the east line of Lot 158 and thence northerly to a point 66' South of the Northeast corner of Lot 160 AND EXCEPT the following: Commencing at the intersection of the North Line of Lot 161 and the West Line of the NEW HAVEN RR CO ROW, thence southerly 282' Southwesterly parallel with the North Line of Lot 161 160', thence Northerly 282' to the North Line of said lot, thence Northeasterly to the point of beginning. |
| <b><u>Harmon Patridge</u></b>            | No                         | Outlots B, C, and E and that part of Outlot D lying south of the South line of Lot 13 and extension of said south line to the East line of Chippewa Trail. Also that part of the vacated Chippewa Trail and that part of the vacated Curwood Road adjacent to said Outlots, Greenwood Meadows, Owosso Township, Shiawassee County, Michigan.                                                                                                                                                                                                                                                                          |
| <b><u>Curwood Castle</u></b>             | No                         | All these parcels are in Lucy L. Comstock's Addition to the City:<br><i>Parcel 1:</i> Lot 7, Block 2; also, lots 1-9 and 16-22, Block 6, including closed alley adjacent to lots 16-18, EXCEPT, West 132' of lot 8 and South 18' of West 132' of lot 7, Block 6.<br><i>Parcel 2:</i> Lots 1, 2, 3, 5, & 6 Block 2.<br><i>Parcel 3:</i> Lot 7 Block 5, including 1/2 of the closed alley.<br><i>Parcel 4:</i> Lot 8 EXCEPT the West 14 ½', Block 5<br><i>Parcel 5:</i> The East 27' of Lot 4, also the West 14 ½' of Lot 8 and that part of the vacated alley located between Lots 4& 8.                               |

| <b><u>Park Name</u></b>     | <b><u>Map In Plan?</u></b> | <b><u>Description</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Memorial</u></b>      | No                         | Commencing 6' West of the NW corner of Lot 10, Block 3, J H Laverock's Addition, thence North 198', West 186', South to a line parallel to and 1083.39' south of the North Section Line, thence East 80', south to the S Line of Lot 10 if extended West, thence East to the West Line of Laverock's Addition, North 66' to the NW Corner of Lot 10, West to Beginning, Sect 13; also Lot 10, Block 3.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><u>Grove Hollman</u></b> | No                         | Lots 214 Through 252, Grand View Addition to the City including closed streets and alleys.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b><u>Grand Avenue</u></b>  | No                         | Lots 8 through 17 inclusive & Lots 24 through 31 inclusive, Block 8 of Maple Ridge Park Re-Subdivision of Keytes Subdivision including ½ of the closed alley and street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b><u>Hugh Parker</u></b>   | No                         | Blocks 12, 13 & 14 of George T Abrey's Woodlawn Park Addition and a that portion of the Vacated Edgewater & Oakdale Avenues (EXCEPT the northerly 91 feet).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Collamer Park</u></b> | No                         | <i>Parcel 1: COM 664.66' S OF N 1/4 POST SEC 25 T7N R2E TO POB TH S ALG 1/4 LN 2304' TH N 47*03' 12" W 478.13' TH N 89*28' W 359 .50' TH N 07*23'24" E 291.8' TH S 89*39' 30" W 410.45' TH N 38*23'10"E 1363.54' TH N 55*05'04" W 440' TO C/L HWY M 52 TH N 37*52'26" E 393.76' TH S 55*05'04" E230.52' TH N 40*49'31" E 250.85' TO POB (EXCEPT HOPKINS LAKE DRIVE).<br/>Parcel 2: COM 660' S OF N 1/4 POST SEC 25 T7NR2E TH S ALG QTR LN 2302.5' TH E 675.34' TH N 322 1/2' TH W 15.34' TO E LN PALMER ST TH N ALG E LN PALMER ST 2129.86' TH S 79*18'31" W 611.63' TO POB (EXCEPT HOPKINS LAKE DRIVE).<br/>Parcel 3: BEG 815' E &amp; 660' S OF N 1/4 POST SEC 25 T7NR2E TH S 89*20' E 480.41' TH S 0*06' E 851.54' TH N 89*28' W 633.92' TO E LN PALMER ST TH N ALG E LN SD ST 587.38' TH E 155' TH N TO POB.</i> |

**EXHIBIT S – page 4 of 4**

| <b><u>Park Name</u></b>                     | <b><u>Map In Plan?</u></b> | <b><u>Description</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Collamer Park</u></b><br>(continued)  | No                         | <i>Parcel 4:</i> SEC 25, T7N-R2E, CITY OF OWOSSO, PART OF SW 1/4 & NW 1/4, BEG AT A PT ON N-S 1/4 LN WHICH IS N00*29'49"W 1997.74' FROM S 1/4 COR OF SEC 25; TH N89*51'20"W 1320.01'; N00*45'52"E 666.12' TO E-W 1/4 LN; N38*39'49"E 356.78' (REC AS 352.40'); N88*53'44"E 410.45'; S07*24'08"W 290.51' TO E-W 1/4 LN; TH ON SAID E-W 1/4 LN S89*50'47"E 359.50' TO A POINT WHICH IS N89*50'47"W 350' FROM THE INTERIOR 1/4 COR OF SAID SEC 25; TH S47*35'59"E 477.74' TO SAID N-S 1/4 LN; TH S00*29'49"E 344.70' TO POB. EXCEPT THE WESTERLY 125' LYING SLY OF THE E-W 1/4 LN OF SAID SEC 25. ALSO, BEG N00*29'49"W ON N-S 1/4 LN 1230.00' FROM S 1/4 COR OF SEC 25; TH S69*57'00"W 261.04'; N89*52'59"W 1074.00'; N00*29'49"W 858.37'; S89*51'20"E 1320.01' TO SAID N-S 1/4 LN; TH S00*29'49"E 767.74' TO POB. ALSO, PART OF SE 1/4, BEG N89*14'24"W ON E-W 1/4 LN 1291.96' FROM E 1/4 COR OF SEC 25; TH S00*11'37"W 322.50'; S01*58'43"W 631.26'; S89*38'56"W (REC AS S89*37'55"W 1273.24') 1272.28'; N00*11'37"E 655.82'; S89*14'24"E 675.34'; TH N00*11'37"E 322.50' TO E-W 1/4 LN; TH S89**14'24"E 616.61' ALONG SAID E-W 1/4 LN TO POB. ALSO, BEG AT SE COR OF W 1/2 OF NE 1/4 SEC 25; TH W ALNG E-W 1/4 LN 660'; N 926.62'; E 272.25'; N 200'; E 366.63' TO N-S 1/8 LN; TH S ALNG SAID 1/8 LN 1126.62' TO POB.                        |
| <b><u>James Miner</u></b>                   | No                         | That portion of land south of Jerome Street North of the Shiawassee River, east of extended Park Street and West of the West Line of Strafford, Gardner and Trankle's Addition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><u>James Miner Extentsion (TSBY)</u></b> | Yes                        | Part of A.L. Williams Add to the City, Williams and Lyons Add'n, Louisa L. Merell's Add'n, and J.L. Wright's Add'n, all in Sect 24, Township 7N, Range 2E, Sect 19, T7N, R3E, City of Owosso, Shiawassee County, MI, described as beginning at a point on the East line of Washington St which is N01*04'16"E 178.33' from the SW quarter of Reserve #8 of said A.L. Williams Add'n; thence N88*58'17"E 58.87'; thence S87*29'00"E 141.47'; thence S80*59'30"E 208.51'; thence N79*53'15"E 249.61'; thence N84*44'04"E 98.81'; thence S83*12'46"E 107.12'; thence S69*48'57"E 185.83'; thence S87*18'35"E 285.30'; thence S80*22'21"E 184.20'; thence N78*09'52"E 88.58'; thence S86*52'31"E 65.28'; thence S73*37'20"E 230.94'; thence S72*36'38"E 136.78'; thence S56*07'29"E 85.61'; thence S54*32'48"E 156.92'; thence S43*19'04"E 100.70; thence S36*46'08"E 53.67'; thence S39*18'45"E 84.17'; thence S23*55'42"E 93.89'; thence S20*30'21"E 98.80'; thence S30*45'56"E 89.82'; thence S30*03'46"E 94.95'; thence S40*48'33"E 87.92'; thence S58*16'37"E 179.85'; thence S70*38'55"E 75.50' to the westerly line of Oakwood Ave; thence NW'ly to the water's edge of the Shiawassee River; thence NW'ly along said water's edge to the east line of Washington St; thence south'ly along said E line to the POB (3,243.10 lineal feet). |

**EXHIBIT T**  
**BARRIER FREE ACCESSIBILITY**

**EXHIBIT T -- BARRIER FREE ACCESSIBILITY  
CITY PARK FACILITIES AND APPROACHES**

**RANKING SYSTEM FOR EACH PARK.**

- 1 = none of the facilities/park areas meet accessibility guidelines
- 2 = some of the facilities/park areas meet accessibility guidelines
- 3 = most of the facilities/park areas meet accessibility guidelines
- 4 = the entire park meets accessibility guidelines
- 5 = the entire park was developed/renovated using the principals of universal design

| <b>PARK NAME</b>       | <b>ACCES RANKING</b> | <b>NON-COMPLIANT FACILITIES</b>     | <b>NON-COMPLIANT APPROACHES</b>                      | <b>NON-COMPLIANT PARKING SPACES</b>                    | <b>COMPLIANCE IN MASTER PLAN?</b> |
|------------------------|----------------------|-------------------------------------|------------------------------------------------------|--------------------------------------------------------|-----------------------------------|
| 1) Collamer Park       | 2                    | Well Pavilion Table                 | Approach to West Side Pavillion; Approach to Well    | West Side Parking Area--Two Spaces one to be Van Space | Yes                               |
| 2) Hugh Parker Field   | 3                    | Fence-Walk-Thru H/P Picnic Table    | Approach to Bridges Approach to Pavillion            | No accessible parking spaces marked Needs a Van Space  | Yes                               |
| 3) James Miner Walkway | 4                    | n/a                                 | n/a                                                  | n/a                                                    | n/a                               |
| 4) Rudy DeMuth Field   | 2                    | n/a                                 | n/a                                                  | Designated Parking Spaces & Van Space                  | Yes                               |
| 5) Bennett Field       | 3                    | Bathrooms                           | n/a                                                  | Designated Parking Spaces & Van space                  | Yes                               |
| 6) Bentley Park        | 3                    | parking lot uneven H/P Picnic Table | Approach to Pavilion                                 | Designated Parking Spaces & Van Space                  | Yes                               |
| 7) Rosevear Park       | 1                    |                                     | Toddler Soccer Fields Require Accessibiilty pathways | Designated Parking Spaces on Farr St.                  | Yes                               |

**EXHIBIT T -- BARRIER FREE ACCESSIBILITY  
CITY PARK FACILITIES AND APPROACHES -- Page 2 of 2**

| <b>PARK NAME</b>                       | <b>ACCESS RANKING</b> | <b>NON-COMPLIANT FACILITIES</b> | <b>NON-COMPLIANT APPROACHES</b>                      | <b>NON-COMPLIANT PARKING SPACES</b>                  | <b>COMPLIANCE IN MASTER PLAN?</b> |
|----------------------------------------|-----------------------|---------------------------------|------------------------------------------------------|------------------------------------------------------|-----------------------------------|
| 8) Curwood Castle Park                 | 3                     | Parking Lot                     | Slope from parking lot to street is too steep        | Van Accessible Space needed                          | Yes                               |
| 9) Grove Hollman Park                  | 3                     | n/a                             | Access trail to playground                           | No Van Space and no space in proximity to playground | Yes                               |
| 10) Harmon Patridge Park               | 3                     | n/a<br>H/P Picnic Table         | n/a                                                  | Van Space is Non-Compliant and in wrong location     | Yes                               |
| 11) Memorial Park                      | 3                     | Pathway                         | Pathway to field from street is too narrow and rough | No drop-off space with curb ramp;                    | Yes                               |
| 12) Grand Avenue Park                  | 3                     | Gate Opening                    | No Drop-off location with curb ramp                  |                                                      | No*                               |
| 13) Fayette Square                     | 3                     | n/a                             | n/a                                                  | No accessible spaces marked at curb cut.             | Yes                               |
| *This park is recommended for closure. |                       |                                 |                                                      |                                                      |                                   |



**EXHIBIT U  
RECORD OF STATE AND  
FEDERAL GRANTS TO CITY  
PARKS**



---

## *MEMORANDUM*

---

DATE: December 21, 2011  
TO: Grants Management (DNR)  
FROM: Adam Zettel, AICP  
RE: 2011 Parks & Recreation Plan - Recreation Grant History

---

The following is an update on the City of Owosso's recreation grant history, submitted in accordance with the 2011 park plan.

**Project No.:** TF89-046

**Project Title:** Heritage Park/Curwood

**Status:** Closed

**Year:** 1989

**Grant Amount:** \$80,000

**Project Description:** Acquire 0.30 acre tract with two floodplain single family dwellings to permit development of support grounds for Curwood Castle and Heritage Park.

**Current Status:** The grant was fully executed and the dwellings have been subsequently demolished. An aggregate parking lot has been installed at this location to serve the park and the art center.

**Project No.:** TF96-242

**Project Title:** Hopkins Lake Park Expansion

**Status:** Closed

**Year:** 1996

**Grant Amount:** \$32,000

**Project Description:** To acquire 43 acres of land south of existing Hopkins Lake Recreation Area.

**Current Status:** The land has been purchased and serves as a passive recreation area.

**Project No.:** CM99-396

**Project Title:** Harmon Patridge Park Updates

**Status:** Closed

**Year:** 1999

**Grant Amount:** \$84,000

**Project Description:** Park improvements to include two pavilions, playscape, canoe landing, parking lot and trail.

**Current Status:** All improvements have been made and are in good repair. The trail will need some maintenance in the near future. The well onsite was compromised by sulfur in the groundwater and is no longer used.

**EXHIBIT V  
MEETING NOTICES AND  
LETTERS**

## AFFIDAVIT OF PUBLICATION

**Notice of Public Hearing  
 City of Owosso Parks and  
 Recreation Plan  
 Owosso Parks and Recreation  
 Commission**

The Parks and Recreation Commission of the City of Owosso, Shiawassee County, Michigan will hold a public workshop on Monday, August 22, 2011 at 6:00 p.m. in the City Council Chambers at 301 West Main Street, Owosso, Michigan to consider amendments to the 2006 Owosso Parks and Recreation Plan. The plan has been prepared pursuant to Michigan Public Law, PA 451 of 1996, as amended and the Michigan DNR 2009 Guidelines for the Development of Community Park, Recreation, Open Space, and Greenways Plans.

The plan includes an analysis of the community facilities inventory, survey results, standards evaluations, goals and policies, maps, designs, site plans, lists of recreation programs, budgets, and capital improvement schedules for all park lands in the city.

The purpose of the public workshop is to encourage an open process for commentary and evaluation of the draft plan's contents. If you should desire to learn more about the plan's content and implications, you are encouraged to contact the Assistant City Manager at (989) 725-0544 for additional information. A plan is available at the community development office of city hall. Written comments may also be submitted to this office for presentation at the hearing.

Amy K Kirkland, City Clerk

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy K. Kirkland, City Clerk, 301 West Main Street, Owosso, MI 48867 or at (989) 725-0500. The City of Owosso Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us).

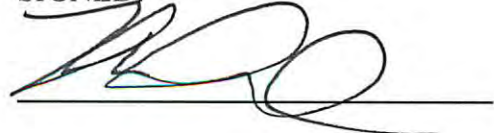
Publish: July 29, 2011

In the matter of the Notice of Public Hearing City of Owosso Parks and Recreation Plan - City of Owosso

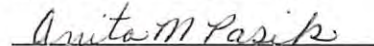
STATE OF MICHIGAN )  
 ) ss Thomas E. Campbell  
 County of Shiawassee )

Being first duly sworn, says that he is the Publisher of **THE ARGUS-PRESS**, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published once, and that the only insertion of said Notice was on the 29th day of July, A.D., 2011.

SIGNED:



Subscribed and sworn to before me this 29th day of July, A.D., 2011



Anita M. Pasik, Notary Public  
 Shiawassee County, Michigan  
 My Commission expires: December 01, 2012







DALE ESPICH as he spoke during Thursday morning's kick off for the Live Healthy/Pioneering Healthier Communities initiative.



MORE than 100 people were listening to Thursday morning's comments by Live Healthy Coalition co-coach Dale Espich at the Baker Welcome Center. (Independent Photo/JACKIE LEONE)

## Live Healthy Initiative Underway

The "Live Healthy/Pioneering Healthier Communities" initiative was formally kicked off by a coalition of Shiawassee County business, human service and healthcare organizations Thursday morning at the Baker Welcome Center at Owosso in an effort to improve child obesity rates in the area.

Participants learned that nearly 28 percent of Shiawassee County's kindergarteners and 42 percent of its sixth graders are overweight or obese. In a recent county health ranking, Shiawassee County ranked 58th out of 82 Michigan counties in health outcomes. Risk factors associated with these numbers include increased blood pressure, increased glucose, increased cholesterol and decreased physical activity.

"These statistics are disheartening. Our children are bearing the brunt of both our economic realities and the terrible unhealthy lifestyle we have embraced over the last 30 years," explained Dale Espich, co-coach of the Live Healthy coalition and president of Get Fit! Shi-

wasse. "Addressing childhood obesity requires action not only by parents and children themselves, but all sectors of a community."

The coalition intends to promote policies and create environments and systems that support healthy eating and improve physical activity patterns that could have a profound impact, added Espich.

Live Healthy is part of the national YMCA's Pioneering Healthier Communities initiative, created to make the United States a healthier place. Locally, Live Healthy team members plan to work one child, one parent and one community at a time to change the statistics of children's health, according to Dawn Reha, internal coach of the Live Healthy coalition and CEO of the Shiawassee Family YMCA.

"Quite simply, it's a quality of life issue. We aren't here to be 'big brother,'" said Reha. "But if we don't make a change, the future trends are very scary for our kids. We want to make 'healthy' the default choice for families."

The Robert Wood Johnson Foundation is funding the Pioneering Healthier Communities program through the national YMCA, which is providing grants to local YMCAs to implement PHC. The Shiawassee Family YMCA received its grant in late 2010 and has been work-

ing with a coalition of area organizations since that time to plan and implement Live Healthy.

Coalition members include Great Start Shiawassee, the Corunna and Owosso Public Schools, Get Fit! Shiawassee, Memorial Healthcare, Shiawassee County Community Mental Health, MSU Extension, Baker College of Owosso, Shiawassee Regional Chamber of Commerce, Shiawassee United Way, Shiawassee County Health Department and the Shiawassee Regional Education Service District.

"Our community is ready to tackle this project. From businesses to schools and city halls, we all recognize the need to reverse the plague of childhood obesity," said Reha. "Failure is not an option, as this is the next generation of business owners, government officials and educators."

"There is a 50 percent chance a child you know and love will be diabetic by age 60," added Reha. "Live Healthy will work hard to communicate the importance of eating in moderation, balanced with physical activity and more education about healthier choices."

For more information, persons may contact Dawn Reha at the Shiawassee YMCA at (989) 725-8136 or via e-mail at dreha@shiawasseeymca.org.

## PARKS PLAN INPUT

Comments from citizens on "what" should be in the Owosso Parks Plan is being solicited during the 6 p.m. Monday, Aug. 22, Owosso Parks and Recreation Commission (OPRC) meeting.

The session will be in Council Chambers at City Hall, reached by the barrier-free entry from the back parking lot.

"The purpose of this workshop is to provide the public with an opportunity to openly and casually provide ideas, needs, or general comments to the parks and recreation commission concerning the park plan.

"The city adopted a comprehensive park and recreation

plan in 2006. Though the OPRC generally finds this plan to be valid and representative of current issues and plans, it is opening up the plan for some minor adjustments," it was noted. "The process of reviewing the park plan is required every five years according to state law. However, you do not need to have a working

knowledge of the current plan to be involved in this process! Simply bring your ideas, concerns, or thoughts to the meeting!"

After comment is received, the OPRC will further deliberate and make adjustments. Once the OPRC approves a draft plan, a public hearing will be held by the City Council to adopt the park plan.

Persons who would like to review the 2006 plan can do so at the front desk at City Hall, on the second floor. Written comments may be delivered to the City Clerk for persons unable to attend the meeting.

## Free, Reduced Prices

The annual publication by the Shiawassee Regional Education Service District, in behalf of all area schools to meet legal requirements on making free or reduced price school lunches available is on Page 11 of today's edition.

The Independent publishes that at no charge to the SRES or the involved schools as a community service to the persons and children who qualify for the free or reduced price meals.

**Bark • Chips**

Mon.-Fri. 8-5  
Sat. 8-12

**Maple Rapids Lumber Mill**  
Farm Lumber Sawn to Order

6366 N. Forest Hill Rd.  
989-682-4225  
Evening  
989-875-4565

**BUYERS OF STANDING TIMBER**

## HELP WANTED

Assembly • CNN/CMM • Forklift  
Production • Warehouse • Welders

EmploymentGroup has immediate openings in Howell, Fowlerville, Owosso, Webberville, Williamston and Wixom. 947 EG Associates have been hired-in by our customers this year and 1831 over the last 20 months!

General Requirements:

- 6 mos. exp. in a manufacturing environment helpful
- Forklift exp. preferred for some positions
- Felonies and misdemeanors considered on a case-by-case basis
- Pass a drug screen
- HS Diploma/GED preferred, not required for some jobs

Go to [www.employmentgroup.com](http://www.employmentgroup.com) for specific job requirements and to apply.

Ask about EG's \$100 referral bonus.

3075 E. Grand River, Ste. 118, Howell, 517.552.0475  
1125 Trowbridge Rd., East Lansing, 517.664.2990

## BACK TO SCHOOL SPECIAL

Save Over \$200

On A Year's Supply Of Contact Lenses  
By Bausch & Lomb Daily Disposables

Also ask about other back to school glass specials

**LAINGSBURG EYE CARE, P.C.**

Marsha A. Brandon, O.D.

252 E. Grand River, Laingsburg • 517-651-6608



## Adam H. Zettel

---

**From:** Adam H. Zettel

**Sent:** Tuesday, August 16, 2011 1:36 PM

**To:** 'tom@cookfamilyfoundation.org'; Benjamin Frederick; Joni M. Forster; Gary Martenis; Christopher Eveleth; Michael J. Erfourth; Cindy Popovitch; 'Jen McMillon'; Owosso; Aubrey Grant (aubrey@aubreygrant.com); spagnuolobarb@yahoo.com; Bill Constine (news@owossoindependent.com); Charlie Schaufele (clschaufele@chartermi.net); David Coulter (davidcoulter@charter.net); Heather Rivard (rivard.heather@gmail.com); Justin Horvath (Business Fax); Linda Keenan (president.owossoplayers@michonline.net); Rick Morris (panelman54@yahoo.com); Willaim Wascher (billwascher@charter.net); Brent Smith (bsmith@ibcp.com); Burton Fox (burton1480@gmail.com); David Bandkau (dave.bandkau@gmail.com); Frank Livingston (kieran989@aol.com); Melvin Renfrow (renfr7@gmail.com); Tom Taylor (tomdtaylor@hotmail.com); Martha M. Stinson; Adam H. Zettel; Amy K. Kirkland; Benjamin Frederick; Cindy Popovitch; Donald D. Crawford; Terri Brown (tab1321@hotmail.com); Jeff Selbig (jselbig@gmail.com); Jerry Hebekeuser (kadonnick@yahoo.com); Marsha Ladd (laddteach@hotmail.com); Sherri Chavora (schavora@msn.com); Mike Bazelides (mjbazelides@frontier.com); Dan Stewart (owosso2@aol.com); David Vaughn (davidvaughn@chartermi.net); John Hagel (hagel@sresd.org); Thomas B. Cook; Joni M. Forster; Larry D. Cook; Richard C. Williams; Vincent Gonyou (vince@jacobsins.com); Gary Wilson (wilson@msu.edu); Lance Omer (lance@remax-owosso-mi.com); Matthew Van Epps (vanepps@usa.net); Phil Hathaway (philhath@gmail.com); Scott Newman (snewman57@hotmail.com); Sarah J. Warren-Riley; Randy Horton (randy.horton@chemicalbankmi.com); Dan Jozwiak (danj93@frontier.com); Kent Telesz (ktelesz@hotmail.com); Matt Grubb (matt@mattgrubb.com); Christopher Eveleth; Jim Demis (jim@dw-cpa.com); (john@basicts.com); Alaina Kraus (alainarkraus@gmail.com); barb.bucsi@chemicalbankmi.com; dacton@chartermi.net; Deb Johnson (debjohnsonavon@yahoo.com); gilberts@michonline.net; Deana L. Doan

**Subject:** Park Plan workshop! August 22nd

Greetings!

This coming Monday, August 22<sup>nd</sup>, the Owosso Parks and Recreation Commission (OPRC) shall be holding a public forum to receive input on the park plan. The meeting starts at 6:00pm and everyone is welcome to attend. The purpose of this workshop is to provide the public with an opportunity to openly and casually provide ideas, needs, or general comments to the parks and recreation commission concerning the park plan.

The city adopted a comprehensive park and recreation plan in 2006. Though the OPRC generally finds this plan to be valid and representative of current issues and plans, it is opening up the plan for some minor adjustments. The process of reviewing the park plan is required every five years according to state law. However, you do not need to have a working knowledge of the current plan to be involved in this process! Simply bring your ideas, concerns, or thoughts to the meeting!

After comment is received, the OPRC will further deliberate and make adjustments. Once the OPRC approves a draft plan, a public hearing will be held by the city council to adopt the park plan.

If you would like a copy of the 2006 plan, one is available for viewing at the front desk of city hall. Written comments may be delivered to the city clerk if you are unable to attend the meeting.

*Adam Zettel, AICP*

Asst. City Manager/Dir. of Community Development  
 City of Owosso  
 301 W. Main Street  
 Owosso, MI 48867  
 989.725.0544





**EXHIBIT W**  
**MEETING AND WORKSHOP**  
**MINUTES AND RESOLUTIONS**

**Minutes**  
**Regular Meeting of the Parks & Recreation Commission**  
**Council Chambers, City Hall**  
**August 22, 2011 – 6 p.m.**

The meeting was called to order at 6:00 p.m. by Chairperson Ladd.

Roll call was taken by Recording Secretary Marty Stinson.

**Members Present:** Commissioners Terri Brown, Sherri Chavora, Jerry Hebekeuser, Jeff Selbig, and Chairperson Marsha Ladd.

**Members Absent:** None

**Others Present:** Adam Zettel, Assistant City Manager and Director of Community Development, and audience members.

**Approve Agenda for August 22, 2011:**

**A motion to approve the agenda as presented by Commissioner Chavora and supported by Commissioner Brown.**

**Ayes: all, motion carried**

**Approve Minutes from July 25, 2011 meeting:**

**A motion to approve the minutes from the July 25, 2011 meeting was made by Commissioner Brown and supported by Commissioner Hebekeuser.**

**Ayes: all, motion carried**

**Public Comments:**

Terry McLeod, 1749 S. Durand Rd, Lennon, is the Shiawassee County representative to the Mid-West Michigan Trail Authority and an ex-officio member of the Friends of the Fred Meyer CIS (Clinton-Ionia-Shiawassee) Trail. She shared that this trail is 125 miles long and is the fifth longest trail in the United States. In 2012 the plan is to pave three to four miles in small villages; and the second phase will be to limestone the connections. She is a runner and hopes the Parks and Recreation Plan will include a trailhead in Owosso. People run and then at a trailhead they are ready to eat and walk around and relax their muscles. They need amenities in town to encourage runners to visit this area.

Elwin Smith, 916 Division Street requested boating docks / boat launches at Hopkins Lake. There were some on the east side where Palmer Street is, maybe thirty years ago.

David Green, 604 Ryan Street, would like another fishing float/dock at Hopkins Lake.

**Communications:**

1. Staff memorandum
2. July 25, 2011 minutes
3. Updated pages from the Owosso Park Plan
4. Financial update
5. Disc golf information

**Business:**

1. Park Plan Update – Public Hearing

Mr. Adam Zettel, Assistant City Manager and Director of Community Development, opened the public

hearing by stating this was a two-part process. First the board is looking for input from the public. Then a time to deliberate and prepare a draft and amendments.

Gary Burk, President of the Friends of Shiawassee River, stated the river is like a park and should be included in the park planning. It connects the city and the county parks. They are also looking to bring in the Rails to Trails; and the river should be incorporated in the parks plan. The plan could include:

- ✓ Kayak launch sites in and out of town
- ✓ A walleye fishery
- ✓ The city property at the water treatment plant could open more area to public access.
- ✓ Low head dams could be upgraded such as the one by the M-21 bridge in town, and make it more natural looking.
- ✓ Upgrade the riverwalk to Corunna and provide better access areas.
- ✓ Improve river esthetics by ridding it of invasive plant species and planting more natural species.
- ✓ Relocate the bus garage and open the area for a park use.
- ✓ Maybe look to Cass Street for a trailhead.

His group hopes to be a partner with the Parks and Recreation Commission.

Frederick Dibeau suggested paving the parking lot at the Bennett Field. It has heavy erosion and several deep drops.

City Councilmember Joni Forster spoke about the Parks and Recreation Commission needing a comprehensive plan and that each park needs an individual evaluation. She recommends more community involvement and better notification of public meetings. She advised to take the time and do it well.

The meeting was opened to the board members.

Commissioner Hebekeuser was pleased to see the attendees and hear the great suggestions. We need to make it work.

Commissioner Chavira commented that the board talked about going through the plan several pages at a time. We have several great suggestions and need to keep it going.

Mr. Zettel stated he would add Chapter 13 – Trails, and Chapter 14 – Non Park Lands. Those would be recreational such as the area near the water treatment plant. This would be added to the Master Plan also.

Chairperson Ladd stated that a new splash pad may not be in a park or even in the city. Ms. Ladd went to a regional meeting to discuss assets and needs in the community. The Shiawassee River was a very high priority along with Baker College.

Mr. Hebekeuser agrees with Mr. Dibeau's comments regarding Bennett Field.

Mr. Zettel stated that we need to build more flexibility in the Parks and Recreation Plan so if someone comes up with a special fund something may move ahead. When special groups bring in plans and resources, that project may move ahead.

The board decided to hold a special meeting on Tuesday, September 13 at 6 p.m. to work on the Parks and Recreation Plan.

## 2. Disc Golf

Jonathon Beebe, 1309 N. Hickory Street, discussed the benefits of disc golf – mostly it being great exercise and a lot of fun. McCurdy Park installed theirs in 2009 and he was part of that process.

Darcey Crank, 317 S. Elm, talked about the principles of the game and showed the board a disc. It costs about \$5-6,000 for the course. He had checked out some of the parks and favored Rosevear Park. It could be installed without cutting any trees. It has water and there would be no clearing of brush. This game is becoming more and more popular and several surrounding communities have them too. He continued that fundraising could involve the Cook Foundation, or local businesses could sponsor a hole with advertising – possibly restaurants for after game refreshments.

Commissioner Selbig commented Rosevear Park should be a priority. There is so much that needs to be done there – it's very overgrown.

Mr. Hebekeuser asked the men to keep coming to the Parks and Rec meetings, and to please come back on September 13.

Mr. Crank answered a question and said that the Par was three on each hole.

## 3. Fundraising Update/Bentley Park

Commissioner Chavora stated that the last event raised \$700. The next event will be a Concert in the Park at Bentley Park on the first Friday after Labor Day.

### **Staff Comments:**

Mr. Zettel stated the Kiwanis wanted to combine the first two phases / renderings. The board was in general consensus that the renderings were firm in their design for the playscape at Bentley Park.

### **Adjournment:**

**A motion to adjourn the meeting was made by Commissioner Hebekeuser and was supported by Commissioner Brown. The meeting adjourned at 7:00 p.m.**

**Ayes: all, motion carried**

Marty Stinson  
Recording Secretary

**Minutes**  
**Special Meeting of the Parks & Recreation Commission**  
**Council Chambers, City Hall**  
**September 13, 2011 – 6 p.m.**

The meeting was called to order at 6:00 p.m. by Chairperson Ladd.

Roll call was taken by Recording Secretary Marty Stinson.

**Members Present:** Commissioners Sherri Chavora, Jerry Hebekeuser, Jeff Selbig, and Chairperson Marsha Ladd.

**Members Absent:** Vacancy (Terri Brown resigned).

**Others Present:** Adam Zettel, Assistant City Manager and Director of Community Development, and audience members.

**Approve Agenda for September 13, 2011:**

**A motion to approve the agenda as presented by Commissioner Hebekeuser and supported by Commissioner Chavora.**

**Ayes: all, motion carried**

**Approve Minutes from August 22, 2011 meeting:**

**A motion to approve the minutes from the August 22, 2011 meeting was made by Commissioner Hebekeuser and supported by Commissioner Chavora.**

**Ayes: all, motion carried**

**Public Comments:** None at this time.

**Communications:**

1. Staff memorandum
2. August 22, 2011 minutes
3. Playscape rendering for phases I & II
4. Fundraising report from September 8, 2011
5. Plan tables (park system, five year plan, six year and beyond plan)

**Business:**

1. Playscape review (to expand concept to phase II)

Chairperson Ladd stated that Mayor Frederick has gotten a group together for fundraising. They want the first two phases put together for one fundraising rather than one after another.

Commissioner Hebekeuser stated the monster truck portion looks like it's off by itself. Chairperson Ladd stated it's a second phase for young children. It may be delayed. Mr. Adam Zettel stated that someone could sponsor it for \$1,000.

**Motion by Commissioner Chavora, supported by Commissioner Hebekeuser to accept Phases I and II as a combined effort.**

**Yeas all. Motion carried.**

# Bentley Park Playground Owosso, Michigan



**Coming Soon!**  
City of Owosso  
Community Development



For More Information Please Contact Adam Zettel at 989.725.0544 or email him at Adam.Zettel@ci.owosso.mi.us

# Bentley Park Playground Owosso, Michigan



**Owosso Kiwanis Mega Tower**  
The Bentley Park Playground design features Miracle's exclusive Mega Tower structure which stands over 25ft tall from finish grade to the top of the structure. This Mega Tower will feature 6 unique climbers and 4 slides, including two tube slides that start at the 14ft level.

- Kiwanis Kids Lean Outs
- Aktion Club Slide
- Lookout Tower
- Fun Fones
- Owosso Rotary "L" slide
- Honeycomb Climber
- Cliff Climber
- Bongo Climber
- Transfer Point
- Look Out Panel
- Circle K Club Climber
- Shiawassee-Owosso Kiwanis Climber
- Key Club Climber
- Zonta Club of Owosso "S" slide
- Builder's Club Panels
- Corunna Rotary Dupli slide

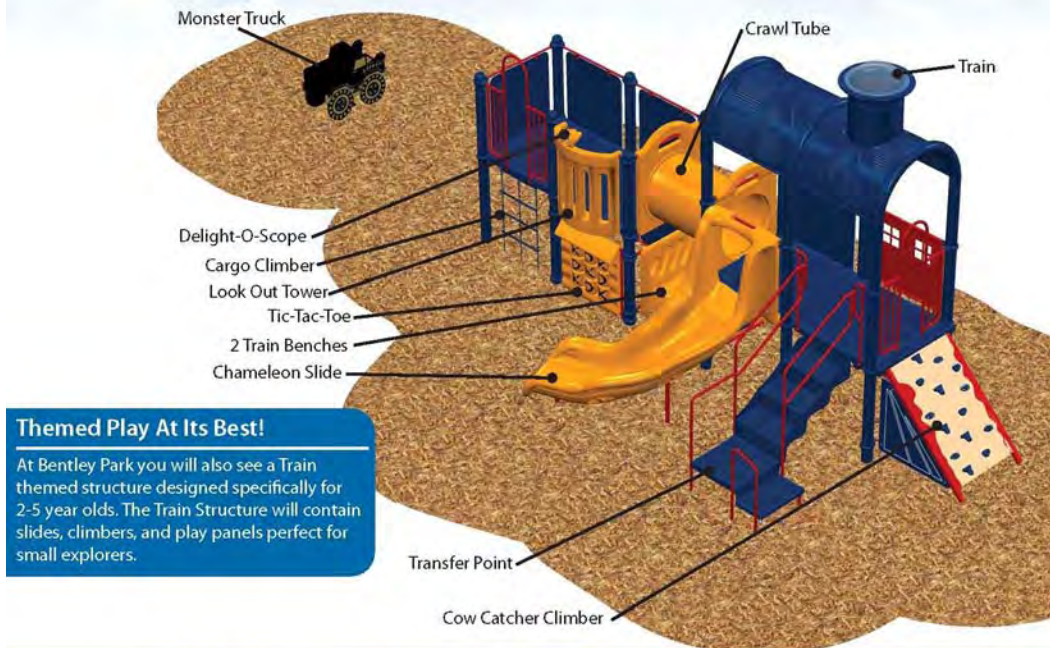
For More Information Please Contact Adam Zettel at 989.725.0544 or email him at Adam.Zettel@ci.owosso.mi.us



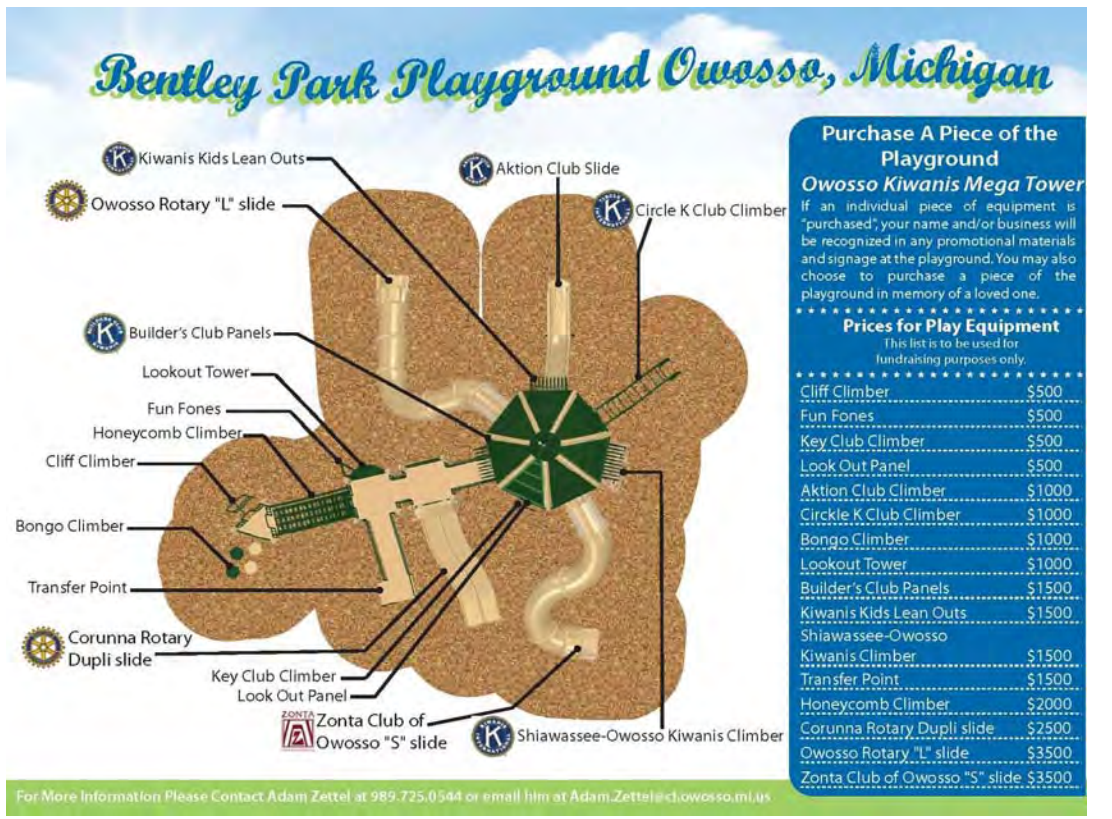
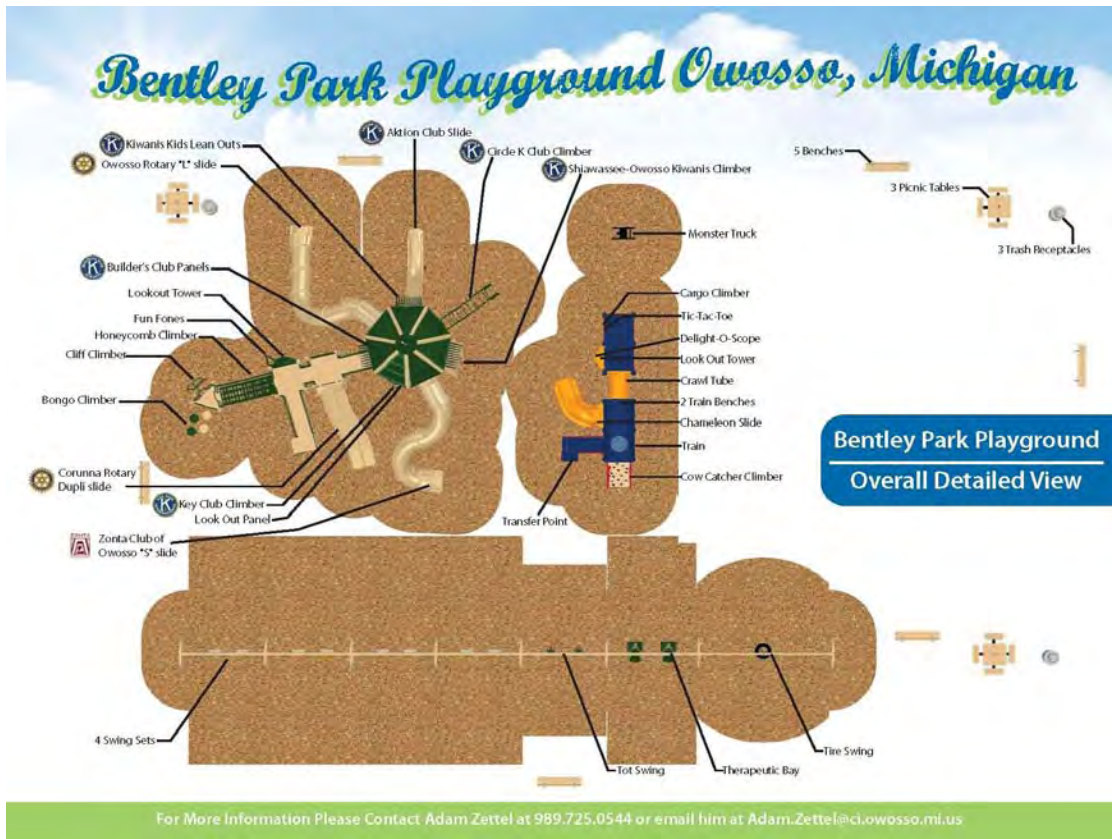
# Bentley Park Playground Owosso, Michigan



# Bentley Park Playground Owosso, Michigan







## Bentley Park Playground Owosso, Michigan

**Purchase A Piece of the Playground**  
**2-5 Train, Swings, & Amenities**

If an individual piece of equipment is "purchased", your name and/or business will be recognized in any promotional materials and signage at the playground. You may also choose to purchase a piece of the playground in memory of a loved one.

\*\*\*\*\*

**Prices for Play Equipment**  
 This list is to be used for fundraising purposes only.

\*\*\*\*\*

|                     |        |
|---------------------|--------|
| Tic-Tac-Toe         | \$500  |
| Cargo Climber       | \$500  |
| Delight-O-Scope     | \$500  |
| 2 Train Benches     | \$1000 |
| Monster Truck       | \$1000 |
| Crawl Tube          | \$1000 |
| Cow Catcher Climber | \$1500 |
| Transfer Point      | \$1500 |
| Look Out Tower      | \$1500 |
| Chameleon Slide     | \$1500 |
| Train               | \$5000 |

\*\*\*\*\*

|                     |          |
|---------------------|----------|
| 4 Swing Sets        | \$500/ea |
| Tot Swing           | \$500    |
| Therapeutic Swing   | \$500    |
| Tire Swing          | \$500    |
| 5 Benches           | \$500    |
| 3 Trash Receptacles | \$500    |
| 6 Picnic Tables     | \$1000   |

\*\*\*\*\*

For More Information Please Contact Adam Zettel at 989.725.0544 or email him at Adam.Zettel@owosso.mi.us

## 2. Splashpad

Dave Acton is a member of the splash park subcommittee from the Owosso Main Street Design Committee. They worked to procure the fountain downtown. Several people have climbed into it. They decided to take that energy and form a new subcommittee to look into making a splash park. Some of the considerations were:

1. What is the content of a splash park? The group visited other splash parks and studied the design scope.
2. They have talked about a budget of \$50,000.
3. Location: The group has talked about DDA, OMS and Historic District Boundaries – they are all different. The Baker College Kids area has been discussed. There were about seven areas that were seriously considered. The favorite was Bentley Park. They would like to see the splash park added to the Master Plan, and would like to collaborate with the Parks & Recreation group. Maybe we can synergize fundraising plans with the playscape. We would like to cooperate and collaborate.

Tom Manke introduced himself as living in Owosso Township and having a business at 118 S. Washington Street. The disposal of Holman Pool was a big deal – it was too deteriorated. There is an energy to put in something. The pool would have cost up to \$1 million. A splash park is much more affordable. The marriage of a splash park and a playscape is a great combination. Why not at Holman Pool? The city is looking at keeping that a winter park.

Mr. Shaffer Fox, 510 E. Oliver, stated that they went about it methodically and scientifically. Bentley Park is just a great place. It would make a nice appearance as people come into the city.

Deb Johnson, business owner in Owosso, stated we need to involve the kids city wide and county wide.

Get the kids involved and the parents will be involved.

Mr. Fox stated that his sister is from Birch Run, and she told him how the kids in school designed their playscape. Everyone got so involved, they cancelled the hired carpenters and came in under budget. The money flowed in quickly for them.

Chairperson Ladd sense their energy and enthusiasm. Commissioner Hebekeuser is glad to see everyone here. Chairperson Ladd looks forward to working with the group. She would love to have a water feature at Bentley Park. She agrees with the Mayor and hopes to see the fundraising become a coordination rather than a competition with each other.

Commissioner Chavora agrees and loves the idea. She also hopes we can get a better visual from M-52. The playscape is quite hidden from M-52. This is a great marriage. She asked if they had a size on the splash park. Mr. Acton responded 5,000 square feet.

Commissioner Hebekeuser stated the Kiwanians have made a very large donation to redo the basketball court.

Mr. Acton noted there is also a way finding initiative. We could also work together on that.

Mr. Manke asked are you looking at rebuilding the tennis courts.

Chairperson Ladd stated we are waiting on a state grant for tennis courts, bathrooms, and trees. It may be awarded this month. Basketball lights were discussed.

Ms. Johnson stated this needs to be put in the papers. People would take better care of the parks.

### 3. Park Plan Updates

Per Mr. Zettel, we plan to keep the park plan more general and then when working on a particular area, that is the time to get more specific.

Commissioner Hebekeuser will check with the users of the parks and find out where the ruts were.

#### a. Hopkins fishing pier and boat launch

Mr. Zettel stated they are looking to a solid foundation for a fishing pier rather than a floating pier which is more dangerous. Staff sees no problem with working on this. Chairperson Ladd has met with Jeff Voight.

#### b. Trail head locations

Mr. Zettel stated there is Consumer Energy property just north of Bentley Park which is contaminated and could be used for parking or a pavilion. Washington and Water Street; Rudy DeMuth Ball Field, and the east side of the water plant property – these are all possible trail head locations.

#### c. Shiawassee River: kayak/canoe launch, forestation, fishing, etc.

Chairperson Ladd spoke to Jerry Voight. He has concerns about the trail along the Shiawassee Railroad Institute. He is creating a foundation to maintain the forestation. The Friends of the Shiawassee River group is also working on the trail.

#### d. Disc golf

Mr. Jonathon Beebe stated the property line at Rosevear Park is not very far back; only 300 – 500 feet per city manager Don Crawford. Mr. Zettel showed the map of the Rosevear Park. It's about 700 x 475 feet. It is big enough for about nine holes for disc golf per Mr. Beebe. There was discussion about using Hopkins Lake instead so there could be a larger area for disc golf. Also discussion about Oak Hill property. Commissioner Selbig suggested a balance of maybe using both Rosevear and Oak Hill property. Maybe the front part of Rosevear could be cleared and picnic tables installed. Commissioner Chavora suggested a contract at Oak Hill.

Mr. Zettel stated a skate rink is not in the budget this year, but it could open if something comes up.

Commissioner Chavora suggested the top of the snow hill be built wider and leveled off. There is not enough flat surface on the top. Mr. Zettel has made a recommendation to the DPW and hasn't gotten a response yet. He will check again on that issue.

Discussion of Grand Avenue Park maybe being used as a Community Garden. That would need a vote of the people to sell it per Mr. Zettel. Maybe it could be developed with a community neighborhood plan.

It was commented that maybe the splashpad could replace Phase III on the Playscape plans

City Councilmember Cindy Popovitch, expressed concerned about the derailing of a three year project and the redesigning of the fundraising.

Commissioner Chavora stated it has been advertised. People just haven't had funds. Maybe we need to go back to the phased design.

Mr. Zettel stated that with the mayor being involved, they hope to have good coordination.

Mrs. Popovitch said the city has to look at a fundraising letter.

Mr. Zettel stated the city will be ready to accept funds. He thinks it'll be a cool project and it can be run as one project.

Mr. Manke stated we're doers. We are going to do the splash park. It would be great if we can do it in the city with the Parks and Recreation Commission. We have a population that wants to do this. There followed a discussion about two groups creating a working agreement with the playscape and water feature fundraising cooperation.

Mr. Manke said that City Councilmember Joni Forster said that Hopkins Lake had illegal dumping for 40 years with plastic, metal and asphalt. There used to be three to five parks had that ice skating rinks. He sees no reason why it isn't being done now.

Ms. Popovitch wanted it noted that there are many beautiful mature trees in Rosevear Park and she wants them to remain.

**Adjournment:**

**A motion to adjourn the meeting was made by Commissioner Chavora and was supported by Commissioner Hebekeuser. The meeting adjourned at 8:25 p.m.**

**Ayes: all, motion carried**

Marty

Stinson, Recording Secretary

---

Parks & Recreation Commission

Page 7 of 7

September 13, 2011

Adopted: January 3, 2012



**Minutes**  
**Regular Meeting of the Parks & Recreation Commission**  
**Conference Room A, City Hall**  
**September 26, 2011 – 6 p.m.**

The meeting was called to order at 6:02 p.m. by Vice-Chairperson Hebekeuser.

Roll call was taken by Recording Secretary Marty Stinson.

**Members Present:** Commissioners Sherri Chavora, Michael Espich, Jeff Selbig, and Vice-Chairperson Jerry Hebekeuser.

**Members Absent:** Chairperson Marsha Ladd (excused).

**Others Present:** Adam Zettel, Assistant City Manager and Director of Community Development.

Vice-chairperson Hebekeuser introduced and welcomed the new member to the board, Michael Espich.

**Approve Agenda for September 26, 2011:**

**A motion to approve the agenda as presented by Commissioner Chavora and supported by Commissioner Espich.**

**Ayes: all, motion carried**

**Approve Minutes from September 13, 2011 meeting:**

**A motion to approve the minutes from the September 13, 2011 meeting was made by Commissioner Chavora and supported by Commissioner Selbig.**

**Ayes: all, motion carried**

**Public Comments:** None at this time.

**Communications:**

1. Staff memorandum
2. September 13, 2011 minutes
3. Fundraising report from September 19, 2011
4. Park plan narrative
5. Plan tables (park system, five year plan, six year and beyond plan)

**Business:**

1. Park Plan Updates

Commissioner Selbig commented on drinking water for Collamer Park.

Mr. Zettel, Assistant City Manager and Director of Community Development, presented information about a grant application for the Bentley Park. It has not been awarded yet. It was expected at the end of September. This was good news as it may indicate they are still in the running; possibly for a second round application. This may be to our advantage as the Bentley Park project is much farther along with donations now being received and a possible water feature being added.

There was further discussion about watering the community gardens at Collamer Park from Hopkins Lake with a hand pump, and maybe installing a water connection for a drinking fountain and the dog park.

The next step for the Parks and Recreation Plan according to Mr. Zettel would be to insert the photos and

bind the copies. Then the plan will be sent to the Council in late October or early November if we don't get public comments.

Commissioner Chavora would like a statement added that the plan has some dated material included. Mr. Zettel commented that something could be added along the lines of "It is the intent of the Parks and Recreation Commission to update information in years to come after further considerations."

**Motion by Commissioner Chavora, supported by Commissioner Selbig to accept the Parks and Recreation Plan with changes for a potable water supply at Collamer Park and the inclusion of a disclaimer on the need to update demographic data when the plan is next reviewed; for distribution and circulation of the plan for not less than one month; for subsequent review by the Owosso City Council at a public hearing to follow the review period; for recommendation of approval of the plan to the Owosso City Council pending public comment.**

**Ayes: all, motion carried**

2. Fundraising update / Bentley Park

Commissioner Chavora discussed the Scarecrows in the Park event to be held on October 22 from 2 to 4 p.m. Flyers will be distributed to students tomorrow and Wednesday. They have five scarecrows registered already. There are businesses that may sponsor a classroom. Banners will hang on the tennis courts. There are postcards that will be mailed. There will be a band, a pumpkin decorating contest, coloring contest, prizes, a bounce house, a moon walk, and more.

Mr. Zettel reviewed the reports. He stated there is \$61,000 committed or collected so far for the Bentley Park. He also noted that we need to start thinking about organizing a "to do" list for the projects.

**Commissioner Comments:**

Vice-Chairperson Hebekeuser gave an update on the ball park: the footings are done and they are ready for the poured walls pending the weather.

Commissioner Chavora asked about the top of the snow hill. Mr. Zettel stated the DPW is not able to change it yet, but he will check on that again.

Commissioner Chavora asked how the Holman Pool was coming along. Mr. Zettel said they are working on the demolition in their spare time which is not much. It may not get done soon as they have the leaf program coming up soon.

Commissioner Chavora asked about a skating rink. Mr. Zettel said there is nothing new to report. It may be in a long term budget to make one possible where the pool was. Mr. Zettel will follow up on that also. Ms. Chavora noted that if we have a rink, we'll need lighting as in the winter it's dark by 5:30. Mr. Zettel will do some homework and bring back some information to the October meeting.

Commissioner Selbig reported on the disc golf and some possible property use. Some is city property also. There may also be a possible trail installed that goes from Collamer Park to Rosevear Park.

**Adjournment:**

**A motion to adjourn the meeting was made by Commissioner Espich and was supported by Commissioner Selbig. The meeting adjourned at 6:55 p.m.**

**Ayes: all, motion carried**

Marty

Stinson, Recording Secretary

**OWOSSO CITY COUNCIL**

**NOVEMBER 21, 2011**

**7:30 P.M.**

**PRESIDING OFFICER:** MAYOR BENJAMIN R. FREDERICK

**OPENING PRAYER:** PASTOR CAL EMERSON  
NORTHGATE WESLEYAN CHURCH

**PLEDGE OF ALLEGIANCE:** OWOSSO WEBELO PACK #89

**PRESENT:** Mayor Benjamin R. Frederick, Mayor Pro-Tem Cindy S. Popovitch,  
Councilpersons Loreen F. Bailey, Thomas B. Cook, Michael J. Erfourth,  
Christopher T. Eveleth and Burton D. Fox.

**ABSENT:** None.

**APPROVE AGENDA**

Motion by Councilperson Eveleth to approve the agenda with the addition of a communication from E. Frazier.

Motion supported by Mayor Pro-Tem Popovitch and concurred in by unanimous vote.

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF NOVEMBER 7, 2011**

Motion by Councilperson Cook to approve the Minutes of the Regular Meeting of November 7, 2011 with a correction to the grammar in the proclamation for former Council member Gary Martenis.

Motion supported by Councilperson Eveleth and concurred in by unanimous vote.

**APPROVAL OF THE MINUTES OF ORGANIZATIONAL MEETING OF NOVEMBER 14, 2011**

Motion by Mayor Pro-Tem Popovitch to approve the Minutes of the Organizational Meeting of November 14, 2011 as presented.

Motion supported by Councilperson Fox and concurred in by unanimous vote.

**SPECIAL PRESENTATIONS**

None.

**PUBLIC HEARINGS**

**2011 PARKS & RECREATION PLAN**

A public hearing was conducted to receive citizen comment regarding the proposed 2011 Parks & Recreation Master Plan.

There were no citizen comments.

There was discussion regarding the competing interests in Fayette Square park. Some expressed a desire to amend the plan to avoid any confusion as to the future plans for that park.

There was further discussion regarding supporting matching efforts such as that for the concession stand at Rudy Demuth Field and the creation of an adopt a park program.



Motion by Councilperson Eveleth to approve the plan as presented.

Motion supported by Councilperson Fox.

Mayor Frederick asked that a friendly amendment be introduced to formally note that the center of Fayette Square is dedicated for a Veteran's memorial.

Councilpersons Eveleth and fox withdrew the original motion and support.

Motion by Councilperson Eveleth to authorize the following resolution adopting the plan with the addition of a notation that formally sets aside the center circle area of Fayette Square for a Veteran's memorial as authorized previously by City Council.

### **RESOLUTION NO. 175-2011**

#### **2011 OWOSSO PARKS AND RECREATION PLAN\***

WHEREAS, the City of Owosso must review its parks and recreation plan every five years in accordance with parts 19, 703 and 716 of Act 451, P.A. 1994 of the State of Michigan, as amended; and

WHEREAS, the city council has appointed a parks and recreation commission to oversee the plan; and

WHEREAS, the parks and recreation commission reviewed the 2006 plan this summer by holding workshops and meetings on August 22<sup>nd</sup>, September 13<sup>th</sup>, and September 26<sup>th</sup> in order to get public participation and input for a potential update; and

WHEREAS, updates and amendments to the plan were made in accordance with public, commissioner, and staff input; and

WHEREAS, the plan was approved by the Owosso parks and recreation commission for distribution and review by the city council on September 26, 2011; and

WHEREAS, a public hearing is required by the Owosso city council to be held no less than 30 days after distribution in accordance with the above statute and DNR guidelines in order to validate the plan and where this hearing was held on November 21, 2011.

NOW THEREFORE BE IT RESOLVED THAT City of Owosso City Council, County of Shiawassee, State of Michigan, hereby approves the amended 2011 Owosso Parks and Recreation Plan.

BE IT FURTHER RESOLVED THAT the council hereby directs staff to distribute the plan to the city clerk's office, the County of Shiawassee Planning Commission, the City of Corunna, the Region V Planning Commission, Caledonia Charter Township, Owosso Charter Township, SATA, and the city website.

Motion supported by Councilperson Fox.

Roll Call Vote.

AYES: Councilpersons Bailey, Eveleth, Erfourth, Fox, Cook, Mayor Pro-Tem Popovitch and Mayor Frederick.

NAYS: None.

\*Full text of the 2011 Parks & Recreation Plan is on file in the Clerk's Office.

## **CITIZEN COMMENTS AND QUESTIONS**

Shelva Cebulski, 1243 Marion Street, announced a blood drive this Wednesday from noon until 5:45 p.m. at the Knights of Columbus Hall.

County Commissioner Ronald Elder gave an update of the budget proceedings at the county level saying they have a balanced budget that includes funding for the MSU extension.

Thomas Moorehead, 1265 Ada Street, indicated that a group of landlords had recently formed as a non-profit group. He said they would be meeting December 12 to develop a list of requests they will present to Council. He went on to ask Council for a moratorium.

Jane Settingington, 3900 Krouse Road, indicated she owns a number of rental units in the City and was recently notified, by posting, of a violation at one of her homes. The violation was posted on the front door and contained sensitive personal identification information. She said she felt federal laws were violated and her attorney was researching the matter. Mayor Frederick indicated the matter would be looked into.

Eddie Urban, 601 Glenwood Avenue, thanked the Mayor and others for their work on the Veteran's Memorial in Fayette Square.

Joseph Stehlik, 1011 North Hickory Street, commented on his concern with a local abandoned property that has a swimming pool and a gap in the fence around the pool. He wanted to know what could be done to make the property safer. It was noted that it was just this sort of property that the proposed Vacant & Foreclosed Property Registration Ordinance was designed to address. There was discussion regarding the situation brought forward by Mr. Stehlik. It was noted contact had been made with the current owner and there were hopes they would erect a fence. If they do not the City may be forced to take action.

There was further discussion regarding the posting of personal information with a violation notice. Mayor Frederick asked for the relevant statutes requiring posting so he could investigate the matter further.

Councilperson Eveleth reminded everyone about the Glow Parade and tree lighting taking place on Friday at 6:00 p.m. in the downtown.

## **CITY MANAGER REPORT**

City Manager Crawford indicated he would also look into the posting matter.

## **CONSENT AGENDA**

Motion by Councilperson Cook to approve the Consent Agenda as follows:

Set Public Hearing – Ordinance Amendment. Set a public hearing for December 5, 2011 to receive citizen comment regarding the proposed amendment to Chapter 2, Administration, Article VII, *Municipal Employees' Pensions*, Section 2-403, Board of Trustees as follows:

### **AN ORDINANCE TO AMEND THE MAKE-UP OF THE CITY EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES**

AN ORDINANCE to amend Section 2-403, Board of Trustees, of Chapter 2, Administration, Article VII, *Municipal Employees' Pensions*, to allow the Mayor to appoint a Council designee to serve in his/her place on the City Employees' Retirement System Board of Trustees.

WHEREAS, the City of Owosso has a retirement system that is managed by a Board of Trustees; and

WHEREAS, Ordinance currently dictates the Mayor serve as a part of this Board; and

WHEREAS, it has been requested Council consider allowing the Mayor the option of appointing a Council designee to serve in his/her place on the Board; and

WHEREAS, it is felt such an amendment will provide flexibility while maintaining the composition of the Board.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Owosso, Michigan that, Chapter 2, Administration, Article VII, Municipal Employees' Pensions, Section 2-403, Board of Trustees, read as follows:

THE CITY OF OWOSSO ORDAINS:

SECTION 1. Sec. 2-403 shall read as follows:

**Sec. 2-403. Board of trustees.**

(a) There is hereby created a board of trustees (the "board") in whom is vested the general administration, management, and responsibility for the proper operation of the retirement system and for making effective the provisions of this article. The board shall consist of seven (7) trustees as follows:

- (1) The mayor **or a councilman who is not eligible to participate in the retirement system as a member or retiree;**
- (2) A **second** councilman who is not eligible to participate in the retirement system as a member or retiree;
- (3) A citizen who has the qualifications required by the charter for holding an elective city office and who is not eligible to participate in the retirement system as a member or retiree, to be appointed by the council;
- (4) A police officer member to be chosen by the police officer members;
- (5) A fire fighter member to be chosen by the fire fighter members; and
- (6) Two (2) general city members: one (1) general city member to be chosen by non-unionized general city members and one (1) general city member to be chosen by the unionized general city members.

(b) The choosing of the trustees provided for in paragraphs (4), (5), and (6), above, shall be held in the month of May in each year under such rules and regulations as the board shall, from time to time, adopt.

Section 2: Effective Date.

This ordinance shall take effect 20 days after passage.

Section 3: Inspection.

This Ordinance may be purchased or inspected in the City Clerk's Office Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

Homelessness Awareness Event Permission. Consider the request from Owosso High School National Honor Society for use of the Main Street Plaza Saturday, December 3, 2011 from 5:00 pm until 8:00 am

December 4, 2011 for an event to raise homelessness awareness in the community and authorize Traffic Control Order No. 1261 formalizing the action.

Boards and Commissions Appointments. Approve the following Mayoral boards and commissions appointments:

| <b>Name</b>         | <b>Board/Commission</b>        | <b>Term Expires</b> |
|---------------------|--------------------------------|---------------------|
| Brent Wesley        | Owosso Community Airport Board | 12-31-2013          |
| Christopher Eveleth | Zoning Board of Appeals        | 06-30-2014          |
| Jerry Jones         | Board of Review                | 12-31-2016          |

Repair Authorization. Waive competitive bidding requirements and authorize the rehabilitation of one Peerless split case centrifugal pump at the Water Treatment Plant in the amount of \$7,423.00 as follows:

**RESOLUTION NO. 176-2011**

**RESOLUTION AUTHORIZING THE EXECUTION  
OF A PURCHASE ORDER FOR  
REHABILITATION OF HIGH SERVICE PUMP # 4  
FOR THE WATER TREATMENT PLANT  
WITH PEERLESS MIDWEST, INC.**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, requires rehabilitation of a Peerless Split Case Centrifugal Pump at its Water Treatment Plant; and

WHEREAS, Peerless Midwest, Inc. is an authorized Peerless pump distributor and repair facility and has inspected the pump and developed a detailed proposal to restore the pump to like new condition;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: The City of Owosso has heretofore determined that it is advisable, necessary and in the public interest to have peerless Midwest, Inc. rehabilitate the pump at a cost of \$7,423.
- SECOND: The purchase agreement between the City and Peerless Midwest, Inc. shall be in the form of a City Purchase Order.
- THIRD: The above expenses shall be paid from the Water Fund.

Warrant No. 432. Accept Warrant No. 432 as presented.

Check Register. Receive and approve the Check Register for October 2011.

Motion supported by Mayor Pro-Tem Popovitch.

Roll Call Vote.

AYES: Councilpersons Fox, Erfourth, Cook, Eveleth, Mayor Pro-Tem Popovitch, Councilperson Bailey and Mayor Frederick.

NAYS: None.

**ITEMS OF BUSINESS**

**NATIONAL REGISTER OF HISTORIC PLACES CONSIDERATION**

City Manager Crawford introduced the topic by giving a brief history of the City's pursuit of tax abatements for downtown property owners. The downtown was recently declared a Michigan State historic district but unfortunately the State has cut the available abatements due to budget constraints. The State Historic Preservation Office recommended the Historic District Commission explore the idea of applying for the National Register of Historic Places in an attempt to make the downtown eligible for federal tax credits. It is anticipated the application would cost between \$15,000 -\$30,000. SHPO has indicated there is grant money available for such costs if the City agrees to start the application process by November 30, 2011.

Motion by Councilperson xxx to approve application to the Michigan State Historic Preservation Organization seeking funding for an application to the National Register of Historic Places for the downtown, with the contingency that should grant funding be unavailable the item will be returned to Council for further consideration, as follows:

**RESOLUTION NO. 177-2011**

**RESOLUTION AUTHORIZING THE NOMINATION OF  
THE OWOSSO DOWNTOWN HISTORIC DISTRICT FOR REGISTRY ON  
THE NATIONAL REGISTER OF HISTORIC PLACES  
AND SEEKING GRANT SUPPORT FROM  
THE STATE HISTORIC PRESERVATION OFFICE (SHPO)**

WHEREAS, the City of Owosso is authorized by the provision of Act 169, Public Acts of Michigan, 1970, as amended, to create an Historic District Commission (HDC); and

WHEREAS, the Owosso Downtown Historic District Commission (HDC) was created by Ordinance No. 717 in August of 2010; and

WHEREAS, the historic district was created to preserve historic buildings in the downtown through regulation as well as through the provision of dedicated state tax credits that would provide an incentive for preservation work; and

WHEREAS, the State of Michigan has greatly reduced the amount and availability of these tax credits; and

WHEREAS, SHPO is offering funds to the City of Owosso to perform a nomination study to place this district on the National Register of Historic Places, thereby making the district eligible for federal tax credits; and

WHEREAS, the Owosso Planning Commission and the Historic District Commission, finding such a study and nomination to be in the best interest of the community, have resolved to recommend pursuit of the national nomination and the funds to execute nomination study.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: The City of Owosso, finding that the pursuit of a designation for the district on the National Register of Historic Places (NRHP) is in the best interest of the city, hereby approves and permits an application to the NRHP for the current and/or amended downtown historic district for nomination.
- SECOND: The City of Owosso further directs staff to pursue a grant by the State Historic Preservation Office (SHPO) to conduct such a nomination study and to consider the Steam Railroading Institute for inclusion in a resulting district.

THIRD: Furthermore, the council resolves to support the nomination by showing a willingness to educate the community on the NRHP, and to provide local assistance to any retained consultant via access to historic information, local education activities, and by taking part in the research and public participation process.

FOURTH: Furthermore, the council hereby directs staff to engage other community and private interests to secure letters of support, resolutions, and correspondence as necessary to fulfill the needs of SHPO and the grant process timeline.

Motion supported by Councilperson Fox.

Roll Call Vote.

AYES: Councilpersons Erfourth, Bailey, Fox, Cook, Mayor Pro-Tem Popovitch, Councilperson Eveleth and Mayor Frederick.

NAYS: None.

### **RECREATION PASSPORT GRANT AGREEMENT ACCEPTANCE**

Mayor Frederick noted that he continues to be impressed by Community Development Director Zettel's work with such projects.

Motion by Councilperson Eveleth to authorize an agreement with the Michigan Department of Natural Resources for a Recreation Passport Grant in the amount of \$29,300 for the renovation of Bentley Park as follows:

#### **RESOLUTION NO. 178-2011**

#### **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT\* FOR THE RENOVATION OF BENTLEY PARK UTILIZING MICHIGAN DEPARTMENT OF NATURAL RESOURCES GRANT FUNDS**

WHEREAS, Bentley Park is noted as being one of the oldest parks with the most public exposure in the city; and

WHEREAS, the park facilities are exceeding their useful life, and regular maintenance cannot effectively address some shortcomings anymore; and

WHEREAS, the City of Owosso has developed partnerships with area civic groups to rehabilitate the existing facilities, increase accessibility, enhance the natural features, and increase use with a planned playscape; and

WHEREAS, the City of Owosso has also submitted a grant application to the State of Michigan Department of Natural Resources seeking funding assistance to renovate the park; and

WHEREAS, as a result of the application the Department of Natural Resources has awarded the City with a grant in the amount of \$29,300; and

WHEREAS, the State requires City matching funds in the amount of \$36,500 for the project; and

WHEREAS, the City of Owosso, the Evening Owosso Kiwanis Chapter, and the Shiawassee Community Foundation are morally and financially committed to carrying out the improvements in Bentley Park as noted in the grant application; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County,

Michigan that:

- FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to accept the grant and enter into an agreement with the Michigan Department of Natural Resources for the renovation of Bentley Park.
- SECOND: The Mayor and City Clerk are instructed and authorized to sign the document substantially in the form attached, Agreement between the City of Owosso, Michigan and the Michigan Department of Natural Resources.
- THIRD: The Owosso City Council commits to funding the capital rehabilitation plan as outlined in the Bentley Park Capital Rehabilitation Grant application. Expenses related to this project shall be paid from the General Fund with reimbursement from the Michigan Department of Natural Resources in the amount of \$29,300.
- FOURTH: The City of Owosso agrees to maintain satisfactory financial accounts, documents and records and make them available to the Department of Natural Resources for auditing at reasonable times.
- FIFTH: The City of Owosso agrees to regulate the use of the facility under this agreement to assure the use thereof by the public on equal and reasonable terms.

Motion supported by Councilperson Erfourth.

Roll Call Vote.

AYES: Councilpersons Fox, Erfourth, Mayor Pro-Tem Popovitch, Councilpersons Bailey, Eveleth, Cook and Mayor Frederick.

NAYS: None.

\*Full text of the agreement is on file in the Clerk's Office.

### **PROPERTY SALE POLICY**

City Manager Crawford explained the need for a property sale policy. He went on to say that the policy had been developed over his years in city management and was intended to be a road map by which the City could efficiently and fairly sell property.

There was discussion regarding whether the City could dictate covenants when selling a parcel, how the value of a parcel would be determined, environmental testing, and ensuring the City maintains sufficient latitude to dispose of property by whatever means are dictated by the situation.

Motion by Councilperson Cook to approve the proposed Property Sale Policy as follows:

#### **RESOLUTION NO. 179-2011**

#### **RESOLUTION APPROVING POLICY FOR DISPOSITION OF CITY-OWNED REAL PROPERTY**

WHEREAS, the city of Owosso is the owner of real property which is used for various municipal purposes, including land-banking;

WHEREAS, as public service needs change, the requirements for these properties may be revised, and, on occasion, certain parcels may be found greater than the city's current need;



WHEREAS, this requires that the site be reviewed as to its potential for future public use and its potential economic benefit to the city;

Whereas it is in the best interest of the city to have a policy which:

1. establishes a procedure by which unused or marginally used city-owned real estate is reviewed for its potential public use and for designating unneeded parcels for lease or sale; and
2. provides guidance for the auction, negotiated sale, or exchange of city-owned real estate; and
3. establishes the conditions under which city-owned real property may be leased.

NOW THEREFORE BE IT RESOLVED by the city council of the city of Owosso, Shiawassee County, Michigan that the City of Owosso Policy for the Disposition of City-Owned Real Property, as attached, is adopted and becomes effective immediately.

### **CITY OF OWOSSO POLICY FOR DISPOSITION OF CITY-OWNED REAL PROPERTY**

#### **BACKGROUND**

The city of Owosso is or may become the owner of real property which is used for various municipal purposes, including land-banking. As public service needs change, the requirements for these properties maybe revised, and on occasion, certain parcels may be found greater than the city's current need. This requires reviewed of the site's potential for future public use and its potential economic benefit to the city.

#### **PURPOSE**

It is the purpose of this policy to:

- A. establish a procedure by which unused or marginally used city-owned real estate is reviewed for its potential public use and for designating unneeded parcels for lease or sale; and
- B. provide guidance for the auction, negotiated sale, or exchange of city-owned real estate; and
- C. establish the conditions under which city-owned real property may be leased.

#### **POLICY**

It is the city's policy to manage its real estate assets so that they may properly carry out municipal needs which rely on these assets. It is not the city's policy to speculate in real estate. The city council will review all city-owned real estate not adequately used for municipal purposes and determine the appropriate use of the property. Those properties needed for municipal purposes may be so designated. If a property is not needed for public use within the foreseeable future, it may be made available for lease or sale, or if it will be needed at a future time, it may be suitable for lease in the interim. Those properties not required for municipal use, including those acquired because the owner failed to pay taxes, or designated for lease may be designated for sale or reserved to be exchanged for other land the city needs. The city shall optimize the sale price or lease rent from city-owned real estate based on relevant factors including:

- A. an appraisal of the property which is no more than six months old at the time the sales agreement is presented to the city council,
- B. prevailing economic conditions and recent applicable trends, and
- C. any special benefits to accrue from the sale or lease.

Discounts will not be negotiated unless an extraordinary need or circumstance is recognized by city council resolution before negotiation, setting forth the amount of the discount and the justification for it. The purpose of this is to demonstrate to the community that the city is not making a gift of public assets.

The *Owosso City Charter* places limitations on the sale of property as follows:

Section 14.3(b). Limitations on Contractual Power.

(b) The city shall not have power to purchase, sell, lease, or dispose of any real estate, unless:

- (1) Such action is approved by the affirmative roll call vote of five or more members of the Council, and, unless;
- (2) In the case of real estate owned by it, the resolution authorizing the sale, lease, or disposal thereof shall be completed in the manner in which it is to be finally passed and has remained on file with the Clerk for public inspection for twenty-one days after its original introduction at a meeting of the Council before the final adoption or passage thereof and, unless;
- (3) When the proposition is to sell any park cemetery or any part thereof, except when such park is not required under an official master plan of the city, or any property bordering on a water front, the proposition to sell, lease, or dispose of the same shall also be approved by a three-fifths vote of the electors of the city voting thereon at any general or special election.

Section 15.5. Disposal of Municipal Utility Plants and Property.

The city shall not sell, exchange, lease, or in any way dispose of any property, easement, equipment, privilege, or asset needed to continue the operation of any municipal public utility, unless the proposition to do so is approved by a three-fifths majority vote of the electors of the city voting on such proposition at a regular or special city election. All contracts, grants, leases, or other forms of transfer in violation of this section shall be void and of no effect as against the city. The restrictions of this section shall not apply to the sale or exchange of articles of machinery or equipment of any municipally owned public utility which are no longer useful or which are replaced by new machinery or equipment, or to the leasing of property not necessary for the operation of the utility, or to the exchange of property or easements for other needed property or interests in property

## PROCEDURE

### A. Real estate review

All unused and marginally used city-owned real estate will be reviewed on a continuing basis to determine public facility needs and to implement the comprehensive plan on a timely basis. The following procedure will apply:

1. Review by appropriate city departments.
2. Review by any applicable city commission(s).
3. Review by the planning commission for consistency with the comprehensive plan and environmental impact.
4. The staff's recommendation and relevant comments along with those of the planning commission are submitted to the city council.
5. The city council then determines the designation to be applied to the property (e.g., public facility, open space, surplus, sale, or lease).

### B. Comprehensive plan and rezoning.

Before marketing a parcel, staff will review the parcel for likely changes in density or intensity of use since the city acquired the property. If such changes are likely, then staff shall initiate a necessary rezoning and comprehensive plan amendment through the planning commission to enable marketing the property at its highest and best use. When different land-use classifications divide projects, staff will seek lot splits, lot

mergers, or property-line adjustments to divide the property along use lines, to reserve rights-of-way for streets and utilities, and to be able to disclose the terms of development of the property.

### C. Lease versus sale

City-owned real property not required for municipal uses may be designated for lease or sale using criteria listed below. At the time staff recommends whether the property should be sold, leased, or reserved for exchange purposes, council shall be provided with an appropriate analysis of the alternatives.

### D. Sale of real estate

#### 1. Auction

Unless otherwise directed by the city council, land which is readily marketable and unrestricted in its sale potential will be sold to the highest bidder at a public auction by either oral or sealed bid, provided that the highest bid equals or exceeds the minimum published price established by the city before bid opening, which price shall not be lower than the amount shown on the appraisal. Notice of the sale by bid shall be published in a newspaper of general circulation at least ten days before bid opening. If sealed bids are requested, a deposit must accompany each bid in the form of certified or cashiers' check made payable to the city in an amount equal to at least 10 percent of the bid amount. After sealed bids are opened, oral bids are permitted from bidders who can meet the 10 percent deposit requirement. The initial oral bid must be at least 5 percent higher than highest sealed bid. Subsequent oral bids must be in increments of not less than \$100.00. If the person whose bid is accepted fails to pay the total bid price within 60 days from acceptance of bid, the bidder's deposit is forfeited, and at the sole option of this city, property may be offered for sale to the next highest bidder on the same terms as granted the high bidder. The council shall be notified of bids received or, if applicable, the fact that no bids had been received. The council may reject any and all bids.

The minimum acceptable bid will usually be the appraised fair market value as determined by the city assessor or an independent Member of Appraisal Institute (MAI) appraiser. The intent of this procedure is to set a minimum bid which will ensure a fair return to the city for its property, while encouraging maximum participation in the bidding process.

The city council may determine that property should be developed in a specific manner and may issue a request for competitive proposals (RFP) based upon preestablished criteria, in which case the property would not be sold at auction but sold through public advertising and the solicitation of proposals which will be publicly examined. See appendix A.

#### 2. Negotiated sales

If the property is to be developed in a manner that would satisfy a long-term objective of the city or no bids are received or no bids are deemed acceptable by the city council, the city may seek to sell land by one of the following:

*Marketing* - Competitive offers for lease or sale may be solicited from the open market. This may be accomplished through several marketing techniques, such as requests for proposals (RFPs), a marketing subscription system, direct advertising, exposure through real estate services, posting the property, and any other appropriate means.

*Direct marketing* - seeking to sell the property through direct contacts under the following circumstances:

- a. When the land is not readily marketable because of its odd shape, lack of sufficient area to meet minimum space requirements for building in the zone in which it is located, landlocked state, or other lack of sales potential, the land may be sold by taking offers or by negotiation with adjoining landowners, provided the purchase price agreed upon is within 10 percent of

the appraisal or the land is exchanged for public improvements of equal or greater value that would otherwise be the obligation of the city.

- b. When the sale to a contiguous owner would correct a site deficiency or improve access to the other property in a manner desired by the city.
- c. When a fee interest in public right-of-way is no longer required, it may be sold to a contiguous owner or exchanged for public improvements of equal or greater value. A restrictive easement of adequate width or other required easements may be reserved from said sale.
- d. When other governmental, public, and quasi-public agencies submit proposals to acquire city property, the city shall consider such requests before making the land available to the general public. Such sales shall be at fair market value, unless the council finds that selling at a lesser value is in the city's interest. Selling land at less than the appraised fair market value shall require a four-fifths vote of the city council to do so.
- e. When qualified, nonprofit institutional organizations offer to purchase city-owned land, a negotiated sale may be consummated at fair market value, providing there is (1) a development commitment and (2) a right to repurchase or a reversion upon a condition subsequent. Nonprofit and institutional organizations are required to develop under the city's conditional use permit procedure.
- f. When a property has been offered by public auction and no acceptable bids have been received, it may be sold on a negotiated basis to any applicant submitting an acceptable offer within six months following the date of auction. After six months, any offer must be based on an updated appraisal.
- g. When a property is to be developed in a manner that would satisfy a long term objective of the city, the sale may be negotiated as long as the objectives of the city are protected by the sale agreement.
- h. Real property exchanges may be consummated by direct negotiation; however, exchanges will be considered only when there is an advantage to the city, when it results in land needed for a public purpose, or to further the goals and objectives of the city's comprehensive plan.

#### E. Easements

Where the city or other governmental agency has paid for easements, rights-of-way, or access rights and requests to vacate such interests are received and approved, the city shall receive the current fair market value or equivalent compensation for the removal of the restriction. Easements may be exchanged for other easements or relocated to other locations without compensation.

#### F. Exchanges

When land is exchanged, it shall be done based on the fair market value of each property as determined by MAI appraisal. Any difference in value shall be made up by the party with the lower appraisal value.

#### G. Payment for city surplus property

Sales of real property shall be on an all cash-basis, with the following exceptions:

- 1. Upon written recommendation and approval by the council, a parcel of surplus real property may be sold on such credit terms as are deemed to be necessary in each case. After the required down payment has been made, the balance of the purchase price shall be secured by a note and deed of trust. The credit payment period shall not exceed five years from the date of execution of

the trust deed. Interest shall be at the prevailing rate in the community, and the use of term payments shall be linked to job generation for the sale of commercial or industrial property.

2. Sales to nonprofits performing a public purpose may be in the form of a loan or residual receipts note at less than the prevailing interest rates and for more than five years, provided the note is tied to affordable housing.

#### H. Leasing

1. Rate of return. Except for the areas listed below, the city shall obtain a fair market rate of return on city-owned property being considered for lease and negotiate terms and conditions which will continue to sustain a fair rate of return through rent review, consumer price index adjustments, reappraisals, or the application of percentage rents to gross income. The rate of return shall be based upon the highest rate commensurate with the highest and best use of the property or a fair rate of return commensurate with the designated public use. Rental rates shall be established by the city council based on a current appraisal, comparative studies, or past rents received.
2. Long-term lease. A lease greater than one (1) year requires council approval.
3. Short-term lease. Unless there are special circumstances, the city manager without council approval may execute a lease term of less than one (1) year. A short-term lease may not be renewed without council approval.
4. Selection of lessee. Lease proposals shall be evaluated in terms of:
  - a. Consideration offered as rent,
  - b. Financial capability,
  - c. Expertise regarding the proposed leasehold development and operation,
  - d. Nature of proposed development,
  - e. Special public benefits to be derived (if any), and
  - f. Consistency of the intended use with the comprehensive plan and zoning.
5. Leasehold assignments. Requests for assignment of leasehold interest will be evaluated on the same basis as the criteria used in evaluating a leasehold proposal. The city manager may authorize assignments which do not require amendment of the master lease provisions and do not extend beyond the term of the lease.
6. Subleases. Requests for sublease approval will be considered on the merits of each individual transaction. No sublease shall be approved which would be detrimental to the city's rights under the master lease. The city manager may authorize subleases which meet this condition and which do not require amendment of the master lease or extend the term of the lease.
7. Amendments. Amendments of long-term leases require council authorization. Whenever there is a substantial amendment, staff shall provide the council an indication of the fair return for the leasehold. This can be accomplished by appraisals, a survey of the market rate of return, a combination of the above, or any other relevant information.
8. Updating lease terms. Lease terms shall be updated as often as practicable whenever there is a request for assignment or significant amendments or subleases are proposed.
9. Financial encumbrances. The city will generally not subordinate its fee interest to encumbrances placed against the leasehold by the lessee without specific authorization of the city council.
10. Tenant improvements. Improvements installed by the lessee will be removed at termination without cost to the city or they will revert to the city. In the event of removal, the property will be returned to "as was" condition. All leasehold improvements and alterations require prior approval

by the city manager or city council, depending on the term of the lease. Any improvements within a public right-of-way by a lessee shall be deeded to the city.

11. Lease term. Lease terms will be limited to the shortest practical time commensurate with capital investment in permanent improvements to be made by the lessee following state law.
12. Audits. The city may audit all percentage leases in the first year of operation to establish proper reporting procedures and at least once every three years afterwards. More frequent audits may be made if appropriate. The city shall reserve the right to audit all other leases and agreements if determined warranted by the director of finance or city manager. Absent a city audit, a lessee shall submit an annual report certified by a certified public accountant each year within 30 days of the anniversary date of the lease.
13. Cancellation clauses. Short-term leases shall not have cancellation clauses unless they are month-to-month leases.

#### I. Option agreements

1. Option to sell. When properties have been put up for sealed or oral bids and bids have not either been received or been rejected by the city, the city manager may enter an option agreement of up to 90 days with someone interested in purchasing surplus property. Any such option agreement shall be subject to the following minimum terms:
  - a. Shall not exceed 90 days without approval of the city council;
  - b. Shall provide time for the prospective buyer to perform due diligence to see if the property is feasible for his/her purposes;
  - c. Shall require a minimum non-refundable deposit of not less than 10 percent of the value of the property per month of the option agreement;
  - d. Shall require forfeiture of the deposit if the property is not placed in escrow within 90 days;
  - e. Shall set the minimum purchase price of the property at not less than the appraised fair market value, based on an appraisal prepared within six months of the date escrow was opened, and shall provide a non-refundable deposit in an amount agreed upon by the city council and set the length of escrow;
  - f. Shall disclose all realtors involved, if any; and
  - g. Shall disclose the name of the buyer and his/her intended use of the property.

#### J. Real estate listing

It will be the presumption that the city will act as its own agent and that any real estate agent or broker will represent the buyer. When it is determined that any real property owned by the city is to be disposed of by sale, the city council may authorize a written listing contract with a real estate broker licensed by the state of Michigan.

Selecting a real estate broker to provide real estate services will be accomplished through a competitive recruitment process based on the type of property to be marketed, relevant experience, knowledge of the community, proposed commission, qualifications, necessary licenses in good standing, and demonstrated competence.

Absent a real estate listing, the council may still designate certain surplus property for sale or lease for which the city would pay a partial commission upon the successful conclusion of a sale or lease. The

agent or broker that procures a buyer or lessee for the city would be eligible for a commission. A commission would not be paid for subleases and existing leases on city property.

While the city will allow agent or broker participation on designated properties in the sale and lease of land not covered by contract, inherent in this is the right of the city to solicit and obtain sales or leases through in-house capabilities. There will not be any discount in land values or lease rates due to the absence of a commission to real estate brokers.

#### K. Time of payment of a real estate commission for a sale

In the event an agent or broker covered by contract with the city gets a buyer who submits either the highest bid or an offer to purchase based on the fair market value of the parcel and the sale is made and completed in due course, the commission provided in the contract will be paid to the agent or broker by the escrow agent from the sales proceeds.

#### L. Real estate commissions

Unless there is a written contract between a real estate agent or broker and the city, the city shall represent itself and practice good business practices in all real estate transactions. The city may pay a real estate brokerage fee for qualified representation of a selected lessee or purchaser of city property. While the amount of rental or purchase price offered is a criterion for selecting a lessee or purchaser in competitive situations, the selection will be based on the highest net rental or net purchase price, without taking into account any brokerage fees involved in the competition.

#### M. Real estate agent or broker certification

For any sale or lease involving a real estate agent or broker not under contract to the city on designated properties, the city shall require the following:

1. That the buyer or lessee certify that the real estate agent or broker is his/her agent in the transaction and has performed a service and procured the sale or lease.
2. That the real estate agent or broker certify that he or she is not an employee of the lessee or buyer.

#### N. Use of proceeds

Unless otherwise directed by the city council, proceeds from sales or leases shall be assigned as follows:

1. To enterprise accounts, if the property was purchased using ratepayer funds.
2. To the general fund
3. To a program or grant that requires refunding if the land was purchased using a source of money with that type of restriction.

#### O. Costs to sell, lease, and market surplus properties

Unless otherwise directed, the costs to sell, lease, exchange, or market surplus properties will be charged to the fund to which the proceeds of a sale would go.

### **APPENDIX A**

Owosso from time to time will have parcels that are vital to community and economic development for which proposals should be sought and examined by preestablished criteria. This will normally involve redevelopment projects. In such circumstances, Owosso will follow a process similar to the following.



## 1. Preparation of a site development program

Illustrative development plans and guidelines are prepared by the city that reflect and address:

- economic parameters and feasibility
- community goals and design criteria
- physical capacity

There may be extensive public participation in the process to address critical issues such as height, orientation, parking, traffic, general design/materials, and community character. Open workshops or charettes may be held early in the process. Typically, this task includes the services of a planning/design firm, civil engineer, and traffic planners and often the services of a development advisor. The result should be a project that is economically feasible and physically reasonable and that meets the goals of Owosso.

Development guidelines will be crafted that give prospective developers direction but still allow the community to tap the creativity and resourcefulness of the private sector.

## 2. Address development readiness of the site

There must be realistic assessment of factors that may impede development and may be difficult for the developer to address. Issues may include ownership holdouts, demolition, environmental contamination, soil conditions, storm water requirements, infrastructure status and responsibility, title exceptions and other similar problems.

Who is in the best position to address these issues must be evaluated and action taken to resolve the issues. Decisions must be made as to the role the developer may have to play in their resolution. At the very least the key issues should be disclosed.

## 3. Prepare request for qualifications and proposals

A two-step process will usually be followed, first seeking qualifications (RFQ), then requesting proposals (RFP) from only a shortlist of not more than five qualified firms or teams. The request for qualifications provides full background information on the project and seeks the experience, track record, financial capacity, and references of development teams.

The two-step process is followed because Owosso wants to advertise sale of land and other development opportunities. This creates a "beauty contest" in the eyes of qualified developers. Firms may hire an architect to prepare attractive exhibits, whether or not they represent a feasible plan or the firm has the financial and development capability to deliver. As a result, many best qualified firms will avoid a request for full proposals that is open to all and for which they cannot reasonably assess the odds of success. The cost of a full proposal is too great to incur unless there is a reasonable chance of success.

## 4. Review qualifications and determine a short list

Qualifications will be reviewed and a short list selected. The review of qualifications will include assessing the relevance and depth of the background of each team, a confidential review of financial capacity, and interviews of references. A short list will be made. This may require interviews and staff/ consultant review.

## 5. Solicit/receive proposals from a short list

Meetings will be held with short-listed teams to provide additional background information and to answer questions that may arise. Other discussions also may occur during this period to help the developers fully understand the municipality's goals. The full proposals will include conceptual site and building plans,

financial analysis, requests for city participation, and proposed payments to the city. Each developer will approach the project differently.

#### 6. Evaluate proposals

Proposals will be evaluated in terms of overall quality, financial proposal, responsiveness, level of commitment from financing sources and tenants, etc. This is sometimes a summary and comparison or may be more evaluative. In either case, this provides information for use in interviews of the teams.

#### 7. Interviews

Developers will publicly present their proposals to the city council.

#### 8. Selection

Results of the interviews and public comment, if any, then will be considered along with the evaluation of the proposal as for quality, character, track record, ease of working relationship, price offered, and other factors.

#### 9. Negotiation of redevelopment agreement

Following selection, Owosso will negotiate the business terms of the redevelopment agreement for the project. This includes both financial terms and the responsibilities of parties. City and special legal counsel may be involved. A redevelopment agreement is the basis for the public-private partnership that occurs. It will be far more than a land sale contract to ensure that Owosso gets what it wants. The typical redevelopment agreement will include:

- Approved development
- Time of performance
- Protection on undeveloped land
- Acceptable tenants
- Payments to city
- Excess profit sharing
- Financing terms and public financial role, if any
- Requirements for closing, such as full funding, in balance
- Review and monitoring provisions

This is the opportunity to provide for requirements that reflect the desire to steward the land and achieve key public goals. Some may impact the economics of the project and value of the land, but if they are affordable and acceptable, the redevelopment agreement and covenants that run with the land are the mechanisms to do so and must be done before transfer.

Motion supported by Councilperson Bailey.

Roll Call Vote.

AYES: Councilperson Eveleth, Mayor Pro-Tem Popovitch, Councilpersons Erfourth, Bailey, Fox, Cook and Mayor Frederick.

NAYS: None.

**THE COUNCIL RECESSED AT 8:54 P.M.**

**THE COUNCIL RETURNED AT 9:02 P.M.**

### **VACANT AND FORECLOSED PROPERTY ORDINANCE**

City Manager Crawford distributed information to Council members on the reasons why houses become vacant and the benefits the City would realize if these properties were registered. There was discussion regarding adding a clause requiring inspection prior to re-occupancy and what the fee structure may look like.

City Manager Crawford noted the ordinance would be quite comprehensive when dovetailed with code enforcement.

Motion by Councilperson Cook to approve the amendment to Chapter 8, Buildings and Building Regulations, Article VIII, *Registering Abandoned and Foreclosed Homes*, Sections 8-160 through 8-176 of the Code of Ordinances of the City of Owosso, Michigan and renaming current Articles VIII and IX as Articles IX and X, respectively, as follows:

#### **ORDINANCE NO. 724**

### **AN ORDINANCE TO REQUIRE ABANDONED OR FORECLOSED PROPERTY REGISTRATION AND MAINTENANCE**

AN ORDINANCE to amend Sections 08-160 through 08-176, naming a new Article VIII, *Registering Abandoned and Foreclosed Homes*, Chapter 8, Buildings and Building Regulations, to insure the health, safety and welfare of the residents of the city of Owosso, by preventing blight, protecting property values and neighborhood integrity, avoiding the creation and maintenance of nuisances and ensuring safe and sanitary maintenance of structures, and repealing all ordinances and/or resolutions in conflict therewith.

WHEREAS, the City of Owosso has been hit particularly hard by the recent recession; and

WHEREAS, the recession has lead to a large increase in foreclosed and abandoned homes in the City; and

WHEREAS, foreclosed and abandoned homes are many times subject to neglect bringing down property values and presenting a health and safety risk to the neighborhoods they are a part of; and

WHEREAS, the City needs a mechanism to track foreclosed and abandoned homes to prevent them from becoming nuisances.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Owosso, Michigan that all foreclosed and abandoned homes in the City of Owosso be registered in accordance with Article VIII, *Registering Abandoned and Foreclosed Homes*, of Chapter 8, Buildings and Building Regulations, as follows:

THE CITY OF OWOSSO ORDAINS:

SECTION 1. Short Title.

This Ordinance shall be known and cited as the *City of Owosso Abandoned or Foreclosed Property Registration and Maintenance Ordinance*.

SECTION 2. Secs 8-160 through 8-176 shall read as follows:

#### **Sec. 8-160. Purpose.**

It is the purpose and intent of the city of Owosso, through the adoption of this article, to establish an abandoned residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.

**Sec. 8-161. Definitions.**

For the purpose of this article, certain words and phrases are defined as follows:

*Abandoned* means a property that is vacant and is under a current complaint for foreclosure or notice of foreclosure and/or notice of trustee's sale, pending tax sale, and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.

*Accessible property* means a property that is accessible through a compromised/breached gate, fence, wall, etc.

*Accessible structure* means a structure/building that is unsecured and/or breached in such a way as to allow access to the interior space by unauthorized persons.

*Agreement* means any agreement or written instrument which provides that title to residential property shall be transferred or conveyed from one owner to another owner after the sale, trade, transfer, or exchange.

*Assignment of rents* means an instrument that transfers the beneficial interest under a mortgage from one lender/entity to another.

*Beneficiary* means a lender under a note secured by a mortgage.

*Buyer* means any person, co-partnership, association, corporation, or fiduciary who agrees to transfer anything of value in consideration for property described in an agreement of sale, as defined in this section.

*Dangerous building* means any building/structure that is in violation of any condition referenced in chapter 8 of this Code.

*Days* means consecutive calendar days.

*Deed in lieu of foreclosure/sale* means a recorded document that transfers ownership of a property from the trustor to the holder of a mortgage upon consent of the beneficiary of the mortgage of a deed from mortgagor to mortgagee.

*Default* means the failure to fulfill a contractual obligation, monetary, or conditional.

*Distressed* means a property that is under a current notice of default and/or notice of trustee's sale and/or pending tax assessor's lien sale or has been foreclosed upon by the trustee or has been conveyed to the beneficiary/trustee via a deed in lieu of foreclosure/sale.

*Evidence of vacancy* means any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, overgrown and/or dead vegetation, accumulation of newspapers, circulars, flyers and/or mail, past due utility notices and/or disconnected utilities, accumulation of trash, junk and/or debris, the absence of window coverings such as curtains, blinds and/or shutters, the absence of furnishings and/or personal items consistent with residential habitation, statements by neighbors, passersby, delivery agents, government employees that the property is vacant.

*Foreclosure* means the process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt if the trustor or mortgagor (borrower) defaults.

*Local* means within forty (40) road/driving miles distance of the subject property.

*Mortgage* means an instrument by which title to real estate is transferred to a third party trustee as security for a real estate loan or by which a mortgagor grants mortgagee a lien on real estate.

*Mortgagee* means a lender that has taken a lien on real property to secure a loan.

*Mortgagor* means an owner of real property that has granted a lien on real property to secure a loan.

*Neighborhood standard* means those conditions that are present on a simple majority of properties within a three-hundred-foot radius of an individual property. A property that is the subject of a neighborhood standard comparison, and any other abandoned property within the three-hundred-foot radius, shall not be counted toward the simple majority.

*Out-of-area* means in excess of forty (40) road/driving miles distance of the subject property.

*Owner* means any person, co-partnership, association, corporation, or fiduciary having a legal or equitable title or any interest in any real property excluding governmental agencies.

*Owner of record* means the person having recorded title to the property.

*Property* means any unimproved or improved real property, or portion thereof, situated in the city and includes the buildings or structures located on the property regardless of condition.

*Residential building* means any improved real property, or portion thereof, situated in the city, designed, or permitted to be used for dwelling purposes, and shall include the buildings or structures located on such improved real property. This includes any real property being offered for sale, trade, transfer, or exchange as residential whether or not it is legally permitted and/or zoned for such use.

*Secure* or *secured* means such measures as may be directed by the city of Owosso building official or his or her designee that render the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/padlocking of gates, and the repair or boarding of doors, broken windows and/or other openings. In the case of broken windows, securing means the reglazing or boarding of the window. Boarding shall be completed or required. In addition, secure or secured means closing and locking windows, doors (walk-through, sliding and garage), gates and any other opening of such size that it may allow a person to access the interior of a property and/or structure(s).

*Trustee* means the person, firm, or corporation holding a mortgage on a property.

*Trustor* means a borrower under a mortgage, who deeds property to a trustee as security for the payment of a debt.

*Vacant* means a building/structure that is not legally occupied.

#### **Sec. 8-162. Registration.**

Any beneficiary/trustee or mortgagee, who holds a mortgage on a property located within the city, shall perform an inspection, to the extent permitted by law or under the mortgage, of the property that is the security for the mortgage, upon default by the trustor or mortgagor, within five (5) days after either filing a complaint for foreclosure (if foreclosure is by judicial action) or publishing a notice of foreclosure (if foreclosure is by advertisement). If the property is found to be vacant or shows evidence of vacancy, it is, by this article, deemed abandoned and the beneficiary/trustee or mortgagee shall, within ten (10) days of the inspection, register the property with the city of Owosso building official or his or her designee on forms provided by the city.

If the property is occupied but remains in default, it shall be inspected, to the extent permitted by law and the mortgage, by the beneficiary/trustee or mortgagee, or his designee, monthly until (1) the trustor, mortgagor or other party remedies the default or (2) it is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the trustee shall, within ten (10) days of that inspection, register the property with the city of Owosso building official or his or her designee on forms provided by the city.

In either case the registration shall contain the name of the beneficiary/trustee or mortgagee (corporation or individual), the direct street/office mailing address of the beneficiary/trustee or mortgagee (no P.O. boxes), a direct contact name and phone number for the beneficiary/trustee or mortgagee and, in the case of a corporation or out-of-area beneficiary/trustee or mortgagee, the local property management company responsible for the security, maintenance, and marketing of the property. Registration fees will not be prorated.

An annual registration fee shall accompany the registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1 of each year and must be received no later than January 31 of the year due.

This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage or mortgagee involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. Such properties shall be registered with the city in accordance with the terms of this section upon transfer even if occupied at the time of transfer.

Properties subject to this article shall remain under the annual registration requirement, security, and maintenance standards of this section as long as they remain vacant. A person, firm, or corporation that has registered a property under this article must report any change of information contained in the registration to the city of Owosso building official within ten (10) days of the change.

#### **Sec. 8-163. Maintenance requirements.**

Vacant and abandoned properties subject to this section shall be, in comparison to the neighborhood standard, kept free of weeds, dry bush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circular, flyers, notices, except those required by federal, state, or local law, discarded personal items including but not limited to furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

The property shall be maintained free of graffiti, tagging, or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure.

Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required. Landscape includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Landscape does not include weeds, gravel, broken concrete, asphalt, decomposed granite, plastic sheeting, mulch, indoor-outdoor carpet or any similar material.

Maintenance includes but is not limited to regular watering, irrigation, cutting, pruning, and moving of required landscape and removal of all trimmings.

Pools and spas shall be either kept in working order so the water remains clear and free of pollutants and debris or drained and kept dry or drained and covered. In either case properties with pools and/or spas must comply with the minimum security fencing requirements of the state of Michigan.

Adherence to this section does not relieve the beneficiary/trustee or property owner of any obligations set forth in any covenants, conditions, and restrictions and/or homeowners' association rules and regulations which may apply to the property.

**Sec. 8-164. Security requirements.**

Properties subject to this section shall be secured so as not to be accessible to unauthorized persons. If the property is owned by a corporation and/or out-of-area beneficiary/trustee/owner/mortgagee, a local property management company shall be contracted to perform weekly inspections to verify that the requirements of this section, and any other applicable laws, are being met.

The local property management company shall inspect the property on a weekly basis to determine if the property is in compliance with the requirements of this article.

**Sec. 8-165. Additional authority.**

In addition to the enforcement remedies established in this article or other chapters of the *Code of Ordinances*, the city of Owosso building official or his or her designee shall have the authority to require the beneficiary/trustee/owner/mortgagor/mortgagee and/or owner of record of any property affected by this section to implement additional maintenance and/or security measures including but not limited to securing any/all door, window, or other openings, installing additional security lighting, increasing on-site inspection frequency, employment of an on-site security guard or other measures as may be reasonably required to arrest the decline of the property.

**Sec. 8-166. Fees.**

The fee for registering an abandoned residential property shall be set by resolution of the city of Owosso.

**Sec. 8-167. Failure to secure and maintain.**

If a property has not been maintained or secured, the city and/or its contracted agent may maintain and/or secure the property and assess costs to the owner, beneficiary or trustee.

**Sec. 8-168. Re-occupancy.**

A registered property may not be occupied until all outstanding costs, assessments and/or liens owed to the city have been paid in full.

An abandoned and/or vacant residential structure shall not be occupied until a certificate of occupancy has been issued by the city, and all violations have been corrected in accordance with the applicable requirements of the *Michigan Building/Residential Code*, *Michigan Electrical Code*, *Michigan Mechanical Code*, *Michigan Plumbing Code*, *International Property Maintenance Code* and applicable provisions of the *City of Owosso Code of Ordinances*. All mechanical, electrical, plumbing, and structural systems shall be certified by a licensed contractor as being in good repair.

**Sec. 8-169. Violation/abatement.**

Violations of this article shall be treated as a strict liability offense regardless of intent. Violations of this article may be enforced as allowed in this chapter. Alternatively, at the sole discretion of the city, the city may issue to the beneficiary/trustee/owner/mortgagor/mortgagee and/or owner of record a notice to abate. The notice to abate shall include:

- (1) The nature and location of the violation;
- (2) The time within which the violation must be abated;



- (3) Notice that the city may act to abate the violation if it is not abated by the owner within a reasonable time stated in the notice, but which may not exceed fifteen (15) days;
- (4) Notice that the cost of such action by the city, plus an administrative fee, shall be a personal debt of the owner, which may be assessed as a lien against the property until paid; and
- (5) Notice that any refusal to allow the city to abate an uncorrected violation shall be a separate violation under this Code.

**Sec. 8-170. Authorization for city abatement.**

Upon failure of a beneficiary/trustee/owner/mortgagor/mortgagee and/or owner of record to abate a violation as ordered in a notice to abate, the city may abate the nuisance. This abatement may be performed by the city, by a contract vendor, or by other means determined by the city.

**Sec. 8-171. Administrative fees.**

The fees necessary for the administration of this article shall be established from time to time by resolution of the city council. Such administrative fees shall include the following:

- (1) Notice to abate;
- (2) Search warrant;
- (3) Contact request or warning of abatement action;
- (4) Warning letter;
- (5) Civil infraction preparation;
- (6) Additional inspections;
- (7) Vending;
- (8) Second and subsequent vending;
- (9) Vehicle removal;
- (10) Second and subsequent vehicle removal; and
- (11) Denied entry.

**Sec. 8-172. Charge for costs.**

When the city has abated a cited nuisance, the cost of abatement, plus any applicable administrative charges as established by city council resolution, shall be billed to the property owner or beneficiary/trustee/mortgagor/mortgagee. Such billing shall be a personal debt of the owner to the city, which may be assessed as a lien against the property, including interest thereon, until paid.

**Sec. 8-173. Appeals.**

Any person aggrieved by any of the requirements of this section may appeal to the Owosso Building Board of Appeals, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, the requirements of this Code are adequately satisfied by other means, or the strict application of any requirement of this Code would cause an undue hardship.

**Sec. 8-174. Owner, unoccupied premises.**

If a property is not in foreclosure but is otherwise unoccupied, the owner shall comply with all of the following:

- (1) Maintain the property in accordance with section 8-163 herein and article VI of this chapter.
- (2) Register the property in accordance with section 8-162
- (3) Responsible for the fee identified pursuant to section 8-166 herein.
- (4) Keep the property secure in accordance with sections 8-164 and 8-165 herein.

- (5) Not permit re-occupancy until all outstanding costs, assessments and/or liens owed to the city are paid in full.
- (6) If the owner leases or lets the property, the owner shall comply with article VII of this chapter in addition to the requirements herein.

**Sec. 8-175. Exempt properties.**

Properties currently registered with the City as a rental dwelling unit in accordance with Section VII of this Chapter are exempt from the *City of Owosso Abandoned or Foreclosed Property Registration and Maintenance Ordinance*.

**Sec. 8-176. Penalty.**

Violation of this article is a civil infraction wherein a fine of up to five hundred dollars (\$500.00) may be assessed for each violation.

Section 3: Renumbering of Articles VIII, IX & X.

The current Article VIII, *Numbering of Buildings*, will become Article IX, *Numbering of Buildings*, with Sections 8-161 and 8-162 becoming Sections 8-190 and 8-191 respectively, the text to remain as written.

The current Article IX, *Historic Districts*, will become Article X, *Historic Districts*.

Section 4: Severability.

If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The city hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5: Effective Date.

This ordinance shall take effect December 11, 2011.

Section 6: Inspection.

This Ordinance may be purchased or inspected in the City Clerk's Office Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

Motion supported by Councilperson Fox.

Roll Call Vote.

AYES: Mayor Pro-Tem Popovitch, Councilpersons Erfourth, Eveleth, Bailey, Cook, Fox and Mayor Frederick.

NAYS: None.

**COMMUNICATIONS**

E. Frazier, Zoning Board of Appeals. Letter of Resignation (added to agenda).

Charles Wascher, Historical Commission. Letter of Resignation.

Gary Palmer, Building Official. October 2011 Building Department Report.

Gary Palmer, Building Official. October 2011 Code Violations Report.

Michael T. Compeau, Public Safety Director. October 2011 Police Department Report.

Michael T. Compeau, Public Safety Director. October 2011 Fire Department Report.  
Historical Commission. Minutes of the Meeting of November 15, 2011.

### **CITIZEN COMMENTS AND QUESTIONS**

Thomas Moorehead, 1265 Ada Street, said he felt the posting of personal information with a notice of violation violated many statutes. He went on to ask for a moratorium on the rental registration ordinance once again.

Jane Settingington, 3900 Krouse Road, asked why her husband's social security number was not abbreviated on the notice. She asked that Council fix the rental registration ordinance.

Eddie Urban, 601 Glenwood Avenue, commented on a recent picture in the newspaper.

### **NEXT MEETING**

Monday, December 5, 2011

### **BOARDS AND COMMISSIONS OPENINGS**

Historical Commission, term expiring December 31, 2014  
Planning Commission, term expiring June 30, 2012  
Zoning Board of Appeals – Alternate, term expiring June 30, 2013

### **ADJOURNMENT**

Motion by Councilperson Eveleth for adjournment at 9:28 p.m.

Motion supported by Councilperson Cook and concurred in by unanimous vote.

---

Benjamin R. Frederick, Mayor

---

Amy K. Kirkland, City Clerk

**Business:**

1. **Park Plan Updates**

Commissioner Selbig commented on drinking water for Collamer Park.

Mr. Zettel, Assistant City Manager and Director of Community Development, presented information about a grant application for the Bentley Park. It has not been awarded yet. It was expected at the end of September. This was good news as it may indicate they are still in the running; possibly for a second round application. This may be to our advantage as the Bentley Park project is much farther along with donations now being received and a possible water feature being added.

There was further discussion about watering the community gardens at Collamer Park from Hopkins Lake with a hand pump, and maybe installing a water connection for a drinking fountain and the dog park.


The next step for the Parks and Recreation Plan according to Mr. Zettel would be to insert the photos and bind the copies. Then the plan will be sent to the Council in late October or early November if we don't get public comments.

Commissioner Chavora would like a statement added that the plan has some dated material included. Mr. Zettel commented that something could be added along the lines of "It is the intent of the Parks and Recreation Commission to update information in years to come after further considerations."

**Motion by Commissioner Chavora, supported by Commissioner Selbig to accept the Parks and Recreation Plan with changes for a potable water supply at Collamer Park and the inclusion of a disclaimer on the need to update demographic data when the plan is next reviewed; for distribution and circulation of the plan for not less than one month; for subsequent review by the Owosso City Council at a public hearing to follow the review period; for recommendation of approval of the plan to the Owosso City Council pending public comment.**

**Ayes: all, motion carried**

*I hereby certify that the foregoing document is a true and complete copy of action taken by the Owosso Parks & Recreation Commission at the regular meeting of September 26, 2011.*

  
\_\_\_\_\_  
Amy K. Kirkland, Owosso City Clerk

Resolution Amending Resolution No. 175-2011 Adopting Parks and Recreation Plan. Consider approving the amendment changing the wording in Resolution No. 175-2011, originally adopted November 21, 2011, to reference the plan as a "new" plan and not as an "amended" plan as follows:

**AMENDED  
RESOLUTION NO. 175-2011**

**RESOLUTION AMENDING RESOLUTION NO. 175-2011  
ADOPTING PARKS AND RECREATION PLAN**

WHEREAS, the City of Owosso must review its parks and recreation plan every five years in accordance with parts 19, 703 and 716 of Act 451, P.A. 1994 of the State of Michigan, as amended; and

WHEREAS, the city council has appointed a parks and recreation commission to oversee the plan; and

WHEREAS, the parks and recreation commission reviewed the 2006 plan this summer by holding workshops and meetings on August 22, September 13 and September 26 in order to get public participation and input for a potential update; and

WHEREAS, updates and amendments to the plan were made in accordance with public, commissioner, and staff input; and

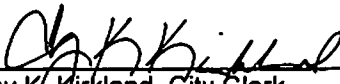
WHEREAS, the plan was approved by the Owosso parks and recreation commission for distribution and review by the city council on September 26, 2011; and

WHEREAS, a public hearing is required by the Owosso city council to be held no less than 30 days after distribution in accordance with the above statute and DNR guidelines in order to validate the plan and where this hearing was held on November 21, 2011.

BE IT RESOLVED THAT City of Owosso City Council, County of Shiawassee, State of Michigan, hereby approves the new 2011 Owosso Parks and Recreation Plan.

BE IT FURTHER RESOLVED THAT the council hereby directs staff to distribute the plan to the plan to the city clerk's office, the County of Shiawassee Planning Commission, the City of Corunna, the Region V Planning Commission, Caledonia Charter Township, Owosso Charter Township, SATA, and the city website.

*I hereby certify that the foregoing document is a true and complete copy of a resolution passed by the Owosso City Council as a part of the Consent Agenda at the regular meeting of January 3, 2012.*

  
\_\_\_\_\_  
Amy K. Kirkland, City Clerk