# CITY OF OWOSSO SPECIAL MEETING OF THE CITY COUNCIL THURSDAY, AUGUST 05, 2021 5:00 P.M.

#### Meeting to be held at City Hall 301 West Main Street

#### **AGENDA**

# **PLEDGE OF ALLEGIANCE: ROLL CALL:**

#### ADDRESSING THE CITY COUNCIL

- 1. Your comments shall be made during times set aside for that purpose.
- 2. Stand or raise a hand to indicate that you wish to speak.
- 3. When recognized, give your name and address and direct your comments and/or questions to any City official in attendance.
- 4. Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to four (4) minutes duration during the citizen comments and questions.
- 5. In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.

# **CITIZEN COMMENTS AND QUESTIONS**

#### **ITEMS FOR DISCUSSION**

1. Strategic Planning. Council and Department Managers will participate in a guided discussion regarding strategic planning. (Facilitated by Patrice Martin)

#### **NEXT MEETING**

Monday, August 16, 2021

#### BOARDS AND COMMISSIONS OPENINGS

Brownfield Redevelopment Authority – term expires June 30, 2022

Building Board of Appeals - Alternate - term expires June 30, 2022

Building Board of Appeals - Alternate - term expires June 30, 2024

Owosso Historical Commission – 2 terms expire December 31, 2021

Owosso Historical Commission - term expires December 31, 2022

Owosso Historical Commission – term expires December 31, 2023

Parks & Recreation Commission-term expires June 30, 2022 Parks & Recreation Commission-term expires June 30, 2023

Zoning Board of Appeals – Alternate – term expires June 30, 2024

Zoning Board of Appeals – term expires June 30, 2023

### **ADJOURNMENT**

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio recordings 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, calling, or emailing the following: Owosso City Clerk's Office, 301 West Main Street, Owosso, MI 48867; Phone: (989) 725-0500; Email: city.clerk@ci.owosso.mi.us. The City of Owosso Website address is www.ci.owosso.mi.us.



# **INNOVATIVE COMMUNITY SOLUTIONS**

615 N. Park St., Owosso, MI 48867 810-610-1649 patrice@mi-ics.com

The City of Owosso and its City Council is embarking on a facilitated process to complete a strategic framework and plan. The plan is expected to give voice to the council to align and organize priorities, and to provide guidance for the staff to develop annual goals and plans of action. This first planning session includes both city staff and council members. The session will include an overview of the priorities and goals of each of the city's existing/pending plans. Through guided discussion, participants will be tasked with identifying what values are demonstrated or revealed within each of these plans. This step will serve to articulate the city's values, and also elements of its strategic advantage.

# AGENDA THURSDAY, AUGUST 5TH, 5:00PM - 7:00PM Owosso City Hall:

Welcome and Introductions 15 minutes

Planning process and review of roles 15 minutes

Review of existing city plans 30 minutes

Common themes/Values discussion 45 minutes

Wrap up and next steps 15 minutes

Adjourn

# PLEASE TAKE NOTICE THAT THE FOLLOWING MEETING CAN ONLY BE <u>VIEWED</u> VIRTUALLY

The Owosso City Council will conduct an in-person meeting on August 5, 2021. Citizens may view and listen to the meeting using the following link and phone numbers.

OWOSSO CITY COUNCIL Thursday, August 5, 2021 at 5:00 p.m.

# The public joining the meeting via Zoom CANNOT participate in public comment.

Join Zoom Meeting:

https://us02web.zoom.us/j/84821931572?pwd=dEsxcy84eWZzcTd3czFzaFpyS1RFZz09

Meeting ID: 848 2193 1572

• Password: 831573

One tap mobile

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- Dial by your location
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  - +1 646 558 8656 US (New York)
  - +1 301 715 8592 US (Washington DC)
  - +1 346 248 7799 US (Houston)
  - +1 669 900 9128 US (San Jose)
  - +1 253 215 8782 US (Tacoma)
- For video instructions visit:
  - o Signing up and Downloading Zoom <a href="https://youtu.be/qsy2Ph6kSf8">https://youtu.be/qsy2Ph6kSf8</a>
  - Joining a Zoom Meeting https://youtu.be/hlkCmbvAHQQ
  - Joining and Configuring Audio and Video <a href="https://youtu.be/-s76QHshQnY">https://youtu.be/-s76QHshQnY</a>
- Helpful notes for participants: <u>Helpful Hints</u>
- Meeting packets are published on the City of Owosso website <a href="http://www.ci.owosso.mi.us">http://www.ci.owosso.mi.us</a>

Any person who wishes to contact members of the City Council to provide input or ask questions on any business coming before the Council on August 5, 2021 may do so by calling or e-mailing the City Clerk's Office prior to the meeting at (989)725-0500 or city.clerk@ci.owosso.mi.us. Contact information for individual Council members can be found on the City website at: <a href="http://www.ci.owosso.mi.us/Government/City-Council">http://www.ci.owosso.mi.us/Government/City-Council</a>

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# **City Council**

Christopher Eveleth, Mayor Susan Osika, Mayor Pro-Tem Loreen Bailey Janae Fear Jerry Haber Daniel Law Nicholas Pidek

# **Planning Commission**

William Wascher, Chair
Francis Livingston, Vice Chair
Janae Fear, Secretary
Pete Yerian
Linda Robertson
Daniel Law
Thomas Taylor
Tara Jenkins
Tadd Morris

# **Capital Improvement Review Committee**

Josh Adams, Main Street, DDA & Parks and Rec Director Glenn Chinavare, Director of Public Services
Owosso Historic Commission Executive Committee
Cheryl Grice, Finance Director
Nathan Henne, City Manager
Amy Kirkland, City Clerk
Kevin Lenkart, Director of Public Safety
Jessica Unangst, Human Resources & IT Director

Cover photo: Photo taken by Doug Cornell. Permission to use given by Jeff Deason of the Shiawassee Regional Chamber of Commerce

# **CAPITAL IMPROVEMENT PLAN (CIP) OVERVIEW**

#### WHAT IS A CIP?

The Capital Improvement Plan (CIP) serves as the city's multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. Preparation of the CIP is performed under the authority of the Michigan Planning Enabling Act:

"The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements."

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

Some of the many benefits that the CIP provides the residents and stakeholders include:

- Use as a tool to optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

A CIP project is defined as a major expenditure that includes one or more of the following:

- 1. Any construction of a new facility (i.e. public building, water/sewer mains, storm sewers, roads, and recreation facilities), an addition to, or an extension of such a facility, provided that the cost is \$10,000 or more and will have a useful life of one year or more.
- 2. Any rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$10,000 or more and will have a useful life of one year or more.
- 3. Any purchase or replacement of major equipment to support community programs provided that the cost is \$10,000 or more, will have a useful life of one year or more and will be considered a capital asset
- 4. Any planning, feasibility, engineering, or design study provided that the cost is \$10,000 or more.
- 5. Any acquisition of land for a public purpose.

#### CIP AND BUDGET PROCESS

The CIP process precedes the budget process and is used by City Council when developing the annual budget. Recommending approval of the CIP by the Planning Commission does not mean that they grant final approval of all projects contained within the plan. Rather by recommending approval of the CIP, the Planning Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget, if funding is available.

Priority rankings do not necessarily correspond to funding sequence. For example, a road project which is ranked lower than a park project may be funded before the park project because the road project has access to a road millage revenue source, whereas a park project may have to compete for funding from other revenue sources, like grants or general fund dollars.

It is important to keep in mind that the CIP is a planning tool, a guide that deals with physical condition and improvements throughout the City over a six year period of time. It is subject to changing priorities based on needs, wants reflected in our community and its citizenry.

#### CIP DEVELOPMENT PROCESS

In the fall, the CIP Plan Group members submitted proposed projects for the CIP. A draft list of projects was then created by the CIP Project Lead. The list of projects was then reviewed by the CIP Plan Group and the Year 1 projects were ranked based on the following:

- 1. Is the proposed project already in process due to its inclusion in the current budget year? Is the project under construction, under contract, and is there a continuing debt obligation payable?
- 2. Is the project mandated by law or court action?
- 3. Is there a relationship between the proposed project and the City's goals and objectives and/or the goals and objectives of the appropriate board or commission?
- 4. Is alternative funding available? Is funding available through other sources or is funding available through land contract or bonding to minimize annual cost requirement?
- 5. Does the proposed project generate revenue for the general fund and/or other funds? This item should be determined based upon an annual forecast and the schedule of revenues should be designated by the appropriate fund.
- 6. Does the proposed project result in the use of supplementary funds for "leverage" using matching funds with other funding sources.

Once the Committee members ranked the Year 1 projects, the list was then forwarded to the Administrative Team for final scoring of the projects requested prior to the draft CIP being created. Once the draft CIP document is compiled, it is forwarded on to Planning Commission for adoption after review during an open meeting. City Council adopts the CIP after the Planning Commission and prior to the budget adoption. CIP should be used as a tool by City Council during the budget process.

#### **FUNDING**

Each year during the Budget process City Council will review the CIP Year 1 projects and evaluate the available revenue to determine the feasibility of funding projects. While recommended funding sources are listed in the CIP, those may change during the budget process. Some Year 1 projects may also remain unfunded during the Budget process.

Below you will find a brief description of the possible funding sources for the six year CIP:

**Major and Local Street Fund** – The major and local street funds are considered special revenue funds which utilize state and weight tax revenues for the maintenance and improvements to city streets.

**Bond** - When the City sells bonds, purchasers are, in effect, lending the community money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or "floating a bond issue") for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the community pay for them.

**Grants** - The federal and state governments make funds available to communities through numerous grants and aid programs. The City has no direct control over the amount of grant money awarded to the City or if a grant is awarded. MMRMA, our liability/property insurer, also offers grants. These are risk avoidance grants, as well as, some training grants.

**Special Assessment District** - Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by a special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include street improvements (including pavement, curb and gutter, sidewalks, etc.).

**General Fund** – The general fund is the City's primary operating fund. The general fund is a government fund that generates revenues to cover general operational expenses and is accounted for on the modified accrual basis. Modified accrual basis of accounting is a blend of both cash and full accrual. Revenue is recognized when it is considered available and measurable, while expenses are recognized when the liability has occurred.

**Motor Pool** - This fund operates like a business by purchasing and maintaining much of the city vehicles and equipment. When other funds require the use of this equipment or vehicles, they are charged rental income.

**Sewer Fund** – The sewer fund collects user fees to operate and maintain the city's sewer system.

Water Fund – The water fund collects user fees to operate and maintain the city's water system.

**Wastewater Treatment Fund** – This fund accounts for the treatment of waste water utilizing user fees from the city's water fund and user fees from the Mid-County service area participants.

**Downtown Development Authority (DDA) Fund** – The DDA collects revenues from taxes generated by a 2-mil levy and a tax increment financing district. Proceeds from these revenues are used as operating monies and as debt service for physical improvements and other activities in the DDA boundary.

Parks and Historic Millage – This millage was approved by the voters in November of 2018. This millage will levy a new additional millage of one mill (\$1.00 per \$1,000.00) on the taxable value of property located in the City of Owosso. The millage shall be levied for two years beginning with the 2019 tax levy year and running through the 2020 tax year (inclusive). As approved, the millage will provide funding to the City of Owosso Parks and Recreation Commission and the City of Owosso Historical Commission. Revenue will be used to maintain, improve, and upgrade parks and preserve historical sites within the City of Owosso.

**Donations & Private Sponsorship** – This funding source is based on dollars or in-kind donations received from individuals or businesses for specific projects or to specific organizations.

# **CIP COMPONENTS**

The components of the CIP have been established as follows:

CATEGORY	DEPARTMENT
Comm Dev	Community Development
Historical	Historical Facilities
IT	Information Technology
Main St/DDA	Main Street and Downtown Development Authority
Parks and Rec	Parks and Recreation
Public Safety	Public Safety
Public Service	Public Service
Public Works	Public Works
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant

CATEGORY	PROJECT NAME	FUNDING SOURCE	2020	)-21	2021-	-22	2022-23	2023-24	20	24-25	2025-26	2026	j-27	TOTAL
Comm Dev	Ada Street Demo	General Fund	\$	15,000	·	·			·		·			\$ 15,000
Comm Dev	Fraser Street Demo	General Fund			\$	18,000								\$ 18,000
Comm Dev	Alger Street Demo	General Fund				(	\$ 18,000							\$ 18,000
Comm Dev	MSHDA NEP Program	Grant	\$	37,500	\$	37,500								\$ 75,000
Comm Dev	Zoning Ordinance Update	General Fund	\$	20,000	\$	20,000								\$ 40,000
Comm Dev	TOTAL		\$	72,500	\$	75,500	\$ 18,000	\$ .	\$	-	\$ -	\$	- 9	\$ 166,000
				•										•
Historical	Curwood Castle Exterior Lighting	Millage, Grants			<u> </u>						\$ 15,00	00		\$ 15,000
Historical	Curwood Castle HVAC Replacement	Millage, Donations							\$	80,000				\$ 80,000
Historical	Curwood Castle Roof, Gutter, Flashing, and Plaster Repair	Millage, Donations					\$ 15,000			<u> </u>				\$ 15,000
Historical	Curwood Castle Energy Efficient Windows	Millage, Grants					•	\$ 15,0	00					\$ 15,000
Historical	Gould House Porch Rebuild (3)	Millage, Donations, General Fund			\$	60,000		· · · ·						\$ 60,000
Historical	Gould House Energy Efficient Windows	Millage, Grants			<u> </u>	<u> </u>		\$ 35,0	00					\$ 35,000
Historical	Gould House Furnace Replacement(3) and Hot Water Replacement (3)	Millage, Donations, General Fund	Ś	20,000										\$ 20,000
Historical	Gould House Plumbing/Drain Work	Millage, General Fund	*			9	\$ 20,000							\$ 20,000
Historical	Gould House Exterior (Painting, Tuckpointing)	Millage, Donations, General Fund						\$ 25,0	00					\$ 25,000
Historical	Gould House Carriage House Restoration	Grants						- 25,0				Ś	100,000	\$ 100,000
Historical	Gould House Interior Restoration	Millage, General Fund						\$ 35,0	00			Ÿ		35,000
Historical	Gould House Roof, Gutter, and Soffit Repair	Millage, General Fund			Ġ	20,000		<del>y</del> 33,0						\$ 20,000
Historical	TOTAL	Williage, General Falla	¢	20,000	Ś	80,000	\$ 35,000	\$ 110.0	00 \$	80,000	\$ 15,00	00 \$	100,000	\$ 425,000
mistorical	TOTAL		<del>y</del>	20,000	_ <del>-y</del>	00,000 ,	33,000	7 110,0	<del>                                      </del>	00,000	7 15,00	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	100,000	7 423,000
IT	General IT Upgrades	General Fund	Ś	10,000	Ċ	10,000	\$ 10,000	\$ 10,0	00 \$	10,000	\$ 10,00	nn \$	10,000	70,000
IT	Core Switch	General Fund	¢	53,490	٠,	10,000 ,	7 10,000	7 10,0	<del>00 γ</del>	10,000	7 10,00	<del>,                                    </del>	10,000	5 53,490
IT.	Replace Cisco Routers	General Fund	<del>,</del>	33,430	ċ	30,000								\$ 30,000
IT.	Refurbish Battery back up	General Fund	Ċ	10,000	Ş	30,000								\$ 10,000
IT.	Replace Phone Handsets	General Fund	<u> </u>	10,000	Ċ	14,000							-	\$ 24,000
IT.	Replacement of Firewall	General Fund, MMRPA RAP Grant	Ş	10,000	<del>Ş</del>	14,000	\$ 28,000							\$ 28,000
IT.	<u> </u>	General Fund			Ċ	18,000	28,000							
II.	Improve Wireless Accessibility - City Hall		Ċ	10.000	\$		† 10.000	Ć 10.0	00 ¢	10.000	ć 10.00	20 ¢	10,000	18,000
IT.	Water Meter Customer Portal	Water Fund	\$	19,000 102,490		19,000 S	\$ 19,000 \$ 57,000		00 \$ 00 \$	19,000 29,000			19,000	\$ 133,000 \$ 366,490
11	TOTAL		<b>,</b>	102,490	_ <b>→</b>	91,000 ;	5 57,000	\$ 29,0	<del>00                                   </del>	29,000	\$ 29,00	<del> </del>	29,000	5 300,490
Main St/DDA	ATV with snow blower/plow for Downtown Snow Removal	DDA, General Fund				9	\$ 15,000							5 15,000
Main St/DDA	Downtown Planters	DDA, General Fund	Ś	10,000	Ś	10,000								\$ 20,000
Main St/DDA	Downtown Security Cameras	DDA, Donations, Grant	*						Ś	11,000				\$ 11,000
Main St/DDA	Downtown Streetscape Improvements	DDA, General Fund	Ś	10,000	Ś	10,000	\$ 10,000							30,000
Main St/DDA	TOTAL	557,9 66.16.14.14	Ś	20,000		20,000		\$ .	\$	11,000	\$ -	Ś	-	
mam sq ssrt				20,000	<del>- •</del>	20,000 ,		¥		11,000	<del>- •</del>			70,000
Parks and Rec	Adams Park Pavilion	Grant, Donations			Ś	10,000								\$ 10,000
Parks and Rec	Barrier Free Landing at Oakwood Ave Bridge	Millage, Grant, Donations			Ś	40,000								\$ 40,000
Parks and Rec	Bennett Additional Parking	Millage	\$	20,000	<del>-</del>	.0,000								\$ 20,000
Parks and Rec	Bennett Field Light Replacement (6)	Millage		20,000					Ś	150,000				5 150,000
Parks and Rec	Bennett Field Drainage	Millage	¢	10,000					<del>,</del>	130,000				\$ 10,000
Parks and Rec	Collamer Park Boat Launch	General Fund, Grant, Donation		10,000			\$ 15,000							5 15,000
Parks and Rec	Hopkins Lake Dock Replacement	Millage	¢	28,000		,	13,000							\$ 28,000
Parks and Rec	Collamer Park East Side Parking	General Fund, Grant, Donation	<del></del>	28,000				\$ 30,0	00					\$ 30,000
Parks and Rec	Collamer Park Fishing Pier	General Fund, Grant, Donation						ا,00	Ś	15,000				\$ 15,000
Parks and Rec	Harmon Patridge Trail Rehab	Millage, General Fund			Ċ	10,000			Ş	13,000				\$ 10,000
Parks and Rec	Middle School Kayak/Canoe Landing				¢	20,000								\$ 20,000
		Grant, Donation			Ų	20,000	Ż 75 000							
Parks and Rec	Curwood Castle Parking Lot Improvements  Grove Holman, Rool Building Population	Millage  Grant Millage	ć	200,000		,	\$ 75,000							75,000
Parks and Rec	Grove Holman - Pool Building Rehabilitation	Grant, Millage	\$	200,000	Ċ	15.000								200,000
Parks and Rec	Grove Holman Parking Lot	Millage			\$	15,000		ć 200	.00					5 15,000
Parks and Rec	Hugh Parker Equipment Storage Building	Grant, Donation						\$ 20,0						20,000
Parks and Rec	Hugh Parker Field Improvements	General Fund, Grant, Donation						\$ 30,0	UU					\$ 30,000

CATEGORY	PROJECT NAME	FUNDING SOURCE	2020	0-21	2021-22	2 202	22-23	2023-24	20	24-25	2025	-26	2026-2	27 T	OTAL
Parks and Rec	N. Chipman Footbridge	General Fund, Grant, Donation											\$	200,000 \$	200,000
Parks and Rec	Park Entrance Signage	General Fund, Grant, Donation							\$	30,000				\$	30,000
Parks and Rec	Rosevear Drain Culvert	General Fund, Grant, Donation									\$	30,000		\$	30,000
Parks and Rec	Rosevear Parking Lot	General Fund, Grant, Donation									\$	30,000		\$	30,000
Parks and Rec	Rosevear to Collamer Connection Path	General Fund, Grant, Donation									\$	30,000		\$	30,000
Parks and Rec	Rudy DeMuth Parking Removal	General Fund, Grant, Donation				\$	10,000							\$	10,000
Parks and Rec	Permanent Connection to CIS Trail	Grants											\$ 2	,500,000 \$	2,500,000
Parks and Rec	TOTAL		\$	258,000	\$ 9	95,000 \$	100,000	\$ 80	000 \$	195,000	\$	90,000	\$ 2,	,700,000 \$	3,518,000
Public Safety	Ambulance Replacement	General Fund				\$	214,000							\$	214,000
Public Safety	Automatic External Defibrillator (AED)	General Fund	\$	33,000	\$ 3	33,000 \$	33,000							\$	99,000
Public Safety	Detective Car	General Fund	\$	30,000										\$	30,000
Public Safety	Lucas Device (CPR Machine)	General Fund	\$	17,500										\$	17,500
Public Safety	Patrol Vehicle Replacement	General Fund	\$	57,200	\$ 5	57,200 \$	57,200	\$ 57	200 \$	57,200	\$	57,200	\$	57,200 \$	400,400
Public Safety	Public Safety Building	General Fund							·	·		·	\$ 9	,000,000 \$	9,000,000
Public Safety	Police Radios	General Fund, Grant		:	\$ 20	00,000								\$	200,000
Public Safety	Fire Department Radios	General Fund, Grant			<u> </u>	\$	20,700							\$	20,700
Public Safety	Body Cameras	General Fund, Grant	\$	23,000										<u> </u>	23,000
Public Safety	Self-Contained Breathing Apparatus (SCBA) Bottles	General Fund, Grant		, , , , , , , , , , , , , , , , , , ,	\$ 12	25,000								\$	125,000
Public Safety	TOTAL		\$	160,700		15,200 \$	324,900	\$ 57	200 \$	57,200	\$	57,200	\$ 9	,057,200 \$	10,129,600
,				·		, ,	,			,	•	,		, , .	, ,
Public Service	Ada Street Reconstruction	Bond, SAD						<u>l</u>	\$	37,700	\$	100,000		Ś	137,700
Public Service	Ball Street Rehabilitation	Bond, SAD						\$ 300	000 \$	478,500		,		 S	778,500
Public Service	Broadway Avenue Rehabilitation	Bond, SAD							000 \$	140,000				Ś	280,000
Public Service	Campbell Drive Rehabilitation	Bond/SAD						<del>y</del>	\$	100,000	\$	220,000		<del> </del>	320,000
Public Service	Carmody Street Rehabilitation	Bond, SAD				\$	50,000				T			Ś	50,000
Public Service	Cedar Street Rehabilitation - Phase 1	Bond, SAD, Water Fund	Ś	591,000		<u></u>								<u> </u>	591,000
Public Service	Cedar Street Rehabilitation - Phase 2	Bond, SAD, Water Fund	<u> </u>	332,000				\$ 1,080	000					<u> </u>	1,080,000
Public Service	Center Street Rehabilitation - King St to 132 ft north of Alturas	Bond, SAD, Water Fund						\$ 283						<u> </u>	283,200
Public Service	Center Street Resurfacing - Alturas Drive to North	Bond, SAD, Water Fund						\$ 424						<del> </del>	424,600
Public Service	Chip Seal Program	PA-51 Major and Local Funds				\$	200,000		000 \$	200,000	Ś	200,000	\$	200,000 \$	1,000,000
Public Service	Chip Seal Contract #1	PA-51 Major and Local Funds	Ś	401,000		<u> </u>	200,000	<del>-</del> 200	- σοσ	200,000	<u> </u>	200,000	<u> </u>	\$	401,000
Public Service	Chip Seal Contract #2	PA-51 Major and Local Funds	<u> </u>	101,000	\$ 40	05,000								¢	405,000
Public Service	Chipman Resurfacing - Harding to North	Bond, SAD			, ,,	33,000		\$ 366	400					¢	366,400
Public Service	Chipman Street Reconstruction - Main St to Beehler St	Bond, MDOT Grant, SAD				Ś	366,400	<del>-                                    </del>	100					¢	366,400
Public Service	Clinton Street Rehabilitation	Bond, SAD				<u> </u>	300,100	\$ 200	000 \$	220,000				Ċ	420,000
Public Service	Comstock Street Rehabilitation	Bond, SAD						<del>y</del> 200	\$	200,000	¢	485,600		<u> </u>	685,600
Public Service	Clyde Street Resurfacing	Bond, SAD						\$ 55	000	200,000	7	403,000		<u> </u>	55,000
Public Service	Crush and Shape Contract	Bond, Streets, SAD			\$ 50	00,000		<del>,</del> 33						¢	500,000
Public Service	Dewey Street Rehabilitation	Bond, SAD			, 50	3,000							\$ 1	,122,000 \$	1,122,000
Public Service	Division Street Rehabilitation	Bond, SAD						\$ 315	000				7 1	¢	315,000
Public Service	Elm Street Reconstruction	Bond, SAD						ý J1J	300		\$	303,300		¢	303,300
Public Service	Exchange Street Rehabilitation	Bond, SAD						\$ 414	000		7	303,300		¢	414,000
Public Service	Gould Street Rehabilitation - Oliver to Moore	Bond, SAD, Small Urban Grant			\$ 79	30,000		7 414						Ċ	780,000
Public Service	Gould Street Rehabilitation - North to Moore (water main inc)	Bond, SAD, Small Urban Grant				00,000								¢	1,200,000
Public Service	Huntington Drive Rehabilitation	Bond, SAD			1,20	70,000					Ċ	156,000		, ,	156,000
Public Service	Howell Street Resurfacing	Bond, SAD							ċ	43,000	ې	130,000		, ,	43,000
Public Service	King Street Rehabilitation	Bond, SAD, MDOT Grant							¢	1,000,000				\$	1,000,000
		Bond, SAD							Ş					\$	
Public Service Public Service	Lynn Street Resurfacing  Maple Street Reconstruction (water main inc)	Bond, SAD Bond, SAD				\$	230,500		Ş	20,000				\$	20,000
	·					Ş	250,500		Ċ	97.000	Ļ	200.000		\$	
Public Service	Martin Street Rehabilitation	Bond, SAD							\$	87,600	Ş	200,000	Ċ	CEO 000 0	287,600
Public Service	Mason Street Rehabilitation	Bond, SAD												650,000 \$	650,000
Public Service	Monroe Street Rehabilitation - Washington to Broadway	Bond, SAD											Ş	520,000 \$	520,000

CATEGORY	PROJECT NAME	FUNDING SOURCE	202	0-21	202	21-22	2022-23	2023-2	24 202	4-25	2025-26	2026-	27	TOTAL
Public Service	North Street Rehabilitation - Hickory to Gould	Bond, SAD, Water Fund	\$	1,899,000				<u> </u>						1,899,000
Public Service	North Street Rehabilitation - N. Shiawassee to Hickory	Bond, SAD, Small Urban Grant						\$	610,000					610,000
Public Service	Pearce Street Resurfacing	Bond, SAD										\$	200,000	200,000
Public Service	Retaining Wall Replacement at City Hall	General Fund			\$	210,000								210,000
Public Service	Sanitary Sewer Interceptor	Wastewater Fund					\$ 220,000	)						220,000
Public Service	Sewer Rehab-St. Construction	Wastewater Fund	\$	1,400,000										1,400,000
Public Service	Shady Lane - Resurfacing	Bond, SAD			\$	125,000	\$ 165,700	)						290,700
Public Service	Sidewalk Replacement	Act-51 local & major street fund	\$	90,000	\$	90,000	\$ 90,000	) \$	90,000 \$	90,000	\$ 90,000	\$	90,000	630,000
Public Service	Stewart Street Rehabilitation	Bond, SAD, TEDF Category F grant										\$	563,200	563,200
Public Service	Storm Sewer Lining	Bond, SAD	\$	200,000	\$	200,000	\$ 200,000	) \$	200,000 \$	200,000	\$ 200,000	\$	200,000	1,400,000
Public Service	Street Patch	Act-51 local & major street fund, water, sewer fund	\$	85,710	\$	85,715	\$ 85,71	5 \$	85,715 \$	85,715	\$ 85,715	\$	85,715	600,000
Public Service	Water Main Replacement - 2020 - Construction Misc Other	Water Fund	\$	1,716,800		·		<u> </u>						1,716,800
Public Service	Water Main Replacement - 2022 - Construction Misc Other	Water Fund					\$ 1,617,09	7						1,617,097
Public Service	Water Main Replacement - 2023 - Construction Misc Other	Water Fund							,114,600					1,114,600
Public Service	Water Main Replacement - 2024 - Construction Misc Other	Water Fund							\$	2,390,000				2,390,000
Public Service	Water Main Replacement - 2025 - Construction Misc Other	Water Fund									\$ 2,479,000	)		2,479,000
Public Service	Woodlawn Avenue Rehabilitation - Farr to Auburndale	Bond, SAD			\$	90,000	\$ 100,000	)						190,000
Public Service	Woodlawn Avenue Rehabilitation - Monroe to Corunna	Bond, SAD			\$	60,000	\$ 60,000	)						120,000
Public Service	TOTAL		\$	6,383,510	\$	3,745,715	\$ 3,385,412	2 \$ 5	,878,515 \$	5,292,515	\$ 4,519,615	\$ 3	3,630,915	32,836,197
							•				•			
Public Works	1/2 Ton Pickup	Motor Pool							\$	25,600			:	25,600
Public Works	Administrative Car (2)	Motor Pool					\$ 51,000	)		<u> </u>				51,000
Public Works	Bucket Truck= - Ariel Lift	Motor Pool			\$	210,000								210,000
Public Works	Carpet for Finance/IT Wing of City Hall	General Fund			\$	10,000								10,000
Public Works	City Hall Front Steps	General Fund			\$	18,000								18,000
Public Works	Leaf Vac Machine	Motor Pool				·					\$ 60,000	)		60,000
Public Works	Library Heating Pipes	General Fund					\$ 40,000	)						40,000
Public Works	Library Air Conditioning	General Fund			\$	30,000								30,000
Public Works	Mower Deck Front - John Deere 72"	Motor Pool	\$	24,917		·								24,917
Public Works	Mower Blower - John Deere	Motor Pool	·					\$	28,000					28,000
Public Works	Overhead Street Lights and Poles	General Fund			\$	30,000								30,000
Public Works	Pavement Saw	Motor Pool	\$	12,600										12,600
Public Works	Pickups - 3/4 Ton	Motor Pool							\$	60,000				60,000
Public Works	Public Works Building Improvements	General Fund, Motor Pool			\$	72,000								72,000
Public Works	Security & Accessibility Technology at City Hall	General Fund			\$	10,000								10,000
Public Works	Skid Steer - W/Attachments	Motor Pool							\$	90,667				90,667
Public Works	Sweeper	Motor Pool									\$ 300,000	)		300,000
Public Works	Single Axle - 5 Yard Dump	Motor Pool	\$	100,750										100,750
Public Works	Tandem Axle - 10 Yard Dump	Motor Pool	\$	152,000										152,000
Public Works	Sewer Vactor Truck	Motor Pool							\$	600,000				600,000
Public Works	Tractor 4X4 - Mowing	Motor Pool					\$ 40,500	)						40,500
Public Works	Wachs Valve Turner	Water	\$	32,095										32,095
Public Works	Chipper Body	Motor Pool	\$	10,055										10,055
Public Works	Wheel Loaders - 2	Motor Pool						\$	561,000					561,000
Public Works	TOTAL		\$	332,417	\$	380,000	\$ 131,500	) \$	589,000 \$	776,267	\$ 360,000	\$	- :	2,569,184
WTP	16" High Service Pipe	Water Fund, DWRF	\$	479,000										479,000
WTP	Chlorine Distribution Tanks	Water Fund							\$	40,000				40,000
WTP	CO2 Distribution System Rehab	Water Fund						\$	100,000					100,000
WTP	Filter BW Pump (2),VFD, Controls	Water Fund, DWRF	\$	460,000										460,000
WTP	Fluoride Distribution System	Water Fund							\$	27,000				27,000
WTP	Hintz Well Phase II	Water Fund			\$	77,500	\$ 77,500	)						155,000
WTP	Induced Draft Aerator Rehab	Water Fund						\$	40,000					40,000

CATEGORY	PROJECT NAME	FUNDING SOURCE	202	0-21	202	21-22	2022-2	23 2	.023-24	2024-25	2	2025-26	2026-27	7 T	OTAL
WTP	Lagoon Security Fence	Water Fund			\$	40,400								\$	40,400
WTP	No. 1 HS Pump and Controls	Water Fund	\$	52,000										\$	52,000
WTP	SCADA Controls	Water Fund	\$	124,250	\$	222,750	\$ 1	.19,250 \$	292,250					\$	758,500
WTP	Standpipe & Booster Pump Station Rehab	Water Fund					\$ 4	51,000						\$	451,000
WTP	West Elevated Tower Rehab	Water Fund						\$	330,000					\$	330,000
WTP	Palmer No 3 Well Rehab	Water Fund			\$	195,900								\$	195,900
WTP	Juniper St Well - New	Water Fund					\$ 2	25,000						\$	225,000
WTP	Water Treatment Plant Well No. 1 Rehab	Water Fund			\$	40,000								\$	40,000
WTP	Backwash Lagoon No. 2 - New Lagoon	Water Fund						\$	70,000					\$	70,000
WTP	Backwash Lagoon No. 1 Rehab	Water Fund						\$	25,000					\$	25,000
WTP	Water Treatment Plant Main Power Transfer Switch Replacement	Water Fund			\$	35,000								\$	35,000
WTP	Portable Generator	Water Fund			\$	55,000								\$	55,000
WTP	TOTAL		\$	1,115,250	\$	666,550	\$ 8	72,750 \$	857,250	\$ 67	,000 \$	-	\$	- \$	3,578,800
WWTP	Administration Building Rehabilitation	Wastewater Fund					\$ 4	00,000						\$	400,000
WWTP	Beehler/Bradley St Retention Basin	MDEQ SRF Loan									Ç	3,500,000		\$	3,500,000
WWTP	East Roughing Tower Pump	Wastewater Fund			\$	20,000								\$	20,000
WWTP	Electrical/Instrumentation Rehabilitation - misc.	Wastewater Fund											\$ 1	140,000 \$	140,000
WWTP	Grit Removal System	Wastewater Fund, Grant, SRF	\$	1,030,000										\$	1,030,000
WWTP	Main Building Roof Replacement	Wastewater Fund, Grant, SRF			\$	398,000								\$	398,000
WWTP	Nitrification Tower Replacement and Membrane System	Wastewater Fund, Grant, SRF						\$	10,000,000					\$	10,000,000
WWTP	Pump & Motor Replacement	Wastewater Fund	\$	20,000	\$	20,000	\$	20,000 \$	20,000	\$ 20	,000 \$	20,000	\$	20,000 \$	140,000
WWTP	SCADA System Install	Wastewater Fund											\$ 9	900,000 \$	900,000
WWTP	Screw Pumps - 3	Wastewater Fund, Grant	\$	1,200,000										\$	1,200,000
WWTP	Secondary Clarifier Replacement	Wastewater Fund								\$ 3,000	,000			\$	3,000,000
WWTP	Sludge Dewatering - Compactor	Wastewater Fund, Grant					\$ 3,0	000,000						\$	3,000,000
WWTP	Tertiary Pump Replacement	Wastewater Fund			\$	20,000	\$	20,000						\$	40,000
WWTP	West Roughing Tower Pump	Wastewater Fund						\$	20,000					\$	20,000
WWTP	10-yard Tandem Dump Truck Rehab	Motor Pool						\$	65,000					\$	65,000
WWTP	TOTAL		\$	2,250,000	\$	458,000	\$ 3,4	40,000 \$	10,105,000	\$ 3,020	,000 \$	3,520,000	\$ 1,0	060,000 \$	23,788,000
TOTAL			\$ :	10,714,867	\$	6,026,965	\$ 8,38	89,562 \$	17,705,965	\$ 9,527	,982 \$	8,590,815	\$ 16,5	77,115 \$	77,453,271

#### COMMUNITY DEVELOPMENT PROJECTS

# 1. Zoning Ordinance Update

Project Year: 2020-22 Estimated Cost: \$40,000 Primary Funding Source: General Fund Add Funding Source: Grant

Ranking: Low

Description: This project would involve issuing an RFP to secure a consulting firm to handle the update of the existing zoning and sign ordinance. This would occur after the competition of the Master Plan update. The Master Plan will provide framework for the zoning ordinance update.

# 2. 900 Ada Street Demolition

Project Year: 2021-22 Estimated Cost: \$20,000
Primary Funding Source: General Fund Add Funding Source: Grant

Ranking: Low

Description: This project would involve hiring a contractor to test and abate any found asbestos, demolish the existing home, backfill, and plant grass.

### 3. 623 Fraser Street Demolition

Project Year: 2021-22 Estimated Cost: \$18,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Acquire and demolish home that was involved in a fire. Owner did not have home insurance. Outstanding bills must be paid by owner before city acquires property.

# 4. 626 Alger Street Demolition

Project Year: 2022-23 Estimated Cost: \$18,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Home on property determined to be structurally unsound.

#### 5. Exterior and Interior Home Rehab

Project Year: 2021-23 Estimated Cost: \$75,000

Primary Funding Source: MSHDA NEP Grant Add Funding Source:

# COMMUNITY DEVELOPMENT PROJECTS

Ranking:	Low
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Description: Hire contractors with MSHDA grant funds (not yet awarded) to repaint eligible single family homes identified by the building department as having peeling paint or deteriorating siding. Replace hot water heaters and furnaces in eligible single family homes based on income level on a first come first serve basis. Project dependent upon grant award.

#### MAIN STREET AND DDA PROJECTS

#### 1. Downtown Planters

Project Year: 2021-23 Estimated Cost: \$20,000
Primary Funding Source: DDA, General Fund Add Funding Source: Donation

Ranking: Low

Description: Install new movable planters for the downtown district.

# 2. Downtown Streetscape Improvements

Project Year: 2020-23 Estimated Cost: \$30,000 Primary Funding Source: DDA, General Fund Add Funding Source: Grant

Ranking: Medium

Project Description: Repair/replace flowerbeds, trees, sidewalks, and parking lots in the downtown district.

# 3. ATV with Snow Blower/Plow

Project Year: 2022-23 Estimated Cost: \$15,000
Primary Funding Source: DDA, General Fund Add Funding Source: Donation

Ranking: Low

Description: Purchase an ATV/UTV with snow removal capability to clear snow and salt sidewalks during the winter months for the downtown district.

# 4. Downtown Security Cameras

Project Year: 2024-25 Estimated Cost: \$11,000
Primary Funding Source: DDA, Donation Add Funding Source: Grant

Ranking: Low

Description: Install security cameras in the downtown district.

#### HISTORICAL FACILITIES PROJECTS

1. Curwood Castle Roof, Gutter, Flashing, and Plaster Repair

Project Year: 2022-23 Estimated Cost: \$15,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Medium

Description: Repair and maintenance of the slate room on the Castle. Also repair of the copper gutters and flashing. Repair to sections of the interior plaster that looks to have minor leaks due to condition of flashing/roof.

2. Gould House furnace Replacement (3) and Hot Water Heater Replacement (3) IN PROCESS

Project Year: 2021-22 Estimated Cost: \$20,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Medium

Description: Replace the 3 forced air furnaces in the Gould House with new efficient units. Also replace the 3 hot water heaters that serve the two apartments and the first floor museum space. They are between 10-20 years old.

3. Gould House Roof, Gutter, and Soffit Repair IN PROCESS

Project Year: 2021-22 Estimated Cost: \$20,000

Primary Funding Source: Millage Add Funding Source:

Ranking: High

Description: Repair leaks in the Gould House gutters, water damaged soffit, and repair areas of roof that may need attention.

4. Gould House Porch Rebuild (3) IN PROCESS

Project Year: 2021-22 Estimated Cost: \$60,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Medium

Description: Rebuild the 3 porches on the Gould House.

5. Gould House Plumbing and Drain Reconfiguration

Project Year: 2022-23 Estimated Cost: \$20,000

Primary Funding Source: Millage Add Funding Source:

#### HISTORICAL FACILITIES PROJECTS

Ranking: Low

Description: Reconfigure or improve plumbing in the Gould House in the exterior walls to prevent freezing in the winter months.

# 6. Curwood Castle Energy Efficient Windows

Project Year: 2023-24 Estimated Cost: \$15,000

Primary Funding Source: Millage Add Funding Source: Donation, Grant

Ranking: Low

Description: Replace windows in Curwood Castle for more efficiency while preserving the historical nature of the building.

# 7. Gould House Exterior (Painting and Tuck-pointing)

Project Year: 2023-24 Estimated Cost: \$25,000
Primary Funding Source: Millage Add Funding Source: Donations

Ranking: Low

Description: Paint the wood exterior and windows of the Gould House and perform tuck-pointing on the brick exterior where needed.

# 8. Gould House Energy Efficient Windows

Project Year: 2023-24 Estimated Cost: \$35,000

Primary Funding Source: Millage Add Funding Source: Donation, Grant

Ranking: Low

Description: Replace windows in the Gould House for more efficiency while preserving the historic nature of the building.

#### 9. Gould House Interior Restoration

Project Year: 2023-24 Estimated Cost: \$35,000
Primary Funding Source: Millage Add Funding Source: Donation

Ranking: Low

Description: Repair plaster on the first floor to fix cracking in the ceiling and walls. Paint interior to match great room.

#### HISTORICAL FACILITIES PROJECTS

# 10. Curwood Castle HVAC System Replacement

Project Year: 2024-25 Estimated Cost: \$80,000

Primary Funding Source: Millage Add Funding Source: Donation, Grant

Ranking: Low

Description: Replace current hot water heat system in the Castle with a heating and cooling system. Reconfiguration or minor building alterations may be necessary.

# 11. Curwood Castle Exterior Lighting Improvements

Project Year: 2025-26 Estimated Cost: \$15,000

Primary Funding Source: Millage, General Fund Add Funding Source: Grant, Donation

Ranking: Low

Description: Replace the existing exterior lighting system at the Castle with a better and/or more efficient system.

# 12. Gould House Carriage House Restoration

Project Year: 2026-27 Estimated Cost: \$100,000

Primary Funding Source: Millage, General Fund Add Funding Source: Grant, Donation

Ranking: Low

Description: Rehabilitation/restore the carriage house at the Gould House. This would include a new roof, repainting, structural repair, and electricity.

### **INFORMATION TECHNOLOGY PROJECTS**

# 1. General IT Upgrades

Project Year: 2021-27 Estimated Cost: \$108,500

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Replacement of computers, printers, etc. as needed. Scheduled replacement, replacement of worn-out and obsolete equipment.

2. Refurbish Battery Backup COMPLETE

Project Year: 2020-21 Estimated Cost: \$10,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Refurbishment of worn-out, obsolete equipment and increase safety of City's emergency back-up power.

3. Water Meter Customer Portal (ACE) IN PROCESS

Project Year: 2020-27 Estimated Cost: \$133,000

Primary Funding Source: Water Fund Add Funding Source:

Ranking: Medium

Description: ACLARA Technologies "Adaptive Consumer Engagement" (ACE) application. Allows water customers to access their water account information from home electronics and cell phones.

4. Cisco Core Switch COMPLETE

Project Year: 2020-21 Estimated Cost: \$53,490

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Backbone of the entire network and connects everything together (routers, phone system, internet, firewall, etc.). The current hardware has reached the end of its useful life.

5. Replace Phone Handsets

Project Year: 2021-23 Estimated Cost: \$24,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

### **INFORMATION TECHNOLOGY PROJECTS**

Description: Scheduled replacement of obsolete equipment.

6. Replace Cisco Routers

Project Year: 2021-22 Estimated Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Needed for internet and phone system routing and for the various sites.

7. Firewall Replacement

Project Year: 2022-23 Estimated Cost: \$28,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: High

Description: Scheduled replacement and upgrade of obsolete cyber protection equipment and

software.

8. Recharge/Refurbish Fire Suppression System in City Hall Server Room

Project Year: 2021-22 Estimated Cost: \$13,500

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: 2020 Annual maintenance identified that the fire retardant propellant level was below recommended levels and uses a hazardous chemical that is no longer serviceable. The system is 15-20 years old. The system protects the server room and also provides smoke detection.

9. Improve Wireless Accessibility in City Hall

Project Year: 2021-22 Estimated Cost: \$18,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Upgrade wireless systems in City Hall. Coverage is ineffective for certain parts of the

building.

1. Grove Holman Pool Building Rehabilitation GRANT AWARDED – PLANNING PROCESS

Project Year: 2019-20 Estimated Cost: \$200,000 Primary Funding Source: Grant Add Funding Source: Millage

Ranking: Medium

Description: Remodel the interior and exterior of the old Holman Pool building to serve as a concession stand, warming hut, equipment rental, and storage building for the park's amenities.

2. Adams Park Pavilion

Project Year: 2021-22 Estimated Cost: \$10,000

Primary Funding Source: Millage Add Funding Source: Grant, Donation

Ranking: Low

Description: Build a pavilion in Adams Park

3. Barrier Free Landing at Oakwood Ave Bridge

Project Year: 2021-22 Estimated Cost: \$40,000
Primary Funding Source: Millage Add Funding Source: Grant

Ranking: High

Description: Install barrier free canoe/kayak landing site at Oakwood Avenue Bridge

4. Bennet Field Additional Parking COMPLETED

Project Year: 2020-21 Estimated Cost: \$20,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Medium

Description: Designate extra area within park for additional 20-40 spaces

5. Harmon Patridge Park Trail Rehabilitation

Project Year: 2021-22 Estimated Cost: \$10,000
Primary Funding Source: Millage Add Funding Source: Donation

Ranking: High

Description: Work with the Rotary Club to replace all gravel on the walking trail

6. Bennet Field Drainage COMPLETED

Project Year: 2020-21 Estimated Cost: \$10,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Low

Description: Address the flow and drainage issues on the junior playing field and in the parking lot

7. Collamer Park Boat Launch

Project Year: 2022-23 Estimated Cost: \$15,000

Primary Funding Source: Millage Add Funding Source: Grant, Donation

Ranking: Low

Description: Build a boat launch on Hopkins Lake in Collamer Park

8. Baseball/Softball Field Light Replacement

Project Year: 2024-25 Estimated Cost: \$150,000

Primary Funding Source: Millage Add Funding Source:

Ranking: High

Description: Replace ball field lights at Rudy Demuth and Bennet Park

9. Grove Holman Parking Lot Improvements

Project Year: 2021-22 Estimated Cost: \$15,000

Primary Funding Source: Millage Add Funding Source:

Ranking: High

Description: With the completion of the skate park and the possible repurposing of the Holman Pool building, the parking lot needs to be repaved as it is in very poor shape

10. Improved Connection to CIS Trail

Project Year: 2026-27 Estimated Cost: \$2,500,000

Primary Funding Source: Grant Add Funding Source:

Ranking: High

Description: Link the City's river trail system to the CIS trail that currently ends in Owosso Township. This is an improvement to the current route that comes in at the north end of the city. This will require an easement or maintenance agreement with the RR as the new connection would utilize

about a mile of RR right of way. MDOT TAP Grant with a match from DNR Trust Fund Grant would fund the project.

# 11. Collamer Park East Side Parking

Project Year: 2023-24 Estimated Cost: \$30,000

Primary Funding Source: Millage Add Funding Source: Grant, Donation

Ranking: Low

Description: Develop parking on east side of Hopkins Lake with the fishing pier to satisfy the needs of the trailhead and pier at the south end of Palmer Street.

# 12. Collamer Park Fishing Pier

Project Year: 2024-25 Estimated Cost: \$15,000

Primary Funding Source: Millage Add Funding Source: Grant, Donation

Ranking: Low

13. Curwood/Middle School Area Boat Launch GRANT APPROVED – PLANNING PROCESS

Project Year: 2020-21 Estimated Cost: \$20,000

Primary Funding Source: Millage Add Funding Source: Grant, Donation

Ranking: High

Description: Build a canoe/kayak launch at or near the middle school. An alternate location to improve parking availability could be behind retriever solutions just downstream. An agreement with the property would have to be executed for this alternate location and a sidewalk will have to be built to the launch at the water's edge.

# 14. Hugh Parker Equipment Storage Building

Project Year: 2023-24 Estimated Cost: \$20,000
Primary Funding Source: Millage Add Funding Source: Donation

Ranking: Low

Description: Build and equipment shed possibly in partnership with service groups.

#### 15. Hugh Parker Field Improvements

Project Year: 2023-24 Estimated Cost: \$30,000

Primary Funding Source: Millage Add Funding Source:

Ranking: Low

Description: Partner with service groups to improve bathrooms and field, establish and implement a maintenance standard for the Abrey Creek drain embankments and add permanent surface in the parking lot on Lincoln Ave

# 16. North Chipman Footbridge

Project Year: 2026-27 Estimated Cost: \$200,000

Primary Funding Source: Grant Add Funding Source: General Fund, Donation

Ranking: Low

Description: Build a footbridge/bike path across the river from Harmon Patridge Park to North

Chipman Road. May require easements on private property.

# 17. Park Entrance Signage

Project Year: 2024-25 Estimated Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source: Donation, Sponsorship

Ranking: Medium

Description: Replace all signage at park entrances.

#### 18. Rosevear Drain Culvert

Project Year: 2025-26 Estimated Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Repair the existing drain culvert at Rosevear Park and install guard rails

# 19. Rosevear Parking Lot

Project Year: 2025-26 Estimated Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Build a parking lot at Rosevear Park

#### 20. Rosevear to Collamer Park Connection Path

Project Year: 2025-26 Estimated Cost: \$30,000 Primary Funding Source: General Fund Add Funding Source: Grant

Ranking: Low

Description: Build a non-motorized path connecting Rosevear to Collamer Park through the

industrial park

21. Rudy Demuth Oakwood Parking Lot

Project Year: 2025-26 Estimated Cost: \$20,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Eliminate Parking between ball diamonds but maintain the gated service drive

22. Hopkins Lake Dock Replacement IN PROCESS

Project Year: 2021-22 Estimated Cost: \$28,000

Primary Funding Source: Parks Millage Add Funding Source:

Ranking: High

Description: Replace Hopkins Lake floating dock with longer/larger floating dock.

23. Pave Curwood Park Parking Lot

Project Year: 2022-23 Estimated Cost: \$75,000

Primary Funding Source: Parks Millage Add Funding Source: General Fund

Ranking: Medium

Description: Pave the gravel parking lot across from the Shiawassee Arts Council building.

#### **PUBLIC SAFETY PROJECTS**

#### 1. Patrol Vehicle Replacement

Project Year: 2020-27 Projected Cost: \$400,000

Primary Funding Source: General Fund Add Funding Source: USDA Grant

Ranking: Medium

Description: Purchase of four vehicles every three years to replace a worn out/obsolete units. This purchase will increase safety and improvement service in the community.

# 2. Automatic External Defibrillator (AED)

Project Year: 2021-24 Projected Cost: \$99,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Low

Description: Purchase 3 AED machines to replace one and add two more. This purchase will increase safety and improve service in the community.

#### 3. Detective Car

Project Year: 2021-22 Projected Cost: \$30,000
Primary Funding Source: General Fund Add Funding Source: USDA Grant

Ranking: Low

Description: Replace one of the unmarked detective cars.

4. Police Radios COMPLETE

Project Year: 2021-22 Projected Cost: \$200,000

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

Description: Purchase radios to replace worn out/obsolete units.

# 5. Self-Contained Breathing Apparatus (SCBA) Tanks

Project Year: 2021-22 Projected Cost: \$125,000
Primary Funding Source: General Fund Add Funding Source: Grant

Ranking: High

Description: Purchase of 25 SCBA bottles which are scheduled for replacement.

# **PUBLIC SAFETY PROJECTS**

### 6. Public Safety Building Replacement

Project Year: 2026-27 Projected Cost: \$9,000,000

Primary Funding Source: General Fund Add Funding Source: Grant, Bond

Ranking: Medium

Description: Demolish and replace existing Public Safety building with a more energy efficient building per the needs assessment of the current building that was completed in the 2017-2018 budget year.

# 7. Ambulance Replacement

Project Year: 2022-23 Projected Cost: \$214,000
Primary Funding Source: General Fund Add Funding Source: USDA Grant

Ranking: Medium

Description: Scheduled replacement of existing unit nearing the end of its useful service life. Ambulances can last 7-10 years.

# 8. Body Cameras

Project Year: 2021-22 Projected Cost: \$23,000
Primary Funding Source: General Fund Add Funding Source: RAP Grant

Ranking: High

Description: The city now has the server capacity to handle information from body cameras. This will increase service to the community and better protect the city's liability for police incidents.

# 9. Fire Department Radios

Project Year: 2022-23 Projected Cost: \$20,700
Primary Funding Source: General Fund Add Funding Source: Grant

Ranking: Medium

Description: Replace 4 radio units that are nearing the end of their service life.

# 10. Lucas Device (automatic chest compression)

Project Year: 2021-22 Projected Cost: \$17,500

Primary Funding Source: General Fund Add Funding Source:

Ranking: Medium

# PUBLIC SAFETY PROJECTS

Description: Purchase 1 device to supplement the single Lucas Device utilized by EMS. This will increase service to the community as our single unit has proved very useful in saving lives.

1. Ada Street Reconstruction ON HOLD PENDING FUNDING

Project Year: 2024-26 Projected Cost: \$137,700
Primary Funding Source: Bond, SAD Add Funding Source: Act 51

Description: From Jennett St to Campbell Dr. City project for .11 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

2. Ball Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2023-25 Projected Cost: \$778,500
Primary Funding Source: Bond, SAD Add Funding Source: Act 51

Description: From Exchange Street to King Street. City project for .43 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

3. Broadway Avenue Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2023-25 Projected Cost: \$280,000
Primary Funding Source: Bond, SAD Add Funding Source: Act 51

Description: From Auburndale Avenue to Monroe Street. City project for .17 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

4. Campbell Drive Rehabilitation ON HOLD PENDING FUNDING
 Project Year: 2024-26 Primary Funding Source: Bond, SAD Add Funding Source: Act 51

Description: From Ada St to Ada St. City project for .17 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

5. Carmody Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2022-2023 Projected Cost: \$50,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Main Street to Cleveland Avenue. City project for .13 mile road rehabilitation (crush, stabilize, cap); altogether with related work items.

6. Cedar Street Rehabilitation – Phase 1 COMPLETED 2020

Project Year: 2019-21 Projected Cost: \$771,000
Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From South Street to Hampton Street. City project for .25 mile road rehabilitation (pavement replacement), water main, isolated curb and gutter replacement, ADA sidewalks, and storm sewer; altogether with related work items plus engineering fee.

7. Cedar Street Rehabilitation – Phase 2 ON HOLD PENDING FUNDING

Project Year: 2023-24 Projected Cost: \$1,080,000
Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From Hampton Street to Main Street. City project for .75 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

8. Center Street Rehabilitation – King to Alturas ON HOLD PENDING FUNDING

Project Year: 2023-2024 Projected Cost: \$283,200
Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From King Street to 132 feet north of Alturas Drive. City project for .26 mile road rehabilitation (crush, stabilize, cap) and water main; altogether with related work items plus engineering fee.

9. Center Street Resurfacing – Alturas to North ON HOLD PENDING FUNDING

Project Year: 2023-2024 Projected Cost: \$424,600 Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From 132 feet north of Alturas Drive to North Street. City project for .26 mile road resurfacing, water main, and isolated curb and gutter replacement; altogether with related work items plus engineering fee.

10. Chip Seal Program

Project Year: 2023-2027 Projected Cost: \$1,000,000

Primary Funding Source: Act 51 Add Funding Source:

Description: General maintenance operation for existing asphalt road pavement surfaces. Chip seal is a proven low-budget method for prolonging pavement life and delaying higher cost pavement treatments. This program is reintroduced as a CIP item. A map representing approximately 20 miles of suitable streets for chip seal is attached. Total estimated cost for treating all these streets is \$1,400,000. City staff will prioritize work sites and develop annual project lists for the six-year period.

11. Chipman Street Resurfacing ON HOLD PENDING FUNDING

Project Year: 2023-24 Projected Cost: \$366,400

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Harding Avenue to North Street. City project for .32 mile road resurfacing, isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

12. Chipman Street Reconstruction GRANT REQUEST NOT APPROVED. ON HOLD PENDING FUNDING

Project Year 2022-23 Projected Cost: \$366,400
Primary Funding Source: Bond, SAD Add Funding Source: MDOT Grant

Description: From Main Street to Beehler Street. City/MDOT project for .17 mile road reconstruction along with HMA pavement, curb and gutter, ADA sidewalks, storm sewer, permanent signing and pavement markings; altogether with related work items plus engineering fee.

13. Clinton Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2023-25 Projected Cost: \$420,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Cedar Street to Shiawassee Street. City project for .24 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

14. Comstock Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2024-26 Projected Cost: \$685,600

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Park St to Gould St. City project for .59 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

15. Clyde Street Resurfacing ON HOLD PENDING FUNDING

Project Year: 2023-24 Projected Cost: \$55,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Walnut Street to Shiawassee Street. City project for .13 mile road rehabilitation (crush, stabilize, cap); altogether with related work items.

16. Dewey Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2026-27 Projected Cost: \$1,122,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Comstock Street to King Street. City project for .57 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

17. Division Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2023-2024 Projected Cost: \$315,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Harper Street to Ridge Street. City project for .15 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

18. Elm Street Reconstruction ON HOLD PENDING FUNDING

Project Year: 2025-26 Projected Cost: \$303,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Main Street to River Street. City project for .13 mile road reconstruction along with new curb and gutter, ADA sidewalk ramps, and storm sewer; altogether with related work items.

19. Exchange Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2023-2024 Projected Cost: \$414,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Saginaw Street to Dewey Street. City project for .27 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

20. Gould Street Rehabilitation (Oliver to Moore) ON HOLD PENDING FUNDING

Project Year: 2021-22 Projected Cost: \$780,000 Primary Funding Source: Bond, SAD Add Funding Source: Grant

Description: From Oliver Street to Moore Street. City project for .50 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

21. Gould Street Rehabilitation (North to Moore) ON HOLD PENDING FUNDING

Project Year: 2024-26 Projected Cost: \$1,200,000
Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From Moore Street to North Street. City project for .24 mile road rehabilitation (pavement replacement), Isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

22. Huntington Drive Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2025-26 Projected Cost: \$156,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Moore Street to Stevens Street. City project for .15 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

23. Howell Street Resurfacing ON HOLD PENDING FUNDING

Project Year: 2024-2025 Projected Cost: \$43,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From south end of street to Clinton Street. City project for .07 mile road rehabilitation (crush, stabilize, cap); altogether with related work items.

24. King Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2024-2025 Projected Cost: \$1,000,000

Primary Funding Source: Bond, SAD Add Funding Source: Grant

Description: From Seventh Street to Shiawassee Street. City/MDOT project for .41 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

### 25. Lynn Street Resurfacing ON HOLD PENDING FUNDING

Project Year: 2024-2025 Projected Cost: \$20,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From west end of street to Howell Street. City project for .06 mile road rehabilitation (crush, stabilize, cap); altogether with related work items.

#### 26. Maple Street Reconstruction

Project Year: 2022-23 Projected Cost: \$230,500
Primary Funding Source: Bond, SAD Add Funding Source: ACT-51

Description: From Corunna Avenue to north end. City project for .07 mile road reconstruction along with new curb and gutter, ADA sidewalk ramps, and storm sewer; altogether with related work items.

#### 27. Martin Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2024-26 Projected Cost: \$287,600

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Stewart Street to Milwaukee Street. City project for .27 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

#### 28. Mason Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2026-2027 Projected Cost: \$650,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Park Street to Dewey Street. City project for .33 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

29. Monroe Street Rehabilitation (Washington to Broadway) ON HOLD PENDING FUNDING

Project Year: 2026-2027 Projected Cost: \$520,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Washington Street to Broadway Street. City project for .39 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

30. North Street Rehabilitation (Hickory to Gould) COMPLETED 2020

Project Year: 2020-21 Projected Cost: \$1,899,000
Primary Funding Source: Bond, SAD Add Funding Source: Water

Description: From Hickory Street to Gould Street. City project for .47 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items plus engineering fee.

31. North Street Rehabilitation (N Shiawassee to Hickory)

Project Year: 2023-24 Projected Cost: \$610,000 Primary Funding Source: Bond, SAD Add Funding Source: Grant

Description: From Shiawassee Street to Hickory Street. City project for .49 mile road resurfacing, isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items plus engineering fee.

32. Pearce Street Resurfacing ON HOLD PENDING FUNDING

Project Year: 2026-2027 Projected Cost: \$200,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From South Street to Hampton Street. City project for .25 mile road rehabilitation (crush, stabilize, cap); altogether with related work items.

33. Retaining Wall Replacement at City Hall

Project Year: 2021-2022 Projected Cost: \$210,000

Primary Funding Source: General Fund Add Funding Source:

Description: Restore and reconstruct collapsed retaining wall between the Shiawassee River and City hall. Replace sidewalk, handrails, and lighting within project area.

#### 34. Sanitary Sewer Interceptor

Project Year: 2022-2023 Projected Cost: \$220,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Televise, inspect, and clean 27-inch sewer main along Shiawassee River.

35. Sewer Rehab (Street Construction) COMPLETED 2020

Project Year: 2020-21 Projected Cost: \$1,400,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Repair of sanitary sewer main and manholes, with some replacements (minimal), as identified during condition assessments performed 2017 during SAW Grant project initiatives.

36. Shady Lane Resurfacing ON HOLD PENDING FUNDING

Project Year: 2021-23 Projected Cost: \$290,700

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Meadow Drive to Chipman Street. City project for .22 mile road resurfacing, isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

#### 37. Sidewalk Replacement

Project Year: 2021-2027 Projected Cost: \$630,000

Primary Funding Source: Act 51 Add Funding Source: Water, Sewer

Description: Replace misaligned, deteriorated, or damaged sections of sidewalk in the city. Construct sidewalks so they are ADA compliant.

38. Stewart Street Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2026-2027 Projected Cost: \$563,200
Primary Funding Source: Bond, SAD Add Funding Source: Grant

Description: From Shiawassee Street to Washington Street. City/MDOT project for .31 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

#### 39. Storm Sewer Lining

Project Year: 2021-2027 Projected Cost: \$1,400,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: Various locations in conjunction with road projects. Best practice method is to evaluate existing storm sewer during a project's design phase. Best construction choice is made, either opencut or lining. Those sewers recommended for lining should be bundled and done on a two year rotation cycle. Sewer lining is a more economical and less intrusive method for prolonging life expectancy of a sewer versus open-cut method.

#### 40. Street Patching

Project Year: 2021-2027 Projected Cost: \$600,000
Primary Funding Source: Act 51 Add Funding Source: Water, Sewer

Description: Remove patches that were cold patched over the winter and replace with hot mix asphalt. These patches are caused by water main breaks, sewer repairs, catch basin repairs, etc.

#### 41. 2020 Water Main Replacement

Project Year: 2020-21 Projected Cost: \$1,716,800

Primary Funding Source: Water Add Funding Source:

Description:

S. Cedar - South to Hampton COMPLETED 2020

Dewey - Brandon to Moore ON HOLD PENDING FUNDING

Cleveland - Chestnut to Brooks COMPLETED 2020
Lafayette - M-21 to Cleveland COMPLETED 2020
Robbins - Mack to S. End (DPW Project) COMPLETED 2020
Morris - Mack to N. End (DPW Project) COMPLETED 2020

#### 42. 2022 Water Main Replacement

Project Year: 2022-23 Projected Cost: \$1,617,097
Primary Funding Source: DWRF Add Funding Source: Water Fund

Description:

Clyde - Walnut to Shiawassee	\$179,599	
Lynn - W. End to Howell	\$94,030	
N. Dewey - M-21 to King (DPW Project)		On Hold
W. North - N. M52 to N. Hickory		2023
Milwaukee - S.Lyon to S.Cedar (DPW Project)	\$202,969	
Huron - Huggins to W. End (DPW Project)	\$175,983	
Center	\$605,000	
Maple	\$90,000	Not DWRF
Plus Const Admin & Contingency	<u>\$269,516</u>	
	\$1,617,097	

#### 43. 2023 Water Main Replacement

Project Year: 2023-24 Projected Cost: \$1,114,600
Primary Funding Source: Water Add Funding Source: DWRF

Description:

Genesee - Michigan to Green

Grace - M-52 to Cedar

Young - Chestnut to Brooks

Nafus - Frederick to Freeman

Tracy- Frederick to Stewart

Grand - Auburndale to Franklin

Grace - Cedar to Lyons

Nafus - Frederick to S. End (DPW Project)

Genesee - Mich Ave to W. End (DPW Project)

Shady Lane - Meadow to Chipman

Woodlawn - Farr to Auburndale

#### 44. 2024 Water Main Replacement

Project Year: 2024-25 Projected Cost: \$2,390,000
Primary Funding Source: Water Add Funding Source: DWRF

Description:

Adams - Oliver to King

Adams - Elizabeth to N. of Jennett

Ball - Exchange to Mason

Ball - Oliver to 450 North St

Brandon - Summit to Dingwall

Dingwall - Brandon to N. End

Gilbert - Mason to Oliver

Cedar - Hampton to Main St Chipman - Harding to North

#### 45. 2025 Water Main Replacement

Project Year: 2025-26 Projected Cost: \$2,479,000

Primary Funding Source: Water Add Funding Source:

Description:

Gould - Exchange to Oliver

Gould - Oliver to North

Huntington - Moore to Stevens

Jennett - M-52 to Adams

Mason - Dewey to Gilbert

Mason - Saginaw to Dewey

Oak - M-21 to Williams

Clinton - Cedar to Shiawassee

Monroe - Washington to Broadway

Williams - Washington to Oak

46. Woodlawn Avenue Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2021-23 Projected Cost: \$190,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Farr Avenue to Auburndale Avenue. City project for .16 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

47. Woodlawn Avenue Rehabilitation ON HOLD PENDING FUNDING

Project Year: 2021-23 Projected Cost: \$120,000

Primary Funding Source: Bond, SAD Add Funding Source:

Description: From Monroe St to Corunna Ave. City project for .10 mile road rehabilitation (pavement replacement), isolated curb and gutter replacement, ADA sidewalk ramps, and storm sewer; altogether with related work items.

#### 48. Chip Seal Contract #1

• Auburndale from Broadway to Alger

- Carr from South to Herman
- George from South to Herman
- Glenwood from Farr to Monroe
- Herman from Carr to Kenwood
- Hiram from George to Chipman
- Nelson from South to Herman
- South from Chipman to Shiawassee
- Washington from city limits to Gute
- Woodlawn from sound end to Farr

Project Year: 2020-21 Projected Cost: \$401,000

Primary Funding Source: Streets Add Funding Source: Streets

Description: Crush and shape the local streets listed. These streets do not have curb and gutter and will be restored to that layout. By concentrating on these types of streets, the remaining bond funds will be stretched as far as possible (i.e. more miles completed compared to complete reconstructions elsewhere).

#### 49. Chip Seal Contract #2

- Adams from King to Elizabeth
- Alta Vista from Center to Shady Lane
- Alturas from Center to Shady Lane
- Chestnut from Stewart to Main
- Chipman Lane from Chipman to east end
- Corlett from south end to Marion
- Jennett from Adams to Washington
- Mack from Robbins to Chipman
- Marion from Chipman to Hanover
- Morris from Mack to north end
- North St over Corlett Creek
- Orchard from Marion to north end

Project Year: 2021-22 Projected Cost: \$405,000

Primary Funding Source: Streets Add Funding Source:

Description: Crush and shape the local streets listed. These streets do not have curb and gutter and will be restored to that layout. By concentrating on these types of streets, the remaining bond funds will be stretched as far as possible (i.e. more miles completed compared to complete reconstructions elsewhere).

#### 50. Crush and shape contract

- Glenwood from south end to Farr
- Garfield from sound end to Corunna
- South from McMillan to Aiken
- Pearce from South to Francis
- Lincoln from Farr to Monroe
- McMillan from south end to Industrial
- Park from Harper to Ridge

Project Year: 2021-22 Projected Cost: \$500,000

Primary Funding Source: Bond, SAD Add Funding Source: Streets

Description: Crush and shape the local streets listed. These streets do not have curb and gutter and will be restored to that layout. By concentrating on these types of streets, the remaining bond funds will be stretched as far as possible (i.e. more miles completed compared to complete reconstructions elsewhere).

1. 1/2 Ton Pickup

Project Year: 2024-25 Projected Cost: \$25,600

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit.

2. Administrative Car (2)

Project Year: 2022-23 Projected Cost: \$51,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Purchase 2 new administrative cars to replace the current Chevy Impala models.

3. Bucket Truck/Aerial Lift Purchase

Project Year: 2021-22 Projected Cost: \$210,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of one of the two existing units

4. Replace Carpet in Finance Wing of City Hall

Project Year: 2021-2022 Projected Cost: \$10,000

Primary Funding Source: General Fund Add Funding Source:

Description: Replace carpet in 2<sup>nd</sup> floor east wing of City Hall.

5. Repair City Hall Front Steps

Project Year: 2021-2022 Projected Cost: \$18,000

Primary Funding Source: General Fund Add Funding Source:

Description: Rehab of front steps to correct misalignments, control separations, to extend usefulness and enhance aesthetics and insure safe ingress and egress to the building.

6. Hook Lift Bodies CANCELLED

Project Year: 2020-21 Projected Cost: \$17,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Purchase of 2 hook lifts – chipper box and flat bed.

#### 7. Purchase Leaf Vac Machine

Project Year: 2025-26 Projected Cost: \$60,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Purchase a leaf vac attachment for dump truck to improve annual leaf pickup service.

8. Replace Library Heating Pipes

Project Year: 2022-23 Projected Cost: \$40,000 Primary Funding Source: General Fund Add Funding Source: Library

Description: Replace all boiler heating pipes throughout the building. Existing pipes are developing leaks at a higher rate every year. Patching is needed quite often.

9. Replace Library Air Conditioners

Project Year: 2021-2022 Projected Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source:

Description: Replace two 40 year old air conditioning units. Engineer and design system for

efficiently cooling the building

10. Purchase 72" John Deere Mower COMPLETED

Project Year: 2020-21 Projected Cost: \$24,917

Primary Funding Source: Motor Pool Add Funding Source:

Description: Purchase 72" front-deck John Deere mower to replace the current unit that has

reached the end of its useful life.

11. John Deere Mower Blower

Project Year: 2023-24 Projected Cost: \$28,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Purchase a snow blowing machine to improve snow removal services

12. Overhead Street Lights and Poles

Project Year: 2021-2022 Projected Cost: \$30,000

Primary Funding Source: General Fund Add Funding Source: Donation

Description: Overhead poles in and around downtown are showing corrosive effects, creating integrity concerns. Consideration should be for a multi-year replacement program upgrading poles and light fixtures. (These are not he decorative chairman DDA lights).

#### 13. Purchase ¾ Pickups (2)

Project Year: 2024-2025 Projected Cost: \$60,000
Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing units.

#### 14. Public Works Building Improvements

Project Year: 2021-2022 Projected Cost: \$72,000

Primary Funding Source: General Fund Add Funding Source: Motor Pool

Description: Replacement of insulated overhead doors in main building. Priority - High. Re-roof main building with steel sheeting, facility upgrades. Priority - Medium. Added storage facilitates. Priority - Low.

#### 15. Security and Accessibility Technology for City Hall

Project Year: 2021-2022 Projected Cost: \$10,000

Primary Funding Source: General Fund Add Funding Source:

Description: Place a panic button in lobby of City Hall and on all employees' computers. Add an ADA accessible entrance to the lower floor of City Hall which would include ADA push buttons for the doors.

#### 16. Skid Steer w/ Attachments

Project Year: 2024-25 Projected Cost: \$90,667

Primary Funding source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit.

17. Street Sweeper

Project Year: 2025-2026 Projected Cost: \$300,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of one of the city's two Elgin sweepers.

18. Single Axle 5-yard Dump Truck COMPLETED

Project Year: 2020-21 Projected Cost: \$100,750

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit

19. Tandem Axle 10-yard Dump Truck COMPLETED

Project Year: 2020-21 Projected Cost: \$152,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit

20. Sewer Vactor Truck

Project Year: 2024-25 Projected Cost: \$600,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit

21. 4x4 Tractor – Mowing

Project Year: 2022-23 Projected Cost: \$40,500

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing unit

22. Wheel Loader (2)

Project Year: 2023-24 Projected Cost: \$561,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Scheduled replacement of existing units

23. Chipper Body (Mount on Hook Lift Chassis) COMPLETED

Project Year: 2020-2021 Projected Cost: \$10,055
Primary Funding Source: Motor Pool Add Funding Source: None

24. WACHS Valve Turner COMPLETED

Project Year: 2020-2021 Projected Cost: \$32,095
Primary Funding Source: Water Fund Add Funding Source: None

#### WATER TREATMENT PROJECTS

1. 16" High Service Pipe Replacement IN PROCESS

Project Year: 2020-21 Projected Cost: \$479,000 Primary Funding Source: DWRF Loan Add Funding Source: Water

Description: This pipe is located in the basement of the WTP has needed replacement for decades.

It potentially will burst if not replaced.

2. Chlorine Distribution Tanks

Project Year: 2024-25 Projected Cost: \$40,000

Primary Funding Source: Water Add Funding Source:

Description: Replacement of existing worn out equipment

3. CO2 Distribution System Rehab

Project Year: 2023-24 Projected Cost: \$100,000

Primary Funding Source: Water Add Funding Source:

Description: Replacement of existing worn out equipment and explanation of service life

4. Filter Backwash Pump, VFD, and Controls IN PROCESS

Project Year: 2020-21 Projected Cost: \$460,000 Primary Funding Source: DWRF Loan Add Funding Source: Water

Description: Replace existing 1940 backwash pump with new unit and add redundant unit with

controls.

5. Fluoride Distribution System

Project Year: 2024-25 Projected Cost: \$27,000

Primary Funding Source: Water Add Funding Source:

Description: Replacement of existing worn out equipment

6. Hintz Well Phase II – New Well

Project Year: 2021-2023 Projected Cost: \$185,000
Primary Funding Source: Water Add Funding Source: Grant

#### WATER TREATMENT PROJECTS

Description: Maximum aquifer withdrawal is possible if a 2nd well can be permitted by the State. This location is our best water quality, an excellent location, already piped for larger RW capacity. SCADA monitoring controls and an emergency generator are included in planning.

#### 7. Induced Draft Aerator Rehab

Project Year: 2023-24 Projected Cost: \$40,000

Primary Funding Source: Water Add Funding Source:

Description: Replacement of existing worn out equipment and explanation of service life

8. Lagoon Security Fence

Project Year: 2021-22 Projected Cost: \$40,400

Primary Funding Source: Water Add Funding Source:

Description: Repair of damaged fence and installation of 1,700 lin. ft. of new fence with signage installed.

9. No. 1 High Service Pump and Controls

Project Year: 2020-21 Projected Cost: \$52,000

Primary Funding Source: Water Add Funding Source:

Description: Replacement of existing worn out equipment

10. SCADA Controls - Phase I IN PROCESS

Project Year: 2020-2021 Projected Cost: \$124,250

Primary Funding Source: DWRF Loan Add Funding Source: Water

SCADA Controls - Phase II 2021-2022 Project Cost \$222,750

SCADA Controls - Phase III 2022-2023 Project Cost \$119,250

SCADA Controls - Phase IV 2022-2023 Project Cost \$292,250

Description: Existing hardware and software is outdated. Upgrades should have been completed before 2014. This proposal will include automation of distribution controls allowing for future unattended WTP operations during third shifts. All projected costs include engineering, material, installation construction, and contingency of \$10,250 for each phase.

#### WATER TREATMENT PROJECTS

#### 11. Standpipe and Booster Pump Station Rehab

Project Year: 2022-23 Projected Cost: \$451,000 Primary Funding Source: DWRF Loan Add Funding Source: Water

Description: Complete interior piping and tank repaint. Complete exterior repaint. Lead joint and valve replacement. Included installation of mixer @ \$30,000.00.

#### 12. West Elevated Tower Rehab

Project Year: 2023-2024 Projected Cost: \$330,000
Primary Funding Source: DWRF Loan Add Funding Source: Water

Description: Repaint the interior and exterior of the water tower. Includes mixer @ \$30,000.

13. Palmer No. 3 Well Rehab

Project Year: 2021-2022 Projected Cost: \$195,900
Primary Funding Source: Water Add Funding Source: None

14. Juniper Street Well – New Well Construction (Osburn Lakes Development Area)

Project Year: 2022-2023 Projected Cost: \$225,000
Primary Funding Source: Water Add Funding Source: None

15. WTP Well No. 1 Rehab

Project Year: 2021-2022 Projected Cost: \$40,000 Primary Funding Source: Water Add Funding Source: None

16. Backwash Lagoon No.2 – New Lagoon

Project Year: 2023-2024 Projected Cost: \$70,000
Primary Funding Source: Water Add Funding Source: None

17. Backwash Lagoon No.1 Rehab

Project Year: 2023-2024 Projected Cost: \$25,000
Primary Funding Source: Water Add Funding Source: None

18. WTP Main Power Transfer Switch Replacement

Project Year: 2021-2022 Projected Cost: \$35,000
Primary Funding Source: Water Add Funding Source: None

19. Portable Generator

Project Year: 2021-2022 Projected Cost: \$55,000
Primary Funding Source: Water Add Funding Source: None

#### 1. Administration Building Rehab

Project Year: 2022-23 Projected Cost: \$400,000

Primary Funding Source: Wastewater Add Funding Source:

Description: The administration/laboratory building is the original 1935 plant building, with conversion to its current configuration in 1980. Repointing and reroofing are necessary to remedy significant leaking which occurs during storm events. Doors need to be replaced. Interior water-damaged areas need rehabilitation, and additional office, meeting, and storage areas can be added with better use of available space. Consulting engineers and mechanical contractors would be necessary for design and construction.

#### 2. Beehler/Bradley St Retention Basin

Project Year: 2025-26 Projected Cost: \$3,500,000
Primary Funding Source: SRF Loan Add Funding Source: Wastewater

Description: Construct a sanitary sewer pumping station on 1112 Beehler Street and pump raw wastewater from the 27-inch interceptor along the Shiawassee River to a 1 million gallon retention basin to be constructed at 1000 Bradley Street.

#### 3. East Roughing Tower Pump

Project Year: 2021-22 Projected Cost: \$20,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Scheduled rehabilitation of existing pump/motor to original specs

#### 4. Electrical/Instrumentation Rehab

Project Year: 2026-27 Projected Cost: \$140,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Repair/replace existing electrical distribution equipment, controllers, VFD's, and miscellaneous instrumentation.

#### 5. Grit Removal System IN PROCESS

Project Year: 2020-21 Projected Cost: \$1,030,000
Primary Funding Source: SRF Loan, Wastewater Add Funding Source: Grant

Description: The original automatic grit removal system was removed in the early 1990's and never replaced. Manual removal of accumulated grit has not proven to be an effective approach to this standard, vital part of headworks operation. Without effective grit removal, downstream process equipment is worn out much faster, with higher rehab costs occurring at a frequent rate. Consulting engineers and mechanical contractors would be necessary for design and installation. The cost would also include cleanout of existing grit chamber.

#### 6. Main Building Roof Replacement

Project Year: 2021-22 Projected Cost: \$398,000 Primary Funding Source: SRF Loan, Wastewater Add Funding Source: Grant

Description: Replacing the existing roofing on the main plant building. The original (1980) built-up roof (concrete slab, insulation, asphalt/felt) was recovered in 1988 with an EPDM membrane. Due to significant leaking, this roof requires patching/repair annually. Replacement would be down to the existing concrete slabs. This will occur when the solids handling project (No. 14) is completed.

#### 7. Nitrification Tower Replacement (3) and Membrane System

Project Year: 2023-24 Projected Cost: \$10,000,000 Primary Funding Source: SRF Loan, Grant Add Funding Source: Wastewater

Description: Replacement of the (3) existing nitrification towers, which date back to 1986. The interior plastic media has exceeded its original life expectancy (25 years), and there is structural degradation of the tank concrete to the failure point in several areas. Replace secondary clarifiers and sand filters with membrane system.

#### 8. Pump and Motor Replacement

Project Year: 2021-27 Projected Cost: \$140,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Repair/replace miscellaneous process pumps/motors on an annual basis.

#### 9. SCADA System

Project Year: 2026-2027 Projected Cost: \$900,000

Primary Funding Source: Wastewater Add Funding Source: Grant

Description: There is currently no SCADA (Supervisory Control and Data Acquisition) system installed at the WWTP. As our processes are upgraded, a SCADA system will be installed, allowing

for greater and more effective control. SCADA allows more automatic adjustments for changing conditions, and removes the need for a 3rd shift operator to be present in normal conditions.

10. Screw Pumps (3) IN PROCESS

Project Year: 2020-21 Projected Cost: \$1,200,000

Primary Funding Source: SRF Loan, Grant Add Funding Source:

Description: Purchase of 3 screw pumps to replace worn out equipment

11. Secondary Clarifier Replacement

Project Year: 2024-25 Projected Cost: \$3,000,000
Primary Funding Source: Wastewater Add Funding Source: Grant

Description: Purchase/construction of secondary clarifiers. Existing clarifiers date back to 1935, with rehab in 1986. Existing clarifiers are undersized for the plant process and structural degradation is to the point of failure at several points. Consulting engineers and mechanical contractors would be necessary for design and construction.

12. Sludge Dewatering Compactor/Screw Press

Project Year: 2022-2023 Projected Cost: \$2,600,000
Primary Funding Source: Wastewater, SRF Add Funding Source: Grant

Description: Replace existing dewatering centrifuge with a new screw compactor system (SCS). The SCS will consist of new screw presses, replacement of sludge tanks, replace sludge pumps, new polymer feed, new ferric feed, replace high pressure blowers, replace building sump pump.

13. Tertiary Pump Replacement

Project Year: 2021-23 Projected Cost: \$40,000

Primary Funding Source: Wastewater Add Funding Source:

Description: Scheduled rehabilitation of existing pump/motor to original specs

14. West Roughing Tower Pump

Project Year: 2023-24 Projected Cost: \$20,000

Primary Funding Source: Wastewater Add Funding Source:

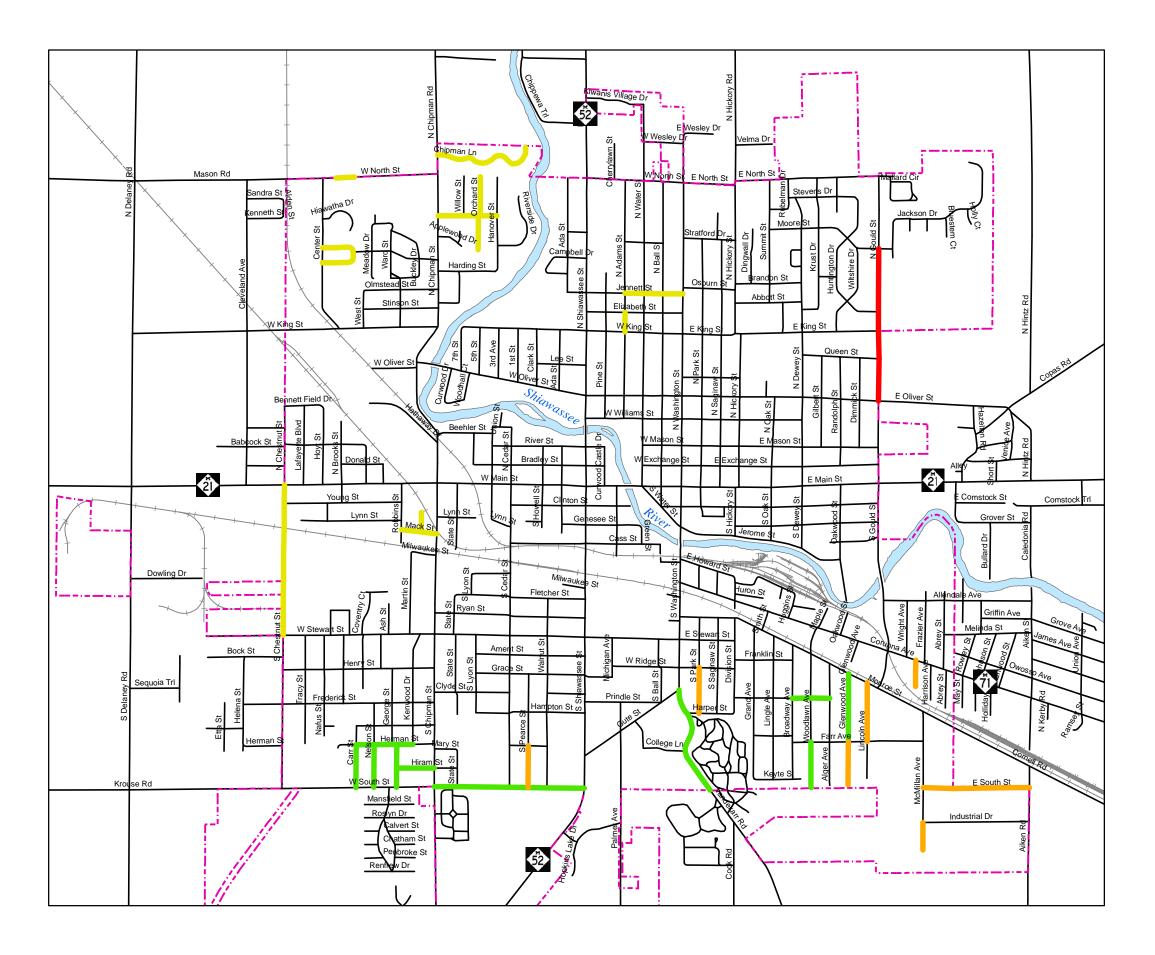
Description: Scheduled rehabilitation of existing pump/motor to original specs

#### 15. 10-Yard Tandem Dump Rehab. Used for Biosolids Hauling

Project Year: 2023-2024 Projected Cost: \$65,000

Primary Funding Source: Motor Pool Add Funding Source:

Description: Replace engine, as body & chassis is good condition at this time





# City of Owosso 2021 Street Improvement and Water Main Projects

#### **Project Locations**

2021 Street Rehab

2021 Crush & Shape

2021 Chip Seal Contract 1

2021 Chip Seal Contract 2

#### **Other Features**

---- City Limit

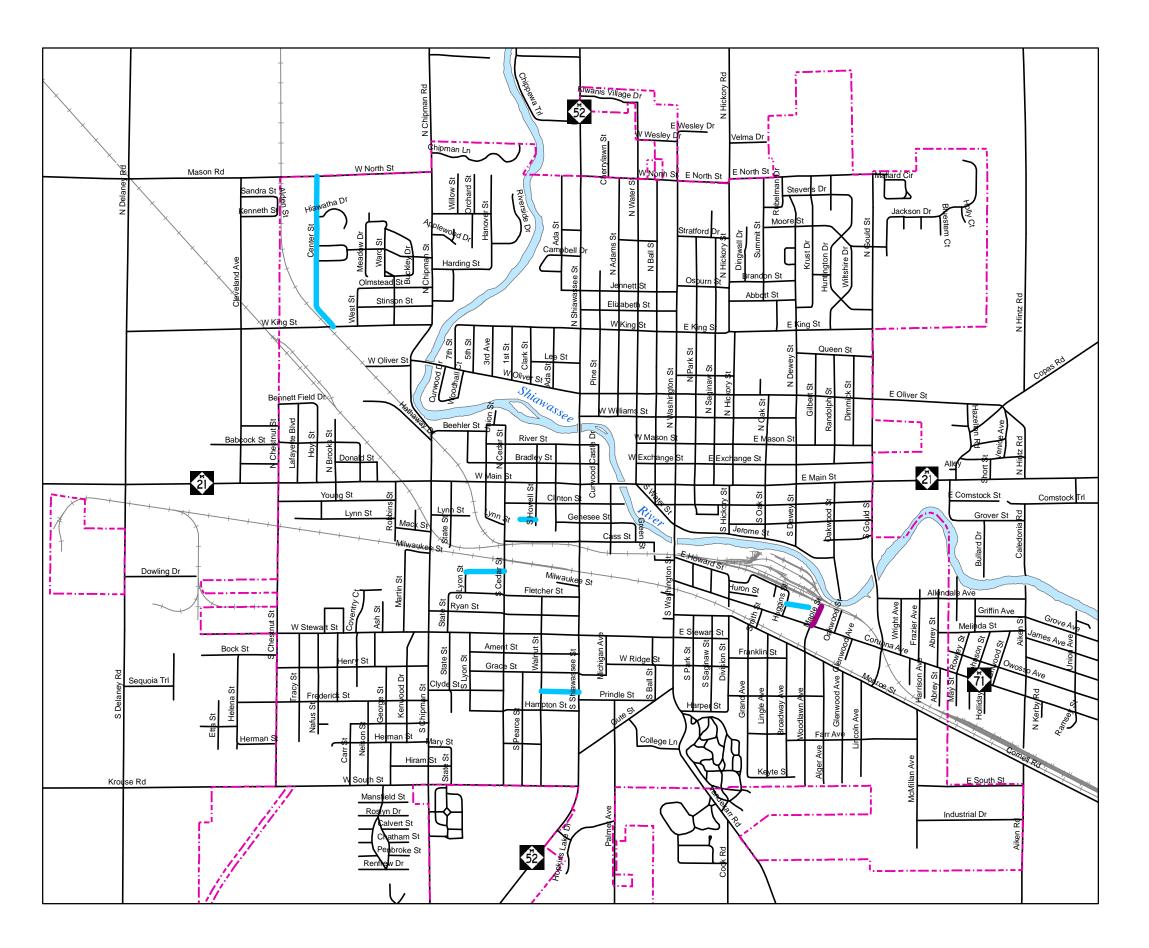
----- Streets & Roads

----- Railroads



Map updated 16 February, 2021

		Miles		
0	0.25	0.5	0.75	1





## City of Owosso 2022 Street Improvement and Water Main Projects

#### **Project Locations**

2022 Street & Water Main
2022 Water Main Replacement

#### **Other Features**

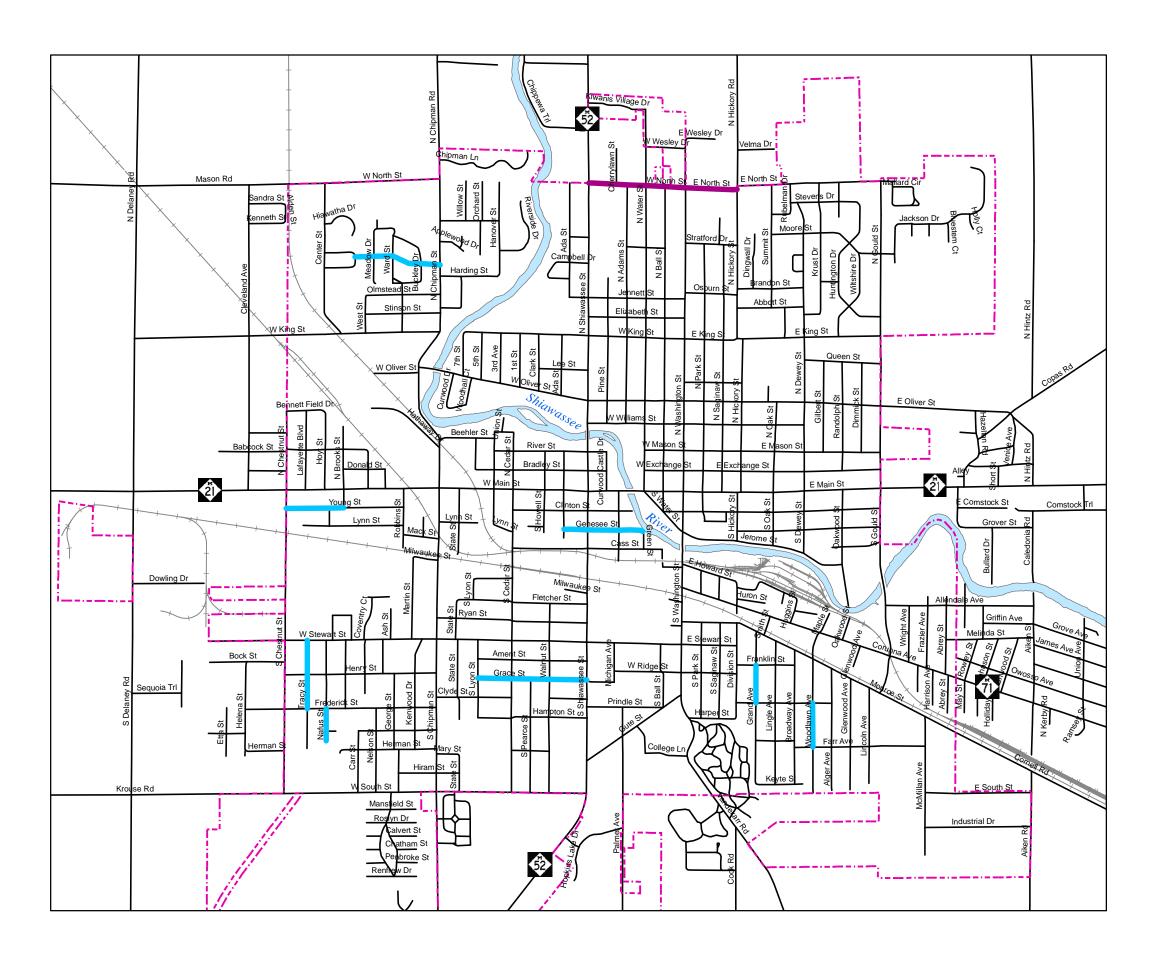
---- City Limit
---- Streets & Roads

----- Railroads



Map updated 17 February, 2021

		Miles		
0	0.25	0.5	0.75	1





## City of Owosso 2023 Street Improvement and Water Main Projects

#### **Project Locations**

2023 Street and Water Main
2023 Water Main Replacement

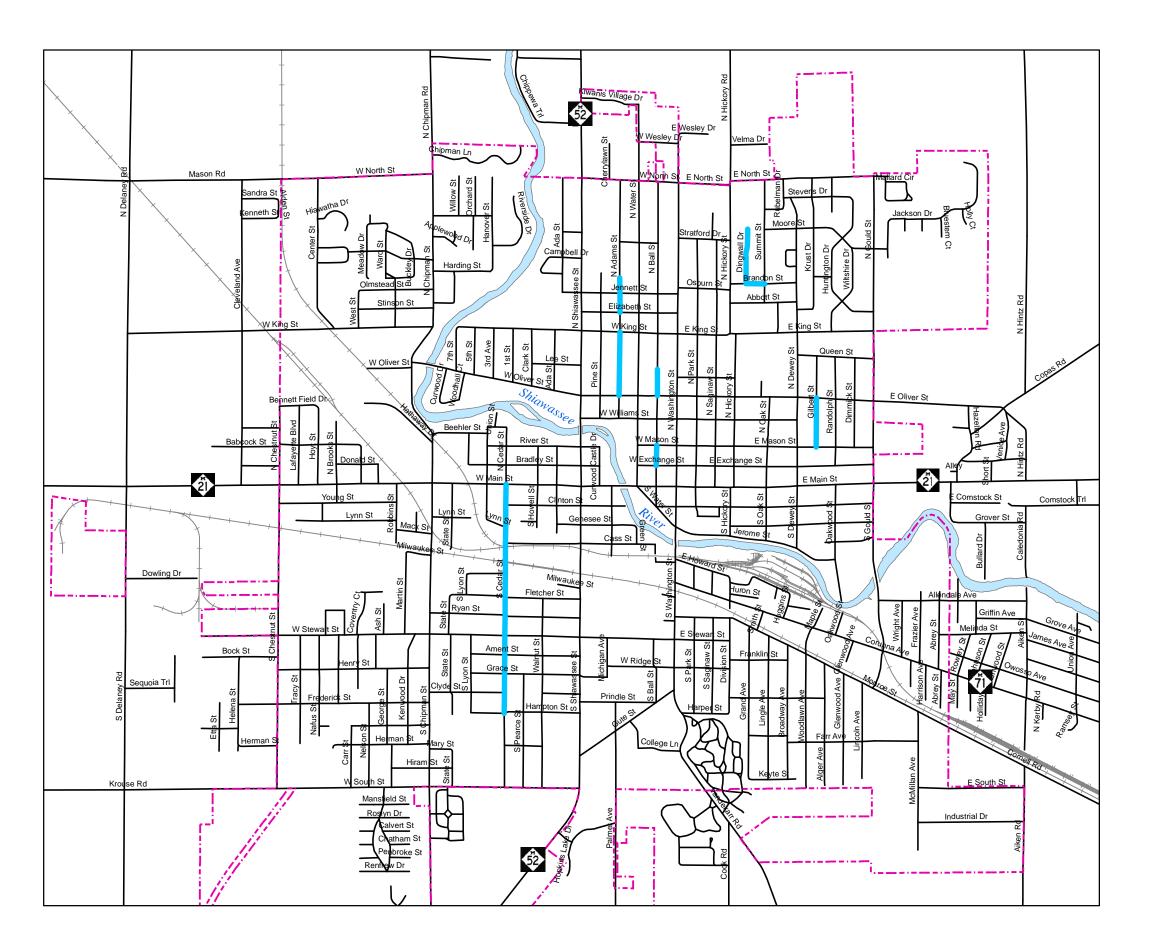
#### **Other Features**

---- City Limit
---- Streets & Roads
---- Railroads



Map updated 17 February, 2021

		Miles		
0	0.25	0.5	0.75	1





## City of Owosso 2024 Street Improvement and Water Main Projects

#### **Project Locations**

2024 Water Main Replacement

#### **Other Features**

---- City Limit

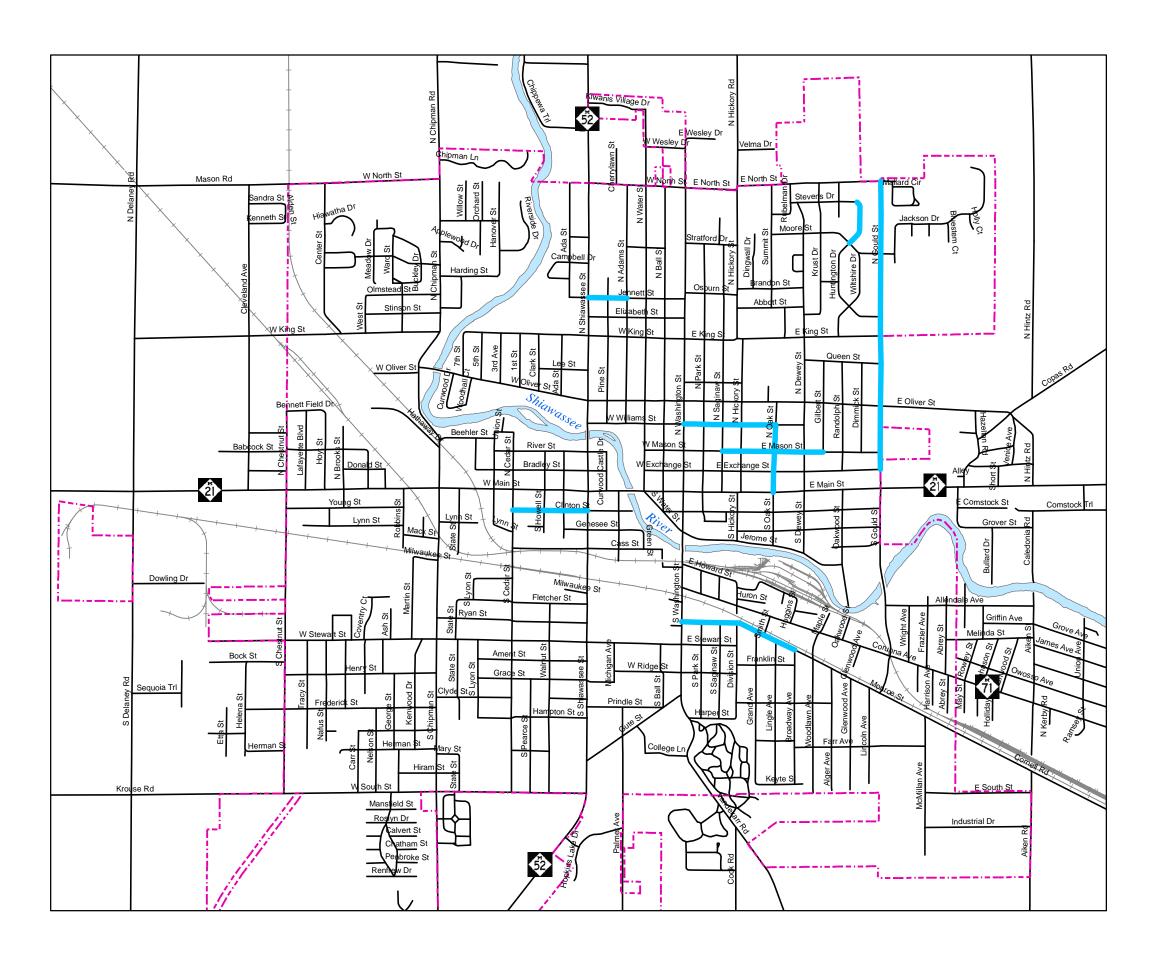
---- Streets & Roads

----- Railroads



Map updated 18 February, 2021

		Miles		
0	0.25	0.5	0.75	1





## City of Owosso 2025 Street Improvement and Water Main Projects

#### **Project Locations**

2025 Water Main Replacement

#### **Other Features**

---- City Limit

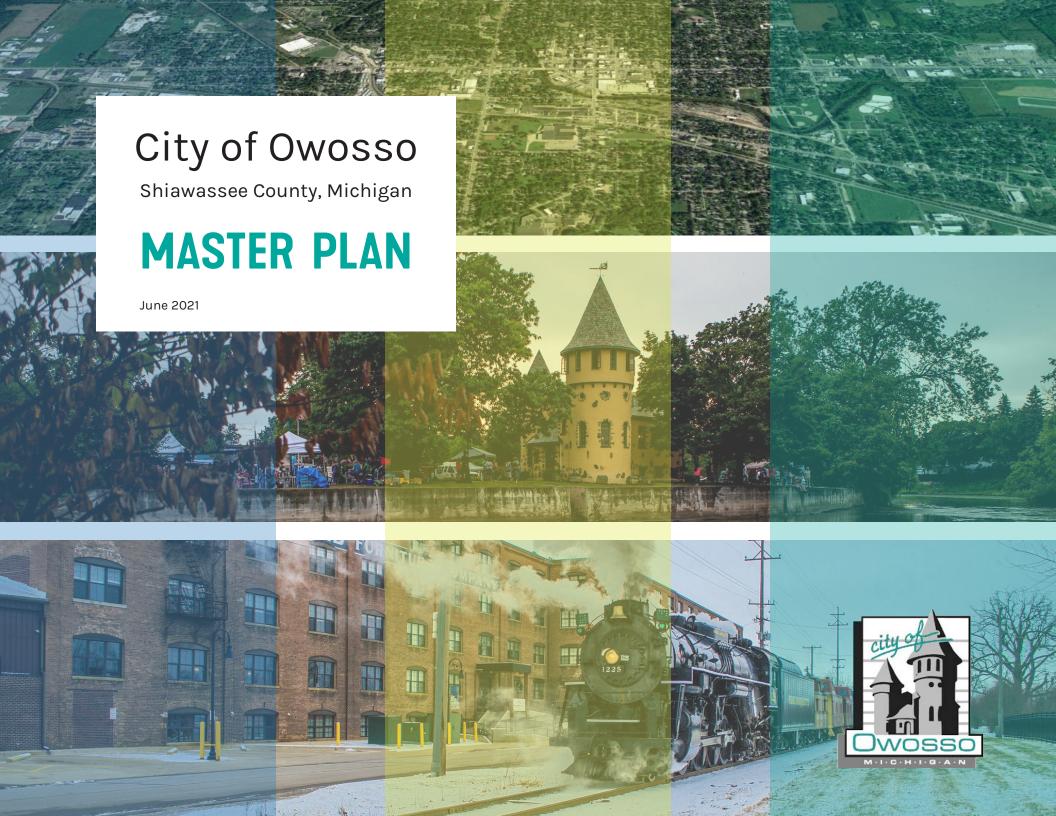
----- Streets & Roads

----- Railroads



Map updated 17 February, 2021

		Miles		
0	0.25	0.5	0.75	1



## **ACKNOWLEDGMENTS**

#### **CITY COUNCIL**

Christopher Eveleth, Mayor Susan J. Osika, Mayor Pro-Tem Janae Fear, Council Member Jerry Haber, Council Member Daniel Law, Council Member Nicholas Pidek, Council Member Robert Teich, Council Member

#### **PLANNING COMMISSION**

Janae Fear, Member
Tara Jenkins
Daniel Law
Frank Livingston
Tadd Morris
Linda Robertson
Thomas Taylor
William Wascher
Pete Yerian

#### **CITY STAFF**

Nathan Henne, City Manager

Josh Adams, Main Street Executive Director

#### **STAKEHOLDERS**

Thank you to the representatives from

Owosso Main Street
Westown Business Association
Shiawassee Economic Development Partnership
Shiawassee Regional Chamber
Owosso Historical Commission
Downtown Historic District Commission

#### **CONSULTANT TEAM**





Support for this plan was provided by the Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) Program.



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#### CITY OF OWOSSO PLANNING COMMISSION RESOLUTION OF ADOPTION MASTER PLAN UPDATE

WHEREAS, Michigan Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act. provides for the preparation of a Master Plan for the physical development of the municipality, with the general purpose of guiding and accomplishing development of the municipality and its environs that is coordinated, adjusted, harmonious, efficient and economical; considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare, includes, among other things, promotion of or adequate provision for 1 or more of the following: 1) system of transportation to lessen congestion on streets; 2) safety from fire and other dangers; 3) light and air; 4) healthful and convenient distribution of population; 5) good civic design and arrangement and wise and efficient expenditure of public funds; 6) public utilities such as sewage disposal and water supply and other public improvements; 7) recreation; and 8) the use of resources in accordance with their character and adaptability; and

WHEREAS, development of a future land use plan is pivotal in accommodating development in an organized manner while retaining its unique characteristics and promoting economic development; and

WHEREAS, the updated Master Plan is needed to address the documented public health, safety and welfare concerns with un-managed growth and an incompatible mixture of land

WHEREAS, a Master Plan update was necessary to respond to changing land use conditions in the City, changes related to the desire to protect the City of Owosso's various neighborhoods, the need to provide a high quality of life for its residents, and offer residents and businesses the needed services and support to be successful; and

WHEREAS, a Master Plan is important to provide a sound basis for zoning, other related regulations, and community investments; and

WHEREAS, the planning process involved analysis of existing conditions and an analysis of the basic needs of the current and future population; and

WHEREAS, the planning process included a public hearing to allow opportunity for the public to comment and to respond to the draft plan; and

WHEREAS, the plan contains recommendations for future land use arrangement and density, neighborhoods, multi-modal transportation improvements, community facilities improvements, natural feature preservation, and specific sub-area plans to guide growth and development;

WHEREAS, the plan includes implementation strategies and responsibility for completion of each recommendation to ensure the plan is able to be accomplished; and

WHEREAS, the City of Owosso complied with required plan development steps of notifying and involving surrounding communities and outside agencies; and

WHEREAS, the Owosso City Council has also asserted their right to also adopt the plan; and

WHEREAS, a public hearing was held on the Master Plan update amendment on April 26. 2021 to formally receive community input.

NOW THEREFORE, BE IT RESOLVED, that the City of Owosso's Planning Commission adopts the City of Owosso's Master Plan, in accordance with Section 43 of Michigan Public Act 33 of 2008, as amended.

MOTION BY COMMISSIONER ROBERTSON, SUPPORTED BY VICE-CHAIR LIVINGSTON TO ADOPT THE CITY OF OWOSSO MASTER PLAN

YEAS: VICE-CHAIR LIVINGSTON, COMMISSIONERS LAW, MORRIS,

ROBERTSON, CHAIRMAN WASCHER

NAYS: NONE

**RCV Motion Carried** 

I, Janae Fear, Planning Commission Secretary, for the City of Owosso, Michigan do hereby certify the foregoing to be a true copy of a resolution duly adopted by the City of Owosso Planning Commission at the regular meeting held on the May 24, 2021.

Janua Fear, Planning Commission Secretary

#### **RESOLUTION NO. 100-2021**

#### A RESOLUTION TO APPROVE THE MAY 2021 CITY OF OWOSSO MASTER PLAN

WHEREAS, the City of Owosso Planning Commission has been engaged in the drafting of the city's master plan since October 2018; and

WHEREAS, a plan was drafted that contains community profile data, a community vision, future land use data, implementation strategies, and other information as required by state law and encouraged by best practices; and

WHEREAS, the planning commission has finished such a draft using input from CIB Planning and the Smith Group and has submitted the document to the city council for review and distribution in accordance to the Planning Enabling Act (PEA); and

WHEREAS, the city council approved the distribution of the plan in accordance with the PEA for a review period of no less than 63 days; and

WHEREAS, a subsequent public hearing was held by the planning commission to deliberate on any and all comments related to the plan; and

WHEREAS, the Owosso Planning Commission found that the plan, with the inclusion of changes resulting from public comments, is reflective of the community and satisfies the legal and best-practice needs of prudent planning.

NOW. BE IT RESOLVED THAT the City of Owosso City Council. County of Shiawassee. State of Michigan, finding the May 2021 City of Owosso Master Plan meets all statutory obligations and practical intentions of a community plan, hereby approves said plan.

BE IT FURTHER RESOLVED THAT the same council hereby directs staff to supply an electronic copy of the master plan to all entities as required by Michigan law.

Motion supported by Councilmember Law.

Roll Call Vote.

AYES: Councilmembers Teich, Haber, Mayor Pro-Tem Osika, Councilmembers Law, Fear, Pidek,

and Mayor Eveleth.

NAYS: None

I hereby certify that the foregoing document is a true and complete copy of a resolution authorized by the Owosso City Council at the regular meeting of June 7, 2021.

Amy K. Kirkland, City Clerk



## WHAT IS A MASTER PLAN?

A master plan is the official document used to guide the future growth and development of a community. The master plan should serve as a roadmap and foundation for future decision making, as well as the official policy guide for physical development. This master plan is intended to be a usable reference document, easily readable and accessible to all residents.

#### MASTER PLAN INTENT?

The intent of the City of Owosso Master Plan is to:

- Unify the community behind a common vision and set of goals and policies.
- Address the desires and needs of the residents, businesses, and property owners to preserve and enhance relevant qualities of the community and natural aesthetics.
- Provide a land use pattern which will result in a sustainable community with a diversified tax base and to support the desired facilities and services with reasonable tax rates.
- Present an urban framework and future land use map that illustrates how the city desires future development, redevelopment, and other land-based changes to occur.
- Ensure that the city remains a highly desirable community in which to live, work, and visit.
- Provide a legal basis for zoning and other regulations for the type, intensity, and timing of development.
- Address the status and needs of infrastructure, recreational amenities, and public services.



#### REDEVELOPMENT READY COMMUNITIES

This master plan update implements the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities best practices to create a strong vision for redevelopment in the City of Owosso.

The master plan is intended to take a long-term view of the community, guiding growth and development for the next 20 years and beyond, while providing flexibility to respond to changing conditions, innovations, and new information. Thus, planning is a process that involves the conscious selection of policies relating to land use and development in a community. Through the process of land use planning, it is intended that a community can preserve, promote, protect, and improve the public health, safety, and general welfare. By state law, the master plan must be reviewed every five years.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, requires that the planning commission approve a master plan as a guide for development and review the plan at least once every five years after adoption. The master plan should serve as a roadmap and foundation for future decision making, as well as the official policy guide for community development.

## WHAT IS THE DIFFERENCE BETWEEN A MASTER PLAN AND A ZONING ORDINANCE?

The Master Plan is intended to guide land use and zoning decisions. The future land use map should be used in conjunction with the plan goals where reviewing rezoning applications. A Plan is a guide to development, but it is not a legally enforceable document.

TABLE 1.		
MASTER PLAN VS. ZONING ORDINANCE		
Master Plan	Zoning Ordinance	
Provides general policies, a guide	Provides specific regulations, the law	
Describes what should happen in the future, recommends land use for the next 10 to 20 years	Describes what is and what is not allowed today, based on existing conditions	
Adopted under the Municipal Planning Act, Public Act 285 of 1931, as amended	Adopted under the Zoning Enabling Act of 2006, as amended	
Includes recommendations that involve other agencies and groups	Deals only with development-related issues under city control	
Flexible to respond to changing conditions	Fairly rigid, requires formal amendment to change	

## **SUMMARY OF PREVIOUS PLANNING EFFORTS**

Planning is an iterative process; arriving at a land use and policy document by repeating rounds of analysis and engagement. Each planning effort builds on previous plans.

#### **ZONING PLAN**

In 1970, Owosso developed a zoning plan in collaboration with the other entities in the mid- county area (Caledonia Township, Owosso Township, and the City of Corunna). This document provided the historical backdrop for land use decisions and zoning in the city. However, this plan was not comprehensive in nature.

#### **BLUE RIBBON COMMITTEE REPORT**

In May of 2008, the City Council appointed the Blue Ribbon Committee for the purpose of "creating a cohesive forward vision for the City of Owosso." This committee was not only created to set forth a vision but to offer "a distinct pathway to successfully spring over the bar." This document contains many categorized statements that express the vision and goals for the community.

#### CITY OF OWOSSO MASTER PLAN

The city's first comprehensive master plan was adopted in November 2012. The city was assisted by Michigan State University students in the development of the plan.

The master plan process identified and examined a wide range of existing conditions including population, housing, natural resources, traffic, utilities, public services, and land use. The planning commission was then able to analyze and translate the implications of each into a series of goals and policies for the city. Action steps were then identified to implement change in the city.

#### **DOWNTOWN DEVELOPMENT PLAN**

The City of Owosso established its Downtown Development Authority (DDA) in 1977. The original Downtown Development Plan and Tax Increment Financing (TIF) Plan were completed in 1984. The Development Plan and TIF Plan were amended in 1988 and again in 2003 following an extensive, multi-year DDA Master Planning process begining in 1995. The DDA District boundaries were amended in 1983, 1989, and 2002.

#### **OWOSSO MAIN STREET**

The City of Owosso has been a designated Michigan Main Street community since 2009. Owosso Main Street (OMS) is a nationally accredited Main Street community. The Owosso Main Street Board and Executive Director are responsible for developing annual work plans to meet downtown goals and objectives.

#### CAPITAL IMPROVEMENT PROGRAM

The City of Owosso developed and adopted the City's first capital improvement plan (CIP) in early 2019.



## PLANNING CONTEXT

An important prerequisite to preparing an update to the City of Owosso's Master Plan is to develop a common understanding of the current state of the community as well as anticipated trends.

Owosso is rich with history, architectural character, and natural beauty. It features a vibrant downtown district with shopping, dining and entertainment establishments; one-of-a-kind home-grown businesses; residential neighborhoods featuring mixed architecture, incomes and uses; a grid system of tree-lined streets; a comprehensive network of sidewalks to encourage walking; businesses offering a wide range of service and manufacturing employment; neighborhood elementary schools; and an extensive park system. All of these features combine to provide an excellent quality of life for the city's nearly 16,000 residents.

This plan acknowledges that Owosso's rich history and quality of life did not always equitably affect all its residents or visitors. Owosso seeks to prioritize equity and inclusion for its next chapter to ensure it is accessible and welcoming for *all* people.

The current plan is an update and reorganization of the 2012 master plan. This plan reflects the changes that the city has experienced over the last 20 years. These include, but are not limited to:

- Continued expansion of adjacent urban regions that have impacted Owosso, such as the greater Flint and Lansing regions.
- Significant decrease in industrial production and employment in Owosso and across the state since the 1970s.
- Development and expansion of the Baker College Campus.
- Continued preference towards the automobile as the primary form of transportation and as the primary customer for businesses, leading to a new pattern of business growth away from downtown and onto M-21.
- Increase in poverty and unemployment related to the economic activity decrease.
- Aging of neighborhoods, buildings, and infrastructure in the city.
- Strong downtown revitalization resulting from combination of programming, grants, and entrepreneurial activity.

This master plan will reflect these changes and position the City of Owosso for the type and amount of change that is anticipated during the next 10 to 20 years.

## **SUMMARY OF COMMUNITY PROFILE**

The City's ultimate goal is to preserve and enhance quality of life within the community which requires a careful analysis of the existing conditions and trends, as well as the dynamic economic, social, and environmental forces in effect. This qualitative and quantitative data provides a solid footing for the formulation of goals, policies, and strategies designed to help the community move forward.

#### SUMMARY OF COMMUNITY PROFILE

- Owosso population is 14,738. The city is experiencing population decline.
- Owosso has a younger population (median age 33.7 years old) compared to county and state trends.
- Owosso has seen as increase in the number of residents 25-34 years old.
- Owosso's high school graduation rate is increasing (89.4%) but still lower than county and state averages.
- Owosso's housing stock is primarily single family detached (68.5%).
- Most of the residential units were built before 1939.
- Home ownership rates in Owosso are lower than county and state averages (53.9% Owner, 37.1% Renter).
- Most homes in Owosso are valued at \$50,000 to \$150,000, with a median value of \$77,000.
- Household incomes are low (\$36,723 median) and have not kept up with inflation.
- Owosso has a high poverty rate (24.3%), particularly for female-headed households with children.
- Owosso's largest industries are education, health and social services (23%), manufacturing (18%) and retail trade (17%).
- Manufacturing fell significantly between 2000 and 2010.
- Owosso has higher unemployment (6.6%) than the county and state.

## SUMMARY OF PUBLIC ENGAGEMENT

The city identified a master plan steering committee consisting of core city staff and planning commission representatives. The project kick-off was held in October 2018.

This meeting included a driving tour of the community and a discussion of the existing master plan. The consultant led the city staff and planning commission members through a Preserve-Enhance-Transform exercise to identify assets and opportunities within the community.

Stakeholder meetings were held in March 2019. This included meeting with members of city staff, council, planning commission, parks and recreation, economic development, Main Street Owosso, historical society, historic district commission, Westown Business Association, property and business owners, and local developers. The economic development meeting included a Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis.

## **HOW TO USE THE PLAN**

#### PLAN ORGANIZATION

The master plan is divided into five chapters:

- Ch 1. Introduction Provides an overview and introduction to the Master Plan document.
- Ch 2. Neighborhoods Focuses on the importance of Owosso's neighborhoods and provides strategies for preserving the aspects that make the city a great place to live.
- Ch. 3 Economic Development Strategy

   Focuses on the City's strengths and opportunities related to the local economy and redevelopment, including strategies to strengthen existing assets and attract and retain talent. Includes specific strategies for the Westown Commercial District.
- Ch. 4 Downtown Plan Focuses on the heart of the City: Downtown Owosso. Discusses opportunities for preservation, placemaking, open space amenities, small business support, and the redevelopment of key sites.
- Ch. 5 Future Land Use Provides a framework for the City's physical land use and development character.

- Ch. 6 Implementation Identifies planning and policy tools to support the implementation of the Master Plan. Also includes a detail Action Plan to guide the work of the City and also identifies opportunities for collaboration.
- Appendix A. Community Profile Provides an overview of the City's historic, physical, demographic, and socioeconomic characteristics.

The following Master Plan Goals and District Framework are woven into the Neighborhoods, Economic Development, and Downtown Plan chapters. The Future Land Use Plan and Implementation bring everything together and provide the tools for implementation.

#### FRAMEWORK MAP

The following framework map provides a set of framework elements that depict the types of "places" the city has and speaks to the character of the built environment. The framework elements provide a basis for the the future land use plan.

#### IMPLEMENTATION OF THE PLAN

For this plan to serve as an effective tool in guiding new development within the City of Owosso, it must be implemented. Primarily this responsibility resides with the City Council, Planning Commission, and city staff. Following are those steps which should be undertaken to assist in the successful implementation of this Master Plan

- Capacity building
- Public participation plan
- Capital improvement plan

More detailed information on implementation may be found in Chapter 6.

#### **REVIEW AND AMENDMENT**

The Master Plan guides the work of the Planning Commission. It should be incorporated into the City's annual action plans and reviewed every 5 years.

## MASTER PLAN GOALS

The City of Owosso is the cultural center and economic hub of Shiawassee County. It is a destination and a place to call home. The following goals guide the policies and actions encompassed in the Master Plan.

# GOAL 1. PROTECT HEALTH, SAFETY, AND GENERAL WELLBEING OF THE COMMUNITY

The Master Plan provides a framework for protecting the health, safety, and general wellbeing of the community. Land use, public services, and local leadership are some of the key components that impact quality of life for local residents.

# GOAL 2. PROVIDE EXCELLENT CUSTOMER SERVICE TO RESIDENTS AND INVESTORS

The City of Owosso is committed to being a Redevelopment Ready Community. This mentality extends beyond "business-friendly" and influences the way the city engages the public regarding public services, community planning, and new private development.

# GOAL 3. MAINTAIN FISCAL RESPONSIBILITY AND SUSTAINABILITY

The City of Owosso is committed to keeping the cost of living low while providing high-quality public services to residents and property owners. This means coordinated long-term planning and proactive communication between departments, boards, and commissions, and transparency of local government.

### GOAL 4. IDENTIFY, PRESERVE, AND ENHANCE THE COMMUNITY'S CHARACTER

The City of Owosso is committed to preserving the history and character of the community and celebrating what makes Owosso unique. The City continues to build on its successful adaptive reuse and facade improvement projects as well as its rich tradition of arts and culture.

# GOAL 5. INCREASE QUALITY OF LIFE AND QUALITY OF PLACE FOR ALL

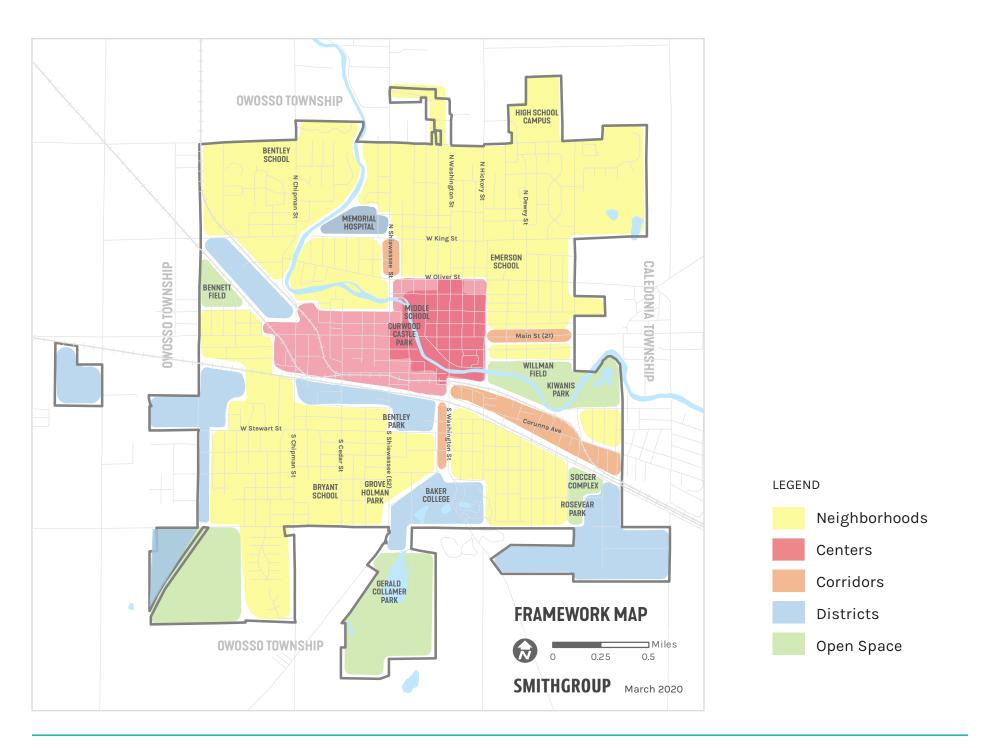
The City of Owosso is committed to providing welcoming, safe, and high-quality neighborhoods for all. This means investing in place and ensuring residents have the resources and tools to be a good neighbor.

### **GOAL 6. BOOST LOCAL ECONOMY**

The City of Owosso is committed to supporting small business and attracting new development that is consistent with the community's long-term vision.

# GOAL 7. STRENGTHEN PUBLIC AND PRIVATE PARTNERSHIPS

Regional collaboration works to eliminate overlapping responsibilities and competing visions of economic priorities, and address redundancies and gaps in services.



### **FRAMEWORK**

### **NEIGHBORHOODS**

Neighborhoods are where homes are clustered together along with other small-scale uses that serve the people that live there. Neighborhoods can include a variety of housing types, along with other uses such as schools, churches, parks, and small-scale businesses. Each of the neighborhoods in Owosso has its own character, influenced by the size, age, and architecture of the buildings, the density of homes, the layout of the streets, as well as the access to parks and public spaces.

### **CENTERS**

Centers are the heart beats of the City – the places where people walk, gather, shop, and meet. In Owosso the centers include the historic Downtown Owosso and the Westown business district. Each area has a distinct character, but they are similar in that they were developed with a mix of uses in mind. Residences and businesses are integrated by streets and sidewalks.

### **CORRIDORS**

Corridors are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City and are home to most of the commercial areas. Historic Corridors connect the centers of the City with other corridors and the surrounding neighborhoods. They are dominated by large, historic homes now used in a variety of ways –office, retail, bed and breakfast and residences (single and multi-family).

### **DISTRICTS**

Districts are parts of the city dedicated to a single type of activity, such as employment centers or educational campuses. Some districts encompass challenging sites and require more detailed study to inform future regulation. Districts are different from the corridors, centers and neighborhoods in that they generally do not involve a mixture of uses. The challenge for regulating any district is to ensure that they serve their intended purpose without compromising the quality of life in the surrounding areas. The City must assure that workers, products and visitors can reach their destinations easily and safely.

### **OPEN SPACE**

The final framework element is open space. This includes large natural areas, neighborhood parks, and non-motorized trail systems. Open space is an important contributor to quality of life and enhances all the other elements, particularly neighborhoods, centers and districts.

### REDEVELOPMENT STRATEGY

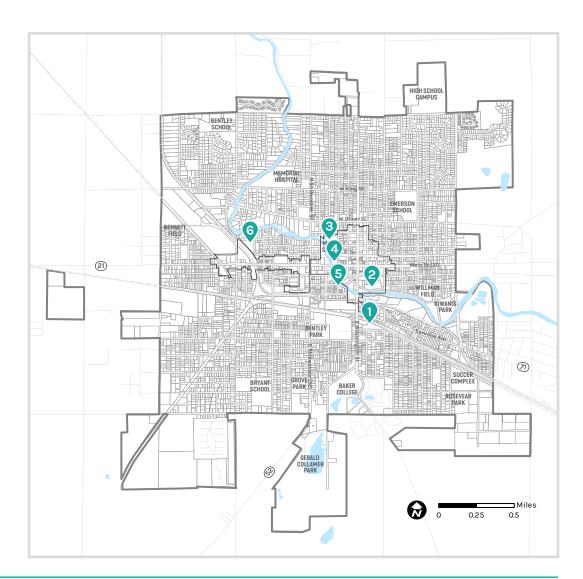
Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs and talent throughout

Michigan. RRC promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning for the future—making them more attractive for projects that create places where people want to live, work and invest.

### REDEVELOPMENT READY SITES

Owosso has very little vacant land available in the city (1.7 percent of the total land as of 2012) and therefore is a community primed for redevelopment. Communities must think strategically about the redevelopment of properties and investments and should be targeted in areas that can catalyze further development around it. The current master plan focuses redevelopment efforts in two key areas: centers and center-adjacent neighborhoods.

TABLE 2. REDEVELOPMENT READY SITES				
SITE	CHAPTER	PAGE		
1. Washington and Monroe St.	Neighborhoods	21		
2. Greening Jerome Avenue		22		
3. Owosso Middle School	Economic	32		
4. Matthews Building	Development	33		
5. River's Edge at Cass St.		34		
6. Former Vanguard Site		35		





# WHAT DO WE ENVISION FOR OUR NEIGHBORHOODS?

We envision our neighborhoods as safe, walkable places; welcoming to residents of all ages and backgrounds. Our neighborhoods will be "complete neighborhoods" with access to quality schools, connected open space, and day-to-day goods and services. We take pride in our historic neighborhoods and variety of housing options including new infill development.

It is important to protect the social and physical aspects of the community that give Owosso its identity. This chapter focuses on these elements that contribute to quality of life including the local culture and character, community gathering spaces, stable neighborhoods, quality housing stock and diverse housing types, good public services, and well-maintained infrastructure.

Residents of Owosso know the city to be a great community to live. to grow, and to raise a family. Residents and leaders also recognize the need for change and growth to enhance local quality of life. Investing in these elements that contribute to quality of life will benefit existing residents as well as provide opportunities to welcome new residents and businesses into the community.









## **FRAMEWORK**

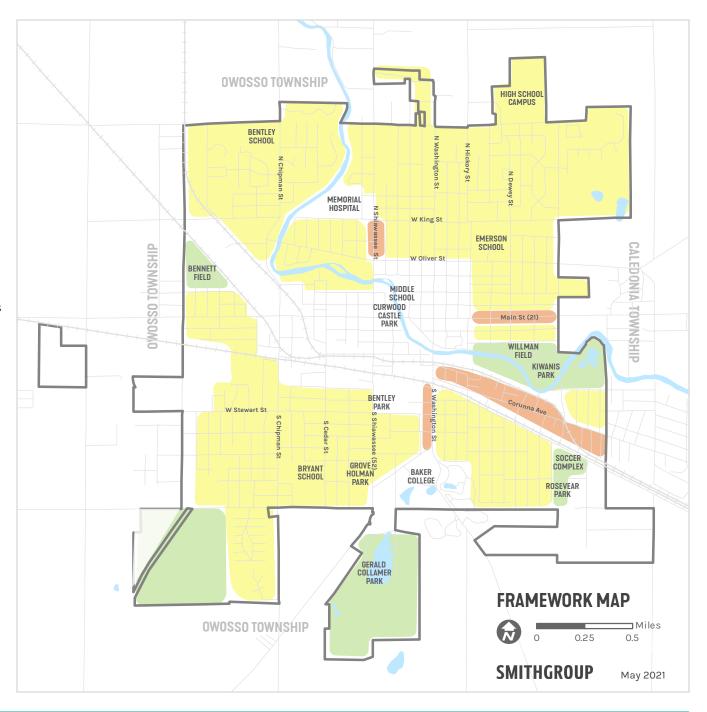
The Neighborhoods Chapter largely impacts the city's neighborhoods and open space place types. Small open spaces such as neighborhood parks and school fields are included within the neighborhood element. Corridors serve as a link and also an edge between neighborhoods. Corridors provide access to goods and services. While most of the city's housing is located within the neighborhoods place type, centers and corridors provide for higher density residential uses.

### **LEGEND**

Neighborhoods

Corridors

Open Space



## **ASSETS AND CHALLENGES**

### WHAT MAKES US GREAT?

Owosso's neighborhoods have a great foundation, they offer:

- Safe, walkable streets
- Mature street trees and green areas
- Neighborhood schools with playgrounds and recreation fields
- Affordable single family housing
- Architectural character in older neighborhoods
- Strong road improvement program

### WHAT CAN WE IMPROVE?

Owosso's neighborhoods have a great foundation but challenges include:

- Desire for more housing options
- Residential construction costs outweigh home sale prices thus making new residential construction difficult
- Residential rental inspections are on a 5-year cycle due to lack of capacity and should be closer to early 2-3 years.
- Single family housing suffered an obvious impact of 2005-09 economic recession







# **GOALS, POLICIES, AND ACTIONS**

The following goals, policies, and actions help translate the city's assets and challenges into tools to strengthen residential neighborhoods and related land uses.

# GOAL 1. PROTECT HEALTH, SAFETY, AND GENERAL WELLBEING OF THE COMMUNITY

### MAINTAIN STRONG RESIDENTIAL NEIGHBORHOODS

- Plan for attached single-family and multifamily along corridors and as transitional uses between neighborhoods and commercial or employment areas.
- Amend zoning standards to reduce the conversion of single-family homes to multiunit apartments and minimize impacts.

### IMPROVE HOUSING QUALITY AND NEIGHBORHOOD STABILITY

- Improve the residential rental inspection program for more regular inspections (2-3 year cycle).
- Develop an educational code enforcement program to help connect residents to the resources and tools they need to maintain their homes.

- Strongly pursue code enforcement on hazardous, unsafe, and ill-kept housing.
- Pursue implementation of city-wide, public recycling and waste management.

### EXPAND HOUSING OPTIONS

- Encourage the adaptive reuse of underutilized buildings such as schools, churches, or former warehouse buildings for multi-family residential.
- Encourage single-family attached housing on vacant and redevelopment sites, particularly as a transition between residential neighborhoods and commercial areas.
- Plan for attached single-family and multifamily along corridors and as transitional uses between neighborhoods and commercial or employment areas.







### LIVABLE NEIGHBORHOODS

Owosso's population is younger than the statewide average; therefore, the policies and recommendations of Age-Friendly Communities may not seem relevant but when we plan for older adults we plan for people of all ages and abilities. AARP's Livability Index provides a baseline for assessing local services and amenities that contribute to quality of life. The Livability Index includes the following categories:

- Housing: Affordability and Access
- Neighborhoods: Access to live/work/play
- Transportation: Safe and convenient options
- Environment: Clean air and water
- Health: Prevention, access, and quality
- Engagement: Civic and social involvement
- Opportunity: Inclusion and possibilities

Source: www.livabilityindex.aarp.org







# ENCOURAGING NEW HOUSING CONSTRUCTION

Small communities will have to find creative ways to generate new housing development, on both the construction and land development ends of the market.

- The community should develop an "elevator speech" that promotes the assets of the community and why someone would want to invest there.
- 2. Acquire land.
- 3. Obtain zoning approvals.
- 4. Extend infrastructure to the site.
- 5. Partner with local banks to establish a risk loan guarantee.
- Make sure that the development review process is quick and efficient to avoid unnecessary delays.

Source: Region 6 Housing Development and Implementation Strategy

### REDUCE STORMWATER ISSUES

- Plan for capital projects to provide for better stormwater management, particularly within the neighborhoods.
- Develop a detailed plan for the Jerome Street corridor that would expand recreational options and eliminate flood risk to the neighborhood.
- Require higher on-site stormwater detention/ retention.

### PROTECT WATER QUALITY AND ENHANCE THE NATURAL ENVIRONMENT

- Protect the city's six wellheads and other drainage features.
- Encourage Brownfield redevelopment.
- Continue to support the Friends of the Shiawassee River in their attempts to protect and enhance the water quality.

# GOAL 2. PROVIDE EXCELLENT CUSTOMER SERVICE TO RESIDENTS AND INVESTORS

### IMPROVE THE DEVELOPMENT REVIEW PROCESS

■ Develop permit checklists for homeowners.

### FOSTER A POSITIVE ENVIRONMENT AROUND CODE ENFORCEMENT

- Prioritize education over fines when dealing with code enforcement issues.
- Explore educational opportunities available for education of home owner associations, neighborhood associations/groups, landlord associations, and builder associations.

# GOAL 3. MAINTAIN FISCAL RESPONSIBILITY AND SUSTAINABILITY

#### INVEST IN PUBLIC SAFFTY

- Proactively plan for essential resources and upgrades for police, fire, and code enforcement.
- Coordinate with county departments regarding regional issues such as safety, public health, hazard mitigation, economic development, education, and transportation.

### INVEST IN LOCAL INFRASTRUCTURE AND PUBLIC SERVICES

- Maintain high-quality public water, sewer, and infrastructure. Consider a organized waste collection and recycling program. May require regional collaboration.
- Ensure proactive communication to residents about any potential changes in service.
   Includes temporary and long-term changes.

### SUPPORT LOCAL LEADERSHIP AND CIVIC ENGAGEMENT

- Allocate resources for regular training for city staff as well as elected and appointed leadership and committee volunteers.
- Coordinate with Owosso Public School District to develop a citizen academy for residents of all ages.
- Develop neighborhood identities and service groups that can perform activities and events related to home improvements and networking.

### PROACTIVE CAPITAL PLANNING

- Continue to improve annual the capital improvement program (CIP) planning process.
- Seek grant funding opportunities for infrastructure projects, particularly water, stormwater, and non-motorized systems.

### GOAL 4. IDENTIFY, PRESERVE, AND ENHANCE THE COMMUNITY'S CHARACTER

### PRESERVE HISTORIC RESIDENTIAL CHARACTER

- Continue to support neighborhood events that highlight local history, historic homes, and beautiful gardens.
- Host home repair workshops facilitated by local trades persons and historic preservation experts to address common issues such as window repair, damp basements, electrical issues, and abatement of hazardous materials such as lead and asbestos.

### RESIDENTIAL DISTRICT STANDARDS

Establish new setbacks and site design standards that respect the existing nature of the community and promote developments that are high quality and complementary.

### EXPAND GREENWAY DEVELOPMENT

 Utilize public-private partnerships to enhance and expand the greenway along the Shiawassee River.

# GOAL 5. INCREASE QUALITY OF LIFE AND OUALITY OF PLACE FOR ALL

### SUPPORT THE CITY'S SENSE OF COMMUNITY

Support and promote arts & culture, in partnership with Shiawassee Arts Council, Lebowsky Center for Owosso Public School District, and others.

### ENHANCE WALKABLE NEIGHBORHOODS

- Pursue "safe routes to schools" improvements in partnership with the Owosso Public Schools.
- Improve connections between neighborhoods and key destinations, activity centers throughout the city, including the riverfront, schools, and parks.

### PROVIDE FOR ADEQUATE OPEN SPACE AND RECREATION

- Utilize public-private partnerships to enhance and expand the greenway along the Shiawassee River.
- Seek grant funding opportunities to increase parks and recreation facilities.
- Develop an adopt a park program.
- Study the cost and feasibility of potential kayak launch sites along the Shiawassee River.







### WHAT IS MISSING MIDDLE HOUSING?

Missing Middle Housing is a range of multiunit or clustered housing types—compatible in scale with detached single-family homes that help meet the growing demand for walkable urban living. These missing middle housing types include duplex, triplex/fourplex, courtyard apartment, townhouse, multiplex, and live/work. They are great for transitional areas between Neighborhoods and Centers.



Source: Opticos Design

- Partner with community groups and citizens to get maximum programming out of parks and other areas.
- Develop an implementation plan to create an integrated trail system for non-motorized transportation and recreation at the regional level.
- Develop an implementation plan to create an integrated trail system for non-motorized transportation and recreation.

### IMPROVE SAFETY OF STREETS FOR ALL USERS

- Incorporate distinctive and clearly marked crosswalks at road crossings that align with existing sidewalks and pathways.
- Continue to prioritize safety and trip hazards for sidewalk replacement
- Pursue "Bicycle Friendly City" designation from the League of American Bicyclists.

### **GOAL 6. BOOST LOCAL ECONOMY**

### ENCOURAGE RESIDENTIAL INFILL DEVELOPMENT

- Utilize redevelopment ready sites process to market potential sites. (RRC Best Practice)
- Promote infill housing in older neighborhoods and on established corridors to help rejuvenate such areas.
- Consider future development of Osburn Lakes for larger lot residential/recreation.

### SUPPORT REGIONAL CONNECTIONS

 Connect the riverwalk to the CIS rail-trail to the west.

## REDEVELOPMENT OPPORTUNITIES

### **WASHINGTON AND MONROE STREET**

Located south of Downtown and Corunna Avenue. this 5.5-acre site is located in a transitional zone between commercial and industrial uses and a residential neighborhood to the south. The site includes multiple parcels including a city-owned property along the railroad corridor and the Former Grace Church, 715 S. Washington (built in 1950). The site is connected to public water/sewer. In the near term, the site provides an opportunity for infill residential. The adaptive reuse of church building for condominium development may be considered, however, the building does not have architectural or historical significance and could be demolished as part of the redevelopment. A desirable future use for the site is single-family attached residential. Infill development should be compatible with the existing neighborhood incorporating front porches/stoops, alley access, parking in the rear, and building heights between 2-3 stories. Existing street trees should be preserved.







### **GREENING JEROME AVENUE**

The residential area between Downtown and Willman Field is located in the floodplain. As homes become available there is an opportunity to consolidate properties for future open space development. While there is an existing shared use path along the north side of the river, there is an opportunity to improve the connection between Downtown and other open space amenities to the east. The design should integrate stormwater management, native landscaping, seating area, and play features.







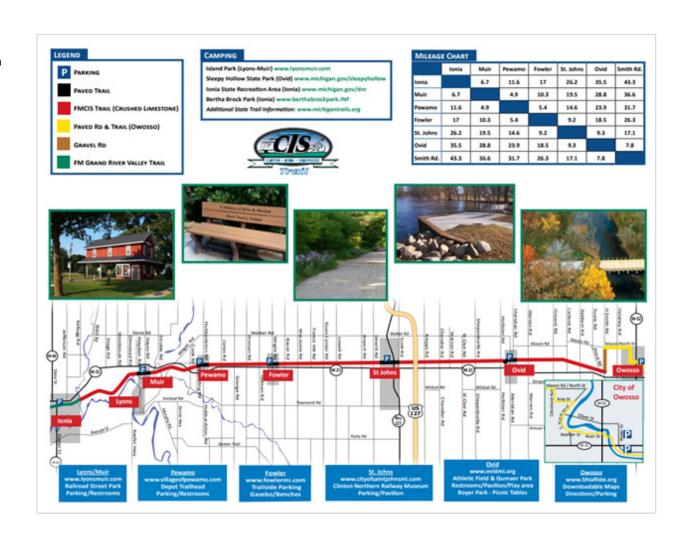
### LEGEND

- Proposed Stormwater Improvements
- Existing Riverfront Trail
- Proposed Trail Connections

## **OPEN SPACE OPPORTUNITIES**

The Fred Meijer Clinton-Ionia-Shiawassee (CIS)
Trail is a 41.3-mile non-motorized trail located in mid-Michigan in the counties of Clinton, Ionia and Shiawassee. It connects the communities of Owosso, Ovid, St. Johns, Fowler, Pewamo and Muir/Lyons utilizing a former railroad. The trail is 12 ft wide, packed crushed limestone, with 10 ft wide asphalt surface in towns for a total of 8 miles of asphalt.

The trail is owned by the Michigan Department of Transportation (MDOT) and is managed by the Michigan Department of Natural Resources (MDNR) with the Mid-West Michigan Trail Authority and maintained by volunteers of the Friends of the Fred Meijer Clinton-Ionia-Shiawassee Trail.



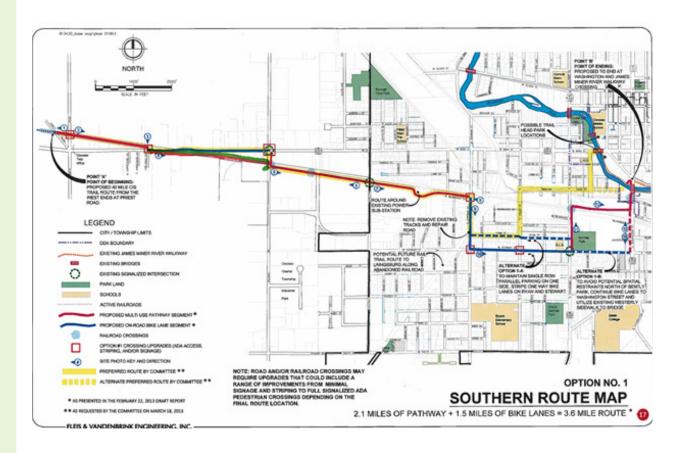






### **NEW NON-MOTORIZED TRAIL ROUTE**

Since the railroad corridor is still active in the City of Owosso, the current trail turns north at Smith and detours approximately 4-miles, dropping back down on the west side of the Shiawassee River, connecting to the Riverwalk at Curwood Castle. The city is currently looking to fund a new route that would connect the trail more directly into the downtown.





# WHAT DO WE MEAN BY ECONOMIC DEVELOPMENT?

Economic development means supporting and growing locally-grown business. It means attracting and retaining talented workers and investing in our residents.

The economic development strategy drives investment and growth strategies, and it helps to define the way a community will interact with the local business community. It can guide business attraction and retention, determine which types of projects warrant public incentive support, identify an economic development vision and create an implementation strategy for the completion of projects which will enhance the economy within the community.

Economic development cannot just be about projects and amenities alone, it must be a comprehensive strategy. One that focuses on growing the local tax base, developing the workforce of today and tomorrow, investing in infrastructure that can support the needs of both residents and businesses, creating capacity to support, grow and retain existing businesses within the community and developing a marketing and branding strategy that can help attract new businesses to the community.









## **FRAMEWORK**

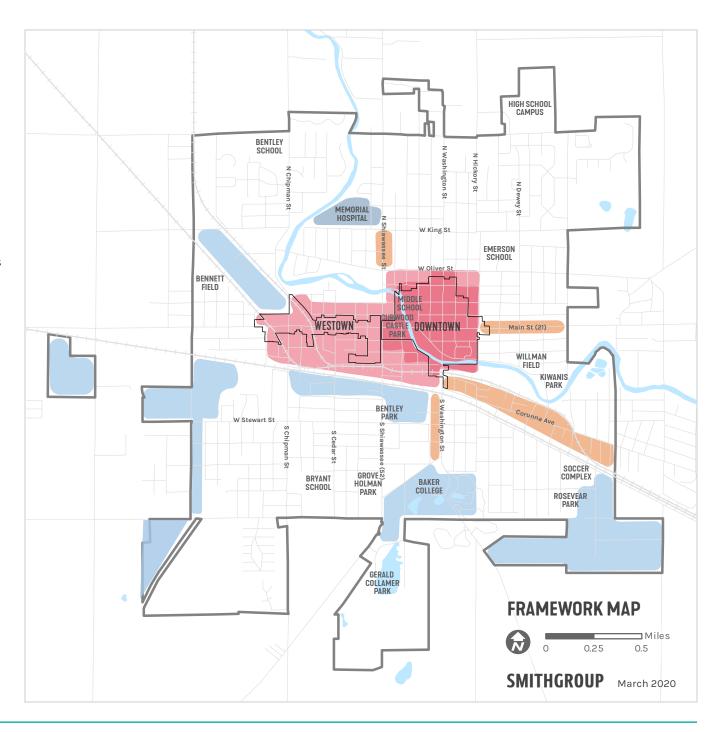
The Economic Development Strategy deals with the city's centers, corridors, and district place types. This is where people work and where they go for goods and services. These are the areas where revitalization is taking place.

### LEGEND

Centers

Corridors

Districts



## **ASSETS AND CHALLENGES**

### WHAT MAKES US GREAT?

In terms of economic development assets, Owosso offers:

- Regional location and proximity to three large metropolitan areas: Detroit, Flint, and Lansing
- Stable government with minimal debt and good infrastructure
- Good cooperation with adjacent municipalities
- Quality school district
- Water and sewer
- Low cost of living and competitive taxes
- Diversity of businesses
- Michigan Main Street community
- Cook Family Foundation
- High speed internet
- Art and culture
- Baker College
- Partnerships with MEDC include Michigan Main Street (MMS) and Community
   Assistance Team (CAT)

### WHAT CAN WE IMPROVE?

Owosso struggles with:

- Lack of housing options
- Perception and lack of marketing assets
- Lower educational attainment
- Skills training for underemployed
- Limited land for development
- Few entertainment venues
- Lack of hotels and accommodations
- Access to capital

### WHERE CAN WE START?

Opportunities for Owosso include:

- Transformational Brownfield
- Michigan Economic Development Corporation's Redevelopment Ready Communities (RRC) Certification
- Need to sell success stories incubator at Farmers' Market become small businesses
- Accelerate the timeline for putting together financing packages





## **GOALS, POLICIES, AND ACTIONS**

The following goals, policies, and actions help translate the city's assets and challenges into tools to strengthen economic development and related place types in the city:

# GOAL 1: PROTECT HEALTH, SAFETY, AND GENERAL WELLBEING OF THE COMMUNITY

### MAINTAIN STRONG COMMERCIAL DISTRICTS

- Ongoing planning for Downtown and Westown.
- Support existing businesses.
- Encourage nonconforming sites to gradually upgrade and be brought more into conformance with the intent of the zoning ordinance.
- Prioritize code enforcement and blight control efforts on Westown, East M-21, South M-52, and M-71.

## PROTECT WATER QUALITY AND ENHANCE THE NATURAL ENVIRONMENT

 Encourage sustainable design and aesthetic upgrades that will enhance the use and exchange value of property.

- Utilize the Zoning Ordinance to ensure that development will minimize disruption to valuable natural feature areas.
- Consider zoning changes that encourage rain gardens, permeable paving materials, LEED certification, and other sustainable development goals.

# GOAL 2: PROVIDE EXCELLENT CUSTOMER SERVICE TO RESIDENTS AND INVESTORS

### IMPROVE THE DEVELOPMENT REVIEW PROCESS

- Create a Guide to Development.
- Develop a documented policy to guide the internal review process including tasks, times, responsible parties, etc.
- Develop potential incentive packages.

#### ENSURE PLANNING AND DEVELOPMENT IS INCLUSIVE

- Promote and support a regional approach to economic development that is business friendly and easily accessible by businesses.
- Continue to follow and revise the public participation plan as needed.

 Develop an outreach strategy for potentially controversial development projects.

## GOAL 3: MAINTAIN FISCAL RESPONSIBILITY AND SUSTAINABILITY

### INVEST IN LOCAL INFRASTRUCTURE AND PUBLIC SERVICES

- Proactively address capital needs and time projects in parallel with redevelopment.
- Coordinate an infrastructure improvement plan for streets and underground utilities, with design standards.

### SUPPORT LOCAL LEADERSHIP AND CIVIC ENGAGEMENT

Support training for local elected officials.

### PROMOTE FINANCING TOOLS FOR DEVELOPERS

 Educate building owners regarding potential financial benefits of upper floor rehabilitation, including state and federal tax credits for historic rehabilitation.

### PROACTIVE CAPITAL PLANNING

 Consider redevelopment opportunities for current municipal properties, specifically City Hall and the public safety building.







### GOAL 4. IDENTIFY, PRESERVE, AND ENHANCE THE COMMUNITY'S CHARACTER

### PROMOTE REDEVELOPMENT

- Modify zoning to permit a flexible mixture of uses along corridors but with strengthened emphasis on design and character.
- Recognize and assess Redevelopment Ready Sites in order to prepare for packaging and marketing.

### PRESERVE THE CHARACTER OF THE COMMERCIAL DISTRICTS

- Develop standards for new and infill development in order to ensure high quality, durable materials that are in compatibility with the city's historic character.
- Move the sign ordinance into the zoning code and update it so that it adequately serves businesses but promotes more subtle materials, lighting, color, size, positioning, and landscaping that complements the building and neighborhood.
- Require landscaping that enhances the development site along the street and within the parking lot.

### BUILD ON EXISTING ASSETS

- Create marketing materials to attract developers to Owosso.
- Promote tourism. Advance and expand Downtown's Day-Tripper Transformation Strategy.
- Preserve the unique identity of Westown while pursuing mixed-use and traditional building projects.

### CONTINUE LOCAL EVENTS AND PLACEMAKING

- Facilitate regular and frequent events in the downtown and Westown business districts in conjunction with the evolution and improvement of existing events such as the North Pole Express.
- Encourage and facilitate historical preservation.

# GOAL 5: INCREASE QUALITY OF LIFE AND QUALITY OF PLACE FOR ALL

### SUPPORT MIXED-USE AND WALKABLE NEIGHBORHOODS

 Encourage home-based businesses, livework space, mixed uses, and flexible commercial spaces to accommodate the new economy worker and business.

- Prioritize neighborhood-serving mixed-use nodes to provide walkable access to daily retail and service needs.
- Provide safe pedestrian circulation when designing access and circulation for vehicles.
- Require all new commercial construction to provide pedestrian pathways along the roadway and require linkages from the building to parking areas and the pathway.

### SUPPORT COMPLETE STREETS

- Finalize a non-motorized plan map and implementation strategy that links to other regional trail efforts.
- Build a student culture in the community between Baker College and downtown by encouraging strong pedestrian connections between campus, dorms, and downtown.
- Connect Westown to the proposed trail system and consider additional wayfinding and street furniture, including waste receptacles.
- Consider implementation of the "complete streets" and "road diet" design concepts for all major streets and state highways.

### **GOAL 6: BOOST LOCAL ECONOMY**

### BUILD ON THE LOCAL BUSINESSES

- Business attraction.
- Identify and invest in programs that promote Owosso as the best entrepreneurial climate to live, work, learn, and play.

### SMALL BUSINESS SUPPORT

- Continue to hold events to facilitate business support, training, and networking (Social media marketing, small business resources).
- Consider a coordinated study and plan effort that could drive tourism by increasing the draw to the Steam Railroading Institute, the Lebowsky Center, etc.

### DEVELOP A MARKETING STRATEGY FOR NEW BUSINESS

- Conduct a market study to understand the needs of the community that are currently unmet and identify potential targets for business recruitment.
- Develop a business recruitment strategy and action plan, including a business recruitment package. Target a mix of specialty and anchor businesses for downtown, and a broader mix of general commercial for the corridors.

Redevelopment Ready Sites marketing via signage in public areas, info packets and status updates in print/online/social, stakeholder facilitation, pre-project and postproject awareness efforts.

### ATTRACT NEW DEVELOPMENT

- Partner with MEDC (RRC staff) and technical assistant consultants to identify and facilitate developer introductions and site tours.
- Promote the Shiawassee River as an environmental, economic, and recreational asset for Owosso.
- Develop a process to share successes, events, promotions, and development opportunities across partner communication channels (e.g., newsletters, press releases with partners like Chamber of Commerce, Main Street, etc.).
- Increase investment in regional marketing.
- Develop and utilize Request for Qualifications (RFQs) and Business Development Packets.

# GOAL 7: STRENGTHEN PUBLIC AND PRIVATE PARTNERSHIPS

- Develop a tax increment financing plan for the Westown Corridor Improvement Authority (CIA) and expand the boundary to capture key redevelopment sites.
- Consider the establishment of a Principal Shopping District (PSD) for Downtown Owosso.
- Continue to support the efforts of the Shiawassee Economic Development Partnership.
- Create an easily sharable, living spreadsheet to align partners with ongoing planning efforts and initiatives.

## **ECONOMIC DEVELOPMENT STRATEGY**

The economic development strategy drives investment and growth strategies, and it helps to define the way a community will interact with the local business community. It can guide business attraction and retention, determine which types of projects warrant public incentive support, identify an economic development vision and create an implementation strategy for the completion of projects which will enhance the economy within the community.

Economic development cannot just be about projects and amenities alone, it must be a comprehensive strategy. One that focuses on growing the local tax base, developing the workforce of today and tomorrow, investing in infrastructure that can support the needs of both residents and businesses, creating capacity to support, grow and retain existing businesses within the community and developing a marketing and branding strategy that can help attract new businesses to the community.

### REGIONAL ECONOMIC DEVELOPMENT

In 2013, the I-69 Thumb Region, also known as Prosperity Region 6 completed a 7-county economic development strategy called "Accelerate". This plan is intended to find and promote economic development opportunities across the region as well as promoting the region for outside investment.

Each year, the I-69 Thumb Region offers grants and other support programs assisting local communities within the region to compete for investment opportunities.

### **AREAS FOR GROWTH**

An overall assessment of Owosso points to two primary areas for growth throughout the community as follows;

- Industry This classification focuses on retail, service and manufacturing
- 2. Housing The primary focus on housing will be to increase new housing units of all types that can primarily serve the working community and industries of Owosso.

### **INDUSTRY**

The City of Owosso has a number of thriving industry sectors from retail to industrial to medical with Memorial Healthcare which employs over 1,000 workers within the citv. Importantly, for future industry growth within the City of Owosso, is the labor participation rate. Owosso has a labor participation rate of nearly 64%, which is currently higher than the State of Michigan based on 2017 U.S. Census estimates. Equally important, educational attainment for the City of Owosso shows that at least 54% of the community has of some level of higher education attainment. While this is still a little below the State of Michigan, Owosso can demonstrate that they do have a trained workforce, especially when specifically trying to attract new manufacturers to the community.

### BUSINESS DEVELOPMENT/ RETENTION PROGRAM

Develop a program to take and keep the pulse of the local business community. Regular touches, or retention visits will begin to engage the business community beyond traditional networking opportunities. Typical discussions during retention visits include business growth plans, marketing, employment and obstacles that can hinder growth. There are many resources available to the business community for finding, hiring and retaining employees, obtaining financial support, learning about import and export programs and government contracting opportunities. Having a strong business retention program can be one of the most successful tools for supporting the local business community. The Shiawassee Economic Development Partnership (SEDP) can be a resource to the City of Owosso since it brings collaborative partnerships together around development, business growth and support, entrepreneurialism, workforce development, infrastructure and beyond.

### **KEY METRICS FOR A RETENTION PROGRAM**

- Coordinate retention efforts with the SEDP. When able, join SEDP for retention visits to companies within the city.
- Coordinate a bi-annual retention review with SEDP and the Michigan Economic Development Corporation to get updates on retention efforts throughout the year and to learn about key themes arising from discussions with local base businesses.
- 3. Develop a tracking method to follow and assist companies through the expansion process.
- 4. Create a small business information and support kiosk at City Hall in the Main Street/DDA office with promotional material for support programs or agencies that are available to assist local small buisnesses such as MEDC, MI Small Business Development Center, SEDP, Procurement Technical Assistance Center, lending institutions and other support organizations.
- Celebrate business growth wins in the city online and through other forms of communications to let residents and other businesses know about economic successes.
- Promote and enhance DDA/Main Street programs that can support local business growth and development such as TIF or Brownfield.

### MARKETING/BRAND STRATEGY

Upon completion of the Master Plan, the City should focus efforts on marketing and branding to reintroduce the downtown mixed-use corridor and become a tool to highlight investment opportunities within the city. Marketing and branding have been used in many instances to create logos and taglines for municipalities, but for economic growth, the strategy needs to do much more. The strategy should identify sites, but also why those sites are a good investment. Are utilities in place and what capacity can they support? What potential incentives, such as opportunity zones might apply? What types of investment is the community trying to attract and what demographics support that investment? These are some of the questions to be addressed in a good brand strategy.

The table at right provides the framework for a marketing strategy for the City of Owosso.

### MARKETING STRATEGY FRAMEWORK

Segment	Primary Interests	Outreach Tools	Suggested Message to Segment
Location advisors/ Site selectors & Corporate Executives (with site influence)	<ul> <li>Reducing risk, credible and trustworthy sources</li> <li>Available and skilled workforce Accessibility and location</li> <li>Incentives and taxes</li> <li>Predictable permitting process</li> </ul>	<ul> <li>Meetings at industry events</li> <li>Website/online media</li> <li>Partnerships and industry networks</li> <li>Industry press</li> <li>Briefings/tours</li> </ul>	<ul> <li>Plenty of available land and vacant facilities</li> <li>We offer fast approvals</li> <li>Incentives available</li> <li>Easy access to larger markets</li> <li>Forward thinking leadership</li> <li>Low utility costs</li> </ul>
Developers	<ul> <li>Reducing risk</li> <li>Quality/style of development</li> <li>Return on investment</li> <li>Quick tenant placement</li> <li>Predictable permitting process</li> <li>Zoning and land use</li> </ul>	<ul> <li>Engagement in community building vision</li> <li>Trade media and press</li> <li>Briefings/tours</li> <li>Website/online media</li> <li>Area business reports</li> </ul>	<ul> <li>Untapped market potential</li> <li>Desirable location</li> <li>Fast approvals</li> <li>Incentives available</li> <li>Progressive city leadership</li> <li>Small-town charm with forward thinking leadership</li> <li>Low utility costs</li> </ul>
Regional & Intermediary Organizations, Public- Private Partnerships (MEDC)	<ul> <li>Promoting and expanding economic development in the region</li> <li>Growing the organization's reputation and credibility</li> <li>Networking</li> </ul>	<ul> <li>Brochures/Fact sheets</li> <li>Briefings</li> <li>Engagement in community building vision</li> <li>Community educational forums</li> </ul>	<ul> <li>Changes will offer major economic opportunities for local community</li> <li>Together we can make Owosso a great place to do business and development projects</li> <li>We are leveraging your investment</li> </ul>

### **BUSINESS ATTRACTION**

Upon completion of the brand strategy, it will be important to engage fully with the Shiawassee Economic Development Partnership as well as the Michigan Economic Development Corporation to implement a business attraction strategy that works for the community based on the outcome of the Master Plan, land available for growth and target sectors the city is looking to attract.

### **KEY ATTRACTION METRICS**

- Determine which industry sectors are most likely to thrive in Owosso and implement a targeted marketing effort to those industries.
- Work with SEDP to engage site selection professionals and consider hosting a Familiarization Tour within the community.
- Highlight strong institutions such as Memorial Healthcare, Baker College, The Cook Family Foundation, Chemical Bank and others to demonstrate Owosso's great industry core and industry diversity.
- 4. Complete a workforce study to highlight the city's workforce potential.
- Attend regional site selection forums such as Mid-American Economic Development Council, Michigan Economic Developers Association and Site Selectors Guild.

### HOUSING

A common theme from the Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis is that there is not enough housing in the marketplace for new residents coming to Owosso, and that the existing housing stock is not supporting the existing residents of the city. Specifically, the housing market for middle income individuals is virtually nonexistent. Adding new housing stock is a very important piece of the economic development puzzle.

Opportunities to accommodate new housing marketed to middle income individuals are found throughout the city. At right are a few strategies to assist with attracting potential housing builders to the City of Owosso.

### UNDERSTAND THE MARKET

The first step in moving projects forward in smaller communities across the regions is to identify areas in the community that would be appropriate for new housing construction, both renter- and owner-occupied. For many builders, cost is the driving factor for determining when and where to build. Market information needs to be gathered indicating what the potential sales price or rent structure would be for new units. It would also be helpful to identify where potential buyers and renters will come from. A focus group meeting with area realtors and lenders would help with this.

Further, a survey of existing residents (mailed and/or online) in the community would also help asking the following questions, at a minimum, for example:

- If newly constructed, for-sale houses were available in the community would you consider selling your existing house and moving?
- 2. Are you currently renting and if newly constructed, for-sale houses were available would you consider buying?
- If you did move to a different house, what are some of the key things you would be looking for? (less maintenance, more bedrooms, etc.
- 4. Do you know of, or is anyone in your household, currently looking for alternate housing but have been unable to find any?

### **ENCOURAGING NEW HOUSING CONSTRUCTION**

Developers are not likely to be interested in small, outlying communities because the incomes and housing values are lower. Instead, they will tend to focus on larger markets with higher values and the potential for greater profit margins. Small communities will have to find creative ways to generate new housing development, on both the construction and land development ends of the market.

This can come in the form of building capacity with local investors/builders ("home grown") and eliminating some of the hurdles that make housing development challenging. This can also be accomplished by creating Public/Private Partnerships (P3's) with local municipalities or non-profit entities. Either the community, the P3 or a regional consortium, must look for ways to encourage new housing construction including but not limited to:

1. Acquiring land. Since both lenders and developers are shying away from new developments, the community can acquire land for that purpose and eliminate one of the required steps. This land can be sold raw or if possible, with the necessary infrastructure indicated below. If land can be obtained at

- a reduced price through tax foreclosure, the savings can be passed on to the developer as an added incentive. If the community is acting as the developer, this will help lower development costs and the savings can be passed on to the individual builders.
- 2. Obtaining zoning approvals. The community can rezone and even site plan the project so a developer only has to install the infrastructure and then obtain building permits for the construction. Prior zoning approval would also help with alternate housing types, like townhouses, condominiums, apartments, etc., where residents in some communities oppose any type of housing that is not large lot, single-family.
- 3. Extending infrastructure to the site. This is one of the costliest parts of development so if the community can install utilities to the property already purchased, typically at a lower financing rate, this will greatly improve the ability to attract builders. With roads, sewer and water already installed, the community will then have the ability to sell individual lots to builders and eliminate the risk that comes with developing an entire subdivision. This also gives the community

- flexibility with the builder and ability to ensure high-quality construction; and coordinate capital projects.
- 4. Establish a risk loan guarantee that will encourage banks to lend for speculative housing development, like subdivisions. The builders we spoke to said that even if they wanted to develop a subdivision, the risk would be too great, and the lenders would be hesitant to participate. It would therefore be beneficial to create some form of loan risk guarantee pool that would protect the lenders from loss if the project failed. As a loan guarantee, funding would not have to be committed to each project; only for those projects that fail and the bank has to foreclose on the property. In those cases, the loan fund would cover an agreed upon percentage of the loan and then have the ability to sell the property to a new developer. Such a fund could be undertaken at the community level but would most likely be more effective at the regional level as part of a consortium of communities or economic development agencies.

With many of the successful projects noted previously, builders have stated that they were able to offer lower-priced options because they could get higher densities creating an economy of scale. Others were able to acquire the land for development at a very low cost, generally purchasing the land from a municipal entity that obtained the land through the foreclosure process during the last recession. As noted earlier in this strategy, nearly 30% of the costs of new construction projects are regulatory, so finding ways to reduce those costs is critical.

### **ADDITIONAL STRATEGIES**

- The community should develop an "elevator speech" that promotes the assets of the community and why someone would want to invest there.
- An inventory of available land should be prepared including ownership, tax and zoning information. The availability and location of public utilities should also be included.
- 3. It is critical that the community obtain ownership of tax foreclosure properties that have development/redevelopment potential for mixed-use or housing.

- 4. Where needed, properties that are targeted for development can be re-zoned in advance by the community, making it easier for prospective developers/builders to move forward.
- Make sure that the zoning and building review process is quick and efficient to avoid unnecessary delays.
- 6. A strategy should be prepared for the development of residential properties, falling into four categories: (1) Land suitable for subdivision into multiple lots; (2) Individual, developable lots for sale to builders; (3) Land suitable for multiple-family development; and (4) Mixed-use and urban housing types, like townhouses, flats, etc.
- Local companies and banks should be recruited as partners in housing development, including financially, since they depend upon the ability to attract quality employees and customers.
- 8. Consider allowing Accessory Dwelling Units and smaller housing unit types to increase density in downtown and adjacent areas.

## **IMPLEMENTATION**

This plan serves as the policy guide for moving Owosso forward, guiding decisions about future physical and economic development. Transforming the plan's goals into reality will require a long-term commitment and political consensus. The plan is designed to be a road map for action, incorporating strategies, specific projects, and programs that will achieve the desired results.

This chapter synthesizes the many plan recommendations and identifies the actions and timing needed to transform the plan's vision into reality.

# TENETS OF SUCCESSFUL IMPLEMENTATION

The input received through the master plan process provided a foundation to help achieve the city's vision, community support, commitment, and involvement must continue.

### COMMITMENT

Successful plan implementation will be directly related to a committed city leadership. While elected and appointed officials will have a strong leadership role, many others - city department directors, staff, and leaders from the community's many institutions and organizations will also be instrumental in supporting the plan.

However, commitment reaches beyond just these individuals and includes the array of stakeholders. Citizens, landowners, developers, and business owners interested in how Owosso develops must unite toward the plan's common vision.

### INTEGRATE WITH PROJECT DESIGN

City officials and departments must embrace the plan, applying its recommendations to help shape annual budgets, work programs, and the design of capital improvements. For example, the city's engineering practices can support implementation through infrastructure improvements, streets, and storm systems designed consistent with plan policies and

recommendations. Each department, staff person, and elected official should find it a benefit, if not an obligation, to reference the plan when making decisions and setting priorities.

### **GUIDANCE FOR DEVELOPMENT DECISIONS**

This plan is designed for routine use and should be consistently employed during any process affecting the community's future. Private investment decisions by developers, corporations, and landowners should consider the plan's direction as it is the guide for economic growth and stability of the community and supports the goals and objectives of the overall master plan.

### **EVALUATION AND MONITORING**

This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays fresh and useful, periodic reviews and amendments may be required. This will ensure plan goals, objectives, and recommendations reflect changing community needs, expectations, and financial realities.

## ATTRACTING DEVELOPMENT

It is up to the City, DDA, business leaders, and civic associations to work together to assemble developer information and then actively recruit developers and businesses.

### WHY OWOSSO?

Since developers look for strong or emerging markets, Owosso must prove that it fits into this classification and may have just been overlooked. What are the positives with Owosso that have created unmet demand for housing, commercial, office or industrial uses? This is information that must be gathered and uncovered to create the "elevator speech" for developers: meaning why invest in Owosso as opposed to all the other communities that contact you? Also, what has changed in recent years causing the private sector to overlook the city as a place to develop? A one-page handout summarizing this key information will be a good start. After that, a separate sheet can be created for each marketing item like housing, retail, office, hospitality, etc.

### **UNDERSTAND THE MARKET**

Developers may not take the time to fully understand the dynamics of the local market and especially not unmet demand. The city can prepare a fact sheet for different market segments, working with local real estate professionals and companies. For example, some compelling information might be increased housing prices and vacancy rates; potential demand for certain types of housing using the Target Market Analysis; voids in the retail market that could be served by local businesses, etc.

### **DEVELOPER MATCHMAKING**

Once the above information is collected and organized, invite developers to come in and learn about available sites and why they should consider Owosso for their next project. It would be best to invite them individually and be concise, enthusiastic, and to the point with what you would like them to consider. Be sure to share success stories from other companies and developments so they can see that others have already tested the market. It is equally important to have as much information available regarding property availability, price, rental rates, recent purchase prices, traffic volumes, etc. This will provide a positive impression regarding the recruitment effort and limit the number of items that need follow-up.





### DDA/CITY PROPERTY ACQUISITION

Property acquisition will be a necessary part of implementing the development projects contained herein, particularly for site development and redevelopment. By purchasing property in an area identified for new development, the DDA or the city will have an added tool to attract developers and build the desired project. For example, to develop new housing, the DDA or city can acquire several of the vacant lots and can contribute them to the project. This will provide an incentive to lower the cost, and minimize the risk, for the developer. Should the first phase be successful, the developer will more than likely undertake construction of additional units without any form of subsidy. The goal is to use tax increment financing to attract developers by minimizing risk, leverage private investment and eventually eliminate the need for financial assistance.

### **GAP FUNDING**

Some projects may need financial assistance to kick-start the development. The city may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the "gap" that prevents the project from becoming a reality due to financial feasibility. There are many additional incentives that can also be utilized to support "gap" funding.



### **INCENTIVE PACKAGE**

The following programs are a sampling of incentives available to both local communities and developers to assist with redevelopment projects.

- Business Development Program (MiBDP)
- PA 198 Industrial Facilities Exemption
- Commercial Rehabilitation Abatement
- Community Revitalization Program (CRP)
- New Market Tax Credits
- Brownfield
- Michigan Transportation Economic Development Fund
- Opportunity Zones
- Façade Improvement Program





## REDEVELOPMENT OPPORTUNITIES

### **OWOSSO MIDDLE SCHOOL**

Located on the northwest side of Downtown. along the Shiawassee River, the Owosso Middle School is currently active. There are plans to construct a new middle school on the high school campus. The 6-acre site includes a parking lot and amphitheater with a large lawn. Built in 1928, the 120,000 sq. ft. middle school has significant adaptive use potential. The auditorium and gym spaces present challenges for strictly residential conversion to marketrate apartments. The city would like to see the building repurposed as an artist live/work space similar to the City of Dearborn's City Hall Artspace Lofts. Other options include higher education. For instance, Kendall College was a possible tenant for the Armory building. The Owosso-Mitchell amphitheater hosts concert events throughout the summer. To preserve this community asset, the city should encourage the future developer to provide a public access easement for the amphitheater and perhaps a portion of the parking lot (to accommodate barrier free parking).







### **MATTHEWS BUILDING**

Located in a prominent intersection within the Downtown core, adjacent to the Shiawassee River and across from City Hall, the Matthews Building site has significant redevelopment potential. The building is an aggregate of several buildings dating from the end of the nineteenth into the early twentieth century. The individual buildings are distinguishable according to their variable heights, different window trims, and variations on the stepped brick frieze. The extensive remodeling that has occurred over time, including multiple coats of paint and the application of various covers to the façade, challenges the observer to sort out a coherent description of its appearance. These additions also make adaptive use more challenging. Originally constructed in 1899, to replace the Mueller Brother Brewery that burned in 1898. The building is listed as a contributing to the National Register Historic District.







### **RIVER'S EDGE**

Located along the south bank of Shiawassee River, just west of S Washington St, this 2.5-acre underutilized industrial site has significant redevelopment potential from a location and amenity perspective due to proximity to downtown, the Stream Railroading Institute and the James Miner Riverwalk. An opportunity for attached single family or multiple family. The development should provide for public access along riverfront. The surrounding neighborhood has architectural charm and walkable scale, but it is somewhat disconnected from downtown. There is an opportunity to connect the neighborhood to downtown via a pedestrian bridge across river at corner of Genesee and Green St which could be considered as part of a larger city-wide non-motorized effort.







### WESTOWN

While historically commercial corridors served as neighborhood-serving local businesses, as buying habits have changed these areas have seen varying levels of strength and decay across Owosso. Existing walkable centers should be preserved and strengthened to spur further investment. Many corridors, though, may be best to transition from retail or general commercial areas to mixed-use office, housing, and live/work opportunities. This is especially true for the gateway corridors of Corunna, Main Street and Washington. Future zoning changes are recommended to place a renewed emphasis on walkable design and character while allowing a flexible mixture of uses.

Westown in particular provides opportunity to complement, while not duplicating, the success of Downtown by capitalizing on its existing traditional "main street" storefronts and walkability to nearby neighborhoods. The success of the Woodward building redevelopment indicates Westown may have more potential as an eclectic "warehouse" district that builds on the area's industrial past. While a Corridor Improvement Authority (CIA) was established, no TIF has been established for the area. A more formalized business association and funding mechanism are needed to help brand Westown as its own district and fund streetscape improvements and a more formalized shared parking strategy.





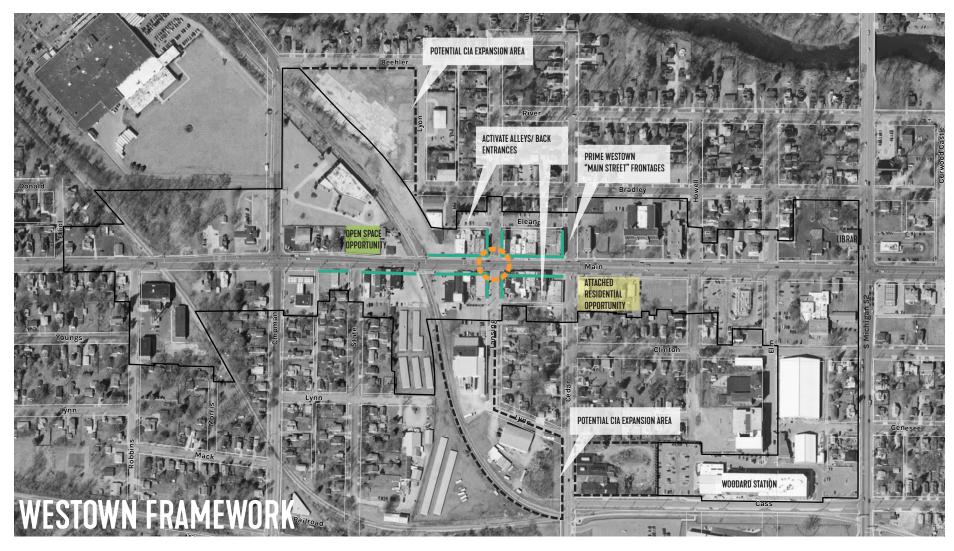




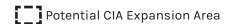


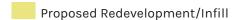
#### **KEY STRATEGIES FOR WESTOWN**

- Expand the Corridor Improvement Authority (CIA) boundary along Lyon to Beehler and along Lansing to Cedar and the railroad tracks to capture future development and support necessary infrastructure and streetscape improvements.
- Continue to invest in the rehabilitation of buildings along Main between State and Cedar to reinforce the sense of place and support existing and future businesses. This includes facade improvements and signage that enhances the historic integrity of the buildings.
- Potential open space opportunity west of the railroad tracks near the intersection of State St. The site is currently undeveloped private property.
- Opportunities for new attached residential development to increase pedestrian traffic in the district and provide a transition to the adjacent neighborhoods.
   Opportunities include a commercial site at Main and Cedar and the former Vanguard site along Lyon.



**LEGEND** 





Proposed Open Space

Proposed Gateway/Streetscape Enhancement • Install enhanced sidewalk amenities

Prime "Main Street" Frontages

#### RECOMMENDATIONS

- Supplement cobra-style street lights with more pedestrian-scale lighting
- Retain the same number of on-street parking spaces
- Plant additional street trees in curb bumpouts

- Protect trees with curbs to limit street salt detriments
- Activate alleys with art, organized parking, planters, welcoming entrances, and signage to front entrances



# WHAT DO WE ENVISION FOR DOWNTOWN OWOSSO?

Downtown Owosso functions as the social, cultural and economic hub of the community and the region. Riverfronts also play a critical role in this country historically as a place of commerce and more recently as a source of recreation and a driver for investment. As the city's "front porch" and "living room", the downtown and riverfront district play an integral role in defining the identity and character of a community.

Throughout its history, Downtown Owosso and the Shiawassee River have been the focal point of activity in the city. Today, the downtown continues to serve as the cultural and economic center of the city. Many of the historic buildings have been restored and re-adapted into new uses - supporting locally owned stores and restaurants.

Despite some heavy losses through the decades, Owosso's downtown contains an impressive collection of nineteenth and early twentieth century commercial architecture. With the support and leadership of Owosso Main Street, dozens of façade improvements and millions of private dollars have been invested in downtown Owosso in the last decade.







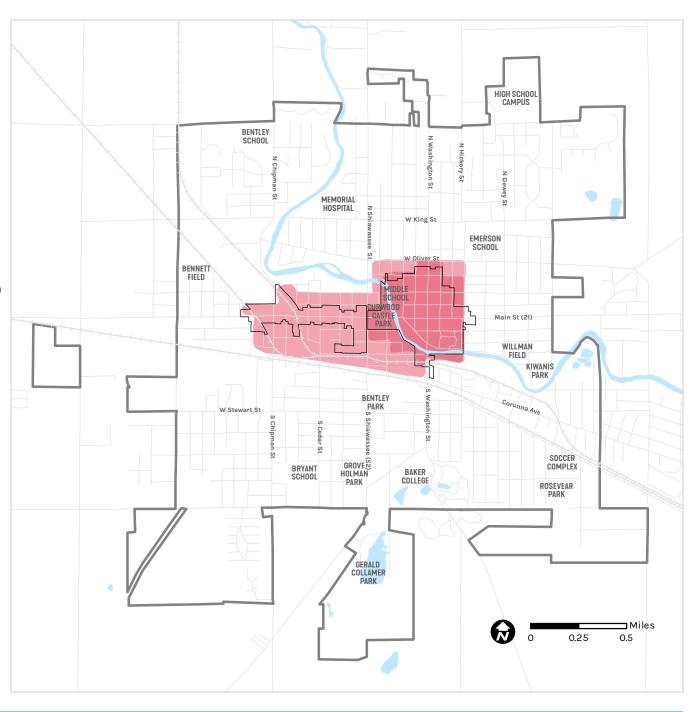


### **FRAMEWORK**

Downtown is the center of the community. It is where people gather. The Downtown is one of the city's two centers. The other being Westown. Centers are characterized by their active ground floor uses and a mix of residential and office on upper stories. The centers benefit from access to open space and connections to neighborhoods, and corridors. While not always physically connected, centers and districts have a synergistic relationship.

#### LEGEND





### **ASSETS AND CHALLENGES**

#### WHAT MAKES DOWNTOWN GREAT?

Downtown Owosso offers:

- Architecturally significant buildings
- Unique local businesses
- Destination for arts & culture
- Access to open space, trails, and the Shiawassee River
- Downtown management and dedicated volunteers
- Downtown programming and events
- Great local businesses and restaurants

#### **BUILDING ON OUR SUCCESS**

The City of Owosso has had several successful redevelopment and building rehabilitation projects in recent years including:

- The Amory (2018)
- Capitol Bowl (2006)
- Lebowsky Center for Performing Arts (2014)
- Woodard Station Loft, Westown (2007)
- The Wesener Building (2018)

#### WHAT CAN WE IMPROVE?

Downtown challenges include:

- Establishing better gateways
- M-21/Main Street is a barrier
- Maintenance issues with existing streetscape along Washington and Exchange
- Improving connections between destinations, increase walkability
- More connections to the Shiawassee River, nodes - family friendly and arts & culture
- Increasing retail







### MAIN STREET APPROACH

#### FOUR-POINT APPROACH

- ECONOMIC VITALITY Strengthens existing economic assets, while also identifying opportunities for new development and growth.
- DESIGN Leverages unique, historic character to create inviting districts that attract visitors, residents and businesses.
- ORGANIZATION Cultivates partnerships and coordinates resources around a shared community vision for downtown.
- PROMOTION Communicates the value and vitality of downtown to community members, potential investors and key stakeholders.

# OW SSO MAIN STREET

#### TRANSFORMATION STRATEGY

- Day Tripper Tourism and Residential Development Transformation Strategy Development Plan
- Desired Future State: Downtown Owosso is widely known for its enthusiastic, welcoming culture that invites and embraces businesses, residents and visitors alike, showcasing a green and thriving environment of beautiful, walkable boulevards and authentic, unique attractions, residential, shopping, and dining experiences; the small towndowntown with appeal!



Source: Main Street America

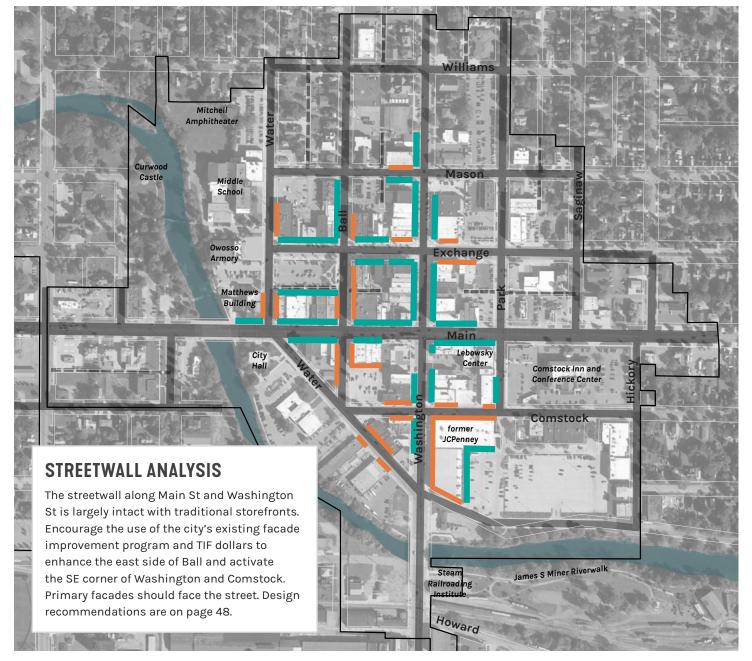






#### **KEY STRATEGIES FOR DOWNTOWN**

- Expand and sustain a model of "coopetition" among Downtown Owosso businesses, organizations and attractions.
- Promote our success and the Downtown
   Owosso brand through better storytelling
- Improve connections to the river and increase the amount of dedicate open space
- Support historic rehabilitation and compatible redevelopment
- Establish a Downtown zoning district to regulate new development
- Support upper story residential
- Promote Downtown as a hub for arts and culture



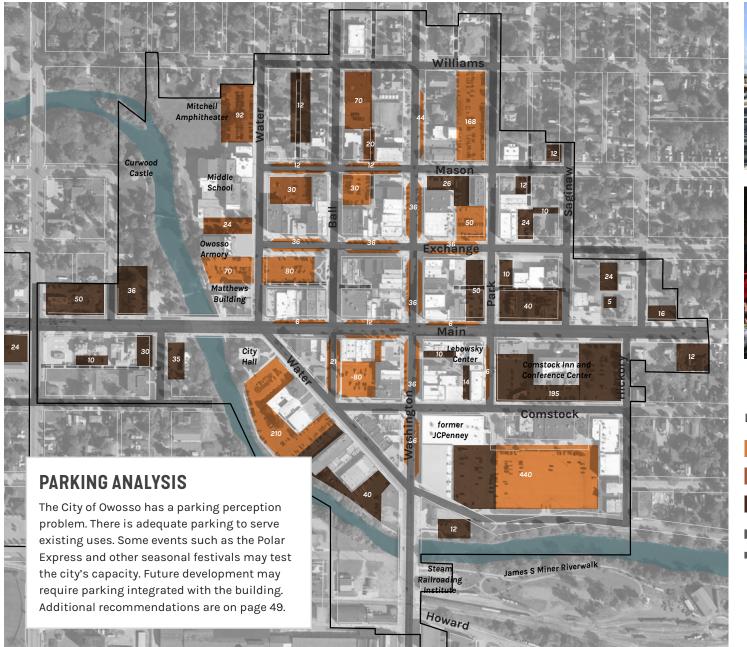




#### LEGEND

Primary Facades

Secondary Facades







#### LEGEND

Public parking

Semi-public parking

Private parking

Street

■■■ Alley

### **GOALS, POLICIES, AND ACTIONS**

The following goals, policies, and actions help translate the city's assets and challenges into tools to strengthen downtown and related land uses.

## GOAL 1: PROTECT HEALTH, SAFETY, AND GENERAL WELLBEING OF THE COMMUNITY

#### CREATE A WELCOMING DOWNTOWN COMMUNITY

- Cultivate an environment that demonstrates a commitment to the development of businesses, housing, and community organizations in Downtown Owosso.
- Expand and sustain a model of "coopetition" among Downtown Owosso businesses, organizations and attractions.

#### STRENGTHEN CODE ENFORCEMENT

- Support a strict code enforcement program of commercial, residential and tenant properties.
- Educate business owners and employees on the importance of reserving on-street parking for customers/patrons.

### STRIKE BALANCE BETWEEN DEVELOPMENT AND THE PRESERVATION OF OPEN SPACE

- Support privately owned river-friendly development on the Shiawassee River
- Consider zoning changes that encourage or require riparian preservation

# GOAL 2: PROVIDE EXCELLENT CUSTOMER SERVICE TO RESIDENTS AND INVESTORS

#### ENSURE PLANNING AND DEVELOPMENT IS INCLUSIVE

- Continue the Main Street program in downtown.
- With the city, define Main Street's role in the RRC initiative; plan and deploy activities accordingly.

#### IMPROVE THE DEVELOPMENT REVIEW PROCESS

 Support a regulatory environment that demonstrates a commitment to the development of businesses, housing and community organizations in Downtown Owosso.

#### IMPROVE THE DEVELOPMENT REVIEW PROCESS

- Expand outreach and education of façade grant opportunities
- Conduct customer service surveys of property owners, businesses and organizations

### GOAL 3: MAINTAIN FISCAL RESPONSIBILITY AND SUSTAINABILITY

#### **DIVERSIFY FUNDING SOURCES**

- Determine if establishing a principal shopping district (Act 120 of 1961) would provide a benefit to the City
- Participate in the City's six-year capital improvements plan an annual basis
- Amend the DDA Plan to allow for more creative project financing

#### INVEST IN LOCAL INFRASTRUCTURE AND PUBLIC SERVICES

- Include Main Street in the City's annual update process for the six-year capital improvements plan (CIP)
- Improve the aesthetic appearance of downtown parking lots

- Improve the pedestrian experience along the Washington Street bridge
- Coordinate roadway and bridge improvements with MDOT's long-range plans

#### GOAL 4: IDENTIFY, PRESERVE, AND ENHANCE THE COMMUNITY'S CHARACTER

#### STRENGTHEN CONNECTIONS TO THE RIVER

- Improve utilization of and access the riverfront through public-private partnerships
- Continue to support biking, walking, and river activities in downtown.
- Provide for adequate open space and recreation in Curwood Castle Park.

#### PROMOTE HISTORIC PRESERVATION

- Continue the historic preservation program for downtown's historic structures with program elements to include facade restoration, upper story tenant development, design services, and qualification measures to access state and federal tax credits
- Utilize the Downtown Historic District

Commission to ensure preservation of downtown properties, while encouraging economically viable uses in existing buildings.

#### PROMOTE THE DOWNTOWN OWOSSO BRAND

- Working on telling our story locally, regionally, state-wide, and nationally. Promote successes and initiatives
- Continue to support festivals and events
- Incorporate downtown brand into downtown gateways and wayfinding
- Develop a mobile app featuring Downtown Owosso attractions/ businesses (possible fundraiser through ad sales)
- Create and deploy a public relations media content calendar
- Install historic markers describing noteworthy buildings, events and people. Coordinate the design with an overall City signage plan.

### GOAL 5: INCREASE QUALITY OF LIFE AND OUALITY OF PLACE FOR ALL

#### ENSURE A HIGH QUALITY PUBLIC REALM

Improve the sense of arrival for the South
 Washington Street entrance to the downtown

- and provide safe pedestrian crossings
- Enhance all downtown gateways with beautification and wayfinding
- Improve the aesthetic appearance of downtown parking lots
- Activate the alleys in downtown as gathering spaces, art exhibits, events, etc.
- Revise zoning standards to require 10' parking setback with screened buffer zones

#### SUPPORT THE CITY'S SENSE OF COMMUNITY

- Create and deploy a "Welcome" packet and/or goodie basket for new arrivals
- Create and demonstrate a welcoming culture of hospitality for the visitors, businesses, and residents of Downtown Owosso
- Increase lifestyle, entertainment options including festivals and cultural events

#### PRESERVE AND ENHANCE THE MAIN STREET CHARACTER

 Engage in a zoning revision that includes design guidelines and/or elements of a form based code for downtown and Westown.  Consider the potential of "build-to" lines, mixed vertical uses, and minimum heights in the downtown and in Westown.

#### SUPPORT A MIX OF USES

- Expand housing options
- Improve rental rehab program
- Establish smaller-scale retail and office infill development
- Work with former JC Penney property owners on redesign vision and outlot potential for the public parking lot

#### PROVIDE FOR ADEQUATE OPEN SPACE AND RECREATION

- Enhance the riverfront through public-private partnership
- Activate the alleys in downtown as gathering spaces, art exhibits, events, etc.
- Transition existing parking lots into dedicated pedestrian space (plaza, farmers market, etc.)
- Improve connections to the river. Establishing varying activity nodes along the riverwalk

#### IMPROVE SAFETY OF STREETS FOR ALL USERS

- Reconnect street grid or at minimum create pedestrian connection between Water St and Comstock St.
- Incorporate distinctive and clearly marked crosswalks at road crossings that align with existing sidewalks and pathways.

#### **GOAL 6: BOOST THE LOCAL ECONOMY**

#### ADVANCE TRANSFORMATIONAL STRATEGIES

- Expand and sustain a model of "coopetition" among Downtown Owosso businesses, organizations and attractions
- Create or support creation of day-tripper attraction packages
- Engage business owners in defining "coopetition" and how to measure

#### SUPPORT AND ENGAGE LOCAL BUSINESSES

- Survey business owners about needs/gaps
- OMS/DDA to act as resource for businesses in development/strengthening of networks/ network opportunities

### GOAL 7: STRENGTHEN PUBLIC AND PRIVATE PARTNERSHIPS

- Continue to pursue and work with the State of Michigan on grants
- Cooperation between all downtown groups: Chamber, Main Street, Theatre,
   Farmers Market, Art Center, Amphitheater,
   Steam Railroad Institute, Owosso Historic
   Commission, Historic District Commission
- Support and promote arts & culture, in partnership with Shiawassee Arts Council, Lebowsky Center for the Performing Arts, Owosso Public School District, and others.

### **ZONING RECOMMENDATIONS**

#### **DOWNTOWN ZONING DISTRICT**

- Commercial entryways locations
- Build-to line and maximum setback of 10 feet
- New buildings downtown must be built to complement nearby historic buildings and allowable building materials
- Ground floor transparency required
- Minimum building height of two stories for the center city district, the original 9-block core area
- Horizontal breaks in material to distinguish floors

#### **BENEFITS OF A FORM BASED CODE**

- Emphasizes the form and context of a district and promotes a more flexible mixture of uses
- Supports the recent trends in vibrant, walkable communities or "placemaking" – greater focus on buildings' relation to the public realm
- Proactive approach to zoning to embed the community's vision for character and place types

#### DOWNTOWN PARKING REGULATIONS

- Driveway access shall be restricted to certain blocks, parking lot locations shall be restricted to certain locations on parcels (not adjacent to Main Street)
- Interior landscaping is required for parking lots with over 40 parking spaces
- Private parking will be permitted under special use permit
- A maximum limit shall be placed on private parking; otherwise, no parking spaces are required for uses other than residential and institutional
- Parking lots must be located behind or to the side of buildings to reduce the visual impact of parked cars

#### **DOWNTOWN USES**

- Ordinances that regulate sidewalk cafes and food trucks
- Continue to review the residential parking requirements for downtown to determine if there are changes needed as additional residential units are developed



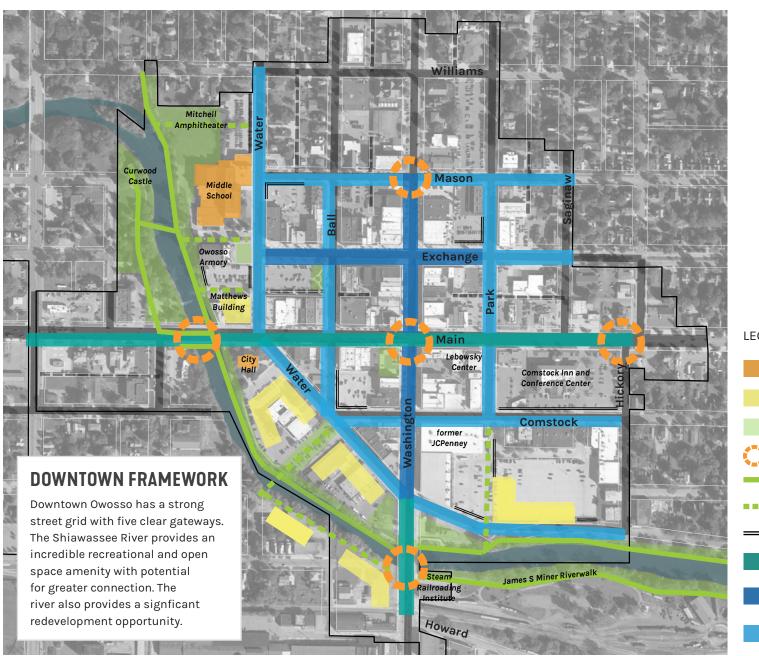




#### **DESIGN STRATEGIES FOR DOWNTOWN**

Important design strategies include the following:

- Continuous street edge with multistory buildings and well-articulated facades
- New development complementary to existing building forms and materials
- Retain and maintain older structures, especially historic facades
- Welcoming storefronts with active window displays and outdoor seating
- Pedestrian-scale design elements like awnings, projecting blade signs, landscaping, and lighting
- Well-screened service areas: waste receptacles, delivery areas, mechanical equipment, and utilities
- Landscaped parking areas with welldefined pedestrian-ways and screening from sidewalks



#### **LEGEND**

- Proposed Rehab/Adaptive Use
- Proposed Redevelopment/Infill
- Existing/Proposed Open Space
- Proposed Gateways
- Existing Riverfront Trail
- Proposed Trail Connections
- Parking Lot Improvements
- Main St Improvements
- Washington/Exchange St Improvements
- Side Street Improvements



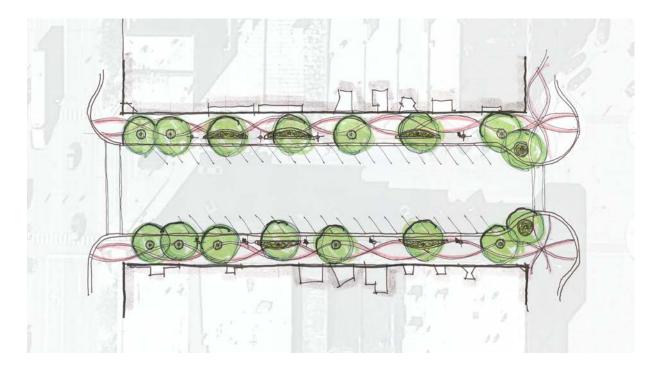
Main St looking west

#### **DOWNTOWN PROJECTS**

- Continue the historic preservation program for downtown's historic structures
- Gateways at M-21 Bridge, Main St/Washington St, Main St/Hickory St, Washington St/Mason
   St, and Washington St Bridge
- Enhance and expand existing riverwalk and increase connections between Downtown and the river and Curwood Castle Park
- Reconnect street grid or at minimum create pedestrian connection between Water St and Comstock St.
- Main St is a primary shopping street.
   Improvements should focus on pedestrian scale and character.
- Washington St and Exchange St are primary shopping streets. Improved in 2010. Update per detail on p 62.
- Improvements for secondary streets include limit lane widths, plant trees, install lights, and additional on-street parking.
- Refocus existing plaza at Main St and Washington St
- Install landscape buffer and decorative fence detail along parking lots.
- Activate the alleys in downtown as gathering spaces, art exhibits, events, etc.

### **DOWNTOWN PROJECTS**

#### TYPICAL WASHINGTON STREET BLOCK



#### **WASHINGTON AND EXCHANGE STREET**

#### **EXISTING CONDITIONS**

- Wide sidewalks, ample parking, and paving and lights provide opportunity for successful use and commercial value.
- Tree species used has limited size and lifespan.
   Small crown does not create a shaded environment and are undersized for scale of street.
- Gaps between trees appear stark, and are not conducive to commercial sidewalk use.
- Planters constructed of pre-cast wall units are prone to damage over long term

#### PROPOSED IMPROVEMENTS

- Remove pre-cast wall unit planters.
- Install additional trees in large grates or low curbed planters, with adequate soil treatment.
- Install larger open planters with low curbs, allowing for use of flowers and/ornamental grasses (with more limited maintenance needs)
- Consider new parking bump-outs at block ends to reduce pedestrian crossing distance.
- Plant larger scaled urban tolerant trees to provide shade and pedestrian character.
- If bricks continue to cause maintenance issues, consider replacing with integrally colored, poured concrete band.



#### **GATEWAYS**

GATEWAYS AT M-21 BRIDGE, MAIN ST/ WASHINGTON ST, MAIN ST/HICKORY ST, WASHINGTON ST/MASON ST, AND WASHINGTON ST BRIDGE.

Successful downtowns create a distinctive character and environment from other parts of the community. One way to celebrate the downtown and denote it as special place is to provide visual markers at the gateways into downtown, which could be a key intersection, a bridge over a river, or a place along the street where the architecture changes from suburban to downtown.

Gateway treatments can vary, but often include banner poles and lights, enhanced signage and landscaping, pedestrian bump-outs, and even overhead structures.

Per gateway intersection, project costs can range from \$55,000 for a modest treatment of two corners without a bump-out, up to \$425,000 for a more ambitious treatment with corner bump-outs.



#### RIVERWALK

ENHANCE AND EXPAND EXISTING RIVERWALK AND INCREASE CONNECTIONS BETWEEN DOWNTOWN AND THE SHIAWASSEE RIVER

The Downtown Plan identifies a number of key pedestrian and non-motorized connections that would improve access to, and within, downtown, as well as connect to the existing riverfront, pathways, and Curwood Castle Park. This work may include paved pedestrian paths, landscaping, lighting, boardwalks, pedestrian bridges, and removal of existing improvements.

Typical costs for a pedestrian path are between \$650 and \$1,100 per linear foot of path. Repaying an existing path would cost about \$125 per linear foot. Boardwalks along the river with railing and lighting will range in cost between \$1,450 and \$2,400 per linear foot, depending on the width and complexity of the structure.

Pedestrian bridges can vary in cost depending on whether the bridge is custom designed, or a factory fabricated catalogue item. On the average, pedestrian bridges range from \$250,000 to \$350,000.



#### **PEDESTRIAN CONNECTIONS**

RECONNECT STREET GRID OR AT MINIMUM CREATE
PEDESTRIAN CONNECTION BETWEEN WATER ST AND COMSTOCK
ST. VIA THE PARK ST RIGHT OF WAY.

Disrupting the vehicular and pedestrian connectivity of a downtown street grid is, in some circumstances, detrimental to the commercial vitality of downtown, and frustrating to visitors that appreciate legible connections from parking to shops, or from downtown to a natural amenity such as a river.

In this light the Downtown Plan recommends improving the connection from Water St. to Comstock St. along the former Park St. alignment.

For estimation purposes, and to be consistent with the illustrated downtown plan, we are assuming this would be a pedestrian path, and implemented in conjunction with the redevelopment of the large public parking lot.

Costs would be similar to those described for pedestrian paths, and be in the range of \$292,500 to \$495,000 assuming a length of 450 feet.



#### **MAIN STREET**

#### REINFORCING MAIN ST AS A PRIMARY SHOPPING STREET.

Main Street is a MDOT right of way and is five lanes of traffic. Sidewalks are wide enough for limited pedestrian traffic, but not enough to support outdoor dining. The walks are functional, but the streetscape and walk are beginning to appear worn and unkempt. The existing traffic lanes are at minimally accepted widths, so reducing lane widths in order to gain pedestrian space is not feasible. According to traffic data available, the corridor may be a candidate for a traffic diet, subject to further study and analysis. The Downtown Plan recommends improvements that focus on increasing pedestrian scale and character.

Based on the perspective sketch provided with this plan, improvements would include reducing the width of the street, increasing sidewalks, and installing lights, landscape planters, stormwater modifications, street trees, street furnishings, and related improvements. If a street diet is not feasible, the bump-outs should be lengthened to increase pedestrian safety, provide space for outdoor dining, and humanize the scale of the street.



Costs for a significant road reconfiguration typically range from \$3,200 to \$5,400 per linear foot of roadway, not including sanitary sewer, water system, and telecommunication network upgrades. For a project of this scope, coordination and partnering with the Michigan Department of Transportation is essential for further planning, design, engineering, funding, and implementation.

#### **WASHINGTON AND EXCHANGE STREET**

WASHINGTON ST AND EXCHANGE ST ARE PRIMARY SHOPPING STREETS.

These streetscapes were improved in 2010 and have been an attractive addition to the downtown environment. As the project has matured there is an opportunity to fine tune the design to meet the needs of downtown visitors and businesses based on best practices. As illustrated in this plan, such improvements could include reconfiguration of the planters and landscape, installation of additional trees, and addition of key pedestrian bump-outs.

The costs for improving a typical block in this area will range from \$150,000 to \$250,000, including both sides of the street on a typical 290 foot long block.



#### **SECONDARY STREETS**

IMPROVEMENTS FOR SECONDARY STREETS INCLUDE LIMITING LANE WIDTHS, PLANTING TREES, INSTALLING LIGHTS, AND, WHERE FEASIBLE, ADDING ON-STREET PARKING.

Existing secondary streets in the downtown typically have wider vehicular lanes that are required for safe travel and access. Over time, as these streets are reconstructed due to their condition, we recommend that that the vehicular lane widths are reduced and sidewalks widened to improve pedestrian comfort and access, create space for commercial use of the walks and the installation of amenities such as street trees and lighting. In many communities the cost of such maintenance and reconstruction is shared be between the city and the downtown development authority, and these funding sources are supported by grants through MDOT, and other state agencies.



#### **DOWNTOWN PLAZAS**

#### REFOCUS EXISTING PLAZA AT MAIN ST AND WASHINGTON ST

While the combination of parking and plaza uses can be beneficial to local businesses and support community events, the use of the primary corner in downtown for parking is not the highest and best use of public property, particularly when there is a number of onstreet and off-street public parking facilities in the area. The Downtown Plan recommends repurposing the site for full time use as an open space, allowing for additional landscape enhancements, encouraging more programed and informal use of the space, and incentivizing adjacent development.

Typical urban pocket parks include lighting, overhead trellis/stage/roofed structures, trees and landscaping, site furnishings, and related amenities. Costs for such spaces typically ranges from \$55 to \$95 per square foot, which in the case of the Owosso site would translate to a cost of about \$550,000 and \$950,000.



#### **PARKING LOT TREATMENTS**

### INSTALL LANDSCAPE BUFFER AND DECORATIVE FENCE DETAIL ALONG PARKING LOTS.

Parking lots that are directly adjacent to pedestrian sidewalks detract from the visual quality of a downtown, limit space for snow storage in the winter, and appear inhospitable to pedestrians. The Downtown Plan recommends that as parking lots are improved and reconstructed a landscape buffer is installed that may include removal of pavement, storm water modifications and best practices, landscaping, fences or walls, pedestrian access ways, and parking lot signage.

Such improvements can range from \$375 to \$625 per linear foot of street frontage, not including repaying of the lots. For a typical lot on downtown Owosso, this cost would range from \$92,750 to \$156,250, based on an average lot frontage of 250 linear feet.



#### FARMERS MARKET

#### INSTALL PERMANENT FARMERS MARKET

The Downtown Owosso Farmers Market strives to promote a strong local economy, support our downtown businesses, celebrate our talented and diverse community and foster a social gathering place where relationships are built and our community grows together!

The market runs on Saturdays from May through October and takes place on Exchange Street. The is an importantly to transform one of the Downtown parking lots into a permanent Farmers Market location.

Permanent farmers' market structures serve as sources of community and economic development. The markets create reliable sources of vendor income. In addition, the economic benefits extend to the surrounding business community creating a shared customer base for local shops.

The cost of construction for a pavilion-style farmers market structure in Downtown Owosso could range from \$250,000 to \$500,000.

### **WASHINGTON STREET BRIDGE**

#### WATER STREET TO THE RAILROAD





#### **EXISTING CONDITIONS**

- 99-foot ROW
- Annual Average Daily Trips (2019): 6,726
- 4-lane with on-street parking

#### CHALLENGE

■ The S Washington Street bridge is the southern gateway in Downtown Owosso but it does not provide a sense of arrival. It functions as a connector between existing riverwalk sections however the sidewalk is too narrow to function adequately as a non-motorized path. The bridge offers a unique gateway opportunity.

#### RECOMMENDATIONS

- Reduce the width of travel lanes to 10'
- Improve pedestrian zone, particularly on the east side of the bridge to provide riverwalk connection
- Replace light fixtures
- Replace railing
- Gateway element such as an arch or banners

Note: Federal Highway Administration advises that roadways with Average Daily Traffic (ADT) of approximately 20,000 vehicles per day or less may be good candidates for a road diet.



### **FUTURE LAND USE**

The Future Land Use plan and map depicts the preferred, generalized composition of future land uses for the City of Owosso. The Future Land Use plan is the general framework upon which land use and policy decisions for the city will be guided for the next 25 years.

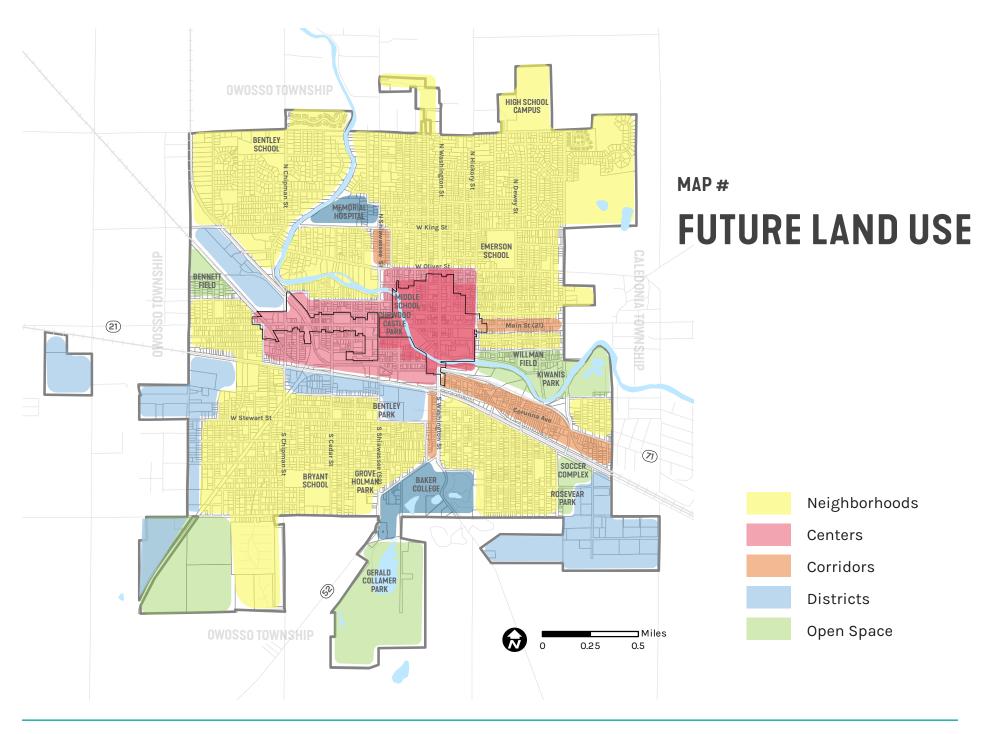
The Future Land Use plan was developed after careful consideration of the city's priorities and several dynamic factors, including existing land use, redevelopment opportunities, community services, and future growth.

The Future Land Use map is the generalized long-term vision. Zoning is the key mechanism for achieving the desired land use pattern and quality of development advocated in the plan. The Zoning Plan shows the relationship between the future land use categories and the regulatory zoning districts.

#### **PLACE TYPES**

The following place types are intended to guide future land use and character decisionmaking, particularly in applying the zoning ordinance. See previous chapters where opportunities and strategies by place type are outlined in more detail.

PLACE TYPES	Neighborhoods	Centers	Corridors	Districts - Campus	Districts - Industrial	Open Space			
Residential Uses									
Detached single-family home									
Attached single-family									
Multi-family building									
Mixed-use									
Commercial Uses									
Retail sales/services									
Office									
Lodging									
Mixed-use									
Industrial Uses									
Warehouse									
Maker Space									
Light Production facilities (w/retail)									
Research and Development									
Manufacturing									
Logistics									
Institutional Uses									
School									
Church									
Municipal Building									
Hospital/Clinic									
College									
Open Space Uses									
Neighborhood Park/Playground									
Community Park									
Plaza									
Natural Area/Stormwater Mgmt									



### **FUTURE LAND USE**

#### **NEIGHBORHOODS**

**Intent.** Neighborhoods are where homes are clustered together along with other small-scale uses that serve the people that live there.

Description. The City's neighborhoods are generally located in four quadrants surrounding the mixed use center. There are a few smaller neighborhood islands separated by Shiawassee River, the railroad, or corridors. Each of the neighborhoods in Owosso has its own character, influenced by the size, age, and architecture of the buildings, the density of homes, the layout of the streets, as well as the access to parks and public spaces.

Appropriate Uses. Neighborhoods can include a variety of housing types, along with other uses such as schools, churches, parks, and small-scale businesses. Non-single-family uses like multiple-family residential, small-scale businesses, or institutional uses are most applicable along collector and arterial streets and as a buffer between single-family and more intense uses.

**Building and Site Design.** Neighborhoods are walkable, pedestrian-scale environments. Mature trees should be preserved and landscaping

should be incorporated as a buffer between land uses. Additions and new construction should be compatible with the scale, height, massing, and setbacks of existing buildings. Stoops and porches are encouraged and garages and parking areas should be placed behind the front building line when possible. Ideally, the old historic homes near downtown should be preserved as single-family. The converse of single-family to multi-family should not be immediately obvious by utilizing shared entrances and screening parking areas.

Compatible Zoning Districts. R-1, R-2, R-T, RM-1, RM-2, MPH, B-1

#### **CENTERS**

**Intent.** Centers are the heart beats of the City – the places where people walk, gather, shop, and meet.

**Description.** In Owosso the centers include the historic Downtown Owosso and the Westown business district. Each area has a distinct character, but they are similar in that they were developed with a mix of uses in mind. Residences and businesses are integrated by streets and sidewalks. Downtown is planned to be more intense than Westown, but both areas

are characterized by walkable active first floor uses fronting the street, limited parking lots facing the street, employment uses, and nearby residential neighborhoods.

Appropriate Uses. Centers are higher density areas and incorporate horizontal and vertical mix of uses. Residential uses include multifamily buildings and upper story residential within mixed use buildings. Commercial uses include retail sales/services, office, lodging, and general mixed-use. Industrial uses include maker space and light production facilities with a retail storefront. Other appropriate uses include municipal buildings, plazas, and public parking areas.

Building and Site Design. Centers are pedestrian-oriented environments where people are encouraged to linger in the public realm enjoying the shops, events, outdoor dining, and other social and civic activities. Building massing, fenestration, storefronts, and overhangs should activate the street. Signage and lighting should be pedestrian-oriented and integrated with the building design. Parking is generally provided off-site.

**Compatible Zoning Districts.** RM-1, RM-2, OS-1, B-3, B-4, PUD

#### **CORRIDORS**

Intent. Corridors are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City and are home to most of the commercial areas.

**Description.** Historic Corridors connect the centers of the City with other corridors and the surrounding neighborhoods. The City has four primary corridors: Main St (M-21) east of downtown, Corunne Ave between downtown and the city limits, S. Washington Ave south of downtown to Baker College, and N. Shiawassee St between downtown and the hospital.

Appropriate Uses. They are dominated by large, historic homes now used in a variety of ways – office, retail, bed and breakfast and residences (single and multi-family). A mixture of uses are appropriate along these corridors. Local business and small-scale maker space should accompany attached residential development for prioritized redevelopment. Appropriate residential uses include attached single-family, multi-family, and upper story residential in a mixed use building. Appropriate commercial uses include retail sales/services and office. Industrial uses include

light production facilities with retail storefront and research and development. Institutional uses include schools, churches, and municipal buildings.

Building and Site Design. Emphasis should be on improving the site and building design to create visually appealing entrances into the heart of the city. Limiting the numbers of driveways, drive-thrus, and front yard parking will help transition these corridors into more walkable, vibrant mixed-use areas.

Compatible Zoning Districts. RM-1, RM-2, OS-1

#### **DISTRICTS**

Intent. Districts are parts of the city dedicated to a single type of activity, such as employment centers or educational campuses. Some districts encompass challenging sites and require more detailed study to inform future regulation. Districts are different from the corridors, centers and neighborhoods in that they generally do not involve a mixture of uses.

**Description.** There are several areas planned as Districts scattered throughout the city. These areas are generally along the edge of the

Appropriate Uses. The challenge for regulating any district is to ensure that they serve their intended purpose without compromising the quality of life in the surrounding areas. The City must assure that workers, products and visitors can reach their destinations easily and safely. The districts are sub-categorized into two sub-groups - campuses and industrial. The character of each is dependent upon their use and the impacts of both on their neighborhoods should be mitigated. Campuses are intended for educational and medical uses. Industrial districts are expected to continue to accommodate traditional industrial uses like warehouses, manufacturing, and logistics, but should be open to future transition into more campus-like business park settings with improved site and building design.

**Building and Site Design.** Districts are typically large areas with like uses. Emphasis should be on buffering between neighborhoods.

Compatible Zoning Districts. OS-1, I-1, I-2, PUD

#### **OPEN SPACE**

Intent. The final framework element is open space. Open space is an important contributor to quality of life and enhances all the other elements, particularly neighborhoods, centers and districts.

**Description.** This includes large natural areas, neighborhood parks, and non-motorized trail systems.

Appropriate Uses. These areas are intended to remain as parks and open space to provide opportunities for recreation, preservation, and flood mitigation.

**Building and Site Design.** Best practices for stormwater.

Compatible Zoning Districts. C-OS, PUD

### INFRASTRUCTURE AND PUBLIC FACILITIES/SERVICES.

Owosso provides universal public water and sewer access within its jurisdiction. Utilities are generally sized to meet the current and potential transmission and pressure demands, and there is excess capacity for treatment of water and sewer.

#### LAND USE PATTERNS IN THE REGION.

Land use patterns for the surrounding areas of Shiawassee County were considered to ensure that the future land use plan is compatible with and compliment those patterns. In general, much of the county development is centered in the Mid-County area. Most development is within the cities of Owosso and Corunna, with some additional and intense development on M-21 in Caledonia Township (commercial) and in the Owosso Township industrial park to the west. Most of the other developed land is on or near the state highways, in close proximity to Owosso. Outside of the currently developed areas, agricultural uses and extremely low residential uses dominate. Residential uses are primarily limited to land division act, large lot homesteads. The agricultural land around the city is very productive and has observed increases in value in recent years. Water and sewer utilities are limited to the urbanized areas.



### **IMPLEMENTATION**

The Master Plan is intended to serve as a guide for land use and redevelopment of the city for the next 25 years. Goals, objectives, and actions noted throughout the Plan should be carefully considered during decisions on rezonings, zoning text amendments, other regulations, capital investments for improvements to streets, "complete streets" bikeways/ walkways, utilities, public facilities, land acquisition, and development proposals. Recommendations in this Plan apply to both public land (parks, sites, and right-of-way) and guidance for development and redevelopment of privately-owned property.

Some Plan recommendations may involve the need for changes to land use regulations and/ or potential new programs. Others may involve partnerships with other municipalities, agencies, organizations, or groups. Since the Plan is a long-range guide, refinements or additional studies may also be appropriate in the future to reflect new information, respond to unanticipated factors or to address changes in city policies.

To that end, this chapter provides a summary of the recommendations described in the previous sections of the plan. It also acts as a quick reference for the city staff, planning commission, and the city council to evaluate its progress toward implementation of the Plan.

Tools to implement the Master Plan generally fall into six categories and some strategies may include more than one:

- 1. Land use regulations
- Capital improvement programs, such as streets, city buildings, or other major purchases
- 3. Property acquisition programs
- Special Funding Programs (CDBG for example)
- 5. Programs or additional studies
- 6. Partnerships, such as working with other organizations on planning, education, funding, or delivery of cost-efficient services.

Each tool has a different purpose toward Plan implementation and may suggest specific immediate changes, long-term policies and others involve ongoing activities.

### IMPLEMENTATION TOOLS

#### 1. LAND USE REGULATIONS

The primary tool for Plan implementation, which includes the Zoning Ordinance and other land use regulations, is summarized below. The city also has several other codes and ordinances to ensure that activities remain compatible with the surrounding area, such as noise, blight and nuisance ordinances.

#### **ZONING REGULATIONS**

Zoning regulations control the intensity and arrangement of land development through standards on lot size or units per acre, setbacks from property lines, building dimensions and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review and address landscaping, lighting, driveways, parking and circulation, pedestrian systems and signs. Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands, woodlands and wellhead areas.

#### **ZONING MAP**

Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the city may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, city officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a longrange blueprint: Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. The Zoning Plan section of this chapter outlines how the Future Land Use Plan relates to current zoning. The Zoning Recommendations later in this chapter contain rezoning guidelines.

### SUBDIVISION, LAND DIVISION AND CONDOMINIUM REGULATIONS

Subdivision, land division and condominium regulations control the manner in which property is subdivided in the city and the public improvements required to support the development. The distinctions are not always apparent once a project is built, but the approval procedures are different due to separate state statutes that govern these types of land development approaches in Michigan.

#### PUBLIC INFRASTRUCTURE STANDARDS

Public infrastructure refers to the basic facilities and services needed for the functioning of the city such as city streets, water, sanitary sewer, storm sewer, among others. Standards to ensure consistency and uniformity have been adopted so that each facility is designed and constructed to support existing and future development.

#### 2. CAPITAL IMPROVEMENT PLAN (CIP)

The Capital Improvement Plan (CIP) serves as the city's multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The City of Owosso recently completed an annual 6-year CIP that contains recommended capital projects, timing, estimated costs and funding for public infrastructure (streets, bikeways, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, police and parks). Capital projects identified help support and promote desired development, and to meet the needs of residents and businesses in the city. The number of projects and project timing are influenced by several factors, in particular, the cost, need for environmental clearance or approval by other agencies, and funds available.

The CIP process precedes the budget process and is used by City Council when developing the annual budget. Recommending approval of the CIP by the Planning Commission does not mean that they grant final approval of all projects contained within the plan. Rather by recommending approval of the CIP, the Planning Commission acknowledges that these projects

represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget, if funding is available.

Capital Improvement Review Committee includes the city manager, city clerk, finance director, director of public services, director of public safety, DDA director, parks and recreation director, Main Street manager, human resources director, and IT director.

#### 3. PROPERTY ACQUISITION PROGRAMS

Like all municipalities, the City of Owosso has the authority to acquire private property for a public purpose. This may include outright purchase acceptance of land donated by another party or acquisition through eminent domain. In addition to the ability to acquire private property for public infrastructure or facilities such as roads, sewers, public buildings and parks, the city may acquire private property to facilitate redevelopment and to eliminate nonconforming uses or structures.

Property acquisition is also an important tool in implementing development projects,

particularly for site development and redevelopment. By purchasing property in an area identified for new development, the DDA or the city will have an added tool to attract developers and build the desired project. For example, to develop new housing, the DDA or city can acquire several of the vacant lots and can contribute them to the project. This will provide an incentive to lower the cost, and minimize the risk, for the developer. Should the first phase be successful, the developer will more than likely undertake construction of additional units without any form of subsidy. The goal is to use tax increment financing to attract developers by minimizing risk, leverage private investment and eventually eliminate the need for financial assistance.

#### 4. FUNDING PROGRAMS

Some of the recommendations may be funded locally, some through outside funds, and many through a combination. The city monitors new federal and state funding programs that may be available to assist in implementation. In addition, foundations and other organizations may provide contributions.

### BUSINESS IMPROVEMENT DISTRICT (BID) OR PRINCIPAL SHOPPING DISTRICT (PSD)

The city can establish a Business Improvement District (BID) or a Principal Shopping District (PSD) to promote economic development in the Downtown or Westown area. A BID/PSD allows a municipality to collect revenues, levy special assessments and issue bonds in order to address the maintenance, security, and operation of that district. The BID/PSD may also undertake the promotion of economic development in the district. Projects may also be financed by grants and gifts.

#### TAX INCREMENT FINANCING (TIF)

In addition to traditional sources, the city can raise revenues within a specific geographic area for specific purposes, or to capture the new increment of tax revenues in a specific geographic area for specific purposes. The City of Owosso has the following authorities:

■ Downtown Development Authority (DDA).

The DDA/OMS is funded primarily through a

TIF mechanism which has been in place since
1984. The city's latest TIF plan amendment
occurred in 2003 and plans through 2024.

Corridor Improvement Authority (CIA).
Westown has an established CIA. The group but does not have a dedicated source of income and has no formal plan.

#### OPPORTUNITY ZONES

Opportunity Zones are a new concept recently enacted in the 2017 Tax Cuts and Jobs Act. The program is designed to incentivize patient capital investments in low-income communities nationwide that have been cut off from capital and experienced a lack of business growth. There are three types of tax incentives that relate to the treatment of capital gains, each of the incentives are connected to the longevity of an investor's stake in a qualified Opportunity Fund that provides the most upside to those who hold their investment for 10 years or more.

#### TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

The Michigan Department of Transportation (MDOT) administers the federal Transportation Alternatives Program (TAP) in Michigan, where regional trail connections and safe routes to school are among the highest priorities for funding. TAP is a competitive grant program that uses federal transportation funds designated

by Congress for specific activities that enhance the intermodal transportation system and provide safe alternative transportation options. Projects are selected on a competitive basis for funding in a future fiscal year. Competitiveness is primarily established by project concept and project constructability.

- Project Concept Two types of highly competitive concepts are projects that develop/connect regional trails and projects that make walking/biking routes to school safer.
- Project Constructability Applications are reviewed by a team of technical experts to gauge the ability of the proposed projects to be constructed using all current federal and state standards, constructed on time, and constructed on budget.
- The items that typically are most important for this review are:
  - High level of positive public involvement
  - Reasonable cost estimate (based on similar recent federal aid projects)
  - Industry design standards used without exceptions

- Demonstrated high likelihood of all permits to be secured
- Demonstrated high level of coordination with all necessary agencies

#### **5. OTHER PROGRAMS**

A variety of housing, economic development, informational and other programs may be used by the City to assist with implementation of recommendations in this Plan. Many of these are through state programs as identified in the preceding chapters such as the following:

- Michigan State Housing Development Authority (MSHDA)
- MSHDA MiPlace
- Michigan Economic Development Corporation (MEDC)
- Michigan Community Revitalization Program (MCRP)
- MEDC Redevelopment Ready Communities
- Michigan Department of Transportation (MDOT) and Complete Streets Coalition
- Michigan Department of Natural Resources (MDNR)

Housing and Urban Development (HUD)
 Community Development Block Grants (CDBG)

#### 6. PARTNERSHIPS

While the city can coordinate many of the plan's implementation tasks, responsibility should not solely rest on the government. Instead, the vast array of stakeholders having key roles in either the city or region should all participate. Partnerships with the public and private sector, including Owosso Schools, Shiawassee Economic Development Partnership, Owosso Main Street (and Michigan Main Street), Shiawassee Regional Chamber of Commerce, regional recreation and tourism organizations, the nearby higher education institutions (Baker College), neighboring municipalities, local businesses, and large land owners will also lead to success implementing the plan's initiatives.

Partnerships may range from sharing information to funding and shared promotions or services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region. City government cannot and should not do it all. Only through public/private collaboration can the plan's vision be realized.

### **ZONING PLAN**

Zoning is a key mechanism for achieving the desired land use pattern and quality of development advocated in the plan. This section provides a useful guide relative to the inconsistencies between current zoning patterns and proposed future land use designations.

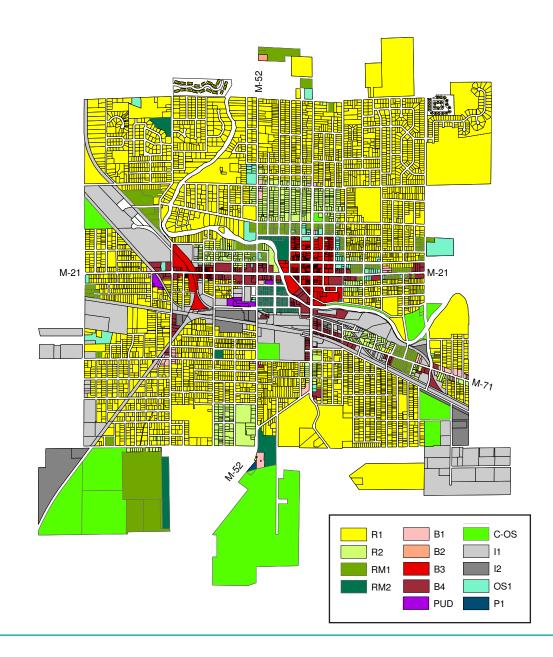
The plan categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the future land use categories in this Master Plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

ZONING DISTRICTS	Neighborhoods	Centers	Corridors	Districts - Campus	Districts - Industrial	Open Space	
R-1, One-Family Residential							
R-2, Two-Family Residential							
R-T, Attached One-Family Residential							
RM-1, Multiple Family Residential							
RM-2, Multiple Family Residential – High Rise							
MPH, Manufactured Home Park							
OS-1, Office Service							
B-1, Local Business							
B-2, Planned Shopping Center	Eliminate						
B-3, Central Business District							
B-4, Business District							
I-1, Light Industrial							
I-2, General Industrial							
P-1, Vehicular Parking	Eliminate						
C-OS, Conservation/Open Space							
PUD, Planned Unit Development							

### **ZONING RECOMMENDATIONS**

Because the Future Land Use Plan is a long-range vision of how land uses should evolve over time, it should not be confused with the City's zoning map, which is a current (short-term) mechanism for regulating development. Therefore, not all properties should be immediately rezoned to correspond with the plan. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period (10-20 years).

In addition, the Future Land Use map is generalized. Zoning changes in accordance with the plan should be made gradually and strategically so that change can be managed. The Future Land Use map as well as the plan's goals and strategies should be consulted to judge the merits of a rezoning request.



As one of the primary tools to implement this plan, the zoning ordinance and accompanying map should be amended to align the strategies in this plan with the zoning districts and administrative procedures. The recommendations below should be taken into consideration with a more comprehensive audit of the ordinance during the amendment process.

### RRC REPORT OF FINDINGS RECOMMENDATIONS (2017)

As part of the RRC-certification process, the city should undertake a comprehensive review of the zoning ordinance and ensure it aligns with the master plan goals. The following recommendations were included in RRC's report of findings from August 2017.

- Incorporate placemaking elements in the ordinance
- Consider a form-based code for downtown
- Consider if additional ordinance provisions are needed for the preservation of sensitive historic and environmental features

- Provide development standards to encourage sustainable infrastructure such as rain gardens, bioswales, green roofs, pervious pavement, parking lot landscaping, and preservation of native vegetation/trees
- Provide standards for elements that enhance non-motorized transportation
- Formulate policy or ordinance to compel completion of sidewalk network
- Incorporate additional flexible parking standards in the ordinance
- Review ordinance definitions and update as needed
- Refresh the zoning ordinance graphics to ensure readability and understanding

### DDA/OMS DOWNTOWN RECOMMENDATIONS (2019)

During a January 2019 strategic planning session, the following recommendations were identified by the DDA/Owosso Main Street.

#### DOWNTOWN DISTRICT SHOULD PROVIDE FOR:

- Commercial entryways locations
- Zero setbacks and maximum setback of 10 feet
- New buildings downtown must be built to complement nearby historic buildings and allowable building materials
- Ground floor transparency required
- Minimum building height of two stories for the center city district, the original 9-block core area
- Horizontal breaks in material to distinguish floors

#### DOWNTOWN PARKING REGULATIONS SHOULD PROVIDE FOR:

- Driveway access should be restricted to certain blocks, parking lot locations shall be restricted to certain locations on parcels (not adjacent to Main Street)
- Interior landscaping is required for parking lots with over 40 parking spaces
- Private parking will be permitted under special use permit
- A maximum limit shall be placed on private parking; otherwise, no parking spaces are required for uses other than residential and institutional
- Parking lots must be located behind or to the side of buildings to reduce the visual impact of parked cars

#### OTHER CONSIDERATIONS:

- Ordinances that regulate sidewalk cafes and food trucks
- Continue to review the residential parking requirements for downtown to determine if there are changes needed as additional residential units are developed

# **ACTION PLAN**

The implementation tools outlined above are available and should be used to achieve the goals and objectives of the Master Plan.

Comprehensive implementation actions have been developed to organize and apply these tools. Under each topic, specific actions, tools, and a timeframe for implementation are identified. The details of the strategies to implement the Master Plan are specified in the table below.

#### **TIMEFRAME**

■ Ongoing: annually

■ Immediate: 1-3 years

Short: 4-5 years

■ Long: 5-15 years

#### **RESPONSIBLE PARTY**

■ Manager: City Manager

■ CC: City Council

■ PC: Planning Commission

 OMS: Owosso Main Street / Downtown Development Authority

■ CD: Community Development

■ P&R: Parks & Rec Steering Committee

■ PW: Public Works

■ County: Shiawassee County

#### TOOL

■ Reg: Regulatory

■ Policy: Policy/Program

■ CIP: Capital Improvement

■ Partner: Partnership

#### **EASE OF IMPLEMENTATION**

Grade scale of A to F (A being easiest to implement based on anticipated level of effort and cost)

### **TOPIC**

- Administrative
- Development Review Process
- Historic Revitalization + Preservation
- Infrastructure Improvements
- Land Use/Zoning
- Mixed-Use and Infill Development
- Neighborhood Programming
- Neighborhood Connectivity
- Organizations + Recreation
- Redevelopment Process
- Regional Outreach
- Zoning, Placemaking + Design Guidelines

# **PRIORITY ACTIONS**

#### **ZONING AMENDMENTS**

- Initiate zoning map amendments to provide for the development of missing middle housing. (Redevelopment Ready sites).
- Establish new setback and site design standards that respect the existing nature of the community and promote developments that are high quality and complementary to the city character.
- Engage in a zoning revision that includes design guidelines and/or elements of a form based code for downtown and Westown.
- Modify zoning to permit a flexible mixture of uses along corridors but with strengthened emphasis on design and character.
- Require landscaping that enhances the development site along the street and within the parking lot.
- Consider zoning changes that encourage or require riparian preservation.

#### PROCEDURAL CHANGES

- Reorganize fee schedules to factor in administrative costs and update the fee schedule on an annual basis.
- Improve the residential rental inspection program for more regular inspections (2-3 year cycle). Continue to support and staff a code enforcement/ building official and housing manager to oversee rehabilitation programs and code compliance.
- Develop permit checklists for homeowners.
- Develop a documented policy to guide the internal review process including tasks, times, responsible parties, etc.

#### PROJECTS AND CAPITAL IMPROVEMENTS

- Study the cost and feasibility of potential kayak launch sites along the Shiawassee River.
- Main Street to participate in the City's sixyear capital improvements plan on an annual basis.
- Activate the alleys in downtown as gathering spaces, art exhibits, events, etc.

#### MARKETING & PROMOTIONS

- Create marketing materials to attract developers to Owosso and promote redevelopment sites.
- Encourage home-based businesses, livework space, mixed uses, and flexible commercial spaces to accommodate the new economy worker and business.
- Develop a process to share successes, events, promotions, and development opportunities across partner communication channels.
- Expand and sustain a model of "coopetition" among Downtown Owosso businesses, organizations and attractions.
- Create and deploy a public relations media content calendar.
- Work on telling the story of Owosso locally, regionally, state-wide, and nationally. Promote successful projects and initiatives.

ADM	INISTRATIVE ACTIONS				
#	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
A.1	Amend the zoning ordinance to address new issues and recommendations detailed in this or an amended master plan.	Ongoing	PC, CC	Reg	В
A.2	Hold an annual joint meeting with city council, planning commission and OMS.	Ongoing	CC, PC, OMS	Partner	А
A.3	Publish an annual report of planning commission activity.	Ongoing	PC	Policy	А
A.4	Review the master plan progress annually and prepare a report for the city council on its implementation. (RRC Best Practice).	Ongoing	PC, CC	Policy	А
A.5	Revise capital improvements program plan annually. Continue to improve the CIP process.	Ongoing	City Staff, PC, CC	Policy	А
A.6	Initiate zoning map amendments to provide for the development of missing middle housing. (Redevelopment Ready sites)	Immediate (1-2 years)	PC, CC	Reg	В
A.7	Reorganize fee schedules to factor in administrative costs and update the fee schedule on an annual basis.	Immediate (1-2 years)	City Staff, PC	Policy	А
A.8	Add definitions for key words to make the zoning ordinance more user-friendly.	Short-term (3-4 years)	PC	Reg	А
A.9	Create an orientation packet for development-related boards and commissions.	Short-term (3-4 years)	City Staff	Policy	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
1.1	2 Nbhd	Strongly pursue code enforcement on hazardous, unsafe, and ill-kept housing.	Ongoing	CD	Reg	В
1.2	2 Nbhd	Encourage single-family attached housing on vacant and redevelopment sites, particularly as a transition between residential neighborhoods and commercial areas.	Ongoing	CD; Manager; PC	Policy	В
1.3	2 Nbhd	Encourage the adaptive reuse of underutilized buildings such as schools, churches, or former warehouse buildings for multifamily residential.	Ongoing	Manager; PC; CD; OMS	Policy	С
1.4	2 Nbhd	Encourage Brownfield redevelopment, including the utilization of Brownfield TIF for residential development.	Ongoing	Manager; CD; CC	Policy	В
1.5	2 Nbhd	Protect the city's six wellheads and other drainage features.	Ongoing	Manager; PW	CIP	В
1.6	2 Nbhd	Continue to support the Friends of the Shiawassee River in their attempts to protect and enhance the water quality.	Ongoing	CC, Manager, P&R, WWTP Board	Partner	А
1.7	3 EcDev	Continue to hold events to facilitate business support, training, and networking (Social media marketing, small business resources).	Ongoing	Manager; CD; County	Policy	В
1.8	3 EcDev	Encourage nonconforming sites to gradually upgrade and be brought more into conformance with the intent of the zoning ordinance.	Ongoing	PC; CD	Reg	В
1.9	3 EcDev	Encourage sustainable design and aesthetic upgrades that will enhance the use and exchange value of property.	Ongoing	PC; CD	Policy	В
1.10	3 EcDev	Prioritize code enforcement and blight control efforts on Westown, East M-21, South M-52, and M-71.	Ongoing	CD	Reg	В
1.11	3 EcDev	Utilize the Zoning Ordinance to ensure that development will minimize disruption to valuable natural feature areas.	Ongoing	CD; PC	Reg	А
1.12	4 Dwtn	Support a strict code enforcement program of downtown commercial, residential, and tenant properties.	Ongoing	CD; OMS	Reg	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
1.13	2 Nbhd	Develop an educational code enforcement program to help connect residents to the resources and tools they need to maintain their homes. Prioritize education and awareness over fines.	Immediate (1-2 years)	CD; Manager	Policy	В
1.14	2 Nbhd	Improve the residential rental inspection program for more regular inspections (2-3 year cycle). Continue to support and staff a code enforcement/ building official and housing manager to oversee rehabilitation programs and code compliance.	Short-term (3-4 years)	CD; Manager	Policy	С
1.15	2 Nbhd	Develop a detailed plan for the Jerome Street corridor that would expand recreational options and eliminate flood risk to homes, potentially by closing the street and actively acquiring such homes.	Immediate (1-2 years)	Manager; PW; PC; CC	Policy	С
1.16	3 EcDev	Consider zoning changes that encourage rain gardens, permeable paving materials, LEED certification, and other sustainable development goals.	Immediate (1-2 years)	PC, CD	Reg	A
1.17	3 EcDev	Support existing businesses.	Immediate (1-2 years)	Manager; OMS; County	Policy	В
1.18	4 Dwtn	Consider zoning changes that encourage or require natural waterfront preservation.	Immediate (1-2 years)	PC	Reg	А
1.19	4 Dwtn	Cultivate an environment that demonstrates a commitment to the development of businesses, housing, and community organizations in Downtown Owosso.	Immediate (1-2 years)	OMS; Manager; CD	Policy	A
1.20	4 Dwtn	Educate business owners and employees on the importance of reserving on-street parking for customers/patrons.	Immediate (1-2 years)	OMS; Manager	Policy	В
1.21	4 Dwtn	Expand and sustain a model of "coopetition" among Downtown Owosso businesses, organizations and attractions.	Immediate (1-2 years)	OMS; Manager	Policy	В
1.22	2 Nbhd	Amend zoning standards to reduce the conversion of single-family homes to multi-unit apartments and minimize impacts.	Short-term (3-4 years)	CD; PC	Reg	В

GOA	L 1. PROT	ECT HEALTH, SAFETY, AND GENERAL WELLBEING OF TH	E COMMUNITY			
#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
1.23	2 Nbhd	Pursue implementation of city-wide, public recycling and waste management.	Long-term (5-15 years)	PW; Manager	Policy	В
1.24	2 Nbhd	Plan for attached single-family and multi-family along corridors and as transitional uses between neighborhoods and commercial or employment areas.	Short-term (3-4 years)	PC; Manager	Policy	В
1.25	2 Nbhd	Require higher on-site stormwater detention/retention.	Short-term (3-4 years)	PC; Manager; PW	Reg	В
1.26	4 Dwtn	Improve connectivity over time to reinstate the grid street pattern.	Long-term (5-15 years)	OMS; CC; PW; CD	CIP	D

GOA	GOAL 2. PROVIDE EXCELLENT CUSTOMER SERVICE TO RESIDENTS AND INVESTORS								
#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.			
2.1	4 Dwtn	Conduct customer service surveys of property owners, businesses, and organization.	Ongoing	OMS; Manager	Policy	А			
2.2	4 Dwtn	Continue the Main Street program in downtown.	Ongoing	OMS; CC	Policy	А			
2.3	4 Dwtn	Support a regulatory environment that demonstrates a commitment to the development of businesses, housing and community organization in Downtown Owosso.	Ongoing	OMS; CC; PC; Manager	Reg	А			

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
2.4	4 Dwtn	With the city, define Main Street's role in the RRC initiative; plan and deploy activities accordingly.	Ongoing	Manager; OMS	Partner	А
2.5	2 Nbhd	Develop permit checklists for homeowners.	Immediate (1-2 years)	CD	Policy	А
2.6	2 Nbhd	Prioritize education and voluntary compliance before fines when dealing with code enforcement issues.	Immediate (1-2 years)	CD	Policy	А
2.7	3 EcDev	Create a guide to development.	Immediate (1-2 years)	CD; Manager	Policy	В
2.8	3 EcDev	Develop a documented policy to guide the internal review process including tasks, times, responsible parties, etc.	Immediate (1-2 years)	CD; Manager	Policy	А
2.9	4 Dwtn	Develop an ordinance that permits solar energy and pursue LED conversions of public lights.	Immediate (1-2 years)	PC; PW	Reg	А
2.10	2 Nbhd	Explore educational opportunities available for education of home owner associations, neighborhood associations/groups, landlord associations, and builder associations.	Short-term (3-4 years)	CD; Manager	Policy	В
2.11	3 EcDev	Develop an outreach strategy for potentially controversial development projects.	Short-term (3-4 years)	CD; Manager	Policy	В
2.12	3 EcDev	Develop potential incentive packages.	Short-term (3-4 years)	Manager: County;	Policy	В
2.13	3 EcDev	Encourage home-based businesses, live-work space, mixed uses, and flexible commercial spaces to accommodate the new economy worker and business.	Short-term (3-4 years)	OMS; Manager; CD	Policy	A
2.14	3 EcDev	Promote and support a regional approach to economic development that is business friendly and easily accessible by businesses.	Short-term (3-4 years)	County	Policy	В
2.15	4 Dwtn	Consider decorative lighting on S. Elm Street.	Long-term (5-15 years)	PW; OMS	CIP	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
3.1	2 Nbhd	Coordinate with county departments regarding regional issues such as safety, public health, hazard mitigation, economic development, education, and transportation.	Ongoing	County; Manager	Partner	A
3.2	2 Nbhd	Proactively plan for essential resources and upgrades for police, fire, and code enforcement.	Ongoing	CC; Manager	CIP	В
3.3	2 Nbhd	Ensure proactive communication to residents about any potential changes in service. Includes temporary and long-term changes.	Ongoing	Manager; CC	Policy	A
3.4	2 Nbhd	Maintain high-quality public water, sewer, and infrastructure.  May require regional collaboration.	Ongoing	PW; CC; County	CIP	В
3.5	2 Nbhd	Allocate resources for regular training for city staff as well as elected and appointed leadership and committee volunteers.	Ongoing	CC; Manager	Policy	А
3.6	2 Nbhd	Continue to improve annual the capital improvement program (CIP) planning process.	Ongoing	PC; CC; Manager	CIP	А
3.7	2 Nbhd	Seek grant funding opportunities for infrastructure projects, particularly water, stormwater, and non-motorized systems.	Ongoing	PW; Manager	CIP	В
3.8	3 EcDev	Proactively address capital needs and time projects in parallel with redevelopment.	Ongoing	PC; CD; PW	CIP	В
3.9	3 EcDev	Support training for local elected officials.	Ongoing	CC; Manager	Policy	А
3.10	3 EcDev	Coordinate an infrastructure improvement plan for streets and underground utilities, with design standards.	Immediate (1-2 years)	CC; PW; Manager	CIP	В
3.11	4 Dwtn	Main Street to participate in the City's six-year capital improvements plan on an annual basis.	Immediate (1-2 years)	OMS; CC; PC; Manager	CIP	А
3.12	4 Dwtn	Determine if establishing a principal shopping district (Act 120 of 1961) would provide benefit to the City.	Short-term (3-4 years)	OMS; Manager	Policy	А
3.13	2 Nbhd	Plan for capital projects to provide for better stormwater management, particularly within the neighborhoods.	Short-term (3-4 years)	PW; CC; PC; Manager	CIP	В

GOA	L 3. MAII	NTAIN FISCAL RESPONSIBILITY AND SUSTAINABILITY				
#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
3.14	2 Nbhd	Coordinate with Owosso Public School District to develop a citizen academy for residents of all ages.	Short-term (3-4 years)	Manager; OPSD	Partner	В
3.15	3 EcDev	Develop a tax increment financing plan for the Westown Corridor Improvement Authority at a time when taxable values are observed to be stable or increase.	Long-term (5-15 years)	CC; OMS; Manager	Policy	С
3.16	4 Dwtn	Amend the DDA Plan to allow for more creative project financing.	Short-term (3-4 years)	OMS	Policy	В
3.17	4 Dwtn	Improve the aesthetic appearance of downtown parking lots.	Short-term (3-4 years)	OMS	CIP	В
3.18	4 Dwtn	Improve the pedestrian experience along the Washington Street bridge.	Short-term (3-4 years)	OMS; PW; CC; Manager	CIP	С
3.19	2 Nbhd	Develop neighborhood identities and service groups that can perform activities and events related to home improvements and networking.	Long-term (5-15 years)	СС	Partner	С
3.20	3 EcDev	Consider redevelopment opportunities for current municipal properties, specifically City Hall and the public safety building.	Long-term (5-15 years)	CC; Manager	Policy	D
3.21	3 EcDev	Educate building owners regarding potential financial benefits of upper floor rehabilitation, including state and federal tax credits for historic rehabilitation.	Long-term (5-15 years)	OMS; Manager	Policy	В
3.22	4 Dwtn	Coordinate roadway and bridge improvements with MDOT's long-range plans.	Long-term (5-15 years)	PC; PW	CIP	С

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
4.1	2 Nbhd	Continue to support neighborhood events that highlight local history, historic homes, and beautiful gardens.	Ongoing	CC; CD	Policy	A
4.2	3 EcDev	Facilitate regular and frequent events in the downtown and Westown business districts in conjunction with the evolution and improvement of existing events such as the North Pole Express.	Ongoing	OMS	Policy	В
4.3	4 Dwtn	Continue the historic preservation program for downtown's historic structures with program elements to include façade restoration, upper story tenant development, design services, and qualification measures to access state and federal tax credits.	Ongoing	CD; OMS	Policy	В
4.4	4 Dwtn	Continue to develop and maintain a uniform or complementary wayfinding and identification sign program.	Ongoing	OMS	CIP	В
4.5	4 Dwtn	Continue to support biking, walking, and river activities in downtown.	Ongoing	OMS	Policy	А
4.6	4 Dwtn	Continue to support festivals and events.	Ongoing	OMS	Policy	А
4.7	4 Dwtn	Utilize the Downtown Historic District Commission to ensure preservation of downtown properties, while encouraging economically viable uses in existing buildings.	Ongoing	OMS	Palicy	В
4.8	5 FLU	Promote infill housing in older neighborhoods and on established corridors to help rejuvenate such areas.	Ongoing	PC; CD	Policy	В
4.9	3 EcDev	Move the sign ordinance into the zoning code and update it so that it adequately serves businesses but promotes more subtle materials, lighting, color, size, positioning, and landscaping that complements the building and neighborhood.	3-5 years	CD; PC	Reg	В
4.10	3 EcDev	Recognize and assess Redevelopment Ready Sites in order to prepare for packaging and marketing.	3-5 years	Manager; OMS; County; MEDC	Policy	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
4.11	2 Nbhd	Establish new setback and site design standards that respect the existing nature of the community and promote developments that are high quality and complementary to the city character.	Immediate (1-2 years)	PC; CD	Reg	В
4.12	3 EcDev	Create marketing materials to attract developers to Owosso.	Immediate (1-2 years)	CD; Manager; OMS; County	Policy	В
4.13	3 EcDev	Create zoning provisions that require building materials to be high quality and durable.	Immediate (1-2 years)	PC; CD	Reg	А
4.14	3 EcDev	Develop design standards for non- residential structures that complement the historic character of the area while respecting the needs of modern businesses.	Immediate (1-2 years)	PC; CD	Reg	В
4.15	3 EcDev	Modify zoning to permit a flexible mixture of uses along corridors but with strengthened emphasis on design and character.	Immediate (1-2 years)	PC; CD	Reg	В
4.16	3 EcDev	Promote tourism. Advance and expand Downtown's Day-Tripper Transformation Strategy.	Immediate (1-2 years)	OMS; County	Policy	В
4.17	3 EcDev	Require landscaping that enhances the development site along the street and within the parking lot.	Immediate (1-2 years)	PC; CD	Reg	А
4.18	4 Dwtn	Create and deploy a public relations media content calendar.	Immediate (1-2 years)	Manager; OMS	Policy	В
4.19	4 Dwtn	Develop a mobile app featuring Downtown Owosso attractions/businesses (possible fundraiser through as sales).	Immediate (1-2 years)	OMS	Policy	С
4.20	4 Dwtn	Improve utilization of and access to the riverfront through public-private partnerships.	Immediate (1-2 years)	OMS; PW; Manager	Policy	С
4.21	4 Dwtn	Incorporate downtown brand into downtown gateways and wayfinding.	Immediate (1-2 years)	OMS; PW	CIP	В
4.22	4 Dwtn	Work on telling the story of Owosso - locally, regionally, statewide, and nationally. Promote successful projects & initiatives.	Immediate (1-2 years)	OWS; County; Manager	Policy	С

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
4.23	2 Nbhd	Host home repair workshops facilitated by local trades persons and historic preservation experts to address common issues such as window repair, damp basements, electrical issues, and abatement of hazardous materials such as lead and asbestos.	Short-term (3-4 years)	CD	Policy	С
4.24	2 Nbhd	Utilize public-private partnerships to enhance and expand the greenway along the Shiawassee River.	Short-term (3-4 years)	PW; P&R Manager	CIP	С
4.25	3 EcDev	Develop standards for new and infill development in order to ensure high quality, durable materials that are in compatibility with the city's historic character	Short-term (3-4 years)	PC; CD	Reg	В
4.26	4 Dwtn	Provide for adequate open space and recreation in Curwood Castle Park.	Short-term (3-4 years)	P&R	CIP	А
4.27	4 Dwtn	Install historic markers describing noteworthy buildings, events and people. Coordinate the design with an overall City signage plan.	Long-term (5-15 years)	PW; Manager; OMS	CIP	В
4.28	City wide	Rebranding campaign.	Short-term (3-4 years)	CC; OMS; PC; City Staff	Policy	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
5.1	2 Nbhd	Support and promote arts & culture, in partnership with Shiawassee Arts Council, Owosso Community Players, Owosso Public School District, and others.	Ongoing	CC; OMS	Partner	A
5.2	2 Nbhd	Improve connections between neighborhoods and key destinations, activity centers throughout the city, including the riverfront, schools, and parks.	Ongoing	PW; CD	CIP	С
5.3	2 Nbhd	Seek grant funding opportunities to increase parks and recreation facilities.	Ongoing	P&R Manager	CIP	В
5.4	3 EcDev	Attempt to utilize upper floor rental rehabilitation program in Westown.	Ongoing	OMS; Manager	Policy	С
5.5	3 EcDev	Consider implementation of the "complete streets" and street design concepts for all major streets and state highways.	Ongoing	PW; Manager	CIP	С
5.6	3 EcDev	Require all new commercial construction to provide pedestrian pathways along the roadway and require linkages from the building to parking areas and the pathway.	Ongoing	CD; PC	Reg	А
5.7	3 EcDev	Provide safe pedestrian circulation when designing access and circulation for vehicles.	Ongoing	CD; PC	Reg	A
5.8	3 EcDev	Prioritize neighborhood-serving mixed-use nodes to provide walkable access to daily retail and service needs.	Ongoing	CD; PC	Policy	А
5.9	4 Dwtn	Increase lifestyle, entertainment options including festivals and cultural events.	Ongoing	OMS	Policy	В
5.10	4 Dwtn	Support privately owned river-friendly development on the Shiawassee River.	Ongoing	OMS; CD; PC	Policy	С
5.11	4 Dwtn	Expand housing options.	Ongoing	OMS; CD; PC	Policy	В
5.12	4 Dwtn	Continue to support weekend and evening activities in the downtown.	Ongoing	OMS	Policy	А
5.13	4 Dwtn	Encourage and support upper floor residential uses.	Ongoing	OMS; CD; PC	Policy	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
5.14	2 Nbhd	Study the cost and feasibility of potential kayak launch sites along the Shiawassee River.	Immediate (1-2 years)	P&R PW; Manager	CIP	В
5.15	3 EcDev	Encourage home-based businesses, live-work space, mixed uses, and flexible commercial spaces to accommodate the new economy worker and business.	Immediate (1-2 years)	PC; CD	Policy	В
5.16	4 Dwtn	Activate the alleys in downtown as gathering spaces, art exhibits, events, etc.	Immediate (1-2 years)	OMS; PW	CIP	В
5.17	4 Dwtn	Create and demonstrate a welcoming culture of hospitality for the vision, businesses, and residents of Downtown Owosso.	Immediate (1-2 years)	OMS	Policy	А
5.18	4 Dwtn	Create and deploy a "Welcome" packet and/or goodie basket for new arrivals.	Immediate (1-2 years)	OMS	Policy	А
5.19	4 Dwtn	Engage in a zoning revision that includes design guidelines and/ or elements of a form based code for downtown and Westown.	Immediate (1-2 years)	PC; CD	Reg	В
5.20	4 Dwtn	Enhance all downtown gateways with beautification and wayfinding.	Immediate (1-2 years)	OMS; PW	CIP	В
5.21	2 Nbhd	Pursue "safe routes to schools" improvements in partnership with the Owosso Public Schools.	Short-term (3-4 years)	Manager; PW	Partner	А
5.22	2 Nbhd	Develop an adopt a park program.	Short-term (3-4 years)	P&R	Partner	В
5.23	3 EcDev	Finalize a non-motorized plan map and implementation strategy that links to other regional trail efforts.	Long-term (5-15 years)	CD; Manager; PW	Policy	В
5.24	4 Dwtn	Consider the potential of "build-to" lines, mixed vertical uses, and minimum heights in the downtown and in Westown.	Short-term (3-4 years)	PC; CD	Reg	В
5.25	4 Dwtn	Engage in a plan that will identify a potential retail and/ or entertainment district in downtown, tying in the SRI, SAC, theater, etc.	Short-term (3-4 years)	OMS	Policy	В

#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
5.26	4 Dwtn	Improve the sense of arrival for the South Washington Street entrance to the downtown and provide safe pedestrian crossings	Short-term (3-4 years)	PW; OMS	CIP	В
5.27	4 Dwtn	Incorporate distinctive and clearly marked crosswalks at road crossings that align with existing sidewalks and pathways.	Short-term (3-4 years)	PW; OMS	CIP	В
5.28	4 Dwtn	Reconnect street grid or at minimum create pedestrian connection between Water St and Comstock St	Short-term (3-4 years)	PW; OMS; CC	CIP	С
5.29	4 Dwtn	Revise zoning standards to require 10' parking setack with screened buffer zones	Short-term (3-4 years)	CD; PC	Reg	А
5.30	4 Dwtn	Work with former JC Penney property owners on redesign vision and outlot potential for the public parking lot	Short-term (3-4 years)	CD; Manager	Policy	В
5.31	4 Dwtn	Establish smaller-scale retail and office infill development	Short-term (3-4 years)	OMS; PC; CD	Policy	В
5.32	3 EcDev	Connect Westown to the proposed trail system and consider additional wayfinding and street furniture, including waste receptacles.	Long-term (5-15 years)	OMS; PW; CD	CIP	В
5.33	4 Dwtn	Enhance riverfront through public-private partnership	Long-term (5-15 years)	OMS; Manager; CC; P&R	Policy	С
5.34	4 Dwtn	Improve connections to the river. Establish varying activity nodes along the riverwalk	Long-term (5-15 years)	PW; OMS; P&R	CIP	С
5.35	4 Dwtn	Improve rental rehab program	Short-term (3-4 years)	CD	Policy	В
5.36	4 Dwtn	Transition existing parking lots into dedicated pedestrian space (plaza, farmers' market, etc)	Long-term (5-15 years)	OMS; PW	CIP	В

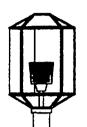
#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
6.1	3 EcDev	Redevelopment Ready Sites marketing via signage in public areas, info packets and status updates in print/online/social, stakeholder facilitation, pre-project and post-project awareness efforts.	Ongoing	CD; Manager	Policy	В
6.2	3 EcDev	Increase investment in regional marketing.	Ongoing	County; OMS	Policy	С
6.3	3 EcDev	Partner with MEDC (RRC staff) and technical assistant consultants to identify and facilitate developer introductions and site tours.	Ongoing	County; Manager; OMS	Policy	В
6.4	3 EcDev	Prioritize the Shiawassee River as an environmental, economic, and recreational asset for Owosso.	Ongoing	CC; PC	Policy	А
6.5	4 Dwtn	Support and promote arts & culture, in partnership with Shiawassee Arts Council, Owosso Community Players, Owosso Public School District, and others.	Ongoing	OMS	Partner	А
6.6	4 Dwtn	Continue to pursue and work with the State of Michigan on grants.	Ongoing	Manager; OMS	Partner	А
6.7	4 Dwtn	Cooperation between all downtown groups: Chamber, Main Street, Theatre, Farmers Market, Art Center, Amphitheater, Steam Railroad Institute, Owosso Historic Commission, Historic District Commission.	Ongoing	омѕ	Partner	A
6.9	3 EcDev	Develop a process to share successes, events, promotions, and development opportunities across partner communication channels (e.g., newsletters, press releases with partners like Chamber of Commerce, Main Street, etc.).	Immediate (1-2 years)	OMS; Manager	Partner	A
6.10	3 EcDev	Consider a coordinated study and plan effort that could drive tourism by increasing the draw to the Steam Railroading Institute, the Lebowsky Center, etc.	Short-term (3-4 years)	County; CC; OMS	Partner	A
6.11	3 EcDev	Conduct a market study to understand the needs of the community that are currently unmet and identify potential targets for business recruitment.	Long-term (5-15 years)	County; Manager	Policy	В

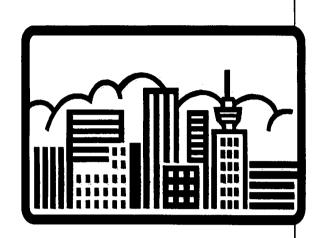
GOA	GOAL 7. STRENGTHEN PUBLIC AND PRIVATE PARTNERSHIPS					
#	Chapt.	Actions	Timing	Prime Responsibility	Tool	Ease of Implement.
7.1	2 Nbhd	Foster stronger relationships between the public schools, local government, student groups, and community groups.	Ongoing	CC; Manager	Partner	А
7.2	3 EcDev	Develop and utilize RFQs and Business Development Packets.	Ongoing	Manager; County; OMS	Partner	В
7.3	3 EcDev	Build a student culture in the community between Baker College and downtown by encouraging strong pedestrian connections between campus, dorms, and downtown.	Ongoing	OMS; Manager; CC; PW	Partner	В
7.4	3 EcDev	Continue to support the efforts of the Shiawassee Economic Development Partnership.	Ongoing	CC; Manager	Partner	А

# Design a Better Future

# **SMITHGROUP**







# **OWOSSO**

Downtown
Development
Authority

Amendment to

Downtown Development

& Tax Increment

Financing Plan

November 5, 2003



















# City Council of the City of Owosso

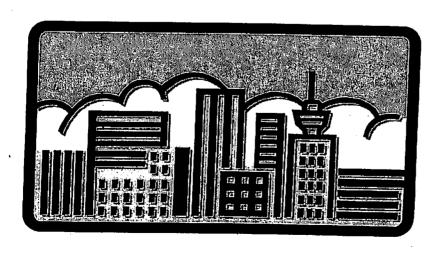
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Gregg G. Guetschow, City Manager

# Owosso Downtown Development Authority

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Risto Nicevski
Randy Stehle
Craig Wright
Jeffrey McMaster

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# Owosso Downtown Development Authority

# Development & Tax Increment Financing Plan

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#### **PREFACE**

The original Downtown Development Plan and Tax Increment Financing Plan were completed in 1984 and became an ordinance of the City of Owosso. The goals and objectives of the plan were broad and fostered private development in a new commercial area. Parking improvements and pedestrian improvements were installed. The objectives are just as true today and the plan amendment will evaluate their current validity and feasibility. The Development Plan and Tax Increment Financing Plan was amended in 1988 to build the Block 26 Parking Lot and provide for other improvements in the Comstock Center. A Mayor's Community Forum took place in 1995 and a DDA Master Planning process has been ongoing since then. The Development Plan is now revised to reflect the current conditions of the downtown and the new objectives.

Many of the points introduced in the 1984 Development Plan are relevant today. Downtown remains in a transition from the pre-1950's era when it was the only commercial center in the community to this day when commercial development continues to stretch out in linear fashion along the state highway approaches to the city. The land use opportunities for the older structures of downtown Owosso remain quite limited. When downtown Owosso evolved the upper story structures were filled with commercial and residential activity. Less than one car per household was the norm and there was public transportation at that time. Today too many upper stories remain vacant, and the building rents do not sustain top quality maintenance of the many historic structures—130 of them—that most area citizens promote for preservation. To translate goals and objectives into reality, State of Michigan laws continue to enable local communities to plan and finance improvements that will reverse the direction of devaluation of real estate and bestow vitality on the center city.

The City established its Downtown Development Authority in 1977 and since that time many public and private partnerships have established pockets of success throughout the downtown. This Plan intends to continue that process to restore the grandeur that graced the community. Economic development efforts are a renewed factor in this endeavor with community leaders recognizing how critical the downtown is to the region's well-being. The region roughly coincides with the Shiawassee County boundary with both historical and contemporary deference to Owosso's downtown as the central place of the County.

# Creation of the Downtown Development Authority

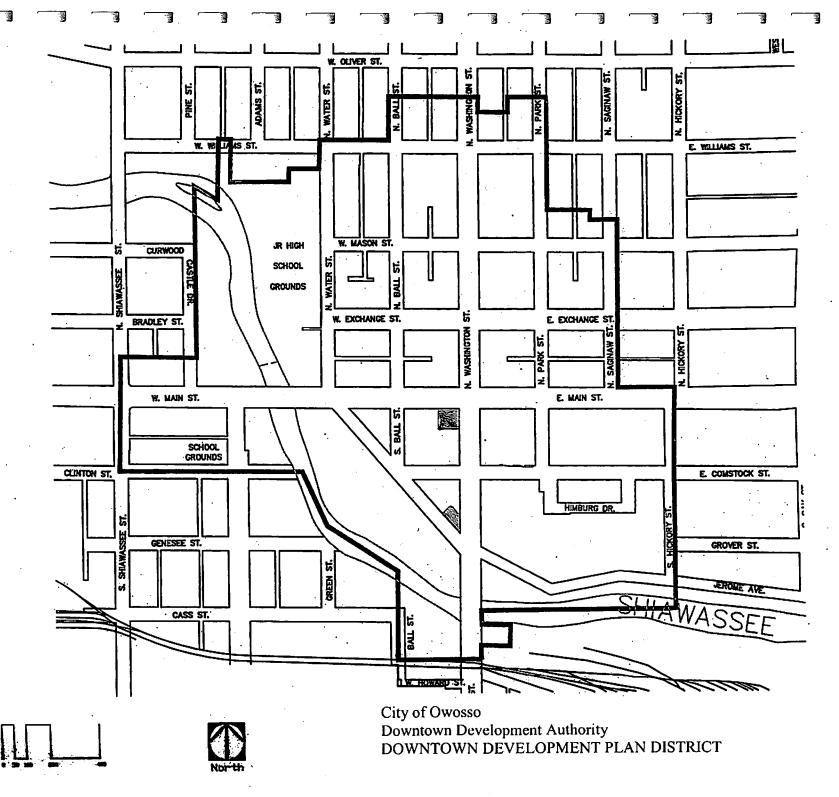
The legal basis for the creation of the Owosso Downtown Development Authority is Michigan Public Act 197 fo 1975, the Downtown Development Act, as amended. The legislation provides for the means to revitalize downtown districts. Act 197 was entitled as follows:

"An Act to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing."

Pursuant to the provisions of Act 197, the Owosso City Council adopted Ordinance No. 331 on June 29, 1977. This ordinance provided for the creation of the Owosso Downtown Development Authority, hereinafter referred to as the "DDA." The Council provided the DDA with all the powers and authority contained within the enabling act. In December, 1977, the DDA Board of Directors adopted a set of By-Laws that has been amended four times since their inception.

In the original ordinance, the City Council established the boundaries of the DDA District. The boundaries of the District were further amended in Ordinance No. 418 on 12/5/83, Ordinance No. 460 on 10/16/89 and Ordinance No. 613 on 5/6/02.

Map 1 on the next page shows the area of the Downtown Development District. Note the exception of two parcels in the heart of the downtown that were removed from the District for purposes of inducing development under the Brownfield Redevelopment Act.



The Board of the Owosso Downtown Development Authority is responsible for furthering the intent and purpose of Act 197. In doing so, the Board may complete the following activities:

- Prepare analysis of economic changes within the Downtown District.
- Prepare analysis on the impact of sprawl development upon the Downtown District.
- Plan and propose construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the Downtown District.
- Plan, propose, and implement an improvement to a public facility within the Development Area to comply with the barrier-free design requirements of state and federal construction codes.
- Develop long-range plans to halt deterioration of property values.
- Implement any plan of development in the Downtown District necessary to achieve the purposes of Act 197, in accordance with the powers of the DDA as granted by Act 197.
- Make and enter into contracts necessary to exercise the powers of the DDA.
- Acquire or lease property.
- Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building and any necessary adjuncts thereto, within the Downtown District for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
- Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the DDA.
- Accept grants and donations of property, labor, or other things of value from a public or private source.
- Acquire and construct public facilities.

# Legal Basis for Development and Tax Increment Financing Plan

As noted above, Act 197 is intended to provide local officials with a means of addressing the need for revitalization in their downtown districts. Two sections of Act 197 provide the legal basis for this Development and Tax Increment Financing Plan.

Section 14 of Act 197 authorizes the DDA, upon determination that it is necessary for the achievement of the purposes of the Act, to prepare and submit a tax increment financing plan to the City Council. Tax increment financing results from the DDA's "capturing" of tax revenues that are derived from the increase in assessed valuations in a development area over the valuations of the area at the time the development area was established. Tax increment

revenues accrue to the DDA from the application of tax rates of all political subdivisions levying taxes in a development area, including those of local school districts for eligible obligations pursuant to state statute. The DDA may use tax increment revenues to make public improvements within a development area as provided for by Section 7 of Act 197.

The Tax Increment Financing Plan includes a detailed explanation of the tax increment procedure, the amount of bonded indebtedness to be incurred, the duration of the tax increment program, a statement of the estimated impact of the program on all taxing jurisdictions in the Development Area, and a statement of that portion of the tax increment revenues the DDA will use.

Section 17 of Act 197 requires that whenever a downtown development authority decides to finance a project within a development area through the use of tax increment revenues or revenue bonds, it must prepare a development plan. The development plan must contain, among others: the designation of the development area (i.e., the area within which the tax increment revenues are to be captured and expended for public improvements); the projects to be undertaken; the estimated costs of the projects; an estimate of the stages of construction and time of completion; the proposed methods of financing the projects; and the impact upon the existing character of development in the area.

Section 18 of Act 197 provides for the adoption of a tax increment financing plan and development plan by ordinance of the City Council after a public hearing. Pursuant to these provisions, the City Council held a public hearing on the Downtown Development Plan and Tax Increment Financing Plan on November 5, 1984. After the hearing the City Council found the purposes of the plan constituted a public purpose and were necessary for the achievement for the purposes of Act 197 and adopted the plan as Ordinance No. 430 at the same date as the hearing. The Development Plan and Tax Increment Financing Plan was subsequently amended as Ordinance No. 455 on November 21, 1988.

# Purpose of Development and Tax Increment Financing Plan

The DDA has determined that the establishment of the Development Area and the activities proposed therein, as stated in the Development Plan, are necessary and appropriate to correct and prevent deterioration, promote economic growth and increase property tax valuation in the Downtown District. It is to these public purposes that the Development and Tax Increment Financing Plan has been prepared.

The specific purpose of the Development Plan is to define the improvements proposed for the Development Area, estimate improvement costs and stages of construction, document the impact these activities are expected to have on the existing structure of the Downtown District, indicate for whom the proposed activities are being undertaken and the methods of proposed for financing the proposed activities. The specific purpose of the Tax Increment Financing Plan is to provide the legal authority and procedure necessary to permit the DDA to finance improvements deemed necessary to achieve the public purpose of this Plan through the use of financing powers granted in Act 197.

## Basis of Necessity for Development Area

The basis upon which the DDA determined that establishment of the Downtown Development Area was necessary and appropriate to correct and prevent property value deterioration, promote economic growth, and increase property tax valuation was an analysis of past and existing economic conditions, comparable property valuation growth and economic development potential of the Downtown District. The information gathered by the DDA and an analysis of this information is found on the following pages.

#### I. Analysis of Downtown District Property Valuations.

To start, the City of Owosso has been declared a distressed city under State of Michigan guidelines. The guidelines measure growth in state equalized valuation, among other measures, and the results have consistently shown that Owosso's SEV growth is persistently less than the state average. Within the City the DDA conducted a study of an older residential neighborhood that completed its development by 1972. The complete study is incorporated as Exhibit A of this Plan.

The results indicate that the downtown SEV growth is increasing at a much lower rate than a comparably sized neighborhood. In 1981 the residential area had 42% of the value of the downtown area. In 2002 the same residential area had 85% of the value of the downtown area. Causes of the relative decline include:

- Commercial growth everywhere causing occupancy rates and rent not to keep pace with residential values that have not been subject to sprawl and an overbuilt inventory.
- Regional population stagnation and a declining market for commercial space, especially older buildings.
- Obsolescence of structures together with the lack of access to upper stories of the buildings that reduce rent potential and resulting sale value
- The weak economy's disproportionate effect on the downtown while mass merchandising stores expanded on the highway approach to Owosso.
- Parking expectations of national franchises that are accustomed to mall-type parking and private parking; therefore, limiting use of downtown buildings to mostly local stores and tenants.

# II. Development potential for the Downtown District and its meaning to the overall economy.

Downtowns continue to be the community's signature, its front page, its first impression, and its face. While the primary economic activity downtown does not represent economic base activity (e.g., industry, wholesaling, federal and state offices), the downtown reflects what this community thinks about itself. It is the foundation of confidence that permeates the entire community. With a healthy downtown the community looks forward and believes in its efforts to build a stronger economy. The historic buildings together with their preservation, and the socializing influence of downtown parades, restaurants, inviting sidewalks, riverfront parks, bikeways and theaters create a special place environment that the entire region supports. The downtowns shared position in the retail marketplace from its

exclusive position of the pre-1950's has evolved into new perspectives on the downtown's future. Life style positioning is an evolving character of the downtown, with cultural events, specialty shops, dining, residential life and pursuit of good health. These all have a place now and in the future for the center city. While the downtown is probably not the economic engine of the community, it is the heart and soul of the community. There is a budding opportunity for downtown development to support a special residential quality of life. The downtown will maintain its status as the hometown reference point for our economic base industries and regional community.

#### III. Marketing Analysis.

In the past two years two marketing studies have been conducted for the downtown. The analysis shows the downtown's ability to draw upon 100,000 persons for many types of services and goods. For example it has been noted that downtown Owosso is the real estate transaction center of the county with title offices, real estate offices, banks, mortgage companies, insurance agents, and attorneys. This is one example of a critical mass concentration of services. As the chief full-service urban center for the regional population, the downtown must continue to invest in its infrastructure and buildings to retain its prominence. A development opportunity has been revealed with over 250,000 square feet of vacant or underused upper story space. Through incentives from the City and DDA Plan, residential living unit development of upper stories can result in a population increase of 250 persons for the downtown. More residential development potential exists on the fringe of the downtown to strengthen the support base of many downtown businesses.

# Rationale for Boundaries of the Development Area

The boundaries of the Development Area have been established to provide the greatest opportunity for the DDA to achieve its purpose—to correct and prevent deterioration, promote economic growth, and increase property tax valuation in the Downtown District. Except for two parcel additions and two parcel deletions, the boundary remains the same as the original 1984 Development Plan and District. The parcel deletions, already completed. include the removal of two brownfield sites—the former hotel at 102 S. Washington Street and an arson site at 214-222 S. Washington Street. The redevelopment of these sites is better served through the powers of the city's Brownfield Redevelopment Authority. The additional parcels proposed in this plan are two riverfront parcels: the former Ratz Riverside dealership north of the rail lines and the former Bruckman's Moving and Storage site. Overall, the property in the district is the generally referenced pedestrian area/shopping district and the area where the DDA proposes to make public improvements. Other areas of the DDA not in the District may be formed to create another District with a new initial assessed value for the tax increment plan. See Map 1 in an earlier section of the plan for a view of the District boundary with the amendments. The new boundary area is also described in the Appendix as part of Exhibit B.

## Improvements Proposed for the Development Area

Over the past two decades the DDA and City of Owosso have initiated many efforts to create a Development Area that prevents deterioration, promotes economic growth and increases property tax valuations in the Downtown District. The 1984 plan was the original guiding document. In 1995 the Mayor's Community Forum established a vision and project list for the downtown. Additionally the DDA updates a comprehensive capital improvements plan every year for Council consideration at budget adoption time every March through May. This chapter of the plan will review the past influences that help establish the present plan strategy.

## The 1984 Development Plan

The 1984 Development Plan was an outgrowth of a 1982 Master Plan for the downtown. The DDA at the time selected what it liked from the 1982 plan and featured those initiatives in the Development Plan. The Comstock Center and Block 26 parking lot were an outgrowth from that plan. Other plan objectives included:

- Improving the pedestrian links between the downtown and Curwood Castle Park.
- Installation of pedestrian improvements (landscaping and lights) on the sidewalks.
- Diminishing pedestrian and vehicle conflicts and reorganizing the parking system.
- Improvement of building facades.
- **Enhancing** the use of the riverfront for recreation and commercial uses.
- Improving the city's entrance approaches.
- Redeveloping selected alleyways as pedestrian passageways to facilitate movement between parking and shopping areas.

A later section of the plan will integrate the remaining projects of the 1984 Plan with the newer project list.

# 1988 Development Plan Amendment

This plan amendment was very direct and focused on two purposes: 1) Incorporation of the Block 26 parking lot and; 2) The redevelopment of the former A&P parcel on S. Water St.

# 1995 Mayor's Community Forum

On August 28, 1995, 100 persons attended the three Saturday forum sessions to set a course for the downtown. The most significant outcome from the forum was the development of the Comstock Inn, a full service hotel, restaurant and conference center. Another significant outcome was the creation of the Friends of the Shiawassee River that conducts an annual clean-up along the river and supports stewardship of the river and its adjoining parcels. The seven themes from the Forum are attached in Exhibit C. These themes, preceded by the downtown vision statement, set the stage for the downtown. Several projects were an outgrowth from that experience. Unfinished initiatives from the Forum are also integrated into the newer project list for this plan.

# 1996 Policy Statement [Updated by the DDA on September 3, 2002]

The 1996 DDA Board of Directors drafted and adopted a policy statement to help guide decisions for future action and developments. The 2003 DDA membership updated the policy plan package and it is attached as Exhibit D. The policy plan begins with a mission statement for the downtown and that is.

To be an ongoing public/private partnership for the revitalization of a compact diversified business and public service downtown attending the Shiawassee County area with attractive convenient parking, a pedestrian amenity emphasis, home town security, startling cleanliness, classic structural design for historic and modern buildings, omnipresent symbols of community in the form of great public spaces, and a friendly atmosphere of service-oriented employees.

## 1998 Project/Activities List

Drawing from the Mayor's Forum and Policy Statement, the DDA Board adopted a project list. That list is incorporated as Exhibit E and the updated perspective on projects that should continue are integrated into the newer project list of this plan. Significant elements of this project list include the eventual contribution potential of the Armory and historic preservation efforts on many fronts.

# 1999 Parking Needs Analysis

The most recent comprehensive parking needs analysis was conducted in 1999. The existing parking lots and street spaces were studied for turnover and occupancy rates. The system was functioning very well with some adjustments for expanded close-in leased parking. Much of this transition to leased parking is based on the increasing presence of office workers in former retail sites or commercial space that did not have many employees per square foot. Based on requests for leased parking, the <u>demand</u> is greater than what the system can provide while preserving customer parking spaces on the streets and in selected lots.

The concept of parking demand is usually accomplished through measurement of floor space and relating it back to the intensity of a particular land use. The dynamics of changing land use and the large variety of permitted land uses in the central business district deter from a reliable demand analysis. The parking system needs are more easily evaluated through the objective to develop upper story spaces and judge that impact on the existing use rates of the system. With few exceptions, achievement of more residential units in the core area is an absolute influence on parking demand that cannot be accommodated with the present capacity. The plan's principle project, the construction of a parking deck in Block 26 is based

on a new three to four story structure at 102 South Washington Street and its higher-than-retail parking demand—offices and residential uses.

### 2003 Capital Improvements Plan

For at least four years the DDA has prepared a capital improvements plan (CIP). A CIP is a compilation of needs for downtown infrastructure upgrades or replacements—all utilities, public space management, streets, drainage, lighting, street furniture, and landscaping. The CIP is submitted annually to the City for consideration every budget year. The components of a CIP are in public areas and support the business and residential land uses. The plan is divided into levels of urgency for action. The four levels in order of importance are *Critical*, *Essential*, *Optimal* and *Desirable*. The total costs of the improvements planned for the next six-year period are \$2,500,000. Of the *Critical* projects, the parking structure in Block 26 dominates the list. Other imminent actions include a regular street tree replacement program, Michigan Avenue reconstruction, and an improved approach to Heritage Bridge on the east end at the Middle School dumpsters. See Exhibit F in the Appendix for the complete plan.

#### **Zoning Ordinance**

The 1970 zoning ordinance, as amended, remains as the land use, parking, loading zone, and building dimension standard to this date. In 2001 the DDA printed a zoning revision document that remains to be addressed through the Planning Commission and City Council. The standards represent a preservation of good design with an inviting character for the pedestrian client. To achieve this goal of retaining what the community preferences are for downtown Owosso, some key standards should be adopted. These are:

- ✓ Commercial entryways must face the street.
- ✓ Commercial buildings must be built close to the street.
- ✓ New buildings downtown must be built to complement nearby historic buildings.
- ✓ Buildings must have recessed entrances usually at 100 square feet of space.
- ✓ Buildings are to have 60% transparency level at the ground floor front and 40% on the side.
- ✓ Minimum building height of two stories is required for the center city district, the original 9-block core area.
- ✓ A horizontal expression line would be required to distinguish the base of the building from the remainder.
- ✓ New buildings and additions to existing structures must be placed 30 feet back from the waterfront.
- ✓ Drive-through businesses shall be evaluated through compliance with standards of a special use permit.
- ✓ The middle of buildings front wall shall be sign free.
- ✓ Driveway access shall be restricted to certain blocks
- ✓ Interior landscaping is required for parking lots with over 40 parking spaces.
- ✓ Private parking will be permitted under special use permit process.

- ✓ A maximum limit shall be placed on private parking; otherwise, no parking spaces are required for uses other than residential and institutional.
- ✓ Parking lots must be located behind or to the side of buildings to reduce the visual impact of parked cars.
- Cantilevered banners and awnings will be regulated through a maintenance clause of the property maintenance code.
- ✓ No plastic signs shall be permitted. Projecting signs over sidewalks shall consist of wood or metal and be limited to 10 square feet.

The Planning Commission and DDA will develop a recommendation to the City Council for alterations to the zoning districts list of allowed land uses and the locations of the districts. There are some zoning classifications of property that could detract from the proper development of the downtown.

### **Downtown Projects**

These projects are a compilation of recommendations from the 20-year history of project planning <u>and</u> recent listings from the DDA Board. For now they are listed without estimated costs, priority status, or sources of funds. The details are provided in the next section of the Development Plan.

- Convert the revenue source of the DDA operations from Act 197 to the Redevelopment of Shopping Areas Act, Act 120 of 1961, as amended.
- Add parking to serve the parking deficiency area of the Main/Washington Street intersection, specifically a parking structure behind the former hotel site.
- When available, convert the Armory to a focal point of activity in the downtown.
- Improve the access and directional signs to Curwood Castle Park from Water Street.
- Improve the aesthetic appearance of downtown parking lots.
- Develop the vacant city-owned lot at Water and Washington Street.
- Induce river-friendly development at the privately owned lots south of the Shiawassee River fronting Washington Street.
- Adhere to the six-year capital improvements plan as it is updated every year.
- Develop another parking structure above the Ball-Water-Exchange Parking lot as private development in the vicinity and the Armory plan evolves.
- Undertake redevelopment planning for riverfront properties with the outcome engaging the impact of the Shiawassee River on quality of life.
- Plan for accessibility improvement to upper stories where building groups may take advantage of an elevator and hallway connector.
- Plan for and commission for sculpture work for installation at the Bi-Centennial garden at Water and Main Street and at the redevelopment site at 102 South Washington Street (former Owosso Inn).
- Undertake an historic preservation program for downtown's historic structures with program elements to include façade restoration, upper story tenant development, design services, and qualification measures to access state and federal tax credits.

- Support a strict code enforcement program of commercial, residential and tenant properties.
- Improve the sense of arrival for the South Washington Street entrance to the downtown.
- Assist with the development of the west end of the one-mile loop trail park from the Washington Street Bridge to the Oakwood Street Bridge.
- Establish smaller-scale retail and office infill development.
- Build housing development options to meet life-style demand of urban professionals.
- Improve selected building revenues through efforts to match recently established State of Michigan downtown housing programs.
- Incorporate Main Street program concepts into downtown management activity.
- Increase lifestyle, entertainment options including festivals and cultural events.

Implementation of all or a portion of the projects will have a beneficial impact on the area. Outcomes include an equitable opportunity for proportionate growth of the tax base with other areas of the Mid-County, a critical sign of a local healthy economy that is best portrayed in the historic center city, evolution of the downtown into a land use mix that is sustainable, and a "cooler" city now considered essential to retaining educated citizens in the 25-40 age group in our County.

Section 17 of Act 197 provides that when a downtown development authority decides to finance a project in a downtown district through the use of either revenue bonds or tax increment financing, it must prepare a development plan. The Development Plan is, therefore, being prepared as a result of the Owosso Downtown Development Authority's desire to use the above referenced financing methods to fund public projects as outlined herein. Section 17 of Act 197 also specifies the contents of a Development Plan, and these contents follow as designated in that section.

# Designation of Boundaries of Development Area

The boundaries of the Development Area, including the boundary amendment proposals for two parcels south of the Shiawassee River on Washington Street, are illustrated on Map 1, Downtown Development Plan District. A legal description of these boundaries is located at Exhibit G in the Appendix.

# Location, Character and Extent of Existing Streets, Public Facilities and Private Land Uses

# **Existing Streets**

Owosso is significantly located at the confluence of three state highways. Also Washington Street adds to the inventory of connector streets to the downtown. The state highways carry substantial through traffic—traffic that is not using the downtown as a destination. The local street grid system is classically designed for downtowns with rectangular blocks and ease of access to all business locations. The Shiawassee River and the diagonal Water Street interrupt the grid pattern. The only downtown railroad is an east-west crossing on South Washington Street, and rail traffic does not interrupt other traffic in a substantial way.

The streets and most alleys are within dedicated rights-of-way. Development District street right-of-way widths and street classifications are indicated in Table 1 on the next page. In addition sixteen (16) public alleys are listed with their widths and access points.

# Public Facilities

Existing public facilities and land uses within the Development District of Downtown Owosso include City Hall, Owosso Police and Fire Department, National Guard Armory, Farmer's Market, Owosso Community Center, U.S. Post Office, Owosso Middle School, Owosso Amphitheater, Curwood Castle, Shiawassee Art Center, Comstock Cabin, the Paymaster Building and Lincoln School. Municipal parking lots in the Development District of Downtown Owosso include:

TABLE 1
STREETS AND ALLEYS WITHIN DEVELOPMENT DISTRICT

EXISTING STREET	RIGHT-OF-WAY WIDTH	STREET CLASSIFICATION				
Main Street (M-21)	99 feet	Principle Arterial				
South Water Street (M-71)	66 feet	Principle Arterial				
Shiawassee Street (M-52	66 feet	Principle Arterial				
North Water Street	66 feet	Minor Arterial				
Exchange Street	99 feet	Minor Arterial				
Washington Street	99 feet	Minor Arterial				
North Park Street	66 feet	Minor Arterial				
Comstock Street	66 feet	Minor Arterial				
Michigan Avenue	99 feet and 82.5 feet*	Urban Collector				
Michigan Avenue	82.5 feet	Urban Collector				
Ball Street	66 feet	Urban Collector				
North Saginaw Street	66 feet	Urban Collector				
Mason Street	66 feet	Urban Collector				
Himburg Drive	66, 50, 45 feet**	Urban Collector				
Jerome Avenue	60 feet	Urban Collector				
Curwood Castle Drive	60 feet	Urban Collector				
South Hickory Street	49.5 feet	Urban Collector				
North Hickory Street	66 feet	Urban Collector				
Williams Street	66 feet	Urban Collector				

<sup>\*</sup>This one block street section has a wider ROW at the extreme southern end of the block.

\*\*this horseshoe shaped street serves the Comstock Center and is widest at the entrance points and narrow at the east-west section.

EXISTING ALLEY	R.O.W.	ENTRANCE/EXIT STREET(S)
Block 5	20' Wide Full Alley	W. Oliver/W. Williams
Block 6	20' Wide Full Alley	E. Oliver/E. Williams
Block 10	20' Wide Full Alley	E. Mason/E. Williams
Block 12	20' Parital Alley	W. Mason
Block 13	20' Wide Full Alley	W. Williams/W. Mason
Block 14	20' Partial N/S and	W. Mason
Block 14	20" Partial E/W Alley	W. Mason
Block 15	20' Partial Alley	W. Mason
Block 15	22' Pedestrian Alley	E. Exchange to Howe Drugs and Parking
Block 17	20' Partial Alley	E. Mason
Block 20	20' Wide Full Alley	N. Park/N. Saginaw
Block 21	20' Partial Alley	N. Park
Block 22	20' Partial Alley	N. Ball
Block 23 (Greenway Place)	20' Wide Full Alley	N. Water/N. Ball
	Pedestrian Alley	Ball Mason Lot/W. Exchange St.
Clark Gas to Funeral Home	12' Wide Full Alley	S. Shiawassee/S. Michigan

- Armory Lot
- Ball/Mason Lot
- Block 26 Lot
- City Hall Lot
- Comstock Center Lot

- Greenway Lot
- Park/Exchange Lot
- Park/Main Lot
- Park/Mason Lot
- Paymaster Lot

The public facilities are clustered at the Shiawassee River with the park, Armory and Middle School and at Water Street where City Hall and the Public Safety Building anchor this part of the downtown. The parking lots are evenly distributed about the shopping district and vary with their time regulations to induce customer traffic, provide apartment parking or serve employee parking needs. There are 1,245 off street public parking spaces. There are approximately 500 street spaces.

## Public and Private Land Uses

Land use activity downtown has undergone some dramatic changes since the 1981 inventory. The comparisons are not entirely valid because the boundary has expanded three times since then. The numbers are revealing when percentages are analyzed. Also the study of the core area of the downtown is nearly the same area as the 1981 land use summary. These are some essential facts:

- The total 2003 building area in downtown Owosso is 1,604,590 square feet. The number for 1981 was 1,080,815.
- The 2003 ground floor area of the downtown has expanded 57.2% over 1981. Much
  of this expansion is from boundary amendments with some positive direction from new
  construction.
- Almost 47% of the floor area is comprised of usable basements, second floor, third floor or fourth floor. The ground floor is only half the land use story in the downtown and reflects all the benefits of vertical compact development.
- In contrast the downtown vacancy rates for all floors other than the ground floor has a combined 21% vacancy rate. A favorable rate for real estate development and land use turnover is 5%. The third floors have a vacancy rate 45% in the downtown core area. The spaces indicate a need for improved access.
- The ground floor vacancy rate remains as low at that of 1981 at 3.4%. This number is in a regular state of flux as tenant occupancy varies from place to place and from time to time. The old hotel is not used in any of these numbers and the site is considered vacant land—one of six, small vacant land parcels in the entire downtown.
- Land use and downtown policy go hand in hand. The policy to develop more residential use in the upper stories has been fulfilled somewhat since 1981 with growth on the second floor alone increasing 287% from 34,000 square feet to 131,995 square feet. Another beneficial policy response is that in the core area of the downtown, first floor merchandise trade still dominates land use occupancy at 55.3% (234,303 square feet).
- Usable basement area is the most significant statistical change since the 1981 inventory.
   The 1981 study probably did not count storage areas as square footage. The 2003 inventory included all basement areas that were 8' high and consisting of poured walls or

block walls. Their utility to landowners is a demonstrated worth because only 16.9% of the basement areas are vacant.

- The type of land use has also changed in emphasis. When boundary changes are considered the commercial category has not changed much and is at 500,000 square feet. The walk-in trade commercial has increased slightly over 1981. Office use has increased dramatically by 70,000 square feet and explains pressure on the parking system.
- Vacant, usable building space for the entire downtown is at 184,427 square feet or the equivalent of a ground floor building with dimensions of 433 feet by 433 feet!
- In contrast to this plan's policy preferences, the distribution of land use has changed with a slight lessening of the concentration of merchandise outlets on Washington Street in favor of office development and restaurants.

Various land use tables are found in Exhibit H of the Appendix. At the time of this plan adoption an updated land use map was not able to be prepared.

# Description of Existing Improvements to be Demolished, Repaired or Altered, and Estimate of Time Required for Completion

The DDA has evaluated the Downtown District, the data from the Development Plan, parking system data, the Marketing Analysis, the Mayor's 1995 Forum, policy statements, and the City Zoning Ordinance to identify strategies which will stimulate private and public investments in the Development Area. In all there is a 20-year history of suggested downtown improvements that continue in relevancy and remain to be accomplished. The potential projects and activities are listed in Table 2 below:

# Table 2 Potential Projects and Activities—Sorted under the Main Street Format

# I. Operations A. Convert the revenue source of the DDA operations from Act 197 (DDA Act) of 1975 to Act 120 of 1961 (Redevelopment of Shopping Areas Act). B. Support a strict code enforcement program. C. Adhere to the six-year capital improvements plan as it is updated every year. See Exhibit F. D. Undertake redevelopment planning for riverfront properties to take advantage of and preserve the qualities of the river. E. Improve the management/marketing of the parking system. F. Downtown administration expense.

# Table 2 (continued)—List of Potential Projects and Activities.

Main Street Category	Downtown Project
II. Operations/Economic Restructuring	A. Add parking to serve the parking deficiency area of the Main/Washington Street intersection, specifically a parking structure behind the former hotel site.
	B. Develop another parking structure above the Ball-Water- Exchange parking lot as private development in the vicinity evolves and the Armory transition takes place.
III. Design	A. Plan for accessibility improvements to upper stories where building groups may take advantage of a common elevator.
	B. Plan for a commissioned sculpture work for installation at the Bi-Centennial Park at Water and Main Street and at the corner of Washington and Main Streets in the proposed plaza.
	C. Improve the sense of arrival for the South Washington St. entrance to the downtown with a sign and landscaping.
	D. Assist with the development of the west end of the one- mile loop trail park from the Washington Street Bridge to the Oakwood Bridge.
	E. Improve the aesthetic appearance of downtown parking lots.
V. Promotions	A. Increase lifestyle enjoyment of the downtown with more festivals and cultural events.
	B. Incorporate Main Street program concepts into downtown management activity and increase participation levels of stakeholders.
VI. Economic Restructuring	A. When available, convert the Armory to a focal point of activity in the downtown.
	B. Continue with smaller scale retail and service/office infill development.
	C. Develop the vacant city-owned lot at Water and Washington Streets.
	D. Build housing development options to meet life-style demand of urban professionals.

## Table 2 (continued)—List of Potential Projects and Activities.

#### Main Street Category

## **Downtown Project**

# Economic Restructuring (cont'd)

- E. Improve building occupancy and operational budgets to secure upper story residential expansion through incorporation of Michigan State Housing Development Authority financial aid programs.
- F. Raze the former Owosso Inn for a new office/retail structure.
- G. Induce river-focused development at the privately owned lots south of the Shiawassee River and fronting Washington St. Also expand the TIF Plan boundary to include those properties.
- H. Undertake an historic preservation program for historic structures with program elements to include façade restoration, design services, upper story tenant housing or office tenant development, and qualification measures to access state and federal tax credits.

# I. Operations.

Operations are one of the four Main Street themes for downtown management. Operations include the organizational structure and its administrative activities. Below are details of each plan recommendation that deal with "operations."

# **Conversion to Redevelopment of Shopping Areas Act**

This plan places a high emphasis on converting promotional activity from the Downtown Development Authority Act of 1975 to the Redevelopment of Shopping Areas Act of 1961. The DDA Board of Directors and the Board of Directors for the Shopping Areas Act, by law, can be one in the same. The administrative advantage of the latter act is the direct definition of the promotional activity and the use of the special assessment financing method over the ad valorem tax of the DDA. The process of conversion involves communications to building owners with a public hearing through the City Council after which an ordinance is considered for adoption.

#### **Code Enforcement.**

The City of Owosso has adopted the International Property Maintenance Code and International Fire Code. The Codes provide the minimum standards for building maintenance and safety. Through observation, complaints and inspections, building deficiencies can be identified and communicated. The codes require compliance and

are a critical component of preserving the existing structures of the downtown. A regularly attended code enforcement program retains the building stock and supports the private responsibility of owners to maintain commercial structures top to bottom. The program is especially relevant with party wall structures where one building owner depends on an adjoining owner to mutually care for their building. Roof maintenance and fire safety are strong justifications for enforcement.

#### Six-Year Capital Improvements Plan.

The six-year capital improvements plan (CIP), incorporated by reference in Exhibit F, is a compilation of bricks and mortar work in public spaces and streets about the downtown. The projects are sorted by need and account for \$2.5 million in projected investments. The costs exceed the scope of this plan and the implementation of the projects will a result of coordinated city funds, grant funds and in some cases benefiting property owners contributions. Some of the critical projects include the Block 26 parking deck, more specifically described in a later section, a regular tree replacement program, and a new approach to Curwood Castle Park between the Armory and the Middle School.

#### Redevelopment Planning.

Together with the City Planning Commission, the DDA has a responsibility to plan for the future of the downtown. This plan is an illustration of that responsibility; however, planning continues beyond the confines of this general plan. The specific planning efforts that accompany developer initiatives or improve a public place are an ongoing need. Despite regular progress along the river with trails, bridge underpasses, the amphitheater, and developments at Curwood Castle Park, the improved use of the riverfront is a development opportunity that has great possibilities. Private property locations at the Bruckmans Building and former Riverside auto dealership have strategic river frontage locations that should have complementary land uses. The planning concepts for the riverfront include architectural renderings and marketing opportunities analysis. Another location with riverfront potential is the Matthew's Building where the overlook of the spillway and park together with the key view horizon for entry to the heart of the downtown make this site a strong candidate for redevelopment planning. Some locations are private property so the planning venture is accomplished through public/private cooperation. Planning funds are estimated at \$25,000.

## Parking System Management and Marketing.

This Development Plan supports another evaluation of the parking system from an operational standpoint. Use surveys and parking needs analysis must continue. Signs and wayfinding directional signs must be replaced. Entrances must be evaluated for improved and easy identification. "Super graphics" will provide a corresponding match for the city's massive investment in parking infrastructure. The sign budget for this program is \$4,000. The parking studies—all labor costs—are budgeted at \$2,000.

Interns or temporary employees would conduct the studies.

## Amend the Development District Boundary.

The Development District boundary is hereby amended to add two parcels—one at the former Bruckman's site and the other at the former Riverside Pontiac Dealership. The descriptions and map for each are provided in Exhibit B. The reason for the boundary amendment is to include the possibility of the Plan's role in inducing riverfront development at these strategic locations.

## **Downtown Administrative Management.**

The increase of activity in the DDA will result in increasing responsibility for administration of the plan. The plan shall provide for administrative costs up to 8% of project costs and will be paid to the Executive Director of the DDA in his/her increased capacity or to a Downtown Manager assigned specifically to a project.

# Operations/Economic Restructuring.

The four-point Main Street program is altered for plan purposes to better define the heading for plan projects. In this section projects blend operational development with economic development for the downtown. The details of each project are:

# Add a Parking Structure at the Ball/Comstock Lot.

In concert with the redevelopment of the former hotel site, the DDA has prepared preliminary engineering and cost estimating for a new parking structure to accompany the private development. The facility both ground and upper floor will provide 104 vehicle spaces. The cost is estimated at \$1,200,000. The upper floor will provide leased parking opportunities for area businesses and residents.

## Add a Parking Structure at the Water/Ball/Comstock Lot.

The DDA has a preliminary engineering plan for a parking structure in what is now called the Greenway Lot. The structure awaits sufficient development both east and west of the site to justify its construction. The cost of this facility is estimated at \$900,000 and will provide approximately 90 spaces in its upper level. The project must necessarily await other development funds predicated on private development initiatives over what exists in the vicinity at this time.

# <u>Design</u>

The National Main Street Program shows a considerable bias toward historic rehabilitation as a downtown's main advantage for growth, activity and investment. Design efforts should

enhance the physical appearance of the traditional commercial district by rehabilitating historic structures, and supporting design-sensitive new construction. Public places will have aesthetic components to support the private building stock. Project details include:

## Accessibility Improvements Design.

One of the key limitations to upper story development is architectural review and structural engineer evaluations for improved access to these areas. The land use inventory revealed 750,000 square feet of usable space in upper stories and basements of downtown structures. The DDA is enabled to plan for access to these spaces and improved occupancy of buildings will enhance the economic resources for rehabilitation of older structures. The work begins with seeing the possibilities and design work improves that vision and the chances for project implementation. For projects that involve the compliance with barrier free code requirements, the design service applies and is estimated at \$25,000 over the term of the plan.

#### Sculpture Work.

Public art is a severe shortcoming for the downtown environment. In concert with the DDA mission statement to have great public spaces, sculpture work can advance that goal through sidewalk and plaza applications. The role of this plan and the DDA would be to establish partnerships for public art and assist in the project development. Locations for sculpture work have been identified at the Bicentennial Park and at the proposed plaza in front of the replacement building for the former Owosso Inn site. The plan establishes a \$30,000 budget for the advancement of public art.

## Improved Entryway—S. Washington Street.

Of the four approaches to downtown Owosso, the South Washington Street entry to downtown remains the most incomplete. An offer of space from a building owner at the intersection of South Washington Street and Corunna Avenue would allow another landscaped welcome sign. Together with sidewalk trees between Corunna Avenue and Water/Jerome Streets, this entry way could become another signal of a vibrant, well-maintained commercial district. The welcome sign and pedestrian improvements are estimated at \$10,000.

#### Loop Park Development.

The loop park, partially complete, is to be a circular trail beginning at the Comstock Center, proceeding easterly to the Oakwood Bridge, returning westerly on the south side of the river and crossing back to the starting point at the Washington Street Bridge. The west end of this park lies within the Development District. Detailed plans remain to be accomplished and construction work will need assistance. The Development Plan can play a role here and match city and grant funds. The Development Plan's part in this endeavor is \$5,000 for design/engineering work and \$10,000 for implementation.

## **Downtown Parking Lots and Streetscapes.**

There is some repetition here with the 6-year Capital Improvements Plan. The DDA has prepared two parking lot renovation plans and will do the remaining lots after the initial two lots renovations are implemented. Treatments include walls, landscaping, new lights, holiday decorations, and screening of dumpster corrals. It is intended to partner with the City of Owosso to achieve the upgrades. For the pending two lots renovation plans are estimated to total \$150,000 with the Development Plan share established at 50%. Other lots are candidates for design plans and upgrades but are not estimated at this time. Streetscape improvements include expanded planter boxes where trees cannot be established. Twelve planter boxes are projected to cost \$2,000 apiece with \$400 apiece to landscape for a total budget of \$28,500.

# **Promotions**

Promotions involve marketing the traditional commercial district's assets to customers, investors, local citizens and visitors. This aspect of the four-point Main Street approach is the least relevant to the Development Plan and Tax Increment Financing Plan because it is not the intent of the plan to finance promotions through captured taxes. The details of promotional work are:

## **Increase Cultural Events and Festivals.**

From a recent study of Grand Rapids, it was learned that a key competitive element for the new economy workers, those persons with knowledge and talent between the ages of 25 and 40, was for communities to have festivals in abundance. Downtown Owosso has periodic parades, a car show, and the Curwood Festival as a partial response. There is a need for at least two more events of importance to meet the demand and add to the enjoyment of community life. No tax increment funds are projected for festivals or cultural events.

## **Increase Participation Levels.**

Once the marketing plan is formed, a clear and ongoing need for higher participation rates is critical for the promotional arm of the downtown management plan. With the increase in entertainment business activity, there are now more stakeholders than ever who would benefit from more festivals. Attending to quality of life basics has an influence on retaining the most important population group for the future of the area economy. Funding from this development plan would involve partially funding a downtown manager assistant to expand the participation levels for activity leading to improving the downtown economy. This contribution is estimated to average \$2,500 per year.

# Economic Restructuring

Economic restructuring deals with the public/private partnership for growth and improvement in the business district. It also involves meeting the challenges from outlying development and all the adjustments that entails from a time when the traditional downtown was built as the principal merchandise outlet for the area. Many projects and activities fall into this critical element of the Main Street approach to downtown development. Economic restructuring efforts are detailed as follows:

## Induce River-focused Development.

The Shiawassee River is a resource that most Michigan downtowns cannot duplicate. Predictably it is taken for granted and an evaluation of the riverfront land use is a demonstration of that condition. The subject of riverfront improvements is infrequently raised as a means to boost the downtown economy. With Shiawassee County being next to last among Michigan counties in surface water area, the river resource rises significantly in scarcity and value. Three parcels were mentioned earlier under planning activity. The Development Plan now endorses involvement in the implementation of redeveloping riverfront parcels. The DDA may invest in all or part of the property interests and make improvements before returning the property interests back to private owners. The DDA may coordinate with the Brownfield Authority for tax benefits to developers. Business development loan funds can be dedicated to new business ventures. All these resources are intended to induce maximum benefit from the riverside location. There are no targeted budget estimates for this activity; reliance on the plans funding abilities will be project specific and subject to availability of this particular resource.

#### Historic Building Preservation and Rehabilitation.

The Development Plan endorses actions that will restore downtown's historic structures. In a July 30, 2003 report, 132 downtown buildings were identified as qualifying structures for historic building improvement. The actions contemplated in this plan include façade restorations, development loans, upper story tenant development, parking enhancement, and application of qualification measures for tax advantages. The inventory shows that 50 buildings that have high rehabilitation value. The Plan contemplates a capacity to become involved in 20 projects at varying levels of input. The main implication to the tax increment plan is the allowance for acquisition of property interests—facades, upper stories, or entire structures—to accomplish the plan objectives. Parking improvements represent another potential action for historic projects. The plan proposes a project to select a street wall block facing downtown, design the historic preservation plan and carry out some or all of the restoration. A project budget of \$50,000 is established for this effort, some of which is compensible from tenant development in upper stories.

## **Armory Redevelopment.**

Periodic efforts to build a new armory outside the downtown district raise this significant structure for public scrutiny of redevelopment possibilities. The plan involvement would include actions to secure an interest in the property, relocate the Chamber Building and conduct a community and stakeholder planning process to achieve the highest value return for this majestic structure. For this project there is a balanced budget but the capital infusion from the plan funds is estimated at \$100,000.

# Small Scale Infill Development.

The core are of downtown consists of many 22-foot wide storefronts. These are the incubator locations for new and existing specialty businesses that distinguish the downtown from any other commercial setting—malls, plazas, strip centers, or mass merchandizing outlets. The concentration allows a critical mass of stores that become a large store albeit individual ownerships. The Development Plan supports this setting through promotions, marketing studies, brownfield development inducements, and organizational actions. The DDA also oversees a business development loan program and hires a business consultant to recruit occupants of vacant sites. The special role of these buildings is the ability they have for start-up companies. Owosso's history is replete with successful businesses that started at a manageable scale. The cost to the development plan can only be estimated through marketing study estimates, and the DDA's time share of the business consultant. An amount of \$3,000 per year is established for this activity area.

#### Vacant Lot Development.

The City owns a lot at Water and Washington Street that has river frontage and nice potential for an office or small retail site with 12 parking spaces. The Development Plan's role shall be to upgrade the condition of the lot on its development with landscaping along the river and streets. The estimated landscaping cost is \$5,000.

#### Lifestyle Housing Developments.

Lifestyle housing refers to downtown living with cultural and entertainment amenities. The apartments units would incorporate work/live opportunities and include options such as balconies, indoor grilles, laundry facilities, skylights, rooftop gardens, and underground parking to name a few. The partnership of the Development Plan and expansion of downtown housing repeats itself from earlier project listings—riverfront development, brownfield tax advantages, historic tax credits, expansion of the parking system, marketing analysis, site clearance, and obtaining real estate interests. Each development has its own special needs that can not be foreseen until they enter a planning phase. The orientation of this plan is to get involved. Except for the parking structures, no cost estimate is made. The plan is structured to show a level of funding available per year. Project costs would have to operate within that limitation.

# Partnership With Other Agencies—Housing Development.

The plan includes working with the State of Michigan's Community Development Block Grant Program and the Michigan State Housing Development Authority who have established a program for downtown residential expansion of upper stories. Some of the beneficiaries of the new apartments would be low to moderate income households. The City has had one experience with this program. Expansion of the program forms the basis for expanding the customer base to downtown stores and improved the balance sheet for downtown building owners—hence the monies to afford higher maintenance. There is no specific cost to the program but any venture under this program offering may involve assembling many activities above that can support an upper-story housing development.

## **Private Partnerships for Business Development**

These projects remain undefined but are projected as mixed-use developments that are larger scaled ventures. The funding sources are usually more complex. What is established for the purposes of the Development Plan is that there are unknown project initiatives that will result in the use of Tax Increment Funds for public support of the activity. It is projected that a specific plan would raise the necessity of an amendment to the Development Plan.

Examples of prior enhancement projects at a scale of what is contemplated under this section include the Comstock Inn, the Comstock Center, and the present efforts at the former Owosso Inn.

Estimated Cost of Proposed Improvements and Estimate of Time Required for Completion

Required for Completion	TABLE 3	- <del></del>		<del></del>		
	of Proposed Impro	vements and				
Project/Improvements	Estimage Cost	Estimated Tim		ossible ources	Fundir	ng
A. OPERATIONS:		Tr or completio	11 10	ources		
Convert Operations To PA 120 of 1961	Same as DDA	6 months	.   00	SD	$\neg$	
Maintain and Improve Code Enforcement	Already Funded	n/a	GI		_	
Implement Six-Year Capital Imp'ts Plan, e.g.,	_		- -	I	<del></del> _	
Curwood Castle Park Access Upgrade	\$15,000	3 months	TII	F GF	OPS	
Upgrade Greenway Lot	\$100,000	4 months	TIF		- <del> </del> "	<del>'</del>
Upgrade Armory/Matthews Lot	\$75,000	4 months	TIF			+
Ongoing Tree Replacment Program	\$20,000/yr		TIF			
Other Parking Lot Renovations	\$110,000	ongoing	TIF		<del>                                     </del>	+
-N. Ball Street Parking Mall	\$50,000	2 months	TIF		PF	+
-Pedestrian Improvements at Park St.	\$225,000	6 months	TIF		PF	TE
-Pedestrian Improvements at W. Mason	\$50,000	3 months	TIF		PF	TE/
Planter Boxes at Exchange Street	\$28,500	3 months	TIF	GF	os	1
-Add Pedestrian Lights to Middle School	\$16,000	2 months	TIF	GF	OPS	
Amend Boundary for Riverfront Sites	TBĎ	2 months	ОВ			1
Redevelopment Planning	\$25,000	ongoing	TIF	PF		
arking System Mgm't and Marketing	\$4,000	ongoing	TIF	GF	FBS	ОВ
dminstrationExecutive Director/Mgr	5-8% of Costs	ongoing	TIF	ОВ	GF	
. OPERATIONS/ECON RESTRUCTURIN	G:					
Block 26 Parking Deck	\$1,200,000	12 months	TIF	OBRA	CDBG	PF
Greenway Lot Parking Deck	\$1,000,000	12 months	TIF	OBRA	CDBG	PF
. DESIGN:						
ccessibility Improvement Design	\$25,000	ongoing	TIF	PF	TI	LP
culpture/Public Art	\$30,000	ongoing	TIF	PF	os	
Washington Entry Way Improvements	\$10,000	2 months	TIF	GF	os	
pop Park Development	`\$!5,000	3 months	TIF		TEA	
PROMOTIONS:		\$				
crease Cultural Events and Festivals	TBD	ongoing	FO	ОВ	PF (	os
crease Participation Levels	TBD		FO		PF	

# TABLE 3 (continued) Estimated Cost of Proposed Improvements and Completion Time Required.

Project/Improvements	Estimated Cost	Estimated Time For Completion	1	Possible Funding Sources				
E. ECONOMIC RESTRUCTURING:								
Induce River-Focused Development	TBD	ongoing	TBD	LP				
Historic Building Preservation	\$50,000	6 months	TIF	PF	os	TI		
Armory Revelopment	\$100,000	2 years	TIF	PF	os	СС		
Small Scale Infill Development	\$3,000/уг	ongoing	TIF	ОВ	cc	TI		
Vacant Lot Development	\$5,000	1 month	TIF	GF	LP			
Lifestyle Housing Developments	TBD	ongoing	PF	TI	TIF	LP		
Agency Partnerships for Housing	TBD	ongoing	TIF	os	CDBG	TI		
Private Partnerships for Business Dev't	TBD	ongoing	TIF	PF	LP			

# Funding Key

GF	City of Owosso General Fund	OBRA	Owosso Bronwfield Redevelopment Authority
OB	DDA Operating Budget	TIF	Tax Increment Financing Revenues
FBS	Fee Based Service	PSD	Special Assessment from Principal Shopping District
TEA	Fed/State Enhancement Grants	CC	Chamber of Commerce
PF	Privately Funded	OPS	Owosso Public Schools
TI	Tax Incentives	LP	Business Dev'p Loan Program
TBD	To Be Determined	os	Other Sources (Foundations, etc)

# Stages of Construction Planned and Estimate of Time Required for Completion

The stage of construction planned and the estimated time of completion for each stage have yet to be determined for the majority of the proposed improvements. There are some improvements with a specific timeline already contemplated. These are:

Improvement	Schedule/Duration
1) Parking Structure—Ball/Comstock Lot	2004/12 Months
2) Conversion to Principle Shopping District Operations	2004/6 Months
3) Upgrade of Curwood Castle Park Access From Downtown	2004/2 Months
4) Redevelop Armory/Matthews Lot	2004/3 Months
5) Begin Tree Replacement Program	2004/2 Months/Yr.
6) Loop Park Development	2005/6 Months
7) Historic Building Preservation Demonstration Project	2005/6 Months
8) Small Scale Infill Development—Administration	2004/Ongoing
9) Downtown Management Administration	2004/Ongoing

# Description of Open Space Areas and Uses

The DDA believes that preserving greenspace and enhancing public open spaces is important to the vitality of the downtown. The Development Plan encourages the development of open space areas and walkways through many of its projects, i.e., streetscapes, landscaped entryways, enhancement areas, plazas, planter boxes, riverside settings, alley upgrades, and trails. The following open space areas are existing places and will be preserved within the Downtown Section of the Development Area:

- ❖ The James Miner River Walkway from the Comstock Center to the Owosso Middle school. This bikeway/walkway also is a regional connection to Corunna.
- ❖ The Exchange Street alley between 104 W. Exchange and 110 W. Exchange Street. This walkway connects West Exchange Street to the Ball/Mason Parking Lot.
- ❖ The Don and Metta Mitchell Performing Arts Center. This amphitheater provides summer concerts in a landscaped environment along the river. The grounds serve double duty as the outdoor physical education facility for the Middle School.
- Curwood Castle Park. The park is at the intersection of two state highways and is a critical greenspace for the community and region. In the works for 40 years, the Castle, Arts Center, Paymaster Building, footbridge and Comstock Cabin for the nucleus of a cultural center and riverside open space grounds.

- ❖ Washington Court. This alleyway connects the Block 26 parking lot with South Washington Street businesses. The alleyway will be constricted with the new mixed-use building at the corner of Washington and Main Streets but it will continue to serve as an open space corridor for pedestrians.
- ❖ Bicentennial Park. The triangular vest pocket park, despite its size, is a significant visual entry to the heart of the downtown. It provides year-round satisfaction and an opportunity for appealing character to travelers and visitors.

In addition to the above noted spaces, the new multi-use building at Washington and Main Street shall include a small plaza. Streetscape improvements and planter boxes are addressed elsewhere in this plan.

# Portions of the Development Area Where the DDA Desires to Sell, Donate, Exchange or Lease to or from the City of Owosso

It is anticipated that all property that will include bonding authority of the DDA shall include transfer to the DDA or a sub-contract of lease with the City. The Block 26 parking structure is a pending example of a lease arrangement between the DDA and City. The terms will include dedication of tax increment funds to help pay the bond obligations of the City or its Building Authority.

# Description of Desired Zoning, Street and Utility Changes

There are possible zoning changes for the riverfront parcels mentioned in Table 2, "Potential Projects and Activities". One parcel is zoned industrial (405 South Washington Street) and is recommended for General Business District. The other parcels may include ground floor residential and would entail an amendment to accomplish that objective. The zoning ordinance text provisions are mentioned earlier in the plan and entail an 18-point amendment strategy for the B-3, Central Business District provisions.

A series of plans and studies concerning the street layout of the downtown conclude that the existing street grid system is an inherent strength of center cities and should remain the same for Owosso. Needed adjustments to the one-way system were made in the 1980's. Street parking is an ongoing analysis and process for improvement. The next major street reconstruction is S. Michigan Avenue in 2004 and then Washington Street for 2007. Decisions must be made on the use and potential expansion of the patterned sidewalks, either brick pavers or stamped concrete. The weighing of relative benefits and liabilities of such improvements remain unresolved.

Utilities include the water, sewer, storm drainage, electrical, natural gas and communication systems. It has been a practice of the city to coordinate major street reconstruction with utility upgrades. There are no outstanding upgrades that are considered necessary prior to the street reconstruction schedule.

# Estimated Cost of Development, Proposed Method of Financing and Ability of DDA to Arrange Financing

The estimated total cost of all public and private improvements expected is expected to exceed \$8,000,00. It is anticipated that the DDA will finance a portion of the estimated total costs of the public improvements, at \$3,600,000, through a pay-as-you-go process and supportive contracts of lease with the City to finance Building Authority or Brownfield Redevelopment Authority bond issues.

# Designation of Whom Development is to be Leased, Sold, or Conveyed and Beneficiary of Development

At the present time, none of the proposed projects are being undertaken for the benefit of anyone other than the citizens of Owosso and the existing property owners, residents and businesspersons of the Owosso Downtown Development District. Some of the enhancement projects may include the sale, lease or conveyance of property and/or air rights to a private person, natural or corporate, responsible for a development. No private person, natural or corporate, has been selected for any enhancement projects defined in this Development Plan.

# Procedures for Bidding, Leasing, Purchasing or Conveying All or a Portion of Improvements

The DDA does not anticipate completion of any improvements for the benefit of any private person, natural or corporate, or which may be leased, sold, or conveyed to any private person, natural or corporate; unless there is an expressed or implied agreement between the DDA and private persons, natural or corporate. However, should some improvement, or portion thereof, be completed without such agreements, it will be sold, leased or conveyed in accordance with all applicable laws and the City Charter of the City of Owosso.

# Estimate of Number of Persons Residing in the Development Area and Number to be Displaced

It is estimated that there are approximately 290 residents in downtown Owosso. This is based on the presence of 184 apartment units (at 1.5 persons per residence) and 7 single-family dwellings (at 2.4 persons per residence). There are no immediate plans to displace or relocate any families or individuals. If it is determined that persons are to be displaced or relocated, the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 will be followed.

# Plan for Establishing Priority for Relocation of Persons Displaced by Development in any new Housing

Because there are no displacements from developments contemplated in the plan, no plan is required.

# Provision for Costs of Relocation of Relocating Persons Displaced by the Development and Financial Assistance and Reimbursement of Expenses

As with the explanation for the Relocation Plan, this section does not pertain to the Development Plan. There is no intent or project in the Development Plan to acquire residential properties and move residents.

# A Plan for Compliance with Act No. 227 of the Public Acts of 1972

This act provides for financial assistance and relocation assistance advisory services to displaced residents. Again, without any intent of the Development Plan to displace residents this section of the plan does not have to be addressed.

# Businesses and Property That May Be Acquired

At this time there are no plans for any businesses within the Development Area, or other property not otherwise specified in this Plan, to be acquired by the DDA. However, the acquisition of any business or property within the Development Area that becomes available in the future may be pursued if the DDA considers it to be an integral part of a public improvement that is being undertaken. The DDA may also consider the acquisition of any business or property within the Development Area that may become blighted or dilapidated, or that the City Council condemns or determines to be a nuisance.

# Tax Increment Financing Plan

Section 11 of Act 197 provides that the activities of the DDA may be financed through various funding sources, including the proceeds of a tax increment financing plan. Section 14 of Act 197 further provides that:

"When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in Section 17, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and it shall be in compliance with Section 15. The Plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The Plan may provide for the use of part or all of the captured assessed value, but that portion intended to be used by the authority shall be clearly stated in the tax increment plan."

The Owosso DDA has determined that it is necessary for the achievement of the purposes of Act 197 to prepare and submit to the City Council a tax increment financing plan for the Development Area.

# Tax Increment Financing Procedures

A detailed explanation of the tax increment finance procedure is found in Sections 14 through 19 of Act 197, a copy of which is found in the Appendix.

To summarize, tax increment revenue available to the DDA is generated when the current assessed value of all property within a development area exceeds the initial assessed value of that property. The initial assessed value is defined in Act 197 as "the assessed value, as equalized, of all taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved..." The current assessed value refers to the assessed value of all property within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current assessed value exceeds the initial assessed value is defined as the "captured assessed value."

The tax increment revenue available to the DDA results from applying the total tax levy of all eligible taxing bodies to the captured assessed value, except for the state education tax, and the local and intermediate school districts tax and except for voted debt. However, captured assessed value from the state education tax and local or intermediate school districts can be

used to fund "eligible obligations" issued prior to 1994 and this is in fact the situation with the Owosso DDA Plan.

Increases in assessed values within a development area which result in the generation of tax increment revenues can result from any of the following:

- Construction of new developments occurring after the date establishing the "initial assessed value."
- Construction through rehabilitation, remodeling alterations, or additions occurring after the date establishing the "initial assessed value."
- Increases in property values that occur for any other reasons, including inflationary growth.

Tax increment revenues transmitted to the DDA can be used either as they accrue annually, i.e., pay-as-you-go, or can be pledged for debt service on general obligation bonds issued by the municipality or tax increment bonds issued by the DDA.

If general obligation bonds are sold, the municipality may not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from a development area for that year. Should actual tax increment revenues fall below projections, any previously accumulated revenue would be devoted to retirement of the bonds. The bonds are subject to the Michigan Municipal Finance Act and may not mature in more than thirty (30) years. If tax increment revenues are insufficient for any reason, the Michigan Municipal Finance Act provides that if the bond issue has been approved by the electors of the municipality, the municipality must meet debt service requirements from its general fund, and, if necessary, levy whatever additional taxes are required. If the bond issue has not been approved by the electors, meeting debt service requirements becomes a first budget obligation of the general fund.

The DDA may expend tax increment revenues only in accordance with the tax increment financing plan; surplus revenues revert proportionally to the respective taxing jurisdictions. The tax increment financing plan may be modified upon approval of the governing body after notification and hearings as required by Act 197. When the governing body finds that the purposes for which the plan was established have been accomplished, they may abolish the plan. However, the tax increment plan may not be abolished until the principal of, and any interest on, bonds issued pursuant to the plan have been paid, or until funds sufficient to make such payments have been segregated.

# Estimated Captured Assessed Value and Tax Increment Revenue

The tax increment plan will continue to use the initial assessed value of the Development Area. The DDA has completed projects that required the obligation of funds. The bond

payments continue through 2011. Beginning with the 2003-04 fiscal year, the DDA will begin to capture funds in excess of its bond obligations and City advances made to the DDA for the 1985 and 1990 parking lot projects. The present amendment will start the capture of tax increment revenues that can be used for the projects proposed in the Development Plan. Table 4, "Projected Captured Value and Tax Increment Revenue", at the end of this section presents the captured assessed values and the tax increment revenue estimated to be available to the DDA over a 25-year period commencing with the date of this amendment to the Plan. It is the intent of the DDA to use all of the captured assessed value generated from within the Development Area, including any inflationary growth, so long as the capture of that assessed value is necessary to the financing of any public improvements provided for in the Development Plan and undertaken by the DDA. Any revenues not so required in any year will be considered surplus and will be distributed proportionately to all taxing jurisdictions. The DDA intends to apply the maximum tax rate available, except for debt service levies, to the captured assessed value in order to generate maximum tax increment revenues. The generation of such revenues will allow the DDA to finance any public improvements it undertakes over the shortest duration possible, thereby generating surplus revenues at the earliest possible date. Although the actual tax increment revenues available to the DDA will undoubtedly vary from the estimates herein provided, the estimates of tax increment revenues are based on the following:

- □ The 2004 assessed valuation of \$9,099,446. In accordance with the requirements of Act 197, this is the assessed value established on December 31, of 1984 and 2003 and finally equalized in May of 1980 and 2004.
- □ A projected Taxable Value in 2028 of \$31,533,503.
- □ Annual appreciation in value of 1.5%.
- If millage rates remain constant (they normally fluctuate up and down in small increments), a tax rate of 48.4788 mills through 2011 when the last DDA Sub-Contract of Lease payments to the City of Owosso are completed. After 2011 the tax rates for the local school district and the state education tax are discontinued and the tax rate employed for the balance of the calculations is 21.7403. The actual millage rates will vary over time.

# Use of Tax Increment Revenues

Tax increment revenues derived from the Development Area will be used to finance all or a portion of the public improvements within the Development Area as proposed in the Development Plan. The manner in which tax increment revenues will be used to finance these public improvements is herein set forth.

1. <u>General Obligation Bonds.</u> Tax increment revenues may be pledged as debt service on one or more series of general obligation bonds issued by the City of Owosso pursuant to Section 16(1) of P.A. 197 of 1975.

- 2. <u>Tax Increment Bonds.</u> Tax increment revenue may be pledged as debt service on one or more series of tax increment bonds issued by the DDA pursuant to Section 16(2) of P.A. 197 of 1975.
- 3. <u>Debt Service Reserve.</u> For each series of bonds issued, a debt service reserve account may be established pursuant to the requirements of applicable statutes.
- 4. Annual Accruals. To the extent not financed from the proceeds of a bond issue, and as deemed necessary by the DDA, tax increment revenues may be used to finance all or part of any public improvement the DDA may undertake on an annual accrual or "payas-you-go" basis.
- 5. Reimbursement. Tax increment revenues may be used by the DDA to reimburse the City of Owosso for any funds advanced to the DDA for use in financing those public improvements, or any portion thereof, indicated in the Development Plan. To the extent the City may be called upon to meet any debt service insufficiencies as a result of a full or limited faith and credit pledge behind a bond issue, tax increment revenues will be used to reimburse the City in the amount of any such advance it has made.
- 6. Administrative and Operating Costs. Tax increment revenues may be used by the DDA to pay administrative and operating costs such as, but not necessarily limited to: the employment and compensation of a director, treasurer, secretary, legal counsel and other personnel considered necessary to the DDA; the reimbursement of DDA members of actual and necessary expenses; the administrative costs related to the acquisition and disposal of real and personal property, demolition of structures, site preparation, and relocation of businesses; costs assessed to the DDA by the City for handling and auditing the DDA's funds; and other costs incurred by the DDA in connection with the performance of its authorized functions, including, but not limited to, architects, engineers, legal, appraisal, testing and accounting fees.
- 7. <u>Surplus Funds.</u> Funds not required for any of the preceding purposes will be considered surplus and shall be distributed proportionately to all taxing jurisdictions.

# Maximum Amount of Bonded Indebtedness

It is the intention of the DDA to consider financing portions of the projects described in the Development Plan with the issuance of tax exempt and taxable bonds by the Authority or City, or other entities empowered to issue bonds on behalf of the Authority and to pledge the tax increment revenues for payment of those bonds. The maximum amount of bonded indebtedness contemplated under this Plan would be the amount sufficient to acquire the projects described in the Development Plan.

# **Duration of Tax Increment Financing Plan**

This tax increment financing plan shall commence upon the date the ordinance adopting the amendment to this plan is approved by the City Council of the City of Owosso. It shall last until the principal and interest on bonds issued pursuant to this Plan have been paid, or until funds sufficient to make such payments have been segregated, or until all improvements have been financed if bonds are not sold, whichever comes first. The duration of this Plan as herein stated may be amended or modified as deemed necessary as provided for by Act 197.

# Estimated Impact on Assessed Value of all Taxing Jurisdictions

As indicated in the following tax increment revenue projections, it is anticipated that, in the long term, the Downtown District and the City as a whole will witness considerable growth. This will greatly benefit all taxing jurisdictions. This benefit will result in increases in property valuations surrounding the Development Area, increases in property valuations in the Development Area at the time the tax increment financing plan is completed; and increases in property valuations through the entire community, which, to a significant degree, are dependent upon the well-being of the Downtown District for regional economic growth and stability.

Table 4 in the next page shows the captured value and tax increment revenue by taxing jurisdiction for 2003. The column "Revenue of Base Value" shows the continuation of flow of tax revenues to the taxing jurisdictions

Table 5 immediately follows Table 4 with no other text to this plan. Table 5 is another demonstration of the long term stability and growth anticipated for the downtown district.

# TABLE 4 Captured Value and Tax Increment Revenue by Taxing Jurisdiction - 2003

Taxing Unit Base Value			Cu	Current Taxable Value		otured Taxable Value	2003 Tax Rate	Revenue of Base Value		Revenue of Captured Value	
City of Owosso	\$	9,024,475	\$	17,055,687	\$	8,031,212	13.1776	\$	118,921	\$	105,832
Shiawassee County	\$	9,024,475	\$	17,055,687	\$	8,031,212	7.3380	\$	66,222	\$	58,933
District Library	\$	9,024,475	\$	17,055,687	\$	8,031,212	1.2247	\$	11,052	\$	9,836
Shiawassee RESD	\$	9,024,475	\$	17,055,687	\$	8,031,212	4.0126	\$	36,212	\$	32,226
Owosso Schools (Homestead)											
State Education Tax	\$	139,255	\$	263,405	\$	124,150	5.0000	\$	696	\$	621
Owosso Schools (Non-Homestead)											
State Education Tax	\$	8,932,032	\$	16,792,282	\$	7,860,250	5.0000	\$	44,660	\$	39,301
Non Homestead	\$	8,932,032	\$	16,792,282	\$	7,860,250	17.7259	\$	158,328	\$	139,330
Total:								\$	436,091	\$	386,079

Part	Projected   Taxable Values   Logitures			<b>-</b>		<u>T</u>	ABLE 5					
Projected   Projected   Projected   Taxable Values   Ta	Projected   Projected   Taxable Values			Projecte	d Captured	Value and	Tax Inc	rement F	Revenue :	2003-202	8	
2004 \$ 9,099,446 \$ 17,311,522 \$ 8,212,076 \$ 154,365 \$ 115,530 \$ 278,805 \$ 389,344 \$ 113,539 \$ 62,622 \$ 50,9 2005 \$ 9,099,446 \$ 17,571,195 \$ 8,471,749 \$ 141,045 \$ 112,428 \$ 253,473 \$ 419,172 \$ 165,669 \$ 91,392 \$ 75,247 \$ 61,1 2006 \$ 9,099,446 \$ 17,634,763 \$ 8,73,5317 \$ 127,920 \$ 118,770 \$ 246,690 \$ 432,213 \$ 185,523 \$ 102,325 \$ 83,1 2007 \$ 9,099,446 \$ 18,102,285 \$ 9,002,839 \$ - \$ 129,970 \$ 144,450 \$ 312,420 \$ 315,480 \$ 174,003 \$ 141,45 2008 \$ 9,099,446 \$ 18,373,819 \$ 9,274,373 \$ - \$ 130,405 \$ 130,405 \$ 458,885 \$ 328,480 \$ 181,173 \$ 141,45 2009 \$ 9,099,446 \$ 18,849,426 \$ 9,549,980 \$ - \$ 129,970 \$ 445,450 \$ 315,480 \$ 174,003 \$ 141,45 2010 \$ 9,099,446 \$ 18,273,819 \$ 9,274,373 \$ - \$ 130,405 \$ 130,405 \$ 458,885 \$ 328,480 \$ 181,173 \$ 147,36 2011 \$ 9,099,446 \$ 18,213,105 \$ 10,113,659 \$ - \$ 125,400 \$ 125,460 \$ 446,530 \$ 347,062 \$ 191,422 \$ 155,640 2011 \$ 9,099,446 \$ 19,213,105 \$ 10,113,659 \$ - \$ 122,700 \$ 122,700 \$ 122,700 \$ 500,412 \$ 377,712 \$ 208,327 \$ 169,34 2012 \$ 9,099,446 \$ 19,793,821 \$ 10,694,375 \$ - \$ 12,700 \$ 122,700 \$ 500,412 \$ 377,712 \$ 208,327 \$ 169,34 2013 \$ 9,099,446 \$ 19,793,821 \$ 10,694,375 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	2004 \$ 9,099,446 \$ 17,311,522 \$ 8,212,076 \$ 154,365 \$ 113,500 \$ 275,805 \$ 389,344 \$ 113,539 \$ 62,622 \$ 50,9 2005 \$ 9,099,446 \$ 17,571,195 \$ 8,471,749 \$ 141,045 \$ 112,428 \$ 253,473 \$ 419,172 \$ 165,669 \$ 91,392 \$ 75,247 \$ 61,1 2006 \$ 9,099,446 \$ 17,834,763 \$ 8,735,317 \$ 127,920 \$ 118,770 \$ 246,690 \$ 432,213 \$ 185,523 \$ 102,325 \$ 83,1 2007 \$ 9,099,446 \$ 18,102,285 \$ 9,002,839 \$ \$ - \$ 129,970 \$ 142,690 \$ 432,213 \$ 185,523 \$ 102,325 \$ 83,1 2008 \$ 9,099,446 \$ 18,373,819 \$ 9,274,373 \$ - \$ 130,405 \$ 130,405 \$ 436,885 \$ 328,480 \$ 181,173 \$ 141,43 2009 \$ 9,099,446 \$ 18,494,26 \$ 9,549,880 \$ - \$ 130,405 \$ 130,405 \$ 436,885 \$ 328,480 \$ 181,173 \$ 147,3 2010 \$ 9,099,446 \$ 18,922,167 \$ 9,829,721 \$ - \$ 125,400 \$ 125,460 \$ 472,522 \$ 347,082 \$ 191,422 \$ 155,6 2011 \$ 9,099,446 \$ 19,213,105 \$ 10,113,659 \$ - \$ 122,700 \$ 122,700 \$ 122,700 \$ 500,412 \$ 377,712 \$ 208,327 \$ 169,3 2012 \$ 9,099,446 \$ 19,501,302 \$ 10,401,866 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 226,1 2014 \$ 9,099,446 \$ 20,392,089 \$ 11,292,643 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2015 \$ 9,099,446 \$ 20,392,089 \$ 11,292,643 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2016 \$ 9,099,446 \$ 20,392,089 \$ 11,292,643 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2017 \$ 9,099,446 \$ 21,333,567 \$ 11,908,994 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2018 \$ 9,099,446 \$ 21,038,440 \$ 11,908,994 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2019 \$ 9,099,446 \$ 21,333,567 \$ 11,908,994 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2020 \$ 9,099,446 \$ 22,297,593 \$ 13,199,147 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2021 \$ 9,099,446 \$ 22,297,593 \$ 13,199,147 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2022 \$ 9,099,446 \$ 22,297,593 \$ 13,199,147 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 238,9 2023 \$ 9,099,446 \$ 22,297,593 \$ 13,199,147 \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$	Year*		Projected Taxable Values: 1.5% Growth/yr	Taxable Values	Obligation Capture	Obligation Capture		1	Available	Revenue Refunded to	Balance of Revenue Available to Dev'p Plan
\$\frac{9,099,446}{9,099,446} \frac{1}{3},731,522 \frac{1}{3},8212,076 \frac{1}{3},54365 \frac{1}{3},54365 \frac{1}{3},229,895 \frac{1}{3},406,324 \frac{1}{3},422 \frac{1}{3},6429 \frac{1}{3},75247 \frac{1}{3},6402 \frac{1}{3}	1906   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909   1909							\$ 275,805	\$ 389.344	\$ 113 539	\$ 62.622	\$ 50.016
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# **APPENDIX**

# **EXHIBIT A**GROWTH IN REAL ESTATE VALUE ANALYSIS

# A Selected Area of the Downtown Comparable in Size to A Selected Residential Neighborhood in NE Owosso February 11, 2003

**Purpose.** The purpose of the analysis is to track the relative growth in value of real estate in the downtown and compare that growth rate with a typical residential neighborhood in the City of Owosso. From the results of this analysis an evaluation may be made about the relative health of the downtown from the twenty-one year history of property transactions. Together with information from other sources, recommendations for policy changes in downtown development may result from this analysis.

Description of Area. The downtown area selected is the heart of the downtown and the Comstock Center. Although there are many tax-exempt properties in this downtown sector, the purpose of the analysis is to examine relative growth. The residential area is in northeast Owosso and lies mostly within Dudley Park, Feindt Acres and Krust Subdivisions. Most of the homes were built after 1960, have average house values for the market, and the property maintenance is very good.

The Data Results. The data shows two time periods—1981 and 2002—and the summary of true cash value of property in the defined areas. There are no influences in this data from commercial or industrial tax abatements or tax increment financing programs.

]	DDA Section	Residential Section
2002 Real	\$ 23,583,900	\$ 20,148,800
2002 Personal	\$ 3,044,200	<u>\$ N/A</u>
Total:	\$ 26,628,100	\$ 20,148,800
1981 Real	\$ 5,049,000	\$ 3,071,800
1981 Personal	\$ 2,271,500	\$ N/A
Total:	\$ 7,320,500	\$ 3,071,800

Statistical Calculations. The data has three presentation formats of interest to the analysis:

- a) The raw number comparison
- b) The rate of growth
- c) The percentage rate of growth of residential value to the downtown value.
- a) The raw number comparison. In absolute terms both areas have significant property values but on its face the gap between the residential area has lessened considerably.
- b) The rate of growth. The rate of growth for each area is a significant data revelation. The number is derived from dividing the 2002 value by the 1981 value.

Downtown-- Real: The 2002 value is 4.67 times the 1981 value. Residential-- Real: The 2002 value is 6.56 times the 1981 value.

Downtown—Real and Personal: The 2002 value is only 3.64 times the 1981

Value demonstrating the relative decline in personal property tax base in the downtown.

c) The percentage rate of growth of residential value to the downtown value. This is the most pronounced of the data comparisons. The number is derived from dividing the value of the residential in each time period by the value of the downtown (real and personal).

In 1981 the residential area had 42% of the value of the downtown area. In 2002 the residential area had 85% of the value of the downtown area.

Analysis. The data shows a rate of decline in the rate of growth of the downtown as compared to the residential area. While in absolute terms the value is larger for the downtown, the data demonstrates that the downtown is not keeping pace with the residential real estate marketplace. Both areas were essentially built-out in 1981 so there is no explanation for new growth, mostly a change in what people are offering in real estate transactions. There was some influence with the closing of MagneTek when all the personal property was removed from the tax roll; however, the new hotel and the Comstock Center were added to the area in the same time period. Except for the Lebowsky Center with its low valuation at the time, no significant properties converted to tax exempt status in the downtown.

Causes of the relative decline in value could be many but are not statistically proven here. Some influences likely include:

- a) Commercial expansion everywhere causing occupancy rates and rents to not keep pace with residential values that are have not been subject to sprawl and retain utility.
- b) Regional population stagnation. The market for commercial space is not growing. While some market retention has occurred with commercial expansion, more commercial space mostly cuts up the same pie in smaller pieces.
- c) Risk and Capital Investment from building owners. The 110 multi-story buildings in downtown have not made the transition to full use of the upper stories. Private investment has been insufficient (without implying blame) for these structures to retain the high rent uses that would increase property values.
- d) The area's weakening economy (since 1970) has affected older downtown buildings more than it has the value of newer residential homes. A study of an older residential area might not show the contrasts that the subject residential area demonstrates.
- e) Downtown buildings are more obsolete for today's commercial users. The Americans With Disabilities Act gives a nod to new construction. The scale of downtown building floor space, while popular in higher income markets with specialty stores, has too little a support foundation in the Shiawassee County demographic profile.

f) The concept of public parking and downtown locations is foreign to national franchises that have gained control of much of the retail marketplace. As a result demand for space downtown has lessened from these higher rent paying occupants.

Conclusion. The conclusion prompts some policy work for the DDA and downtown businesses and building owners. Without renewal of properties and upper story development, there is little evidence to demonstrate that the statistical presentation will abate in favor of the downtown. Some thoughts:

- 1) Continue to drive residential development in and near the downtown at every opportunity. Close in markets and greater use of buildings will increase property values. Work/residency concepts must be portrayed and marketed to that specialty population. Lifestyle marketing is critical to the full use of downtown buildings.
- 2) City investments in the downtown should carefully consider the return on investment. Vast investment of resources for infrastructure and maintenance should result in corresponding private sector response and ultimately buildings of greater worth.
- 3) Support the building maintenance codes to assure that building owners are maintaining structures. Building owners make or break a downtown. There is no future in the downtown for marketing cheap space for those buildings that are low quality and mired in a rut of deferred maintenance. This is a downward spiral trend, and will only feed a low rent land use base with lower value uses. The responsibility of building ownership includes compliance with minimum standards of care for a structure. The City's Property Maintenance Code specifies the minimum standards for a building.
- 4) Work at regional planning to avoid the establishment of commercial wastelands in all areas of the Mid-County. Regional planning will set the limits of public infrastructure investments in sewer, water and streets to elevate the existing commercial property values through renewal and reconstruction.
- 5) Aggressively apply the state and local incentives for reinvesting in downtowns through historic tax credits, MSHDA housing tax credits, brownfield tax credits, and obsolete property tax abatements. A local input is the city's loan program that applies subordinated financing to increase lender confidence in downtown projects.
- 6) The Chamber's Small Business Center should educate building owners about real estate pro formas that include progressive leasing strategies, tax strategies, and realistic assumptions for operating costs of a building.
- 7) Elevate the community and organizational awareness of the critical importance of the downtown to the area's economy and image.

# EXHIBIT B Amended Development District Boundary Parcels

#### Parcel 1:

050-651-000-001-00 2003 Taxable Value = \$4,646

## **Legal Description**

Commencing at the intersection of the Centerline of Tuscola & Saginaw Bay Railroad Track and the East line of Washington Street, thence Northerly 72 feet plus or minus along street line to Point of Beginning, thence Easterly 139 feet, thence Northerly 96 feet parallel with said street line, thence Westerly 139 feet, thence Southerly 96 feet on East line of Washington Street to Point of Beginning (13,344 Square Feet), all in A. L. Williams Addition to the Village of Owosso.

#### Parcel 2:

050-651-000-002-00 2003 Taxable Value = \$0 (Tax Exempt Parcel)

## **Legal Description**

Commencing at the intersection of the Centerline of Tuscola & Saginaw Bay Railroad Track and the East line of Washington Street, thence Northerly 168 feet plus or minus along street line to Point of Beginning, thence Northerly 39 feet to Southerly bank of the Shiawassee River, thence Easterly 144 feet, thence Southerly 39 feet parallel with said street line, thence Westerly 142 feet plus or minus to East line of Washington Street to Point of Beginning, all in A. L. Williams Addition to the Village of Owosso.

#### Parcel 3:

050-651-012-001-00 2003 Taxable Value = \$70,325

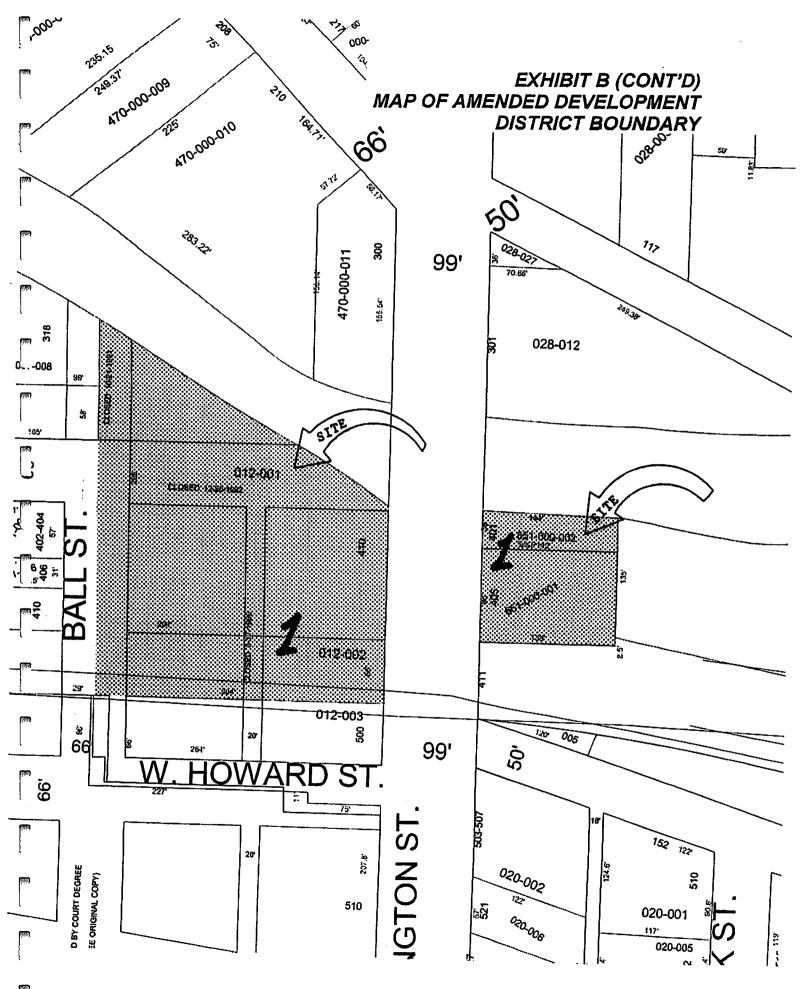
## **Legal Description**

Lots 1 through 8, Block 12 and all of Block 8, A. L. Williams Addition, Including closed streets and alleys and the South 1/2 of closed Ball Street.

#### Parcel 4:

#### Legal Description

Lots 9 through 11 and the North 1/2 of Lots 15 through 18, Block 12 A. L. Williams Addition, Including 20 feet of closed alley.



#### **EXHIBIT C**

# Owosso Downtown Development Authority Development Plan

# August 28, 1995 Development Themes—A Framework for Action

- 1) The Downtown needs to capitalize on its basic amenity—street life. This means that more people must live and work downtown, not just shop.
- 2) The Downtown needs to promote social interaction and maintain a convenient setting for human activity.
- 3) The Shiawassee River requires an organizational base to support its prominent position in the community, especially in the downtown.
- 4) The Downtown needs a pervasive, contagious inclination for good design of buildings and special places with an attractive townscape from key viewpoints.
- 5) The Downtown streets, informational signs, lights, trees, storm drainage, sidewalks and parking lots all need to form a fresh and clean looking, inviting porch for the places of businesses, gathering places and residences.
- 6) The region must be sensitive to sprawl issues that can create a town that nobody likes. Downtown must work with the entire area and present itself as an alternative to sprawl and as a model for good design.
- 7) Downtown must have a strong relationship to the network of community decision makers and continually maintain a point of reference status with these persons and entities. Project feasibility must be financial, political, physical and able to be implemented, not just a product of market analysis.

# EXHIBIT D Policy Statement

The Policy Statement is an important part of a master plan. The policy statement establishes a justification for the points of emphasis to be detailed later in the plan. The statement helps order priorities amidst a complex web of interested parties and issues, especially when public actions are to be a product of the planning process. The statement continues to be a reference point for future decisions and quite often amendments as changing conditions and preferences dictate.

The policy statement process began with the 1995 Mayor's Community Forum and the current set of polices are derived from this beginning. Alterations reflect changed priorities and improved points of emphasis. What follows are groups of policies dealing with all aspects of downtown improvement.

## 1. Policies for Stores and Shopping.

>Downtown shall establish a shopping district within the downtown boundary that induces a concentration within three blocks of across-the-counter merchandise stores for convenience and mutual support.

>Downtown operations will improve to the extent that market-driven shopping hours are achieved, and window lighting and displays are expanded,

>The vision for retail expansion with associated inducement programs shall be supported with a realistic market analysis.

>The DDA operations budget shall direct funds to entertainment promotions that dovetail with shopping activity and to programs that establish memorable customer service.

>Inducement programs and, if strongly supported, zoning provisions, shall establish a reserve location of first floors of buildings within special areas of the downtown for retail.

>New financing methods from the Michigan Economic Development Coroporation and the Michigan State Housing Development Authority shall be evaluated for a means to achieve upper story housing with facade renewal of historic buildings and strengthening of the first floor retail policy.

#### 2. Policies for Offices.

>The downtown should improve its position as the primary office location in the region for lenders, medical services, legal services, real estate, insurance, government, service organizations, transportation, and educational services.

>The downtown shall establish and promote programs that induce historical preservation through office building investors and ultimately office expansion.

>The downtown shall maintain a mix of small, affordable offices to induce a variety of services to the region and employment opportunities for small and start-up businesses and to establish a demand for increased residential opportunities for office employees.

>Office retention practices will secure the post office for the long term and recruit similar state and federal office operations that create high daily volumes of downtown traffic.

## 3. Policies for Housing.

>Downtown housing supply shall increase in conjunction with efforts to increase office employment, retail outlets, entertainment and dining options, residential service businesses and new parking policies.

>New housing styles shall be diversified, higher density developments with conversion of upper story spaces, senior housing development projects, traditional single-family neighborhood infill areas, and multiple family developments on the downtown fringe.

>A strong neighborhood housing district shall be maintained on the boundary of the downtown to offer markets for downtown businesses, increased pedestrian activity, and a force to maintain a compact downtown business district.

>Air space above parking lots shall be continually market tested for residential opportunities.

>Riverside housing developments shall be designed for long term conversion of selected river frontage areas in and near the downtown.

>An expanded fresh food market location shall be promoted for the downtown.

>Conversion of existing downtown commercial areas to housing shall be evaluated and potentially promoted to accent the commercial core of the downtown and increase customer base for the downtown core.

>Zoning ordinance regulations that suppress housing development shall be explained and evaluated for amendment to help induce downtown housing.

>Develop use of Michigan's Rehabilitation Code for Existing Buildings (adopted October 31, 2002) to help encourage renovation and reuse of existing buildings.

## 4. Policies for Physical Appeal.

>Physical improvements shall not only be for "curb appeal" but shall induce confidence in investors for economic development downtown. In that respect, physical improvements shall be durable, of high quality, image based for the downtown's mission, and cost effective for a reasonable return on investment.

>Street, sidewalk and curb conditions shall be surveyed and evaluated as stable, deteriorating or dilapidated and scheduled for improvements. Painting of streets shall be maintained in a bright, solid and visible condition.

>Public and private parking lots shall each develop a plan for improvement that will include values for landscaping, pedestrian movement, lighting, border wall construction, dumpster corrals, and sign attractiveness.

>The city sidewalk improvement program shall be extended to Ball and Park Streets.

>Downtown historic buildings shall be preserved and restored to spur economic development, downtown's visual appeal and heritage tourism.

>Renovation and maintenance of buildings shall be encouraged by downtown programs and the authority of city construction codes to stabilize and improve the economic value of property and to avoid the negative affect of blighted areas.

>Tree plantings are important for shaded pedestrian and parking areas and holiday lighting but should not conflict with valued downtown architecture, balance with individual building settings or signs. Opportunities for clusters of trees and more evergreens for seasonal color shall be investigated.

>A tree maintenance and replacement program shall be more consistently applied.

>The Shiawassee River shall be elevated more than ever as open space and will act as a magnet for development proposals that are compatible with the river frontage location.

# 5. Policies for Downtown Operations.

>Fire safety inspections for zero lot line buildings should be conducted regularly.

>Security programs shall be those that address the problems most frequently identified by the owners and occupants of buildings as they change over time. Special attention shall be paid to prevention of vandalism, excessive loitering, bicycle/pedestrian conflicts, abusive language, and graffiti.

>Special maintenance programs to upgrade cleanliness downtown shall attend to leaf pickup, removal of ice and meltwater at intersections and valley gutters, litter, cleaning of pedestrian light glass panels, tree pruning, weeds, sign conditions, and flower watering.

>The DDA shall sponsor marketing programs and events for the public's enjoyment of the downtown environment, exposure to businesses, and image building. The number of special events and festivals shall increase over the current number of activities.

>Holiday lighting shall gradually improve through a roof line lighting program.

>Parking management shall balance customer needs with employee benefits, leasing opportunities for funding operations, and regular enforcement wherever leasing rights are established and turnover is desired.

>Arts and entertainment venues, including added social functions shall be evaluated and improved wherever possible especially in the organization of increased use of the numerous and diversified special spaces in the downtown.

>A building inventory data base shall be prepared that describes structures in the downtown business district, their spaces and improvements, and special needs for improved use potential.

# 6. Policies for Economic Development and Special Projects.

[In addition to the economic development related policies presented above, specific policies not able to be inserted elsewhere are presented as special projects in this section]

>The Comstock Center shall be completed on the east side.

>The economic base of the region shall be improved by recruitment of a regional office center for an impact increase of downtown employment and increased downtown activity.

>The classic design and utility of the Armory shall be improved through a partnership between the DDA, City, community interests, and the Department of Military Affairs and will include increased access for special events.

>The DDA shall work with the Chamber of Commerce to promote a new Chamber location to open the Armory site for increased activity and improved perspective on the Exchange Street Boulevard.

>The Exchange Street and Park Street intersection shall be evaluated for economic development strategies.

>The downtown shall seek an appropriate special events plaza in the heart of the core area where outdoor public gatherings significant to the region can take place or special events are possible.

>The Shiawassee River walkway and other downtown bicycle access points shall be upgraded to connect to the city-wide bikeway system and special areas around the city such as schools and parks.

# 7. Policies for Organization and Finance.

>The Downtown Development Authority will continue to be the entity that best represents the public and private partnership essential to the implementation of the plan. Special operations within the downtown shall convert to operations with the Shopping Areas Redevelopment Act of 1961, as amended.

>The Downtown must increase its communication and networking efforts to draw attention to the potentials supported by this plan. The DDA shall spearhead leadership cultivation to implement an Annual Action Agenda.

>Funding resources for the regular operations of the DDA should be stable, annual and predictable.

>Funding sources for special projects should come from a diversified range of private sector sources where DDA projects and initiatives match the interests of various organizations, businesses, and citizens.

>The DDA should invite and help organize alternative methods for financing specific business development needs such as locally owned investment partnerships.

>The DDA shall maintain ties with the UDAG business loan program through participation with lenders who understand downtown credit needs to the extent that the public financial resources are correctly packaged.

>The DDA shall monitor and organize access to a diversified range of public sector funds primarily available through shared special assessment programs, Community Development Block Grants, tax increment financing, general funds, transportation funds, public bond issues, parking revenues, and residual Federal funds (UDAG paybacks).

# EXHIBIT E - PROJECTS/ACTIVITIES LIST OF 1998

# OWOSSO DOWNTOWN DEVELOPMENT AUTHORITY

# Master Plan Project / Activities List - 1998

		Responsible	Potential	Time of
Subject Category	Project/Activity	Entity	Cost	Implementation
1) Residential:	A. Conduct a feasibility study and neighborhood planning process for housing development over the Park, Williams, Mason Lot.	DDA/UDAG	\$2,000	2000
	B. Amend Zoning Ordinance to reduce parking requirements and remove open space requirements for downtown apartments.	Planning Commission and City Council.	-0-	1998
	C. Conduct planning studies to establish one or more locations for multiple family or condominium housing on the perimeter of the downtown.	DDA/UDAG	\$1,000	1999
	D. Establish fresh food market for the downtown.	Marketplace / loans	\$3,000	Anytime
2) Historic Preservation:	A. Initiate a design study and affected owner planning process for a preferred street wall of the 10 established downtown street walls.	DDA / UDAG and Historical Commission	\$5,000	1999
	B. Package historical restoration of downtown buildings with other inducement projects that include retail expansion, apartment development, and/or streetscape projects.	UDAG Loan	-0- (loan)	Anytime
	C. Incorporate all of Curwood Castle Park into the DDA District.	DDA / City Council	-0-	1998-99
	D. Nominate the downtown for a National Register of Historic Places, designation to permit individual buildings to access tax credit programs for rehabilitation and distinction.	City Council	-0-	"2000 Events"
	E. Acquire façade easements where necessary, to assure an outstanding downtown image of significant visual side walls of imposing buildings.	DDA / City Council and Others	10K/year	1999-2002
	F. Maintain a downtown historic resources inventory and map.	DDA / Historic Commission	-0-	1999
	G. With more upper story housing, conduct routine fire safety inspections to preserve older but potentially vulnerable structures.	Fire Dept.	-0-	1998+
	H. Investigate Housing Corporation project for combined low-mod income upper story housing development and façade restoration.	Housing Corp / UDAG	\$75,000	2000

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	r	Responsible	Potential	Time of
Subject Category	Project/Activity	Entity	Cost	Implementation
3) Open Space /	A. Create circular recreational trail along Shiawassee River from	DDA / Council /	\$100,000	"2000 Events"
Civic Art:	Oakwood St. Bridge to Washington St. Bridge	State /		
Civio Mit.		Community		
	B. Redevelop the river frontage from the car dealership to Grace Bible	UDAG / Council	Grants and Loans	1999+
	Church for establishment of public riverside greenway and private	Housing		1
	development, preferably setback housing between the dealership and the	Corporation		
	church			770007
	C. Complete Curwood Castle Park and establish roadside park at M-52	City	Grants	"2000 Events"
	and Curwood Castle Drive and at Paymaster Lot.			2000
	D. Design and upgrade the Water Street Parking Lot for Multiple Uses-	City	Grants & \$50,000	2001
1	parking at business hours-superbly designed public plaza for weekend	1		1
	and evening events, including the Farmer's Market setting.		<b></b>	
	E. Blend a sculptured monument with the Bicentennial spruce at	Contribution /	\$50,000	"2000 Events"
	Bicentennial Park	Grants		
	F. Relocate the Chamber of Commerce Building away from the Armory	City / Chamber /	Net \$30,000	Anytime
	to permit an open space theme at the end of Exchange Street and to	DDA/UDAG/		
<b>!</b> .	establish a classic vista of an historic building.	Private Sector		
	G. Identify locations and install public benches along the Shiawassee	Donations	\$2,500	Anytime
1	River's public access areas in the downtown.		22.000	<del> </del>
	H. Draft concept plans for downtown boulevard potential to improve	DDA and	\$1,000	2001
	scenic vistas, downtown life, traffic calming and increase greenery	Affected		
		Properties	00.500	
	I. Adopt public sign standards that bring lively color and improved	DDA / City	\$2,500	"2000 Events"
	directional qualities to parking lots and public places.			<del> </del>
	J. In the absence of a town square implement design and planting	DDA / City	\$2,500/yr	Ongoing
	schemes that improve every space in the downtown to create a "city in the		i .	
	park" atmosphere.		1 25 222	
	K. Establish a Welcome Sign on South Washington Street south of Mid-	DDA / UDAG	\$6,000	*2000 Events*
	West Building			
	L. Add off-season color to pedestrian street lights with more banner	DDA	\$1,000/yr	Begin in 2001
	mounts and periodic investment in new banners			<del> </del>
	M. Replace street trees that are "woody' or misshaped.	City	\$500/yr	Ongoing
	N. Establish a mural on a significant wall facing on Main Street. This	Arts Council /	\$15,000	"2000 Events"
	could also be wrought iron.	Grants		
1	O. Institute a sign program for historic structures through design	DDA / UDAG	\$1,000/ут	Ongoing
	assistance and inducements.			

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		Responsible	Potential	Time of
Subject Category	Project/Activity	Entity	Cost	Implementation
4) Economic	A. Continue loan program with emphasis on housing, retail expansion,	UDAG	\$60,000/yr	ongoing loans
Development:	elevator installation/upgrades, and historic preservation.			
Doveropment.	B. Conduct ongoing marketing analysis for targeted objectives and	DDA / Chamber /	varies	ongoing
	identification of development opportunities.	UDAG		
	C. Construct development prospectus for the air space above the Ball,	DDA/ UDAG	\$7,500	2001
	Water, Exchange Lot to create space for a regional service industry.			
	D. Encourage perimeter industry at the Mid-West Building.	City Programs	LDFA	1998+
	E. Commission a redevelopment model for the Park/Main/ Exchange area		-0-(planning)	1999
	to reorganize parking, construct new buildings, and expand housing.			Į
	Initiate an affected business planning process.			Ì
	Interior of the contract of th			
	F. Select one block within or about the DDA for partial or complete	DDA	-0-(planning)	2000
	redevelopment into new business and/or housing opportunities.			
				<u> </u>
<b>\</b> .	G. Enforce Property Maintenance and Building Codes to avoid	City	-0-	ongoing
1	deterioration of structures.			<u> </u>
	H. Enforce Central Business District Zoning standards to maintain	City	-0-	ongoing
	principle of pedestrian activity accessing businesses.		]	
	I. Collaborate with the National Guard to upgrade the Armory as a civic	UDAG/DDA/		1
·	center during unscheduled Guard activities.	Guard	\$40,000	2000
5) Capital	A. Complete Ball/Water/Exchange Lot.	City	\$40,000	1999
Improvements:	B. Repave and Upgrade City Hall Lot	City	not available	1999
_	C. Reconstruct Washington Street from Comstock to Mason.	City/Special		
1		Assessment	not available	1999-2001
	D. Repave and Upgrade Water Street Lot.	City	not available	2000
	E. Reconstruct Michigan Avenue	City/Special		
		Assessment	not available	2002
	F. Repave and Upgrade Ball/Mason Lot.	City	not available	2003
	G. Repave and Upgrade Park/Mason Lot.	City	not available	2004

# Development Plan -- Exhibit F CRITICAL CAPITAL IMPROVEMENTS FOR DOWNTOWN -- 2003 THROUGH 2008

Critical: Forming or of the nature of a crisis; crucial; fraught with danger or risk, perilous

Improvement	Estimated	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Redo pavement, reduce crown and replace curb sections along Washington Street from Water to Main Street (note: a cape seal in 2003 will provide a temporary surface improvement)	\$150,000						xxx
<ol> <li>Replace street trees with minimum 2.5" dbh where trees are overgrown, mishapen, or missing. The cost represents \$20,000 per year.</li> </ol>	\$20,000	xxx	xxx	ххх	xxx	xxx	xxx
Reconstruct Michigan Avenue and install curb and grass sections where there is pavement in the entire ROW. (cost is the downtown portion only)	\$162,285	XXX					
4) Screen Middle School dumpsters at the Water Street access to Curwood Castle Park and construct a new stairway directly to the footbridge.	\$15,000	ххх					
5) Re-do driveway approaches to the Greenway Lot entrances on Ball Street.	\$2,000	ххх		<del> </del>			
6) Complete a dumpster corral at the Greenway Lot	\$15,000	ххх					
7) Construct parking structure at Block 26 Lot (Ball/Comstock Lot)	\$1,200,000	XXX					
8) Mill and Cap Comstock Street from Washington to Hickory (downtown portion)	\$23,500	xxx					
Total:	\$1,587,785	\$1,437,785	\$20,000	\$20,000	\$20,000	\$20,000	\$170,000

# Development Plan -- Exhibit F ESSENTIAL CAPITAL IMPROVEMENTS FOR DOWNTOWN -- 2003 THROUGH 2008

Essential: Basic or indispensable. A fundamental, necessary or indispenable part.

Improvement	Estimated	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Complete Ball/Water/Exchange Parking Lot Renovation	\$100,000			XXX		XXX	
2) Complete Water Street Parking Lot Renovation	\$70,000		XXX		<del>                                     </del>		
<ol> <li>Pedestrian Improvement Project for Mason Streetnew sidewalks, lights, street trees, and curbs (from Water to Washington Street)</li> </ol>	\$50,000				xxx		-
4) Complete Master Plans for parking lot renovations at :					1		
a) Comstock Center Lot     b) North Park Street Lot	\$2,000	XXX					
c) Ball/Mason Lot	\$2,000 \$1,500		XXX				1
5) Complete Parking Lot renovations at:	V1,550	<u> </u>		<del> </del>		<del>                                     </del>	<del>                                     </del>
a) Park/Exchange Lot b) Comstock Center Lot	\$5,000		XXX				
c) North Park Street Lot	\$25,000		XXX				
d) Ball/Mason Lot	\$75,000 \$5,000		<del></del>		ххх		
	\$5,000		ĺ	l	ŀ	XXX	ı
6) Add directional signs to Curwood Castle Park north of Chamber Building	\$500	ххх		<del> </del>			
Total:	\$336,000	\$2,500	\$103,500	\$100,000	\$125,000	\$105,000	<del>                                     </del>

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# EXHIBIT F (CONT'D)

# Development Plan -- Exhibit F OPTIMAL CAPITAL IMPROVEMENTS FOR DOWNTOWN -- 2003-2008

Optimal: The amount or degree of something that is most favorable to some end. Greatest degree attained or attainable under implied or specified conditions.

Improvement	Estimated	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
1) Plant trees at:						<del></del>	<del></del>
a) Five street trees at Michigan Ave btwn Main and Clinton Streets	\$2,000	xxx		1			
b) Four street trees on N. Wash. Between Williams and Mason Sts.	\$1,600		XXX	T		1	
c) Add streets trees on S. Wash. Between Jerome and Corunna Ave.	\$4,000			1		XXX	
<ol><li>Fill Burlington Furniture vaults on Main and Ball Streets and plant street trees &amp; add diagonal parking on the east side of Ball Street; relocate loading zone</li></ol>	\$35,000				XXX		
Fill vaults and plant trees on east side of Ball St. between Exchange and Mason Streets; alternatively add planter boxes	\$25,000					xxx	
Complete street and pedestrian improvement program on Park St from Main Street to Mason St.	\$225,000						xxx
5) Change intersection lights at S. Washington and Comstock Streets.	\$5,000					xxx	
6) Add mid-tower lights to Water Street from Main Street to S. Washington St.	\$25,000						xxx
7) Correct underground electircal junction box problems for pedestrian lights.	\$5,000	<del> </del>	xxx				
Build in landscaped and sculpture art boulevard islands on Exchange St.	\$75,000						xxx
Total:	\$402,600	\$2,000	\$6,600	\$0	\$35,000	\$34,000	\$325,000

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# EXHIBIT F (CONT'D)

# Development Plan -- Exhibit F DESIRABLE CAPITAL IMPROVEMENTS FOR DOWNTOWN -- 2003 THROUGH 2008

Desirable: Attractive; fine; advantageous; advisable

Improvement	Estimated	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Curb and gutter repairs at Lincoln School on Clinton Street	\$2,000					XXX	
Add four street trees on Clinton Street	\$1,600				ххх		
3) Relocate curb block at ped walkway terminus at Curwood Castle Drive	\$100	XXX					
Add one street tree across from 121 Curwood Castle Drive	\$400	XXX					
5) Extend bicycle pathways from walkway termini to Curwood Castle Drive	\$500	XXX					
6) Add a street tree at Clark Station, one at Pet Store Site, two at Paymaster	\$2,000				XXX		
7) Add street trees or planter boxes at GTE frontage on N. Water Street	\$6,000						XXX
Add ped lights, benches and trees at Middle School frontage	\$15,000			XXX			
9) Replace cobra lights at Ball and Exchange Streets	\$6,000					XXX	
10) Add historic period lighting on N. Wash. St. from Williams St. to Oliver St.	\$40,000						xxx
11) Install ped lights along Community Center on E. Exchange St.	\$7,500				XXX		
12) Add two street trees on Saginaw St. between Main and Mason Sts.	\$800		XXX				
13) Complete new drive approaches at Salvation Army on Saginaw St.	\$1,500					XXX	
14) Complete new drive approach for alley on N. Hickory St.	\$1,500					XXX	
15) Replace drive approach and sidewalks at Owosso Machine on S. Wash. St.	\$3,000					XXX	
16) Improve drainage at curb on north side of Exchange St. near N. Wash. St.	\$1,000	XXX					
Total:	\$88,900	\$2,000	\$800	\$15,000	\$11,100	\$14,000	\$46,000

# EXHIBIT G Legal Description - Downtown Owosso Development Plan District

BEGINNING AT THE NORTH LINE OF MAIN STREET AND THE SHIAWASSEE RIVER, THENCE NORTHWESTERLY ALONG THE EAST BANK OF THE SHIAWASSEE RIVER TO A POINT 478.50' WEST OF THE WEST LINE OF WATER STREET THENCE NORTH TO THE NORTH LINE OF WILLIAMS STREET THENCE EAST 57.75' THENCE SOUTH 198' THENCE E 277' THENCE N 62' THENCE EAST 143.8' TO WEST LINE OF WATER STREET THENCE NORTH TO THE NORTH LINE OF WILLIAMS STREET THENCE E TO THE WEST LINE OF BALL ST THENCE NORTH TO THE NORTH LINE OF LOT 5 BLOCK 5 OF THE ORIGINAL PLAT OF THE CITY OF OWOSSO. THENCE EAST TO THE EAST LINE OF WASHINGTON ST., THENCE SOUTH TO THE NORTH LINE OF LOT 8 BLOCK 6 OF THE ORIGINAL PLAT OF THE CITY THENCE EAST ALONG NORTH LINE OF LOT 8 TO WEST LINE OF LOT 6 BLOCK 6 OF THE ORIGINAL PLAT OF THE CITY OF OWOSSO. THENCE NORTH TO NORTH LINE OF SAID LOT 6 THENCE EAST TO EAST LINE OF PARK ST., THENCE SOUTH TO NORTH LINE OF LOT 10 BLOCK 10 OF THE ORIGINAL PLAT OF THE CITY OF OWOSSO. THENCE EAST TO THE CENTER LINE OF LOT 9 IN SAID BLOCK, THENCE SOUTH 48 FEET, THENCE EAST TO EAST LINE OF SAGINAW ST., THENCE SOUTH TO NORTH LINE OF MAIN STREET, THENCE EAST TO THE EAST LINE OF HICKORY STREET, THENCE SOUTH TO SHIAWASSEE RIVER, THENCE NORTHWESTERLY ALONG THE NORTH LINE OF THE SHIAWASSEE RIVER TO THE POINT OF BEGINNING. ALSO BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 12 BLOCK 2 OF A L WILLIAMS ADDITION TO THE VILLAGE, THENCE TRAVELING NORTHERLY ALONG THE SHIAWASSEE RIVER TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 7 BLOCK 2 OF LUCY L COMSTOCKS ADDITION, THENCE SOUTHERLY ALONG THE WEST LINE LOT 7 AND CONTINUING SOUTH ALONG THE WEST LINE OF BLOCK 6 TO A POINT 132' NORTH OF SW CORNER BLOCK 6 OF SAID ADDITION THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 2 & 4 OF BLOCK 9 OF SAID ADDITION TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 2 BLOCK 9 OF SAID ADDITION THENCE SOUTHERLY ALONG THE EAST LINE OF SHIAWASSEE STREET TO THE SOUTHWEST CORNER OF LOT 15, WOODARDS SUBDIVISION OF BLOCK | OF A L WILLIAMS ADDITION TO THE VILLAGE. THENCE EASTERLY TO POINT OF BEGINNING, CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN; EXCEPT THE PARCEL DESCRIBED AS THE EAST 87.32 FEET OF LOTS 3 AND 4, EXCEPT THE SOUTH 20 FEET OF LOT 3, OF THE ORIGINAL PLAT OF THE CITY OF OWOSSO; AND EXCEPT THE PARCEL COMMENCING ON THE NE LINE OF WATER ST 226 FT SE OF THE INTERSECTION OF SAID LINE AND THE S LINE OF COMSTOCK ST, THENCE SE 104.2 FEET TO THE SE CORNER OF LOT D, THENCE NORTH 89.25 FT ALONG THE W LINE OF S WASH ST, THENCE NW ALONG THE NE LINE OF SAID LOT D 38.5 FT, THENCE SW AT A RT ANGLE TO WATER ST 60 FT TO BEG, PART OF JH CALKIN'S SUB'N OF RESERVE NO. 7, CITY OF OWOSSO, SHIAWASSEE COUNTY, MI.

ALSO, THE FOLLOWING DESCRIBED PARCELS OF LAND AT THE SOUTH BOUNDARY OF THE DISTRICT:

Parcel 1: 050-651-000-001-00. Commencing at the intersection of the Centerline of Tuscola & Saginaw Bay Railroad Track and the East line of Washington Street, thence Northerly 72 feet plus or minus along street line to Point of Beginning, thence Easterly 139 feet, thence Northerly 96 feet parallel with said street line, thence Westerly 139 feet, thence Southerly 96 feet on East line of Washington Street to Point of Beginning (13,344 Square Feet), all in A. L. Williams Addition to the Village (now City) of Owosso.

Parcel 2: 050-651-000-002-00. Commencing at the intersection of the Centerline of Tuscola & Saginaw Bay Railroad Track and the East line of Washington Street, thence Northerly 168 feet plus or minus along street line to Point of Beginning, thence Northerly 39 feet to Southerly bank of the Shiawassee River, thence Easterly 144 feet, thence Southerly 39 feet parallel with said street line, thence Westerly 142 feet plus or minus to East line of Washington Street to Point of Beginning, all in A. L. Williams Addition to the Village (now City) of Owosso.

Parcel 3: 050-651-012-001-00. Lots 1 through 8, Block 12 and all of Block 8, A. L. Williams Addition to the Village (now City) of Owosso, including closed streets and alleys and the South 1/2 of closed Ball Street.

Parcel 4: 050-651-012-002-00. Lots 9 through 11 and the North 1/2 of Lots 15 through 18, Block 12 A. L. Williams Addition to the Village (now City) of Owosso, including 20 feet of closed alley.

# EXHIBIT H-1 - Downtown Owosso 2003 Land Use Inventory

# All Floors--Entire Downtown

Land Use	Square Feet	% of Total
Office: Banking, Insurance, Medical, etc	270,065	16.8%
"Walk-In Trade" Commercial (see-table below		
for additional break-down of land uses)	324,187	20.2%
General Commercial-Vehicular access		
not conducive to pedestrians	189,033	11.8%
	44.007	2 00/
Industrial	44,987	2.8%
Public: Schools, Government, Armory	201,056	12.5%
Quasi-Public: churches, fraternal, theater	67,824	4.2%
Vacant Building Space	195,365	12.2%
Residential (192 Units)	193,144	12.0%
Storage Areas	118,929	7.4%
TOTAL:	1,604,590	100.0%

# "Walk-in Trade" Commercial Land Use by Category-Entire Dowtown

Land Use	Square Feet	% of Total
Comparison Shoppingcommodities purchased at infrequent intervals	227,301	70.1%
Convenience Storesday to day e.g., food, drugs, banks	5,612	1.7%
Personal Services—beauty, barbers, print shops	39,712	12.2%
Eating and Drinking except for drive-through	51,562	15.9%
TOTAL:	324,187	100.0%

# EXHIBIT H-2 - Downtown Owosso 2003 Land Use Inventory First Floor -- Entire Downtown

Land Use	Square Feet	% of Total
Office: Banking, Insurance, Medical, etc	106,512	-25.1%
"Walk-in Trade" Commercial	234,303	55.3%
General CommercialVehicular access not conducive to pedestrians	39,960	9.4%
Industrial	12,036	2.8%
Public: Schools, Government, Armory	0	0.0%
Quasi-Public: churches, fraternal, clubs, community theater	11,708	2.8%
Vacant Building Space	15,778	3.7%
Residential	1,057	0.2%
Storage Areas	2,680	0.6%
TOTAL	424,034	. 100.0%

# First Floor--Core Area Downtown

Land Use	Square Feet	% of Total	
Office: Banking, Insurance, Medical, etc	106,512	25.1%	
"Walk-In Trade" Commercial	234,303	55.3%	
General CommercialVehicular access not conducive to pedestrians	39,960	9.4%	
Industrial	12,036	2.8%	
Public: Schools, Government, Armory	0	0.0%	
Quasi-Public: churches, fraternal, clubs, community theater	11,708	2.8%	
Vacant Building Space	15,778	3.7%	
Residential	1,057	0.2%	
Storage Areas	2,680	0.6%	
TOTAL	424,034	100.0%	

# EXHIBIT H-3 - Downtown Owosso 2003 Land Use Inventory

# Second Floor--Core Area Downtown

Land Use	Square Feet	% of Total	
	00.700	22 201	
Office: Banking, Insurance, Medical, etc	62,783	23.2%	
"Walk-In Trade" Commercial	19,855	7.3%	
General CommercialVehicular access not conducive to pedestrians	14,233	5.3%	
Industrial	0	0.0%	
Public: Schools, Government, Armory	0	0.0%	
Quasi-Public: churches, fraternal, theater	0	0.0%	
Vacant Building Space	71,805	26.5%	
Residential	81,391	30.0%	
Storage Areas	20,990	7.7%	
TOTAL	271,057	100.0%	

# Third and Fourth Floor--Core Area Downtown

Land Use	Square Feet	% of Total
Office: Banking, Insurance, Medical, etc	9,500	9.4%
"Walk-In Trade" Commercial	4,300	4.3%
General Commercial-Vehicular access not conducive to pedestrians	25,409	25.2%
Industrial	0	0.0%
Public: Schools, Government, Armory	0	0.0%
Quasi-Public: churches, fraternal, theater	0	0.0%
Vacant Building Space	45,640	45.3%
Residential	7,424	7.4%
Storage Areas	8,568	<b>'8.5%</b>
TOTAL	100,841	100.0%

# EXHIBIT H-4 DOWNTOWN OWOSSO LAND USE INVENTORY -- 2003

# Vacancy Rates -- Entire Downtown

Floor Level	Vacant Sq. Ft.	Total Square Feet	% Vacancy	
First Level	29,018	860,801	3.4%	
Second Level	65,883	368,487	17.9%	
Third and Fourth Level	45,640	126,882	36.0%	
Usable Basements	41,820	247,204	16.9%	
Composite Rate	182,361	1,603,374	12.5%	

# Vacancy Rates - Core Area Downtown

Floor Level	Vacant Sq. Ft.	Total Square Feet	% Vacancy	
First Level	15,162	424,034	3.6%	
Second Level	64,535	271,057	25.0%	
Third and Fourth Level	45,640	100,841	45.3%	
Usable Basements	41,820	171,227	24.4%	
Composite Rate	167,157	967,159	17.3%	

# [insert Exhibit I]

# EXHBIT I CITY COUNCIL OF THE CITY OF OWOSSO

# RESOLUTIONS OF ADOPTION OF AMENDMENTS TO THE

# **DEVELOPMENT PLAN, AND**

# THE TAX INCREMENT FINANCING PLAN









# 2018-2023 Parks and Recreation 5-Year Master Plan



Owosso City Council Adoption: November 20, 2017

# **Acknowledgments**

# **City Council**

Christopher T. Eveleth, Mayor Sue Osika, Mayor Pro-Tem Elaine Greenway Lori Bailey Burton Fox Dan Law Rob Teich, Jr.

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# Introduction

# Why Plan?

The city of Owosso's 2018 – 2023 Parks and Recreation Master Plan shall serve as the guiding document for the future of Owosso's parks and recreation services. This plan sets forth the vision, goals, action plan, and projects for the next five (5) year period, and maps the course for the parks and recreation commission's activities.

Communities plan for a number of reasons. First and foremost, the planning process offers communities an opportunity to analyze their services and discover opportunities for improvement. Regular goal-setting and service prioritization can aid municipalities in maintaining or improving the levels of service expected and experienced by the residents of that community.

In addition to serving as a planning document, Michigan municipalities also develop parks and recreation plans in order to be eligible for State grant funding. Plans must be reviewed, updated and adopted at least every five years in accordance with Michigan Department of Natural Resources (MDNR) rules which govern several grant programs. One such program is the Michigan Recreation Passport Grant program (MRPG), which can provide up to 75% of the development costs of a recreation facility. Applications for this grant are due April 1 each year.



1

Figure 1: Footbridge

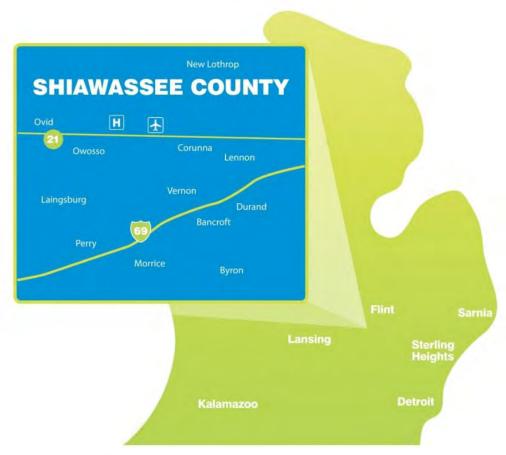
This update is also designed to address existing and future parks and recreation needs for parks, greenways, trails and open space development as well as the preservation and enhancement of the city's scenic aesthetic features. The plan addresses the needs and concerns of local residents as well as the concerns and needs identified by the parks and recreation commission. In addition, the plan details specific improvements, costs, priorities and years of completion to better represent the long-range vision of the parks and recreation commission.

# **Community Description**

The name Owosso was adapted in 1840 from the name of a Chippewa Indian chieftain called "Wasso". Owosso, the largest city in Shiawassee County, with a population of 15,194 (2010 Census) and area equal to 4.45 square miles, is a widely diversified industrial and commercial center in the midst of a highly agricultural county.



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Source: SEDP.org

Lansing, Flint and Detroit are within a 90 minute drive of Owosso, offering area residents enhanced educational, cultural, and recreational opportunities, including access to professional sporting events. Owosso is an attractive place in which to live and work, and its short distance from other major Michigan markets make it an ideal mid-Michigan location for commerce and industry.

Owosso has 250 acres of parks and playgrounds, as well as an auditorium for the performing arts, an outdoor amphitheater, an art museum, and Curwood Castle.

Recreational opportunities include a four-mile river walkway, ice skating rink, skate boarding, a lake for fishing, disc-golf course and many other facilities for sports and fitness.

Owosso is triangularly located between the cities of Flint, Lansing and Saginaw. 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 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 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.



Figure 2: Shiawassee River

No state parks exist in the Owosso area. The closest state park is Sleepy Hollow State Park 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 incounty 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.

Owosso has a 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.

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, three state highways, an industrial belt at its "mid-section" and



the Shiawassee River divide the city into vehicular dependent neighborhoods, resulting in decreased access to and from recreational spaces.



Source: Google Maps

Owosso has 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 of Owosso completed the Promoting Active Communities (PAC) Program self-assessment in 2014 gauging how the community supports physical activity. The self-assessment looked at three key components that are essential for a comprehensive approach in creating and maintaining an active living community: current environment of the community, policies and planning, and programming and promotion. The assessment helps the city identify strengths as well as areas that need improvement. The full PAC assessment report is found in Exhibit A.

### ADMINISTRATIVE STRUCTURE

# 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. The city is currently working to create a six year capital improvements plan (CIP) as required through the Redevelopment Ready Communities certification process. The CIP budget will be reviewed annually 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 for the 2017/2018 fiscal year is approximately \$190,000. This amount does not account for the cost of recreation programming supplied by nonprofit organizations and other users of the park systems. The city realizes the value in maintaining these relationships as funding for capital improvements in the parks have decreased within the last five years due to declining revenue and budget constraints at the local unit of government level. The city would have an even greater struggle maintaining the park system without the express help and donations from service clubs and other organizations that use these systems on a regular basis.

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. The city oversees the

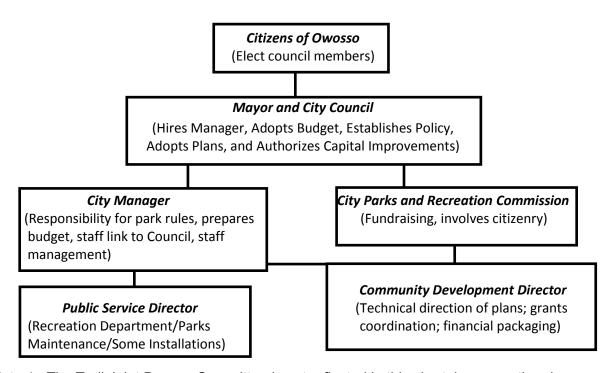


programming bodies that provide recreational play and instruction on city park property. Assurances for accessibility, equal opportunity and safety are incorporated into those relationships. The city does not have a recreation director nor is there a proposal to create that position. The city council reestablished the parks and recreation commission in 2008 and increased membership of this commission in January 2017 from five members to seven members. Park information can be found on the city website at <a href="https://www.ci.owosso.mi.us">www.ci.owosso.mi.us</a>.

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. A Trail Joint Powers Committee was formed in 2016 through an intergovernmental agreement and is comprised of the following members: city of Owosso, city of Corunna, Caledonia Township and the Owosso Airport Board. The purpose of this intergovernmental agreement is to improve and maintain the river trail that runs through each of these jurisdictions as well as broaden the eligibility of potential grant funding.

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

# ORGANIZATIONAL CHART CITY OF OWOSSO PARKS AND RECREATION



<u>Note 1:</u> The Trail Joint Powers Committee is not reflected in this chart; however, the plan supports its formation for 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.



#### **Role of Volunteers**

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 service department calls upon a number of year-round positions that have part-time responsibility in the parks. The summer temporary help is assigned much of the maintenance chores in the parks.

The primary administrative improvements will continue with attention to a public service director/public works superintendent system, multi-year capital improvements planning and information access to recreation programs. The city relies on volunteers groups who regularly use the parks to assist with parks maintenance, to increase the contributions of the programming partners in parks maintenance and improvements.

# **Funding**

In Michigan, there are a variety of funding options for municipal parks and recreation activities. Although the city of Owosso provides its parks and recreation activities primarily through the City's General Fund, below is an overview of the types of options that are available to communities.

#### **General Fund**

The General Fund is the basic operating fund of the City and the traditional source of operating funds for parks and recreation. General Fund revenues are derived from property taxes, stateshared revenues, federal grants, license and permit fees, charges for services, interest on investments, and court fines or forfeitures. If recreation program user fees were to be implemented by the City, they would be channeled through the General Fund.

Park activities including acquisition, planning, development, and maintenance are funded by the City's General Fund. As shown below, the FY 2017-2018 City budget for parks and recreation facilities is \$189,850. The Parks and Recreation budget is allocated for maintenance of existing parkland, monthly operational costs of work performed by the DPW, landscaping costs, professional services, and capital improvements. DPW staff spends time on the maintenance and operations of the parks along with several seasonal employees. Volunteers help with parks and recreation facilities on a project-by-project basis. Also, volunteers help with general park cleanup and occasional equipment maintenance, such as painting or refinishing benches and picnic tables.



# 2017/2018 Parks and Recreation Budget (July 1, 2017-June 30, 2018)

Description	Description Expe				
Administration					
	Wages and Benefits	\$	103,850		
	Operating Supplies	\$ \$ \$ \$ \$ \$ \$ \$	3,000		
	Contractual Services	\$	6,000		
	Electricity	\$	12,000		
	Water & Sewer	\$	5,000		
	Refuse	\$	1,000		
	Trees & Garden	\$	1,000		
	Buildings & Grounds	\$	-		
	Ballfields	\$	-		
	Equipment Rental	\$	58,000		
	Capital Outlay	\$	_ *		
	Sub-Total	\$	189,850		
Parks Programming					
	YMCA Soccer & Volleyball	\$	24,000		
	Youth Baseball	\$	25,000		
	Youth Softball	\$	8,000		
	Arts Gallery Programming	\$ \$ \$ \$	113,000		
	Amphitheater (estimated)	\$	12,000		
	Owosso Historical Commission	\$	15,000		
	Curwood Festival Park Activities (estimated)	\$	20,000		
	Sub-Total	\$	217,000		
	Grand Total	\$	405,850		

<sup>\*</sup> Future budgets are unpredictable due to financial restraints

Table 1: 2017/2018 Parks and Recreation Budget

# 2018-2023 Capital Improvements Schedule

The following table presents the actions recommended for the 2018-2023 planning cycle. Individual projects are listed along with the specific task to be accomplished, the time frame for implementation, cost estimates, potential funding sources, and priority if a capital improvement expenditure. Key to potential funding sources: GCF = General city funds, G = Grant, P = Private donation, SC = Service club donation



#### CITY OF OWOSSO

#### Projected Capital Improvements Plan 2018-2023

Year	Park Improvement Description	Park	c	Cost	Potential Funding Source	Priority
	Upgrade and maintain James Miner Trail				GCF, G, P	HIGH
01	Tree plantings	Harmon Patridge	\$	3,000	SC, G	LOW
Soing	Work with landowners on Williams Street to maintain vegetative cover to create an erosion-free embankment on the river	Linear Parks				HIGH
9	Maintenance on Amphitheater	Cur. Castle Park	\$	5,000	GCF	MED
0	Accessibility Compliance Upgrades (ongoing)	All Parks	\$	2,500	GCF	HIGH
	Maintenance of James Miner River Trail — Owosso to Corunna	Linear Parks	\$	5,000	GF, G, SC,P	MED
ш	Total		\$	15,500		
	Acquire easements to sidewalk between the river and the Mueller Bldg.	Cur. Castle Park				HIGH
	Do a study of Hopkins Lake and create a restocking plan	Collamer				HIGH
	Install new playground	Collamer			GCF	HIGH
	Add small playground in SE corner	Fayette Square		40.000	GCF	HIGH
2021 2020 2019	Address drainage issues on the field	Bennett		10,000	GCF	MED
	Place privacy partitions in bathrooms	Bennett	\$	2,000	GCF	MED
22	Add sand volleyball court Build new skatepark - Phase I	Bentley Grove Holman	\$ 1	2,000	GCF	HIGH
		Hugh Parker	> 1	.00,000	GCF, G, P GCF	HIGH
	Add playground Establish trailhead to connect to CIS trail	nugii Faikei	\$	10,000	GCF, G, P	HIGH
	Total		\$ 1	24,000		
	Build a Canoe/Kayak launch at Middle School	Cur. Castle Park		20,000	GCF, G, P, SC	MED
	Build pavilion	Adams		10,000	G, P, SC	LOW
	Add picnic tables	Adams	\$	3,000	G, P, SC	LOW
-	Install barrier free canoe/kayak landing site at Oakwood Ave. bridge	Maditis		40,000	GCF, G, P, SC	MED
8	Improve landing site at Owosso Middle School	*	1	40,000	GCF, G, P, SC	MED
2	Install kayak storage/locker system near trailhead			114	GCF, G, P, SC	MED
	Total		\$	73,000		
	Total					
	Improve parking lot on Curwood Castle Drive	Cur. Castle Park		00,000	GCF, G, P	LOW
	Directional Signs for James Miner River Trail	Linear Parks	\$	2,000	P	MED
	Develop potable water supply near bark park and community gardens	Collamer		14	P	LOW
0	Acquire school bus garage	Rudy DeMuth	TBD			MED
202	Plant evergreen screening clusters on south side of Bennett Field Drive to add to park-like atmosphere	Bennett	s	5,000	G, P, SC	LOW
	Designate extra area within park for additional 20-40 spaces	Bennett		20,000	GCF	MED
	Total		\$ 2	27,000		
	Develop parking on east side of lake	Collamer		30,000	GCF, G, P, SC	LOW
	Add fishing pier on east side of lake	Collamer		15,000	GCF, G, P, SC	MED
	Build a boat launch	Collamer		15,000	GCF, G, P, SC	LOW
22	Make footbridge ADA accessible Skate Park - Phase II	Collamer	\$	5,000	GCF, G, P, SC	LOW
2	Update existing building bathrooms	Grove Holman Grove Holman	-	75,000 30,000	GCF, G, P, SC GCF, G, P, SC	HIGH
m	Opuate existing building barniodins	Grove Hominari			GCF, G, F, 3C	поп
2021	Total		\$ 1	70,000		
	Install trellis at SW & NW entrances	Fayette Square	\$	5,000	P, SC	LOW
	Create parking lot on Oakwood with turnaround	Rudy DeMuth		.00,000	GCF, G, P, SC	LOW
	Eliminate parking between ball diamonds, maintain service drive	Rudy DeMuth		10,000	GCF, G, P, SC	MED
	Install picnic tables and benches	Rudy DeMuth	\$	5,000	GCF, G, P, SC	MED
	Fix drain culvert	Rosevear		30,000	GCF, G, P, SC	HIGH
2022	Create a non-motorized path connecting Rosevear to Collamer Park	Rosevear		30,000	GCF, G, P, SC	MED
22	Design and build parking lot	Rosevear		30,000	GCF, G, P, SC	LOW
	Improve access to park Establish crossing of M-52 at Cass Street	Rosevear	\$	5,000 3,000	GCF, G, P, SC	LOW
	Create bikeway through school bus garage site		3	5,000	GCF, G, P, SC	MED
	Total		\$ 2	18,000		
	Signage for all parks at major entranceways	All parks		80,000	GCF, G, P, SC	LOW
	Acquire parcel on Curwood Castle Drive to expand park	Cur. Castle Park	TBD		GCF, G, F, 3C	LOW
	Create a footbridge/bicycle path across the river to N. Chipman	Harmon Patridge		00,000	GCF, G, SC	LOW
	Add perimeter path to provide a surface for walking, jogging or running	Bentley	\$	6,000	GCF, G, P, SC	MED
23	Build equipment storage facility	Hugh Parker		30,000	SC.G	HIGH
2023	Improve playing fields	Hugh Parker	_	30,000	SC, G	HIGH
	Close Jerome Street and improve existing bikeway to 10' width	7. mg/ 11 MUNET	TBD		~~.~	,
	Total		6 0	46,000		



Table 2: 2018-2023 Capital Improvements Plan

#### **Current Funding Sources**

In general, there are several existing and potential funding sources available to the City for parks and recreation facility improvements. In addition to the City providing resources to parks from the General Fund, there are other sources of funding available for parks and recreation; these include a dedicated millage, user fees, bonds, grants, donations foundations, contractual agreements and conveyances. Following is a brief description of these funding sources:

#### **User Fees**

Fees can be charged to the users of specific recreation facilities or for enrollment in recreation programs. User fees can provide substantial support for park facilities. Other communities in southeast Michigan have established user fees for swimming pools, tennis courts, wave pools, use of lighted athletic fields, and use of indoor facilities. User fees are a promising source of funding in the municipality if used selectively for specific facilities and services.

#### **Grants**

Grants are an allotment of funds provided by an organization for a particular purpose. Grants are offered by various organizations and often require matching funds. The greatest provider of grant resources for communities looking to enhance recreation offerings is the State of Michigan's Natural Resources Trust Fund.

Michigan Department of Natural Resources Grants - Following is a summary of the three viable recreation grant programs available through the Michigan Department of Natural Resources ("MDNR"). The Recreation Passport Grant Program funds renovation and improvements to existing parks, along with the development of new parks. The minimum grant request is \$7,500 and the maximum request is \$75,000 with a 25% match. Land and Water Conservation Fund ("L&WCF") eligible projects include community recreation and trail way improvements. These are grants of \$30,000 -\$100,000 to local units of government for development of facilities such as ball fields, tennis courts, playgrounds, trails picnic areas; support facilities; and renovation of existing facilities and retro-fitting of existing facilities to make them accessible to persons with disabilities. Funds are provided through Federal appropriations. The local grant match basis is up to 50%. Current funding priorities are trails, community recreation, green technology, coordination and communication and universal access. *Michigan* Natural Resources Trust Fund ("MNRTF") eligible projects include acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty, including additions to existing parks, forest lands or wildlife areas. Development of public outdoor recreation facilities is eligible (such as picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ball fields, tennis courts, and trails). Funds are provided through sale of oil and mineral leases on State land. Local contributions must be at least 25% of the total project cost. There is no minimum or maximum amount for acquisition



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projects. The minimum allowable grant for development is \$15,000 and the maximum is \$300,000. Funding priorities for 2014 are trails (including water trails), wildlife/ecological corridors and winter deeryard (acquisition only) and projects within an urban area.

Transportation Alternatives Program (TAP) - TAP is a competitive grant program that
funds projects such as non-motorized paths, streetscapes, and the historic preservation
of transportation facilities, which enhance Michigan's multi-modal transportation system
and provide safe alternative transportation options. These investments support placebased economic development by offering transportation choices, promoting walkability,
and improving residents' quality of life.

#### **Dedicated Millage**

A property tax millage could be used to finance specific parks and recreation projects, such as parkland acquisition or operation of recreation facilities. The dedicated millage has gained favor in many communities because voters are increasingly wary of approving millage increases for non-specified purposes. Approval by referendum is required before a millage can be assessed. A millage is subject to periodic renewal by a vote of the people.

#### **Recreation Millage**

A district millage through the school could be used to finance the operation costs associated with community education and recreation. This broad area millage could then be used to purchase land and build a facility that is for community use that would not be restricted by school sports and activities.

#### **Bonds**

A number of bond programs can be used to finance construction of parks and recreation facilities.

- General Obligation Bonds are issued for specific community projects such as park land acquisition, and may not be used for other purposes. These bonds are usually paid off with property tax revenues.
- Revenue Bonds are for construction of public projects that will generate revenue. The bonds are then retired using income generated by the project. Projects such as water main rehabilitation are paid for by water utility revenues.
- Special Assessment Bonds are issued to pay for projects that benefit a particular segment of the population. For example, recreation improvements that benefit a defined subdivision or neighborhood could be financed using special assessment bonds, in which case only the residents who receive the benefit would be assessed.



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# **Creation of a Regional Recreation Authority**

The Owosso City Council entered into a Joint Trail Authority agreement with Caledonia Township, the Owosso Airport Board, and the city of Corunna to manage the river trail that connects these jurisdictions. The goal is to create a broader funding base and substantially improve the recreation opportunities available for all residents in the service area.

#### **Donations**

Businesses, corporations, private clubs, community organizations, and individuals will often contribute financially and in-kind to recreation and other improvement programs to benefit the communities in which they are located. Private sector contributions may be in the form of monetary contributions, the donation of land, the provision of volunteer services, or the contribution of equipment or facilities.

#### **Foundations**

A foundation is a special non-profit legal entity that is established as a mechanism through which land, cash, and securities can be donated. The assets are disbursed by the foundation Board of Directors according to a predetermined plan. Funding for recreation facilities through foundations is very limited.

### **Lease or Contractual Agreements**

The City may increase the availability of recreation facilities to its residents by leasing sites and facilities from other recreation providers. For example, the City could agree to help maintain school recreation facilities in exchange for guaranteed availability of the facility to the public. The City could also contract with private entrepreneurs to provide services at City-owned park facilities, such as recreation programming, food service, or facility maintenance. Privatization of services can increase recreation opportunities available to residents, while minimizing City administrative costs.

### **Public Use Conveyances**

Administered by the Michigan Department of Natural Resources, this program provides State lands, acquired through delinquent taxes, for local government units for public use. Acceptable uses of land acquired under this program include development of local parks.

### **Recreation Programs Offered**

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



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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.

- 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 amphitheater draws an average audience of 300 persons per concert. Many of the concerts serve underprivileged populations, disabled and seniors as well as families.
- 2. Shiawassee Arts Council Gallery. The vision of the Shiawassee Arts Council (SAC) envisions a vibrant community where the arts inspire our innovative spirit, celebrate our cultural diversity and encourage community involvement. The SAC's mission is to sponsor and encourage participation and appreciation of the arts in Shiawassee County and its surrounding area. SAC may research, plan, develop and present quality arts and cultural activities that educate, entertain and enhance the quality of life in our community.

The Shiawassee Arts Council, a non-profit organization, incorporated in 1972, serves our constituents (members, artists, volunteers, donors, etc.), residents of Shiawassee County and the surrounding areas of Chesaning in Saginaw County, Ovid and Elsie in Clinton County, in addition to gallery visitors and tourists from around the mid-Michigan area and beyond.

The Shiawassee Arts Council offers at our facility, the Shiawassee Arts Center:

- Featured Art Exhibitions in River Gallery, Moore Gallery, Hebert Gallery and Docent Gallery with "Meet the Artists" receptions.
- Artist Consignment Space in Gregoricka Gallery, Hill Gallery, McEwan Gallery and Voight Gallery.
- Frederick C. Frieseke Gallery, display of original paintings and reproductions of the well-known Owosso-born impressionist artist
- Specialty Gift Shop.
- Year-round Multi-Media Art Classes, Camps and Workshops for Children and Adults
- Annual Countywide High School Scholarship Show with over \$75,000 awarded to talented young area artists since 1972.
- Special events and activities including Art in the Park during the annual Curwood Festival, ArtWalk, Tour Our Town, Art a la Carte and Owosso Bike Fest.
- The River Gallery and Cottonwood Terrace are available for business and personal rentals.



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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.

- 3. Owosso Historical Commission. The Owosso Historical Commission (OHC) is comprised of a board of 11 citizens nominated to the commission by the Mayor of Owosso. The OHC's vision is "To Foster Appreciation and Discovery of Owosso's Heritage," is supported by our mission "To recognize, preserve and bring public attention to the historical treasures of the city and to promote a historical interest in the arts." The OHC manages The Curwood Collection, which includes:
  - Curwood Castle Writing and Conservation Studio Museum a replica of a 15<sup>th</sup>
    Century French Norman Chateau built in 1922 by author, conservationist, movie
    pioneer and imagineer James Oliver Curwood.
  - The Comstock Pioneer Cabin, a perfectly preserved example of pioneer architecture built by 1836 by Elias and Lucy Comstock.
  - The Woodard Paymaster building, a small structure with Victorian Gothic embellishments built in 1885 by the Woodard Company – who continue to make wrought iron furniture in Owosso and are one of the oldest manufacturing firms in the State of Michigan still in operation – as a meeting hall and to pay their employees.

These three historical buildings are located in Curwood Castle Park. The Commission also maintains the Amos Gould House Museum, a grand mansion originally built in 1860 in the Italianate style and then in 1873 remodeled in the French Second Empire style, by railroad and timber magnate, explorer, and Owosso's first mayor and banker Amos Gould. The OHC also manages the Ivan Conger Archive Room – which houses the letters and papers of James Oliver Curwood and Ivan Conger – and the Curwood Collection Archives, both housed at the Amos Gould House.



Figure 3: Curwood Castle

Some of the OHC's goals are to educate audiences in appreciating the past and helping visitors find relevance in their lives through a diverse and progressive program of collections, exhibitions and educational initiatives. The OHC is currently undergoing a strategic planning process in order put into place best practices in the areas of self-governance, capacity building and sustainability and to better utilize its physical

assets to best meet the long term needs of the community in accordance with accepted museum and ethical professional standards. Part of the strategic planning process is will be a discussion around creating an independent 501(c)3 that partners with the City of Owosso to manage the city's historical assets.



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- 4. The Shiawassee YMCA. Youth soccer at Hugh Parker Field and tennis lessons at Bentley Park demonstrate contractual arrangements 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 nine soccer fields every fall. Last year 530 children registered and played soccer. 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. Bennett Field has seen an increase in use with several tournaments scheduled throughout the season and has an estimated draw of 90 teams, along with their families, during these weekend events.
- 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, registrations, umpires, fund raising and recently, field care to maintain the level of participation enjoyed by children from the Owosso area. Tournaments throughout the season have increased the use of this field beyond the regular baseball season.
- 7. <u>Pavilion Reservation Program.</u> Four park pavilions at Bentley and Harmon Patridge Park can be reserved through city offices for special events. Families and organizations make hundreds of separate reservations of these popular pavilions annually.
- 8. <u>Curwood Festival.</u> 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. <u>"Third Person" Recreational Providers.</u> 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,



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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.

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.

# **Recreation 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 current 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 following charts demonstrate the type, size and location of each park, their acreage, and relation of school parks that are considered as quasi-public open spaces. School parks provide recreation areas for families or persons living within individual communities throughout Owosso and are essential to promoting active lifestyles. The classification of parks is useful in providing an analysis of adequacy of park activities.



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

Park Name	Type of Park <sup>1</sup>	Quadrant Location	Acreage
Collamer Park	Regional	SW/SE	164
Hugh Parker Soccer Field	Sports Complex	SE	15
James Miner River Walkway <sup>2</sup>	Greenway	NE/SE	13
Rudy DeMuth Field	Sports Complex	SE	10.2
Bennett Field	Sports Complex	NW	10
Bentley Park	Community	SE	8.2
Rosevear Park	Natural Resource	SE	7.8
Curwood Castle Park <sup>3</sup>	Special Use	NE	7
Grove Holman Park	Neighborhood	SW	6
Harmon Patridge Park	Community	NW	5.2
Adamsl Park	Mini-Park	NE	1.3
Grand Avenue Park	Mini-Park	SE	1.3
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.
- 3 This acreage includes the seasonal park on school grounds for the Mitchell Amphitheater.

Table 3: Park type, size, location

#### SCHOOL "PARKS" & QUASI-PUBLIC OPEN SPACES

CONCOL TARRO & COACIT OBEIC OF ER OF ACEC			
Name of School	Neighborhood Park Role?	Quadrant Location	Play Area Size
Bryant School	YES	SW	9.5 acre
Lincoln Alt. Ed. High School	YES	NW	350' x 132'
Central School	YES	NW	1.8 ac
Washington School	YES	SE	1.5 ac
Emerson School	YES	NE	11 ac
Bentley School	YES	NW	5.5 ac
St. Paul School	NO	NW	100' x 70'
St. Joseph School	NO	NE	150' x 110'
Exercise Course - Memorial Health	YES	NW	3 acres

Table 4: School "Parks" size, location

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 <u>Regional Natural Resource Area</u> park at *Collamer Park* has the size and characteristics of a landscape that is outstanding in characteristics, vistas and water interest.
- 2. <u>Community Parks</u> 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.
- 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. <u>Sports Complex Parks</u> 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.
- 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.
- 6. <u>Mini-Parks.</u> Too small to be considered neighborhood parks, *Adams Park* and *Grand Avenue Park* address limited sections of Owosso neighborhoods.
- 7. "School parks." Many Owosso Public 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, Lincoln Alternative Ed High School, 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 and are mapped below.



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Source: Google Maps

#### **Park Facilities**

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.

**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 2011 Master Plan these facilities and park expansions are notable:

- Barrier free playground installation at Bentley Park
- Kiwanis basketball court with benches at Bentley Park
- Trail paving at Jerome Street section of James Miner Walkway
- Bikeway underpass at South Washington Street Bridge
- Installation of playscape at Adams Park
- Renovation of ballfield at Adams Park
- Renovation project at Curwood Castle Park
- Installation of Bark Park at Collamer Park
- Addition of Community Gardens at Collamer Park



Park Facilities: When only considering the city parks, the Park Facilities Chart located in Exhibit B 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 renowned 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)
- 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 walking trail at Harmon Patridge Park, youth ball diamonds, irrigated soccer fields, the Bentley gazebo, and ice fishing at Hopkins Lake.

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.

#### **Individual Parks**

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. 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.



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.



Figure 4: Comstock Cabin with Curwood Castle in background

#### **Curwood Castle Park**

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

Size: 7 Acres

#### Key Observations:

- This is a historic/cultural area, and that influence has established the underlying theme for this park's development. The park's objective is to promote cultural/historical themes, and expand engagement with the Shiawassee River.
- The park, more than any other public open space in the city, represents a destination for travelers, visitors and tourists and is home to Curwood Castle, Comstock Cabin, Paymaster Building and the Shiawassee Arts Center.
- Special events occur here on a regular basis.
- Surrounding land uses represent assets to the park the armory and middle school.
- It is helpful to think of the park as consisting of land use zones:
  - Entry/welcome area zone (south end)
  - Museum/heritage zone (arts museum and Cabin area)
  - Castle zone
  - River interaction zone (west of the Castle)
  - Amphitheater and grounds zone
  - Armory/middle school zone





Figure 5: Collamer Park Entrance

### **COLLAMER PARK (Previously "Hopkins Lake Park")**

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

Size: 164 Acres Key Observations:

- Hopkins Lake is regional recreation area and urban park.
- This kind of park serves the whole city and region. It contains activities that cannot be accommodated by neighborhood or community parks such as:
  - A dog park
  - Disc golf course
  - An extensive mountain bike trail that has been mapped showing an interior loop trail system of up to five miles of trail.

Site Plan or Graphics in Appendix? There is a trail map for the park in Exhibit D.



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Figure 6: Trail along Shiawassee River, Harmon Patridge Park

# **Harmon Patridge Park**

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

Size: 5.2 Acres

# Key Observations:

- Wooded setting along the Shiawassee River
- Three Pavilions
- Large playscape
- Great park for walking
- The Owosso Rotary Club unofficially "adopted" this park and contributes to its beauty and peaceful setting through continued service projects.

Site Plan or Graphics in the Appendix? None.





Figure 7: Gardens in Fayette Square

### **Fayette Square**

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

Size: 1.1 acres

#### Key Observations:

- This park is the key starting point for most parades that happen in Owosso throughout the year.
- This park is in need of a partnership with a civic group to care for low maintenance flowerbeds. 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.
- In the center of the western portion of the park is a circular gather place containing a number of war memorials; also referred to as "Veteran's Circle." A Blue Star Memorial and bench have been added in this area.

Site Plan or Graphics in the Appendix? Yes, a site plan of the garden layout in Exhibit E.





Figure 8: Baseball game at Rudy DeMuth Field

# **Rudy Demuth Field**

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

Size: 10.2 Acres

#### Key Observations:

- 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.
- Baseball field for many local and travel youth leagues.
- Strong partnership with Owosso Kiwanis Club.

Site Plan or Graphics in Appendix. Yes, a site plan in Exhibit F.



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Figure 9: Softball game at Bennett Field

#### **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 "Great Lakes Central Railroad".

### Key Observations:

- This park has a history of sports play for the region, and the plan recognizes the park's primary role for that use.
- An increase in tournament usage brings 80-90 teams in several times a year.

Site Plan or Graphics in Appendix? None.



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Figure 10: Gazebo at Bentley Park

# **Bentley Park**

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

Size: 8.2 Acres

### Key Observations:

- The park is one of Owosso's premiere parks with bathrooms, a pavilion, tennis courts, a large playscape, basketball court, gazebo, and two splash pads.
- The park has an ice rink set up every year during the winter.
- There is a large residential neighborhood around the park.

Site Plan or Graphics in Appendix? Yes, of the new playscape layout in Exhibit G.





Figure 11: Sledding hill at Grove Holman Park

#### **Grove Holman Park**

Location: Southwest Owosso near State Highway M-52

Size: 6.0 Acres

#### Key Observations:

- Future site of the new skate park.
- This park is used as a sledding hill.
- Park is underutilized during the rest of the year.
- The park could be a potential place for another ice skating rink in Owosso.

Site Plan or Graphics in Appendix? Yes, a sketch of the proposed skate park in Exhibit H.



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Figure 12: Soccer game at Hugh Parker Soccer Field

# **Hugh Parker Soccer Field**

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

Size: 15 Acres

#### Key Observations:

- This park is a companion park to Rosevear Park across Farr Street.
- The park is primarily a soccer complex with very adequate parking and a functional open space zone in the southeast.
- This park is noted for poor soils that do not provide for good growth of vegetation.

Site Plan or Graphics in Appendix? Yes, a copy of the site plan is located in Exhibit I.





Figure 12: Rosevear Park

#### **Rosevear Park**

Location: Southeast Owosso limits near Hugh Parker Field and the Southeast Owosso

Industrial Park Size: 7.8 Acres

# Key Observations:

• This park has an excellent start of a BMX course with potential for expansion.

Site Plan or Graphics in Appendix? None.





Figure 13: Playscape at Adams Park

#### **Adams Park**

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

at Galusha Street

Size: 1.3 Acres

#### Key Observations:

- The lack of parking limits the types of use for this park.
- The plans for this park will revolve around the interests and resources of the neighborhood that has shown enthusiasm for "their" park.
- New playscape recently built is inviting to families in this area.

Site Plan or Graphics in Appendix? None.





Figure 14: Grand Avenue Park

### **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:

- This is part of a drainage system along Saginaw Street with potential retention problems. It may still be enjoyed as a park.
- 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.



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Figure 15: Voight Loop Trail

### Park Linkages, River and Bike System Plan

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.

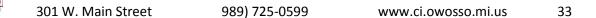
#### Key Observations:

- The city's sidewalk system is offered as a pedestrian link to parks and open space areas and another basis for keeping fit.
- 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.
- 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.
- City entered into an intergovernmental agreement with three other jurisdictions to provide maintenance along the James Miner Trail into the city of Corunna.

Site Plan or Graphics in Appendix? Yes, a map of the James S. Miner River Trail and Voight Loop in Exhibit J.

#### **Water Trails**

In 2017, the Shiawassee River Water Trail Coalition applied to receive a designation as a National Water Trail. One of the requirements in the application is to demonstrate efforts to improve accessibility to rivers for the disabled; a feat that is not easily accomplished on rivers without reservoirs/dams and with inconsistent flow levels. The cost is approximately \$30,000-\$40,000 with an additional cost to build an approach.



The city of Corunna has plans to install a barrier free launch facility that does not have a corresponding landing at Brady Street. During the dam removal meetings in Corunna there was consensus that the Oakwood Avenue landing in Owosso would be the best landing (not a launch) to pair up with Corunna's.



Figure 16: Proposed barrier-free landing

Because Owosso is the largest municipality on the Water Trail downtown landing to access services and perform as the take out point for the Corunna to Owosso events with many more possible if a landing were developed. One way to achieve this is to upgrade the landing at the Owosso Middle School. This goal is many important as more users will

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explore this river once it is designated as a National Water Trail. The image depicts how the potential barrier-free landing might look.

The city of Owosso supports the development of the Shiawassee River National Water Trail along the Shiawassee River through Owosso as shown in <u>Exhibit K</u>. The river is approximately 3.5 miles long running through the city of Owosso.

Development of the water trail through the city of Owosso is part of a 120-mile long trail traversing through communities in Oakland, Genesee, Shiawassee, and Saginaw counties. This water trail, sometimes referred to as a paddling trail or a canoeing/kayaking trail, would essentially identify part of the Shiawassee River as a navigable waterway that could accommodate low-impact, human-powered watercraft such as canoes and kayaks. Such small watercraft typically creates "no wake" and embraces the "Leave No Trace" code of outdoor ethics, which would promote the responsible use and enjoyment of the ecologically-sensitive marsh areas along the River.

The water trail would further serve as a place for solitude and respite from the urban environment, while providing educational and recreational opportunities for outdoor enthusiasts. The trail can also serve to create economic opportunities in supporting existing business as well as creating new businesses that cater to river paddlers.



Important factors for establishing a water trail are the provision of safe and convenient access to a navigable waterway with unobstructed passageways. A launch site or public access point is already established in several locations. Additional launch sites in the city of Owosso could be established at the Owosso Middle School and at the Oakwood Bridge.

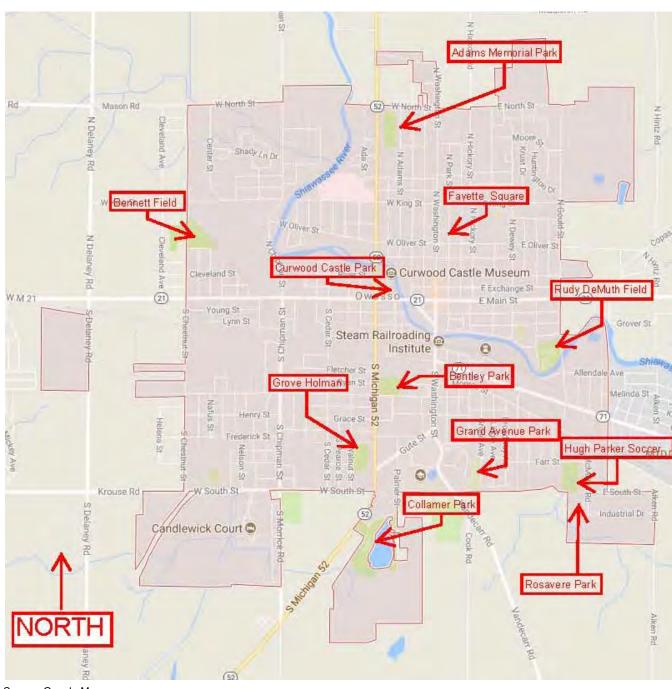
These launch sites and/or public access points are maintained. Other water trail improvements could include clearing logjams for navigability, installing wayfinding and educational signs, and providing safe portaging areas. In addition, narrow or low underpasses (i.e. small culverts or low bridges) should be replaced with larger openings, when reconstruction is warranted. Large box culverts or higher bridges are recommended, provided that the floodwater flow and storage capacity is not significantly affected, which is subject to approval by the Michigan Department of Environmental Quality. Since bridges or overpasses may not be reconstructed for a period of time or not at all, an alternative is to provide safe portaging areas. A durable path should be provided for carrying watercraft, which should consist of more natural, less engineered facilities, such as submerged pavers with openings for vegetation to grow through to help retain the natural river bank appearance, along with providing proper roadside signage forewarning motor vehicle traffic of potential portage crossings.

A "water trail" is an officially designated trail along a waterway or portion of waterway that usually contains a sufficient water level to navigate a small watercraft such as a canoe or kayak with unobstructed passageways while providing safe and convenient access points (put-in and take-out points). Support facilities for water trails may include parking areas, restrooms, signage and picnic areas.

A detailed water trail plan helps guide development of a Shiawassee River Water Trail. It identifies improvements for trail-related facilities to help establish a safe and navigable trail corridor for both recreational and educational pursuits in an ecologically sensitive manner. The designation of an official water trail may further instill a sense of trail stewardship among canoeists/kayakers to respect the quality of the water and become good caretakers of the river. Specific trail improvements and support facilities that should be identified on the plan may include providing parking facilities, restrooms, handicapped access, and picnicking areas; removing litter and fallen trees for navigability; installing wayfinding and educational signs; and improving underpasses or providing safe portaging areas with durable paths and crossing signs.



# **Maps of Primary Service Areas**



Source: Goggle Maps



### **Curwood Castle Park and James and Metta Mitchell Amphitheater**



Source: Google Maps

Curwood Castle Park and the Amphitheater are centrally located in the city just past two major intersections, M-52 and M-21with the Shiawassee River dividing them. Both have sidewalk linkages to the downtown. Curwood Castle Park is in the process of having a large portion of its sidewalks replaced with six foot walkways and improved lighting.

### Collamer Park "Hopkins Lake"

37



Source: Google Maps

Collamer Park is located at the southern edge of the city along M-52. Sidewalks from the north connect this park to the rest of the city and to Baker College, with buildings located to the north.



### **Harmon Patridge Park**



Source: Google Maps

Harmon Patridge Park is located north of the city, outside of city limits. No clear sidewalks or connections, other than roadways and trails, easily connect this park to the city. The unique setting, however, lends itself to a truly open space, country like setting and is enjoyed by many.

#### **Fayette Square**

38



Source: Google Maps

Fayette Square is located to the north of the traditional downtown. This park is considered centrally located within the city. Fayette Square is connected by sidewalks, with pathways through the park.



### **Rudy DeMuth Field**



Source: Google Maps

Rudy DeMuth Field is located along the Shiawassee River on the city's east side. The park is next to Gould Street and has sidewalks connecting it to the rest of the city. Gould Street has a lot of vehicular traffic and makes the park feel less approachable. Entering from Jerome or Oak Street has a residential feel and is welcoming.

#### **Bennett Field**

39



Source: Google Maps

Bennett Field is located on the city's west side. Sidewalks connect the adjacent neighborhood. Roads are used primarily as a means of access to this park.



### **Bentley Park**



Source: Google Maps

Bentley Park is located along South M-52 with sidewalks along its west and south edges, connecting the park to adjacent neighborhoods.

#### **Grove Holman**

40



Source: Google Maps

Grove Holman is located a little further south of Bentley Park, off Walnut Street. Sidewalks connect this park to the city. This park is the site of the proposed skate park. Being connected to the city via sidewalks and roadways is essential in providing access to all.



# **Hugh Parker Soccer Complex and Rosevear Park**



Source: Google Maps

Both of these parks are located in the southeast quadrant of the city. Sidewalks stop at the neighborhood just to the west of the complex. The parks have roads surrounding them and are accessible that way.

#### **Adams Park**



Source: Google Maps

Adams Park is nestled in a neighborhood on the north side of town. Sidewalks allow for easy access to this park.



#### **Grand Avenue Park**



Source: Google Maps

Grand Avenue Park is truly an open space location. The park is located in a neighborhood on the south side, with sidewalks connecting the park to the surrounding neighborhood.

#### **Previous DNR Grants Received**

The following is an update on the City of Owosso's recreation grant history.

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 flood plain 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



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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.

Project No.: RP11-431

Project Title: Bentley Park Renovation

Status: Closed Year: 2011

Grant Amount: \$29,300

Project Description: Park improvements including a new playscape structure, repairs to the tennis courts,

seating, bathroom updates / renovations, and two splash pads

**Current Status:** Closed

Project No.: RP16-0089

Project Title: Curwood Castle Park Renovation

Status: Open Year: 2016

**Grant Amount:** \$45,000 Project Description:

**Current Status:** In process

# **Accessibility Evaluation**

The city of Owosso recognizes the importance of providing recreational opportunities to people with accessibility limitations. With the passage of the Americans with Disabilities Act of 1990 (ADA), along with the most recent update in 2010, all areas of public service and accommodation became subject to barrier-free requirements, including parks and recreation facilities and programs.

The following information addresses the accessibility of the city of Owosso parks and recreation facilities in compliance with the Americans with Disabilities Act. A ranking for each park was based on the following scoring system, developed by the DNR, and each park score was determined through site visits as follows:

Grade	Definition
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 guideline
4	The entire park areas meet accessibility guidelines
5	The entire park was developed/renovated using the principals of universal design



Park Name	Access Grade	Non- Compliant Facilities	Non-Compliant Approaches	Non-Compliant Parking Spaces	Compliance in Master Plan?
Collamer Park	2	Well; pavilion tables	Approach to West Side; pavilion; approach to well	West side parking area - two spaces, one to be vac accessible	Yes
Hugh Parker Soccer Field	3	Fence walk- thru; H/P picnic table	Approach to bridges; approach to pavilion	No accessible parking spaces marked; needs a van accessible space	Yes
James Miner Walkway	4	n/a	n/a	n/a	n/a
Rudy DeMuth Field	2	n/a	n/a	Designated parking spaces & van accessible spaces	Yes
Bennet Field	3	Bathrooms	n/a	Designated parking spaces & van accessible spaces	Yes
Bentley Park	3	Parking lot is uneven; H/P picnic table		Designated parking spaces & van accessible spaces	Yes
Rosevear Park	1	BMX park entrance	Toddler soccer fields require accessibility pathways	Designated parking spaces on Farr Street	Yes
Curwood Castle Park	3	Parking lot; sidewalks	slope from parking lot to street is too steep	Van accessible space is needed	Yes
Grove Holman Park	2	n/a	Access trail to playground	No van space and no space in proximity to playground	Yes
Harmon Patridge Park	3	H/P picnic table	n/a	Van space is non- compliant and in the wrong space	Yes
Adams Park	3	Pathway is needed to playground	Pathway	No drop-off space with curb ramp	Yes
Grand Avenue Park	3	Gate opening	No drop-off location with curb ramp		No
Fayette Square Park	3	Pathway	Pathways are too narrow	No accessible spaces marked at curb cut	Yes

Table 5: Accessibility Score

# **Comparison to Recreation Standards**

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 east of Chestnut Street, south of M-21, north of the Grand Trunk Railway and west of Chipman Street and the GLC Railway. The aforementioned references to the state highway, two arterial streets, and two railways demonstrate the isolation.

Another underserved neighborhood, 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 city intends to move the skate park to Grove Holman Park.

Finally, the 110-dwelling unit neighborhood north of Corunna Avenue (State Hwy M-71) and between Washington Street and Gould Street with the GLC 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 in <u>Exhibit L</u> 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 Parks and Recreation 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.

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.



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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.

**Population Dynamics.** The 2010 Census shows Owosso with a population of 15,194. 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 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; in fact, the 2010 census shows a decrease. 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. Owosso is seeing an uptick in the number of residents in the downtown as housing developments occur through rehabbing of older, existing buildings. 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:



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- 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
- 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. 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.

Owosso has a higher population rate in the 35 to 49 year range and 50 to 64 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. Owosso has also seen a sharp increase in the number of rental vs. owner occupied housing since the housing market crash in 2008.

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.

Population and the Parks Plan. These points show the influence of population characteristics on the 2018 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.



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- The loss of the 20 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.

**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 is some price points.
- ✓ Relatively low per capita incomes and household incomes.
- ✓ Comparatively lower educational and skill levels of the adult population.
- ✓ 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.

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." Unemployment rates are lower than the national rate, Owosso is



4.70% while the nation is at 5.20%. Jobs have slowly been returning to Owosso and new companies have moved to Owosso over the last two years.

With respect to property values, the commercial and industrial sector has declined in its share of the Owosso tax base. With the increase in jobs and companies relocating to Owosso, so have the number of tax incentives and abatements. While this spurs economic development on one side it does not support the tax base for service, such as park programs and improvements on the other side. 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 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.

The Need for Preservation of Open Space. Owosso was first settled in 1837. The city began near 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 below:



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

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.

# **The Planning Process**

The city of Owosso Parks and Recreation Commission, along with city staff, had the primary responsibility for compiling the 5-Year Parks and Recreation Master Plan. The process of developing this document involved a great deal of research, analysis, and coordinating data collection from a variety of sources.

Staff began the process by reviewing the previous 5-Year Master Plan, which was used as a template for the current Plan. Due to work and investment in Owosso's parks since 2011, much of the information was no longer relevant and the Plan required significant updates. Staff conducted a review of existing physical conditions of parks within the city of Owosso. This review included visiting each site, taking photographs, and logging amenities.



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Staff used reliable sources of data from the United States Census to perform an analysis of City demographics, population, and social and economic data. This information was used to evaluate recreation needs and opportunities compared to National Parks and Recreation Association (NRPA) standards. The NRPA standards may be found in <a href="Exhibit M">Exhibit M</a>.

With this information, the Parks and Recreation Commission met to review the Facilities Inventory sections of the Master Plan. The Commission also performed a preliminary review of the Goals and Objectives section of the Plan. With these processes underway, the Parks and Recreation Commission sought public input, creating a list of goals and objectives from public engagement sessions.

# **Public Input**

The parks and recreation commission held monthly meetings from August, 2016 to January 2017 as a way of gathering public input regarding the parks system. Minutes of those meetings are attached in <a href="Exhibit N">Exhibit N</a>. City council has set a public hearing date of November 20, 2017 to meet the 30 day viewing window as required by the DNR. A resolution by the legislative body adopting the plan will also be attached following the public hearing. Copies of the draft document will be available at city hall, at the library, and will be posted on the city website for viewing during the 30 day process.

# **Goals and Objectives**

The parks and recreation commission formulated these goals and objectives based upon the needs of the community and the input received during the course of several working sessions. The goals and objectives listed below represent a flexible tool that will guide where resources are focused on regarding park and recreation maintenance and development versus a ridged capital improvement schedule. This format will allow decisions to be made based on changing conditions and allow the community to take advantage of opportunities as they are presented.

#### **Curwood Castle Park**

- 1. Add bus parking along Curwood Castle Drive in front of the Castle along with additional barrier free parking spaces.
- 2. Establish a traveler's/visitors mini-lot with picnic facilities overlooking the Shiawassee River.
- 3. Continue with sidewalk and lighting program for the planned walkways.
- 4. Irrigate the castle grounds.
- 5. 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.
- 6. Plant evergreens on the east river bank of the middle school from the castle perspective.
- 7. Acquire the house at 408 Curwood Castle Drive to expand the park.
- 8. Work with landowners on Williams Street to maintain a vegetative cover for a scenic, erosion-free embankment on the river.



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- 9. Reapply dry-vit surface to the amphitheater roof facade.
- 10. Update sidewalk to become ADA compliant
- 11. Install in-ground lighting along the sidewalk next to the river's edge.

### **Collamer Park**

- 1. Do a study of Hopkins Lake and create a plan for restocking.
- 2. Install a new playground to replace the removed west side playground.
- 3. Develop an east side parking facility at the lakeshore with fishing pier to satisfy the needs of the trailhead and pier at the south end of Palmer Street. This could supplement parking for the use of the small pavilions.
- 4. A boat launch should be constructed.
- 5. Develop a potable water supply for the area near the dog park and community garden
- 6. Make the footbridge ADA accessible.

### Maintenance Recommendation.

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.

### **Harmon Patridge Park**

- 1. The park is not in the city, although it has been annexed to the city. It would be an ideal destination for northwest Owosso neighborhoods if there were a footbridge/bicycle path to North Chipman and on to North Street. The city would need partnerships with other organizations and service clubs for funding of the footbridge.
- 2. Install park signage at M-52 and Getman Road.

### Maintenance Recommendations.

Continued partnership with the Owosso Rotary Club to do the following:

- 1. Routine maintenance of the trail is required along with some repairs to sloped sections where wash-outs occur.
- Trees planted by the Rotary club 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.

### **Fayette Square**

- 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 installing a trellis structure for an entryway to the park at Washington and Oliver Streets.
- 3. Develop a garden maintenance program.



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### Rudy DeMuth Field

- 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. Add a park sign at SE corner of Jerome and Oakwood Streets.
- 9. Install covered tables and benches [a pavilion has not been recommended for this park].

### **Bennett Field**

- 1. Address the flow of water and drainage issues on the junior playing field and in the parking lots.
- 2. Place privacy partitions in bathrooms.
- 3. Plant evergreen screening clusters on south side of Bennett Field Drive to add to parklike atmosphere.
- 4. Designate extra area within park for additional 20-40 parking spaces.
- 5. Install park sign on a landscaped mound.

### **Bentley Park**

- 1. A new sand volleyball court will be constructed.
- 2. Add a perimeter path to provide a surface for walking, jogging or running.

### **Grove Holman Park**

- 1. This park is the former site of the community pool until its closing in 2005. In 2016, city council approved this park as the site for the future skate park.
- 2. The park has an existing building on site with bathrooms that will need updating. The building can double as a warming place in the winter.
- 3. Install park sign at SE corner of Hampton and Walnut Streets and on the corner of Hampton and M-52.

### **Hugh Parker Soccer Field**

- 1. Continue partnering with the Owosso Rotary Club and other service clubs to receive grants to improve bathrooms, add a storage structure, and improve the playing field.
- 2. Establish a maintenance standard and implement it for the embankments along the Abrey Creek drain. Consider a meandering route alteration.



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3. Consider adding permanent surface in the parking lot along Lincoln Avenue.

### **Rosevear Park**

- 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 drain culvert will be maintained (repaired) and guarded from accidental falls.
- 4. Consider a scenic overview, with sign, above the current access spot and clear an area to establish a visual presence on Farr Street.
- 5. Investigate the potential for a non-motorized path that can connect Rosevear to Collamer Park via the industrial park.
- 6. Add signage.
- 7. Investigate potential parking options at this park.
- 8. Improve the access to the park as well as rideability and connectivity.

### Adams "Eagle Scout" Park

- 1. The park needs signage both at the park and near local intersections as a form of wayfinding from all four compass points.
- 2. There is a need to build a pavilion and place picnic tables.

### **Grand Avenue Field**

None, leave as open space.

### Park Linkages, River and Bike Systems Plan (Linear parks)

Unite the city on designated routes with clearly marked signs and maps.

- 1. Establish crossing of M-52 at Cass Street.
- 2. Create bikeway through school bus garage site.
- 3. Close Jerome Street and improve existing bikeway to 10' width.
- 4. Establish pedestrian/biking rail crossing in Westown at Lynn Street and Lansing Street.
- 5. Intergovernmental efforts to apply major maintenance upgrade to James Miner Walkway.
- 6. Consider constructing Footbridges at the following locations:
  - a. City hall parking lot to Clinton Street
  - b. Water treatment plant grounds
  - c. Northwest Owosso from N. Chipman Street to Harmon Patridge Park
- 7. Participate and apply for the Safe Routes to School grant program to increase connectivity throughout Owosso from residential areas to schools.



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- 8. Establish a trailhead in the city that connects to the Ionia trail, preferably in or near downtown. There is also a parcel that was acquired adjacent to the water treatment plant in 2011 that could be used.
- 9. Formal designation of National Water Trail.
- 10. Work with the Friends of the Shiawassee River to:
  - a. Install a barrier free landing site at Oakwood Avenue Bridge
  - b. Improve landing site at Owosso Middle School and designate as a Trailhead with appropriate signage.
  - c. Install kayak storage/locker system near trailhead to encourage through paddlers to access downtown service.

### **ACTION PROGRAM**

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.

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



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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) 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.
- b) Develop a volunteer base 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.
- c) 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 has consolidated 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 Voight Loop Trail. The trail requires an annual 20 to 30 hourly increase for city maintenance workers. The nature of the work should be transferred to the volunteer group.
  - 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 volunteer group. The trails represent 60 hours per year in maintenance for the volunteer group or an organization established especially for this trail system.
  - d) *Curwood Castle Park.* The picnic area at M-52 creates 20 hours of work annually, some of which is seasonal part-time workers or the volunteer group.
  - e) River Walkway from Museum to Footbridge. The DDA will maintain this upgrade.



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### 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.



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### **EXHIBITS**

# **EXHIBIT A: Promoting Active Communities**Assessment

### Promoting Active Communities Program Report for Owosso city

### October, 2014

### **Introduction & Overview**

Thank you for taking the time and effort to submit this year's self-assessment related to how your community supports physical activity. People cannot be physically active unless there are safe, convenient opportunities for activity. Studies have shown that community design can influence physical activity levels, both positively and negatively.

The Promoting Active Communities Self-Assessment Tool and associated Award recognize communities that have made a commitment to become healthier places to live. Taking a look at your community is the first step toward making it easier for people to be active. The Promoting Active Communities Program began in 2000, with just a handful of community participants. The first year the self-assessment could be completed online was in 2003. In 2006, a new and more extensive online Promoting Active Communities assessment was launched. This year, your community is one of **18** community participants.

This report provides a summary of your responses and compares your results with those of other communities. The chart below offers information on the number of this year's participants categorized by community size (number of residents): small, medium and large.

### **Number of Applicants by Community Size**

<b>Community Size</b>	Criteria	<b>Total Submissions</b>
Small	<10,000 residents	9
Medium	10,000 to 60,000 residents	8
Large	>60,000 residents	1

### **Summary Information About Your Community**

Name/Title of Community Contact: Susan Montenegro, Asst. City Manager

**Population (Census):** 15,713

**Median Household Income:** \$ 36,668

**Total Area:** 5 square miles

**Type of Community:** City

**Date of Final Submission:** 7/15/2014

**Award Achievement Level:** Silver

**Your Award Level Description:** Communities at the Silver Level have achieved significant progress toward making it easy for people to be active.

There are three key components that are essential for a comprehensive approach to create and maintain an active living community.

- 1. **Current environment of your community:** The infrastructure your community has in place that supports active living. Examples of the current environment include existing sidewalks, bike paths and bike facilities, and the design of your downtown or shopping areas.
- 2. **Policies and planning:** Your community's commitment to creating an active living community as reflected in the written policies and plans, as well as the funding your community has in place. Examples of the policies and planning component include zoning ordinances and how various community master plans address active living concepts.
- 3. **Programming and promotion:** The programs and events your community offers that promote and encourage physical activity at work, school and community-wide.

### **About the Award Levels**

To determine your award level designation, all three of the above components are considered. Your percent of total score as well as percent score in each of the three key components are used to determine your award level.

A	ward Level	% of Points	Award Level Description
P	latinum	90% or more of noints in each key component area	Communities at the Platinum Level are models of commitment to healthy, active living.
G	Fold	75% to 89% of maximum total points AND 70% or more of points in each key component area	Communities at the Gold Level can document outstanding achievements in making it easy for people to be active.
S	ilver	60% to 74% of maximum total points AND 50% or more of points in each key component area	Communities at the Silver Level have achieved significant progress toward making it easy for people to be active.
B	ronze	45% to 59% of maximum total points	Communities at the Bronze

	30% or more of points in each key component area	Level have taken significant steps toward making it easy for people to be active.
Copper		Communities at the Copper Level have made a commitment to becoming a healthier place to live and have begun to take steps toward removing barriers to physical activity.

**Feedback About Your Scores On the Key Components.** Your score in each of the three key components along with a comparison to other communities that completed the PAC assessment this year appear below.

Category	Your Score	Maximum Possible Score	Your % of Possible	Average % - Small Communities	Average % - Medium Communities	Average % - Large Communities
Community Policies and Planning	90.2	127	71.1 %	60.1 %	60 %	43.9 %
Programming & Promotion	59	96	61.5 %	58.5 %	63.6 %	55.7 %
<b>Current Environment</b>	112.9	136	83 %	67.6 %	69.1 %	60.2 %

### **Feedback About Your Complete Streets Score**

Your complete streets score is 51.75 points out of 66.5 or 77.8 %. To learn more about this score, click here.

### **Section by Section Feedback**

Although the award level determination was based on the key components, the sections of the assessment were organized by topic to assist communities in collecting and entering community data. Looking at your section and subsection scores may also help you identify strengths as well as areas that might be improved. We have also provided information on how each section relates to the three key components of an active community.

### Section 1 Feedback — Community Planning

All the questions in Section 1 contribute to your Policies & Planning score. To create and sustain an active community, it is necessary to have written plans and policies in place that will support an active living environment.

	Your Score	Maximum Possible Score	Your % of Possible	Average % - Small Communities	Average % - Medium Communities	Average % - Large Communities
Total Section 1	32.5	51	63.7%	70.6%	66.7%	92.2%
Community Commitment to Active Living	2	2	100%	61.1%	81.2%	100%
Community Planning Documents	13.5	25	54%	72.9%	66%	100%
Government Support for Active Living	17	20	85%	74.2%	70.3%	97.5%
Complete Streets Policy & Responsibility	0	4	0%	43.1%	45.3%	12.5%

### Section 2 Feedback — Ordinances, Zoning and Codes

All the questions in Section 2 contribute to your Policies & Planning score. Municipal ordinances and zoning codes can "set the stage" for communities by creating guidelines to ensure community design that supports active living.

	Your Score	Maximum Possible Score	Your % of Possible	Average % - Small Communities	Average % - Medium Communities	Average % - Large Communities
Total Section 2	44	58	75.9%	58.1%	57.9%	13.4%
Zoning	9.5	12	79.2%	51.4%	55.7%	31.2%
Sidewalks	21	21	100%	65.6%	61.3%	4.8%
Street Trees	0	2	0%	55.6%	56.2%	0%
Redevelopment	1	1	100%	33.3%	37.5%	100%
Connectivity	4	6	66.7%	57.4%	60.4%	0%
Dogs	1	1	100%	100%	100%	50%
Crossing Areas	6	7	85.7%	47.6%	55.4%	0%
Parking Standards	1.5	7	21.4%	60.3%	51.8%	21.4%
Access Management	0	1	0%	33.3%	37.5%	0%

### Section 3 Feedback — New Community Development

All the questions in Section 3 contribute to your Policies & Planning score. Local governments review proposed development plans to ensure that the proposed land use or activity complies with municipal ordinances and zoning codes, as well as the community's character.

	Your Score	Maximum Possible Score	Possible	Small	wealum	Average % - Large Communities
<b>Total Section 3</b>	13.8	18	76.4%	36.9%	48.3%	5.6%

### **Section 4 Feedback — Maintenance**

All the questions in Section 4 contribute to your Current Environment score. To encourage community residents to participate in active living, regular maintenance of pedestrian, bicycle, and recreation facilities must be sustained. Safe and accessible sidewalks, bike lanes, and shared-use paths will be inviting to residents and motivate them to incorporate physical activity into their daily routines.

	Your Score	Maximum Possible Score	Possible	Average % - Small Communities	wealum	Average % - Large Communities
Total Section 4	12	14	85.7%	75%	75.4%	39.3%

### Section 5 Feedback — Programs, Promotions and Facilities for Physical Activity

The questions in the Programming & Promotion subsection contribute to your Programming & Promotion score, whereas the remaining subsections contribute to your Current Environment score. Creating space for residents to be recreationally active is an important component of a healthy community. Programs and promotion are important to encourage use of such places. Furthermore, giving residents equal access to parks, shared-use trails, sports facilities, and programs that encourage active living will ensure that all residents have the opportunity to participate in physical activity and learn about the benefits of active living.

	Your Score	Maximum Possible Score	Your % of Possible	Smail	Average % - Medium Communities	Average % - Large Communities
Total Section 5	37.5	49	76.5%	81.4%	76.7%	61.2%
Programming & Promotion	15	23	65.2%	87.9%	74.7%	78.3%
Recreation Facilities	10	13	76.9%	75.2%	79.8%	15.4%
Parks	6.5	7	92.9%	95.2%	82.6%	85.7%
Trails/Shared-Use Path	6	6	100%	53.7%	70.8%	66.7%

### Section 6 Feedback — Safety and Security Policies and Education

All the questions in Section 6 contribute to your Programming & Promotion score. Safety and security are essential precursors for physical activity. Residents must be confident that they will not feel threatened or come to physical harm while they are being physically active in their community.

Your Score	Maximum Possible Score	Doggible	Average % - Small Communities	wealum	Large
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Total Section 6	11	13	84.6%	84.6%	85.6%	30.8%
Education	1	2	50%	83.3%	62.5%	100%
Injury Prevention	1	2	50%	69.4%	68.8%	0%
<b>Security From Crime</b>	9	9	100%	88.3%	94.4%	22.2%

### **Section 7 Feedback — Bicycle Facilities**

All except one of the questions in Section 7 contribute to your Current Environment score; the other contributes to the Programming & Promotion score. Having adequate bicycle facilities (e.g., bike lanes or bike racks) and related programs/promotions will make bicycling a safer and more enjoyable activity for residents. Without such facilities, few will choose this healthy mode of transportation and recreation.

	Your Score	Maximum Possible Score	Your % or	Small	Average % - Medium Communities	Average % - Large Communities
Total Section 7	10	13	76.9%	32.1%	46.6%	38.5%

### Section 8 Feedback — Public Transportation

All the questions in Section 8 contribute to your Current Environment score. A public transportation network is an important component of active living because it can reduce traffic congestion that makes walking and biking challenging. It can also encourage walking between transit stops and destinations, and accommodate residents traveling with bicycles.

	Your Score		Your % or		Modium	Average % - Large Communities
Total Section 8	19	19	100%	42.7%	55.3%	73.7%

### Section 9 Feedback — Downtown\*

All the questions in Section 9 contribute to your Current Environment score. Downtowns that are designed for higher density and mixed-use tend to be more amenable to active living. Locating attractions close together encourages residents to walk or bike between destinations. Higher density also means that there are more "eyes on the street" to make people feel safe when they are out in the community.

	Your Score	Maximum Possible Score	Possible	Smaii	Average % - Medium Communities	Average % - Large Communities
Total Section 9	32	36	88.9%	79.4%	79.3%	74.3%
Presence of Downtown	5	5	100%	100%	100%	100%

Mixed Land Use & Accessibility	10.5	13	80.8%	70.1%	72.1%	73.1%
Sidewalks	6	6	100%	86.6%	84.4%	66.7%
Crosswalks	3.2	4	81.2%	75%	66.4%	50%
Streetscape	3.5	4	87.5%	80.6%	75.8%	87.5%
Lighting	1	1	100%	88.9%	87.5%	50%
Parking	1.8	2	87.5%	58.3%	76.6%	75%
Crime	1	1	100%	100%	100%	75%

<sup>\*</sup>Note: Not all communities have a downtown area. Therefore, the average scores for the small, medium and large communities for this section are comprised only of those communities that have a downtown.

### Section 10 Feedback — Shopping Areas\*

All the questions in Section 10 contribute to your Current Environment score. Designing shopping areas near residential neighborhoods with connected sidewalks, adequate lighting, and traffic safety measures will make walking or bicycling to the store a more safe and pleasant experience. It also means more residents have access to these shops.

• Name of Shopping Area: M-21 Commercial Area

• Type of Shopping Area: Other, please describe

	Your Score	Maximum Possible Score	Your % of Possible	Average % - Small Communities	Average % - Medium Communities	Large
Total Section 10	12.5	15	83.3%	62.6%	64.3%	
Accessibility	2.5	3	83.3%	78.6%	76.2%	
Sidewalks	3	3	100%	81%	76.2%	
Streetscape	1.8	2	87.5%	58.9%	55.4%	
Lighting	1	1	100%	85.7%	92.9%	
Crosswalks & Traffic	3	4	75%	57.1%	53.6%	
Parking	1.2	2	62.5%	14.3%	44.6%	

<sup>\*</sup>Note: Not all communities have a shopping area. Therefore, the average scores for the small, medium and large communities for this section are comprised only of those communities that have a shopping area.

### Section 11 Feedback — Schools

All the questions in Section 11 contribute to your Programming & Promotion score. In this

section, you were asked to assess one elementary school in your community. Encouraging children to walk or bicycle to school is one step in building a life-long habit of incorporating physical activity into daily routines. Providing quality physical education and other physical activity opportunities helps ensure that children are able to be active on a regular basis.

• Name of School: Bryant Elementary

School Enrollment: 506

• Number of Students who live:

Within one mile of school: 175Within two miles of school: 220

	Your Score	Maximum Possible Score	Your % of Possible	Average % - Small Communities	Average % - Medium Communities	Average % - Large Communities
Total Section 11	12	22	54.5%	57.2%	57.2%	65.9%
Healthy School Action School	0	1	0%	22.2%	12.5%	100%
Safe Routes to School	4	10	40%	62.5%	54.1%	70%
Physical Education	4	5	80%	46.7%	65%	50%
Other Physical Activity Opportunities	2	3	66.7%	77.8%	68.8%	66.7%
Physical Activity Policies	2	3	66.7%	48.1%	58.3%	66.7%

### Section 12 Feedback — Neighborhoods

Most of the questions in Section 12 address the Current Environment, but some, such as the recreation questions, contribute to your Programming & Promotion score. In this section, you were asked to assess one community neighborhood that had an income level below the median household income level for your community. Neighborhoods that are proximate to places for activities, shopping, and services and designed with connected networks of sidewalks and roads will allow residents to choose active transportation for enjoyment or purpose-driven trips.

• Name of Neighborhood: Bryant Elementary

	Your Score	Maximum Possible Score	Danailela	Jillali	Medium	Average % - Large Communities
Total Section 12	9.9	21	47.2%	65.3%	60.6%	58.8%
Services Nearby	1.8	4	45.5%	58.8%	65.5%	67%
Access to Services	1.3	2	66.7%	70.4%	65.6%	66.7%

Streets in Neighborhood	1	2	50%	92.6%	52.1%	66.7%		
Places for Walking	1.3	2	66.7%	88.9%	81.2%	83.3%		
Neighborhood Surroundings	0.8	2	37.5%	73.6%	59.4%	62.5%		
Neighborhood Safety - Pedestrian and Bike	1	2	50%	79.6%	69.8%	66.7%		
Neighborhood Safety - Crime Rate	0.7	2	33.3%	100%	81.2%	50%		
Neighborhood Safety - Crime Prevention	2	3	66.7%	18.5%	33.3%	66.7%		
Recreation	0	2	0%	5.6%	37.5%	0%		

### Section 13 Feedback — Worksites

All of the questions in Section 13 contribute to your Programming & Promotion score. In this section, you were asked to assess physical activity opportunities offered to public employees and opportunities offered by a private employer. The private employer must be within the geographic boundaries of the community and ideally employ a large number of community residents. Encouraging community residents to walk or bike to work is one way to build a habit of incorporating physical activity into daily routines. Having a worksite environment equipped to support and encourage physical activity is also important.

• Name of Private Employer: Memorial Healthcare

• Number of Employees: 500 or more

	Your Score	Maximum Possible Score	Possible	Average % - Small Communities	Average % - Medium Communities	Large
Total Section 13	16	30	53.3%	36.3%	53.8%	46.7%
Private Worksite Promotion of Physical Activity	9	15	60%	37.8%	55%	73.3%
Promotion of Physical Activity for Public Employees	7	15	46.7%	34.8%	52.5%	20%

### Section 14 — Summary and Next Steps

Although there are no points associated with Section 14, the required questions are important. Each is asked to consider recent accomplishments and set realistic goals based on current assets.

Your community's accomplishments and strengths include the following:

- Most significant accomplishments in the past year for promoting/encouraging walking
  - Raising community awareness of events such as Girls on the Run, Owosso Glow 5K, and the Memorial Healthcare 5K. Starting the SR2S program and educating kids and parents on the benefits of biking/walking to school.
- Most significant accomplishments in the past year for promoting/encouraging bicycling
  - Weekly bike trips averaging 18 miles for families. P.A.L.M with over 800 cyclists riding through our community and the Assenmacher coming through town! Starting the SR2S program and educating kids and parents on the benefits of biking/walking to school.
- Most significant accomplishments in the past year for promoting/encouraging recreation
  - Continued work on the CIS trail connecting a 125 mile biking loop from Alma to Owosso. Starting the Owosso Glow 5K and having a great turnout!
- The three most important things about your community that make it easy for residents to be active or encourage residents to be active
  - 1. Having the YMCA available with running, biking and walking groups.
  - 2. Enhanced river trail with signage.
  - 3. Owosso is a safe town with a low crime rate.

Three changes you identified that your community could realistically make in the next one to two years that would make it easier for people to be active and/or would encourage residents to be active:

- 1. Hold biking awareness/education for cyclists and drivers.
- 2. Stripe more roadways to incorporate biking and increase driver awareness of bikers on the roadways.
- 3. Continue installing bike racks throughout town.

Three changes you identified that your community could realistically make in the next three to five years that would make it easier for people to be active and/or would encourage residents to be active:

- 1. Add striped bike lanes.
- 2. Increase number of sidewalks, crossings and bike paths around Bryant School.
- 3. Creating a biking/trail policy.

We commend your community for conducting this in-depth self-assessment. You have taken a very important step toward making it easier for your citizens to lead healthier lives. If you would like to talk with someone about approaches to make your community even more activity-friendly, please contact Sarah Panken at the Governor's Council on Physical Fitness at 800-434-8642, slpanken@michiganfitness.org.

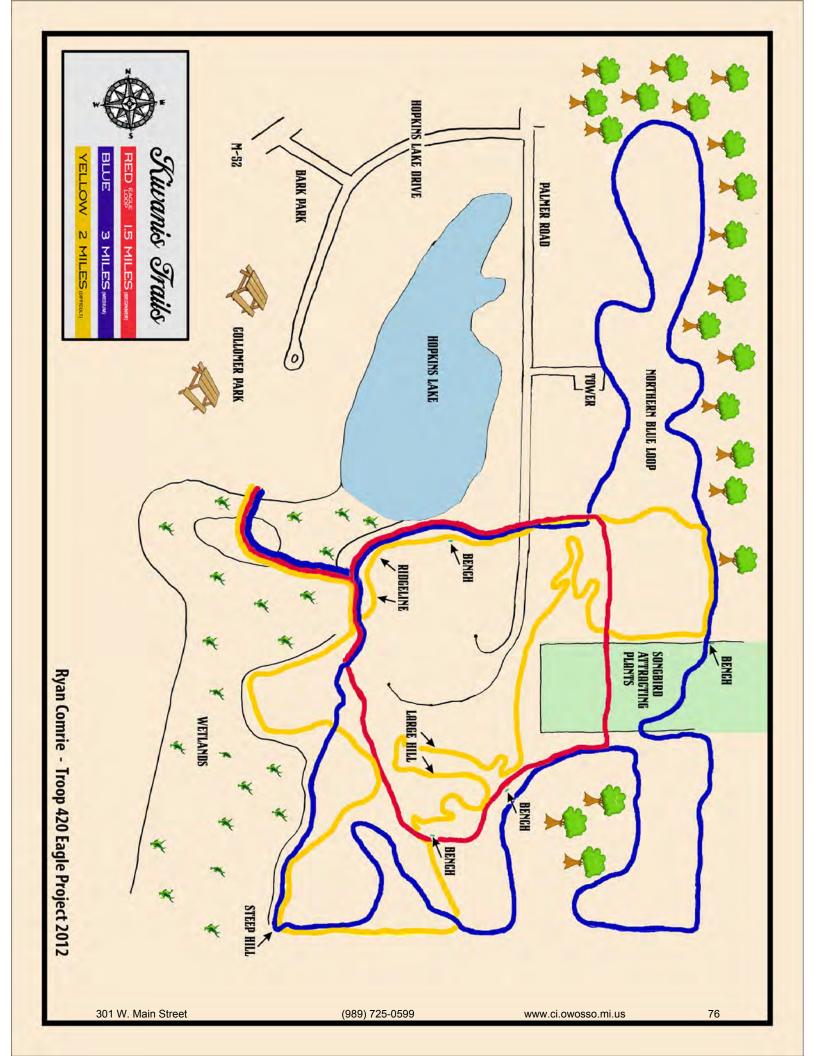
**EXHIBIT B: Park Facilities Chart** 

*No League Play: Practice and "Sandlot" games	Park Entrance Signs X	Bleachers	Park Benches X X	Ice Skating/Skate Park	Parking X X X	Drinking Water	BBQ Grills X	Playfield X	Urban Forests X	Special Landscaping X	Cultural Center/Historic X	Concession Stand	Canoeing Drop-off/Pick-up X	Fishing/Water Frontage X X	0	Public Rest Rooms**	Pavilions X	Picnic Areas X	Trails - Hiking / Jogging X	Trails - Bicycling	Splash Pad	Sledding Hill	Playgrounds	Soccer	Softball - Youth	Softball - Adult	Baseball - Youth	Volleyball X	Tennis	Basketball Courts	CASTLE PARK	CURWOOD COLLAMER		FACILITY	
tional programm	×		×	×	X-paved	×	×	×							×	×	×	×			×		×						×	×	P.A	MER BENTLEY			PARK F
*No League Play: Practice and "Sandlot" games **Port-A-Johns are provided in all parks with recreational programming and pavilions.		×			×	×		×				×				×									×	×					FIELD	BENNETT			PARK FACILITIES - CITY OF OWOS
ons.	×	×			×	×	×		×			X				×	×	×	×	×				×							PARKER	HUGH	ROSEV'/		S - CITY
		×			×			×				×															×				FIELD	DEMUTH	RUDY	PARK NA	OF OW
	×		×		X-paved	×		×	×	×			×	×			×	×	×			×	×								PATRIDGE	HARMON		NAME	OSSO PARKS
					X-paved			×														×									HOLMAN	GROVE			RKS
			X		X-paved					×	X																				SQUARE	FAYETTE			
								×																X*	X*		×*				AVENUE	GRAND			
			×					×															×	×*	X*		X*				PARK	MEMORIAL			
			×		×				×	×			×	×				×	×	×											WALKWAY	RIVER			

### EXHIBIT C: Parking Lot conceptual drawing— Curwood Castle Drive



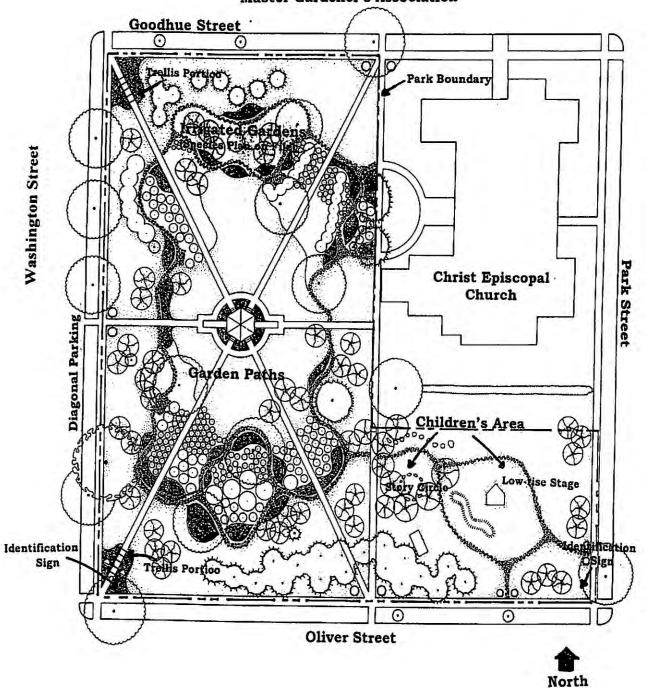
**EXHIBIT D: Hopkins Lake Trail Map** 



**EXHIBIT E: Fayette Square Garden Map** 

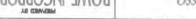
## SITE PLAN FAYETTE SQUARE GARDENS

A Partnership with the Owosso Master Gardener's Association

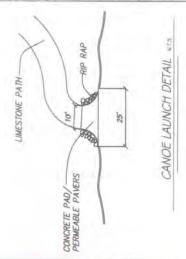


**EXHIBIT F: Rudy DeMuth Site Plan** 

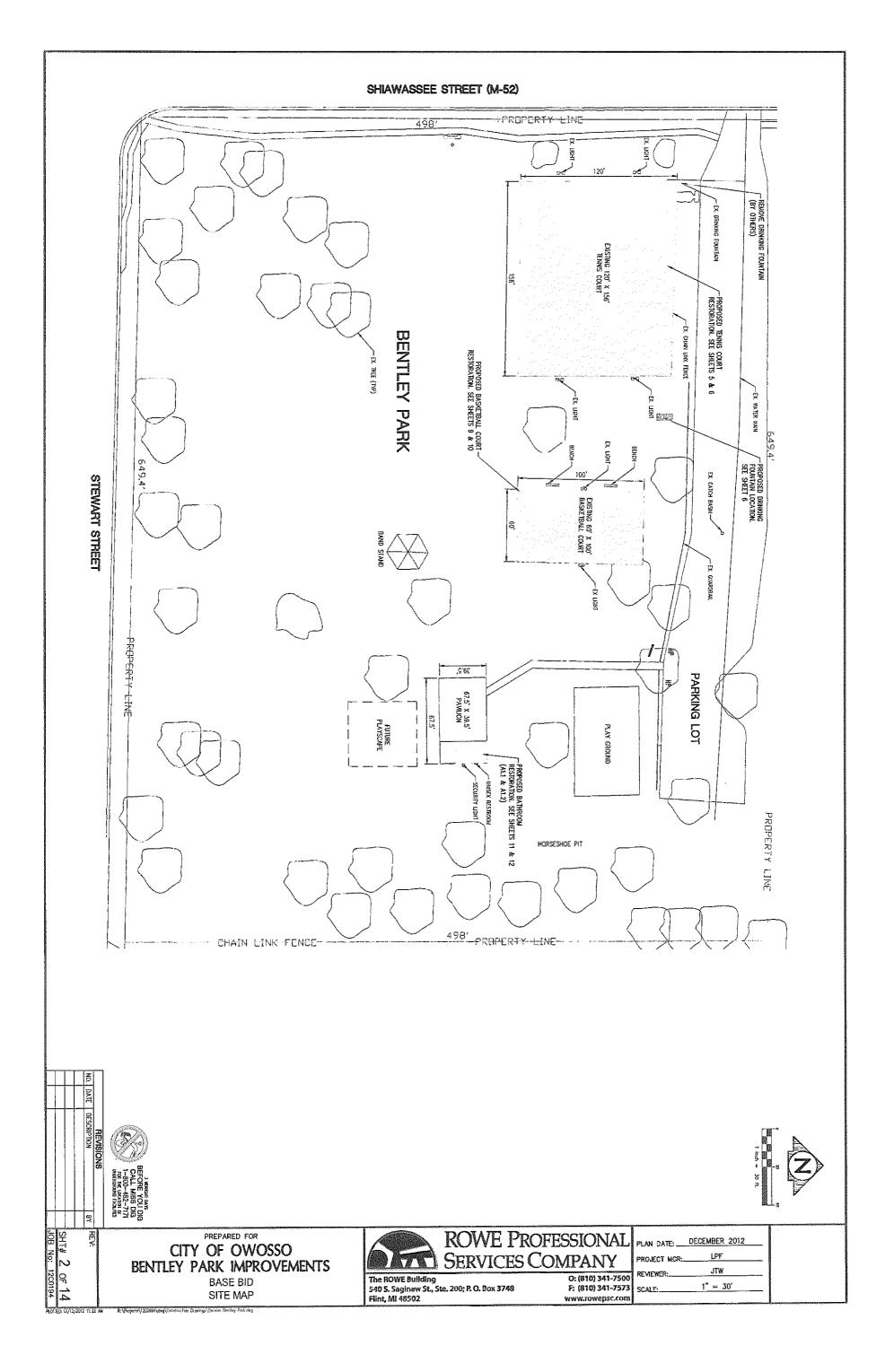
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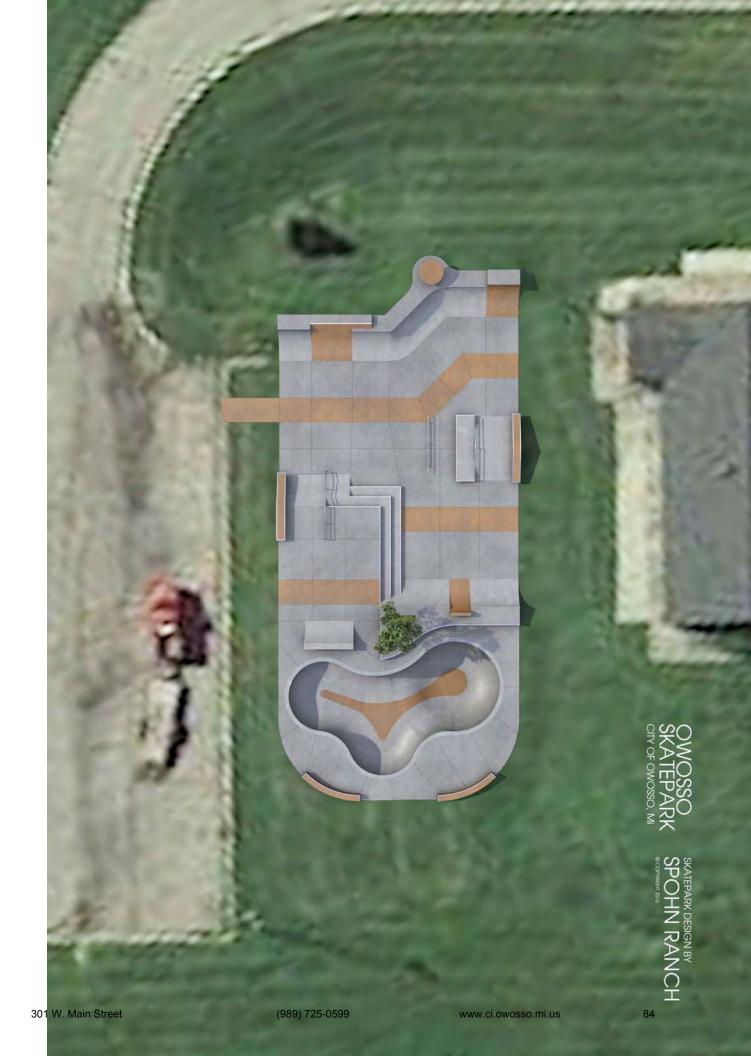












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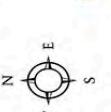


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# EXHIBIT J: James S. Miner Trail and Voight Loop Map



# James S. Miner River Trail

# 2,600

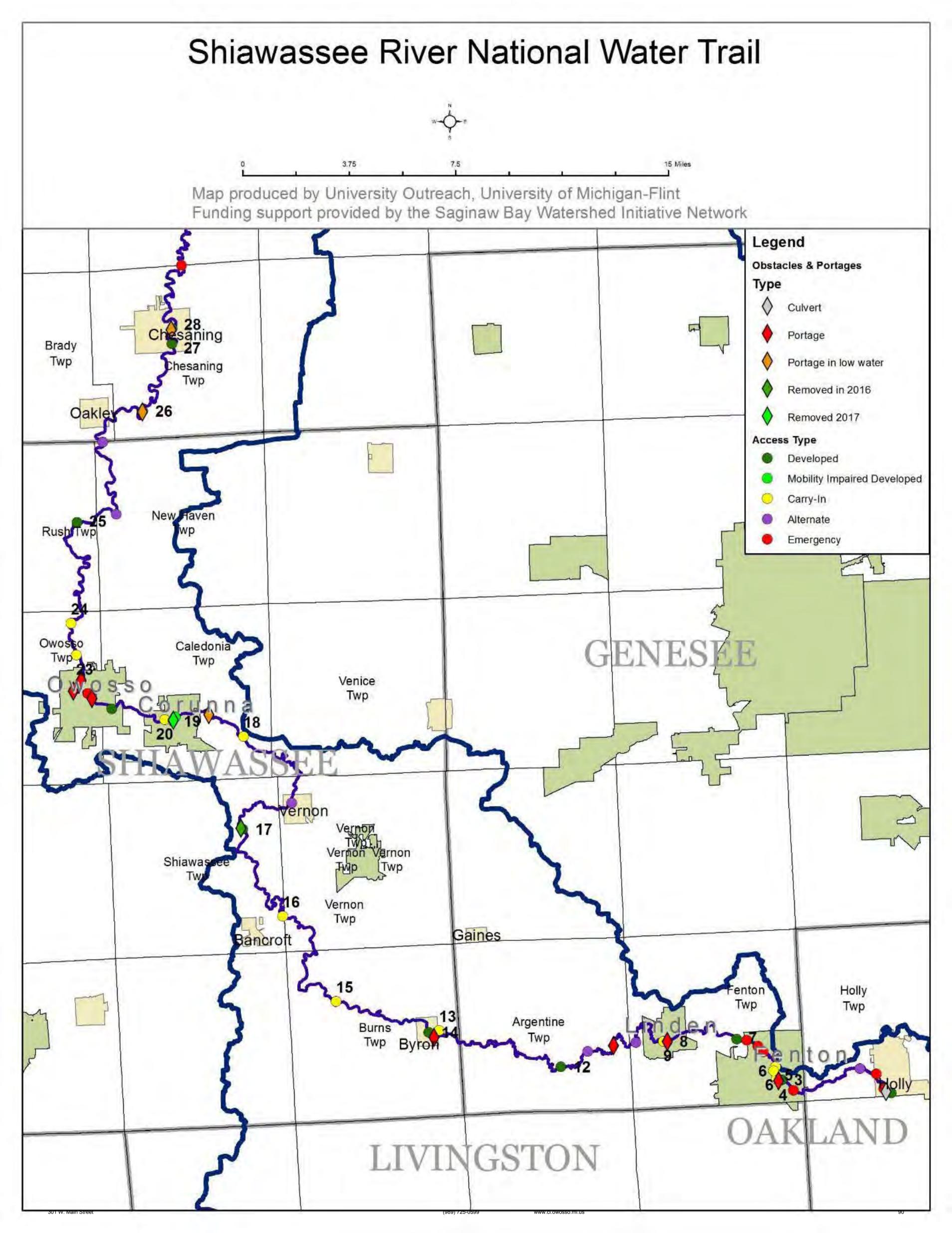
650 1,300



# 5,200



EXHIBIT K:	Shiawassee	River Nati	onal Wat	er Trail



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

Bv Activity/Facility	Space Requirements	Service Radius	Per Capita	Existing in	Owosso	Surplus
- 9 :			Standard	Owosso <sub>1</sub>	Standard	(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 Rink2	12,375 sq.ft.	1/2 hour	1 per 30,000	0	0	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) Softball3 A. Adult	2 Acres	1/4-1/2 mile	1 per 5,000	2	2	0
10) Softball <sub>3</sub> 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	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) <sub>4</sub>
17) Trails B. Walking/Nature/Skiing	Regional	30 minutes	1 Mile per 5,000	1/2 system	5 miles	(3 miles) <sub>5</sub>

# 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]

32)	31)	30)	29)	28)	27)	26)	25)	24)	23)	22)	21)	20)	19)	18)	Ву
32) Linear Park	31) Overall Standard	30) City Wide Regional Park	29) Community Playfield/Park	28) Playlots/Mini Parks	27) Campsites Regional Park	26) Landscaping/Urban Forests	25) General Recreational/Cultural Ctr.	24) Concession Stands	23) Canoeing/Livery/Drop-Offs <sub>3</sub>	22) Passive Water Sports-Fishing	21) Natural Swimming Beach/Pool	20) Amphitheater/Bandshell	19) Rest Room Buildings	18) Picnic Area and Tables	By Activity/Facility
N/A	10 Acres/1,000	200 Acres	20 Acres/Park	Less than 3 acres	Regional park	25% of each park4	N/A	N/A	20-30 canoes	1,000'/1,000 population	600-800 LF	2 acres	N/A	16 tables/area	Space Requirements
Regional	N/A	4 miles	1-2 miles	1500 feet	N/A	N/A	N/A	N/A	30 minutes	30 minutes	30 minutes	1 Hour	N/A	5 Miles	Service Radius
Resource-based	10 Acres/1,000	10 acres/1,000	5 Acres/1,000	1 per 3,000	1/150 Population	N/A	N/A	N/A	1 livery/50,000	20,000 lineal ft.	1 per 20,000	1 per 50,000	N/A	1 Table/200	Per Capita Standard
16,650 l.f. <sub>4</sub>	252	160	73	10	0	5	2	3	1 drop-off	20,000 l.f.	1	2	2	74 Tables <sub>2</sub>	Existing in Owosso1
15,000 l.f.	262	170	70	6	50	6	2	3	2 drop-offs	16,000 l.f.	1	1	3	80 Tables	Owosso Standard
1,165 l.f.	(10)	(10)	ω	4	(50)	(1)	0	0	(1)	5,000 l.f.	0	1	(1)	(6)	Surplus (Deficiency)

# Footnotes:

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

**EXHIBIT M: NRPA Standards** 

NRPA STANDARDS									
Classification of Park Types	Size <sub>2</sub>	Service Radius	Area per 1,000 pop.	Existing Park Areas <sub>1</sub>	Acres	Adopted Standard	Resultant Acreage	Surplus (Deficiency)	Unserved Areas <sub>3</sub>
1) Playground	3-7 Acres	1/4 Mile	1.25 acres	Memorial Grove Holman 10 Schools	18	1.25/1,000	20	(2)	12 & 13 (distance) 16 &17 (barrier) 4 (portion- barrier)
2) Playfields	20-25 Acres	1 mile	1.25 acres	Grand Ave Rudy DeMuth Bennett Field Hugh Parker 3 Schools	59	1.25/1,000	20	39	
3) Community Parks	25-50 Acres	1-2 miles	2-8 acres	Castle Park Grove Holman Harmon Pat. Bentley Memorial 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/regior	Variable	Fayette Sq. River Walkway	1.1 ac. 4 miles	n/a 5 miles	1.1 acres 5 miles	0 (1 mile)	5 & 8- Barriers 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.

**EXHIBIT N: Public Meeting Minutes** 

### PARKS AND RECREATION COMMISSION

**REGULAR MEETING** 

TUESDAY, AUGUST 23, 2016 - 7:30 p.m.

City Hall Council Chambers

301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE: Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

MEMBERS PRESENT: Chairman Mike Espich, Vice Chair Jeff Selbig, and Commissioner Shane

Nelson.

**MEMBERS ABSENT:** Commissioners Kristen Woodbury and Randy Woodworth.

OTHERS PRESENT: Eve Hickey, Marissa Rose and the leaders from Girl Scout Troop

30331; Tyler Leppanen, Assistant Director of Community Development.

APPROVAL OF AGENDA: COMMISSIONER NELSON MADE A MOTION TO APPROVE THE

AGENDA FOR AUGUST 23, 2016, WITH THE FOLLOWING CHANGE: ITEM NO. 2, TRAIL UPDATE BY RICK MORRIS MOVED TO NEXT

MONTH, SUPPORTED BY VICE-CHAIR SELBIG.

AYES ALL, MOTION CARRIED

APPROVAL OF MINUTES: COMMISSIONER NELSON MADE A MOTION TO APPROVE THE

MINUTES FOR THE MEETING OF JULY 26, 2016, SUPPORTED BY

VICE CHAIR SELBIG.

AYES ALL, MOTION CARRIED

PUBLIC COMMENTS: None.

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Minutes from July 26, 2016

### **BUSINESS:**

### 1. Girl Scout Troop 30331 "Little Free Library" at Bentley Park

Eve Hickey and Marisa Rose, from Girl Scout Troop 30331, explained to the commission that they want to earn a bronze award. In order to receive this award they need to do something to help their community. Troop 30331 decided they would like to install a "Little Free Library'. They explained that this is a box or cupboard placed outdoors for anyone in the community to use. You can borrow a book from it and return it or donate a different book. They chose Bentley Park near the round gazebo because they felt it is a popular spot and it would be used frequently. The girls stated if the commission didn't think Bentley Park is a good spot they would take a suggestion from them as where to place a Little Free Library. The girl scouts mentioned another spot could be in the grassy area next to the Shiawassee Arts Council. They will be building this with the help of their leaders. They explained

Troop 30331 would be responsible for the care and maintenance of it. They thought a motion sensor light on or near it would discourage vandalism.

Vice Chair Selbig asked why not install one in both locations. The girls and their leader agreed to both locations. Their leader was in the audience and explained the girls had to come up with the idea and how to build it. Leaders can only guide them.

Commissioner Nelson stated he was for this idea and his family would be willing to donate books for it. He also stated that the YMCA manages Bentley Park in the summer and would be able to help out with the Little Free Library. He asked the girls when they will be starting the project. They said the end of September. Commissioner Nelson also offered to help with donation of books from other people in the community and to store the books at the YMCA.

Chairman Espich stated he has enjoyed using the Little Free Library on Washington Street for many years.

MOTION BY VICE-CHAIR SELBIG TO ALLOW PLACEMENT OF A "LITTLE FREE LIBRARY" AT BENTLEY PARK BY GIRL SCOUT TROUP 30331, MOTION SUPPORTED BY COMMISSIONER NELSON.

Roll Call Vote.

AYES: Vice Chair Selbig, Commissioner Nelson and Chairman Espich.

NAYS: None.

ABSENT: Commissioners Woodbury and Woodworth.

MOTION BY COMMISSIONER NELSON TO ALLOW PLACEMENT OF A "LITTLE FREE LIBRARY" BY GIRL SCOUT TROUP 30331 AT CURWOOD CASTLE PARK, MOTION SUPPORTED BY VICE-CHAIR SELBIG.

Roll Call Vote.

AYES: Commissioner Nelson, Vice Chair Selbig and Chairman Espich.

NAYS: None.

ABSENT: Commissioners Woodbury and Woodworth.

### 2. Trail Update from Rick Morris.

Moved to next month.

### 3. Disc Golf Update.

Chairman Espich reported that there was a construction session held at 1 p.m. at Collamer Park to prepare for the disc golf course. There will be a work session every Saturday. They meet on the east end of the Lake off Palmer Street. He also reported that there is a Facebook Page for the Hopkins Lake Disc Golf Course. This will have all the updates on the course.

Mr. Leppanen reported that Norm Campbell called and says he owns the property where the cell phone tower is located. He says holes, number 14 & 15, are on his property. Chairman Espich says there is a fence around the tower pretty close to the tower. Chairman Espich believes he has a right

of way off of Palmer but doesn't believe Mr. Campbell owns that property. The fairways of holes 14 and 15 go over the water. Mr. Leppanen says he will be working on this and figure it out. He may contact Landmark to find out where the lines are.

### 3. Skate Park Update.

Mr. Leppanen explained that the Parks and Rec Commission will need to update the 5 year plan if the commission plans on applying for the DNR grant next year. Vice Chair Selbig thought they should have the plan done by November because December is usually an off month. Chairman Espich reported that 5 years ago they sent the update to council in August or September. Mr. Leppanen explained that was a large update and he didn't think this would be such a large update. Chairman Espich stated for the record that the discussion was now covering both business items #4 and #5.

The commission discussed the updated drawings from Spohn Ranch for the skate park located at the Holman Pool site. Chairman Espich questioned Mr. Leppanen if the drawings took into consideration the elevation. Mr. Leppanen reported he wasn't certain but knew the designer had used Google for the design. Mr. Leppanen felt that further into the process the design would take that into consideration.

Chairman Espich asked Mr. Leppanen if he knew the exact amount that has been raised for the skate park. Mr. Leppanen knew it was around \$23,000.00. Chairman Espich asked Mr. Leppanen to find out the exact amount. Mr. Leppanen said he would find out that amount and bring the information to the next meeting.

Vice Chair Selbig questioned if they could check with other designers of skate parks. He also would like to check with designers based in Michigan. Chairman Espich shared when he was looking for skate park designers most of them were West Coast based. Mr. Leppanen stated that there wasn't anything tying them to Spohn Ranch. Vice-chair Selbig would like to get other quotes from other companies.

### 4. Discussion of Updating Parks & Recreation Master Plan.

Chairman Espich questioned if the best way would be to update the master plan. Mr. Leppanen suggested a park by park update. Chairman Espich suggested assigning parks for the next meeting. The commission chose Bennett, Memorial (Adams Park) and Grand Avenue Park. Chairman Espich asked the commissioners to review the Parks and Recreation Master Plan. Mr. Leppanen stated that commissioners have until April to update the Parks and Recreation Plan and would still be able to apply for the DNR grant.

**DISCUSSION:** None.

PUBLIC COMMENTS: None.

ADJOURNMENT: VICE CHAIR SELBIG MADE THE MOTION TO ADJOURN AT 8:16 P.M.,

SUPPORTED BY COMMISSIONER NELSON.

AYES ALL, MOTION CARRIED.

# PARKS AND RECREATION COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 27, 2016 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE:** Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

**MEMBERS PRESENT:** Chairman Mike Espich, Vice Chair Jeff Selbig (arrived at 7:33 p.m.),

Commissioners Shane Nelson, Kristen Woodbury and Randy Woodworth.

MEMBERS ABSENT: None.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager/Director of Community

Development.

APPROVAL OF AGENDA: COMMISSIONER WOODWORTH MADE A MOTION TO APPROVE THE

AGENDA FOR SEPTEMBER 27, 2016, SUPPORTED BY

COMMISSIONER NELSON. AYES ALL, MOTION CARRIED

APPROVAL OF MINUTES: COMMISSIONER NELSON MADE A MOTION TO APPROVE THE

MINUTES FOR THE MEETING OF AUGUST 23, 2016, SUPPORTED BY

VICE CHAIR SELBIG.

AYES ALL, MOTION CARRIED

PUBLIC COMMENTS: None.

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Plunge balance memorandum
- 3. Minutes from August 23, 2016.
- 4. Disc Golf Map.
- 5. Norm Campbell's property map.

### **BUSINESS:**

### **Disc Golf update**

Chairman Espich reported that they are cleared through "Hole Number 4".

Ms. Montenegro stated that Tyler Leppanen and Mark Sedlak met with Norm Campbell and pointed out where the property lines are located. Chairman Espich asked that Tim Law be contacted with any problems he has taken the lead on the project.

Parks and Recreation - Minutes - 09/27/2016

### **Skate Park Update**

Commissioners discussed the master plan relating to applying for the grant for the skate park.

The commission feels they must reengage the public in the skate park again. Commissioners discussed the reasons some people may not want the skate park at Grove Holman Park. Commissioner agreed they should send the work to construct a new skate park out for bids.

Commissioner Woodworth shared that he thought the cost would depend on the location of the skate park.

Commissioner Woodworth wants to make certain they don't miss another opportunity for applying for the grant. He said he would like to get the location set.

COMMISSIONER WOODWORTH MADE A MOTION SECONDED BY VICE-CHAIR SELBIG TO SEND THE RECOMMENDATION TO COUNCIL THAT GROVE HOLMAN PARK BE APPROVED FOR THE FUTURE SITE OF THE SKATE PARK.
ALL AYES, MOTION CARRIED

### Discussion of Updating Parks & Recreation Master Plan.

Ms. Montenegro reported that she has been approached by the Boy Scouts in the past to do something with the parks. She thought it would be a good idea to partner with a service organization for updating the parks.

Vice Chair Selbig suggested discussing Bennett, Memorial (Adams Park), and add Grove Holman Park at the next regular meeting.

Ms. Montenegro suggested driving by the parks and taking pictures, videos and asking children by sending information home with school children.

Chairman Espich suggested he assign each park to a meeting. Commissioners come up with the following schedule.

### **Discussion at October meeting**

Grand Avenue Bennett, Memorial (Adams Park) Grove Holman

### **Discussion at November meeting**

Bentley Park Hugh Parker Harmon Patridge Fayette Square

### **Discussion at December meeting**

Rosavere
Rudy Demuth
Collamer
Curwood Castle Park
James Miner River Walkway

Parks and Recreation - Minutes - 09/27/2016

Ms. Montenegro explained the length of the process for updating the Master Plan to the commissioners. Vice-Chair Selbig asked for a time line on paper at the next meeting he also encouraged the commission to read the master plan before they visit the parks.

**DISCUSSION:** None.

PUBLIC COMMENTS: None.

ADJOURNMENT: COMMISSIONER WOODWORTH MADE THE MOTION TO ADJOURN

AT 8:37 P.M., SUPPORTED BY VICE-CHAIR SELBIG.

AYES ALL, MOTION CARRIED.

# PARKS AND RECREATION COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 25, 2016 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE:** Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

**MEMBERS PRESENT:** Chairman Mike Espich, Vice Chair Jeff Selbig, Commissioners Shane

Nelson, Kristen Woodbury and Randy Woodworth.

MEMBERS ABSENT: None.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager/Director of Community

Development.

APPROVAL OF AGENDA: VICE-CHAIR SELBIG MADE A MOTION TO APPROVE THE AGENDA

FOR OCTOBER 25, 2016, SUPPORTED BY COMMISSIONER

WOODWORTH.

**AYES ALL, MOTION CARRIED** 

APPROVAL OF MINUTES: COMMISSIONER NELSON MADE A MOTION TO APPROVE THE

MINUTES, AS CORRECTED, FOR THE MEETING OF SEPTEMBER

27, 2016, SUPPORTED BY VICE CHAIR SELBIG. WITH THE

**FOLLOWING CHANGES:** 

other similar logistical

Chairman Espich asked that Tim Law be contacted with any ^ problems as he has taken the lead on this that part of the project.

The commission feels they must reengage the public in the skate park again. Commissioners discussed the reasons some people may not may not want the skate park at Grove Holman Park. .

### **AYES ALL, MOTION CARRIED**

### **PUBLIC COMMENTS:**

Councilperson Burton Fox, 216 E Oliver, stated he wanted to clarify what happened at the council meeting and why council did not approve Grove Holman Park as the site for the skate park. He said the council was not entirely opposed to the skate park and a 3 to 3 vote sent it back to Parks and Recreation Commission for clarification and discussion. Councilperson Fox also stated that both he and councilperson Teich are looking at all locations; specifically that offer more use and are more centrally located. Councilperson Fox also stated he feels there are safety problems regarding the sled hill and he prefers the Monroe Street property. He feels like not enough information was provided to the neighbors in advance to put it at this location. Councilperson Fox also believed the Monroe Street property would allow for expansion of the skate park if it were placed there. He also stated that Councilperson Teich was thinking the skate park could be placed at Bentley Park east of the playscape. Councilperson Fox thought they could possibly get some land from Rugged Liner or Consumers Energy to the north. Councilperson Fox asked the parks and recreation commission what is the vision and purpose of the

skate park and how large of a grant are they are looking for. Five years ago someone came to council and gave a PowerPoint presentation on the skate park in Gaylord. He doesn't know what happened and stated council is not opposed to it and they would like to discuss the skate park.

Tom Manke, thanked the commissioners for all of their hard work. He feels the commissioners are spoton in their decision. Mr. Manke said he was disgusted on how the council voted against the Grove Holman Park, claiming it is a north and south divide. He feels they are worried if the north end kids could get to the Grove Holman Park. He said that it is a centrally located spot. He is for the skate park at Grove Holman Park. He feels Monroe Street Property is too small, Bentley Park will not work and Monroe Street is a no deal.

Keith Pratt brought in pictures of the current skate park and said it is in horrible shambles. Chairman Espich clarified that Mr. Pratt was speaking of the dirt track at the current skate park off Gould and Allendale. Mr. Pratt stated would like to get that dirt track and ramps at the skate park fixed up. He also inquired about \$3500.00 that was donated for the Park by the Iron Wheels 4 years ago. He wants to maintain the park now.

Rick Morris 1229 Willow Street came to talk about Rail to Trails. He reminded everybody that the skate park was at the Grove Holman Park when it started. He was chosen to go to Pure Michigan to decide how to spend their money. Pure Michigan did a survey on what people would do for vacation or a weekend. The survey revealed that bicycling was number two on the list, which is why he is here tonight to engage the parks and rec commission to get the Fred Meijer trail from Smith road to Owosso. He is encouraging someone else to "take up" this cause. He referenced "Michigan Trails Magazine" and said Owosso has a couple of nice pages. He also explained that there would be a lifetime maintenance on the trails through the Fred Meijer Foundation and he wants to encourage someone to step up to finish the trail.

Commissioner Woodworth thanked Keith Pratt for sharing the current state of the skate park. He feels that they should spend some money on maintaining the current skate park. He did reach out to a local contractor and said he would donate his time and equipment to resurface the jumps and remove the ruts out of the dirt track. He also knows the ramps are in disrepair. He feels the current skate park needs to be maintained. He thanked Rick Morris for his comments. He explained that he drove the Rails to Trails and it seems they need to bring into town and he encouraged someone to take up that cause. He wants to discuss Councilperson Fox's comments about the skate park but will wait until the discussion on the skate park.

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Minutes from September 27, 2016
- 3. Skate park designs and cost update Spohn Ranch

### **BUSINESS:**

Skate Park Update – Council decision update

Chairperson Espich shared that the he was felt that the skate park location at Grove Holman was not approved because Ms. Montenegro did not present enough information to council that night and blames her for council turning it down.

Ms. Montenegro stated that she fought for that the location of Grove Holman Park.

Commissioner Woodworth was shocked stating he thought they had a various obvious choice. The Monroe Street and Bentley Park locations are not good choices. From a cost standpoint, it is cheaper to go to Grove Holman Park because of the existing infrastructure that is already there. The expansion isn't something that should be a consideration. The skate park will not be made "bigger" in the future. There will be competition which will bring money into the community. The majority of the persons who use the skate park already have a vehicle or ride with someone else. The thought of putting it at Bentley Park

because it is more centrally located really isn't a good argument as Grove Holman Park is only a few blocks away. Commissioners have spoken to the skate boarders and they believe Grove Holman makes the most sense.

Councilperson Fox stated he didn't threaten anyone and that this was not a north south issue, stating it will be on the south side of the city wherever it is located. Councilperson Fox stated he says he feels it was a communications issue between council and the parks and rec commission.

Commissioner Woodworth stated he felt that it was a no brainer and the skate park, which was why he did not come to the council meeting.

Commissioner Woodbury shared that as a mom of a young child she does not want her little one sneaking off to the skate park.

Vice Chair Selbig stated one of the reasons Bentley Park was not chosen is that it has already had a lot of attention given to it and that Grove Holman is underutilized.

Councilperson Fox stated he also felt Bentley Park was too crowded and wanted to share that Councilperson Teich brought up Bentley Park. He also stated that he heard about placing another ice skate rink at Bentley Park. Councilperson Fox stated maybe another ice rink could be placed at Curwood Castle Park.

Mr. Pratt suggested that they use the Main Street Plaza. Commissioners explained that traffic there would be a problem.

Rick Morris stated Iron Wheels originally gave \$3500.00 and he gave \$2500 to develop the current skate park. The reason the skate park was originally put at Grove Holman was for the bathrooms. One day they were told they were taking it out of that location. He also stated that the city was supposed to put money into the skate park he each year to develop it into something better but that didn't happen. A former city councilperson asked Mr. Morris to help him and he ended up doing the whole thing. The city brought in dirt from Bach Drive but it was not the right kind of dirt. Rick Morris, Rick Reynolds and Rick Howard made it into what it is now using the dirt they were given at the time.

Nick Sebasty commented kids don't go to the park to repair the park, they simply want to ride and enjoy the park and it doesn't make sense to expect them to "maintain" the park.

Commissioner Woodworth did reach out to his friend who is an officer with the Iron Wheels now and updated him with the skate park information. His friend appreciated the update and told Commissioner Woodworth to let them know if they need anything. Commissioner Woodworth wanted again to mention that he wants to allocate some of the money to the current skate park for maintenance.

Commissioner Nelson shared that the Owosso is a great Community with great people and giving kids more things to do would add to that. The commission needs to do what is best for the community. This is what brought his family here.

Chairman Espich asked Ms. Montenegro what is the process to have it put on the agenda for the next council meeting. Ms. Montenegro explained you need to address the questions the council asked. Commissioners did respond to the all the questions from Councilperson Fox.

COMMISSIONER NELSON MADE A MOTION SECONDED BY COMMISSIONER WOODBURY TO SEND THE RECOMMENDATION BACK TO COUNCIL FOR THEIR NOVEMBER 7, 2016 MEETING, THAT GROVE HOLMAN PARK BE APPROVED FOR THE FUTURE SITE OF THE SKATE PARK. ALL AYES, MOTION CARRIED.

### **DISCUSSION OF UPDATING THE PARKS AND RECREATION MASTER PLAN**

VICE CHAIR SELBIG MADE A MOTION TO MOVE THE SECOND ITEM OF BUSINESS TO NEXT MEETING SECONDED BY COMMISIONER NELSON.

VICE CHAIR SELBIG AMENDED THE MOTION TO MOVING THE DISCUSSION ON ADAMS PARK, GRAND AVENUE PARK, GROVE HOLMAN PARK IN ADDITION TO THE PARKS ALREADY LISTED FOR THAT MEETING.

YES-3, NO-1, MOTION CARRIED.

Bennett Field – Chairman Espich stated there are seven action items from the 2011 Parks and Rec Master Plan.

Commissioner Woodworth pointed out that the plan for Bennett Field was repeated from 1996.

Commissioners went through each item listed.

Chairman Espich stated six out of the seven items listed haven't been done. He asked Ms. Montenegro whose responsibility is it to get the things done. Ms. Montenegro explained the budget process begins in March. She said at that time she would bring a budget worksheet and the commission could decide the things they wanted to include in the budget. She also explained that capital improvement is projected three years out. Additionally, budget and staff cuts have really impacted the ability to get projects completed. Staff members have more responsibility and less bodies and financial resources to complete, which makes their jobs very difficult. Ms. Montenegro encouraged parks and rec commission members to focus on three to four action items, stating it would be more realistic.

Commissioner Woodworth asked Mr. Dibean what was the one glaring thing that needed to be done right away. His response was that the water flow is an issue and always causes problems to the junior field. When they get a hard rain he has to do out and try to remove the ruts add dirt and it makes a mess of the parking lot.

Commissioner Woodworth suggested the following for the new Parks and Recreation Master Plan for Bennett Field.

### 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:**

- This park has a history of sports play for the region, and the plan recognizes the park's primary role for that use.
- An increase in tournament usage brings 80-90 teams in several times a year.
- 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.
- 1. Address the flow of water drainage issues on the junior playing field and in the parking lots.
- 2. The bathrooms must be completely overhauled. Place privacy partitions in the bathrooms.
- 3. Plant evergreen screening clusters on south side of Bennett Field Drive to add to park-like atmosphere
- 4. Acquire sufficient land from west side of north ball diamond for a 20 space parking lot. Designate extra area within Bennett Park for an additional 20-40 parking spaces.
- 6. Install a new gate at right field fences for access to warm-up areas.
- 5. Install park sign on a landscaped mound.

Site Plan or Graphics in Appendix? None.

Vice Chair Selbig asked the cost of dirt/diamond dust needed each year at this park. Mr. Dibean said it cost \$2,500.00 per 100 ton and it usually washes out over a couple of years.

Chairman Espich stated that in the key observations that Mr. Dibean has brought many tournaments to the fields. Mr. Dibean said that Mike Ihms from Hit-N-Pitch in Owosso is the one that set up the tournaments. He brought in 90 teams from all over the state.

Vice Chair Selbig suggested because of the tournaments the bathrooms should be number 2 on the list.

### **ITEMS OF DISCUSSION**

A question was raised regarding Grand Avenue Park on whether or not it was ever decommissioned as a park. Ms. Montenegro will check on this and inform everyone at the meeting in November.

### **PUBLIC COMMENTS:**

Tom Manke explained that Rick Dibean has done an extreme amount of work at Bennett Field over the years. He said the city hasn't given him anything. He also wanted to thank the commission for the continued work on the skate park. He has discovered on his travels that not all skate parks are located in the center of town. The skate park located in Frankfort is off the beaten path as well as the skate park in Traverse City. He also expressed his thanks for all the work the commission has done and stated that his readers appreciate all the work as well.

Nick Sebasty has been all over the country for skate parks. He said people do travel all over for the skate parks and they can bring in a lot of money to the community.

Keith Pratt commented that he has been to a lot of skate parks and most have six foot transitions for skateboarders but if the park has eight foot transitions then the bikes can use it also. Commissioner Woodworth explained they have taken into consideration the concerns of bikers so they can also use the skate park.

Chairman Espich reminded the commissioners they will be discussing seven parks at the next meeting. He said he was a little concerned about the timeline after reading the memo regarding when the parks plan has to be in place.

Vice Chair suggested doing special meetings.

Commissioner Woodworth suggested that they stay with the timeline and see where they are at the end of the next meeting. Then they could schedule a special meeting after that.

ADJOURNMENT: COMMISSIONER WOODWORTH MADE THE MOTION TO ADJOURN

AT 9:10 P.M., SUPPORTED BY COMMISSIONER NELSON.

**AYES ALL, MOTION CARRIED.** 

# PARKS AND RECREATION COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 22, 2016 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE: Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

**MEMBERS PRESENT:** Chairman Mike Espich, Vice Chair Jeff Selbig, and Commissioner Kristen

Woodbury.

**MEMBERS ABSENT:** Commissioners Shane Nelson and Randy Woodworth.

OTHERS PRESENT: Several citizens (see attached list), Donald Crawford, City Manager;

Susan Montenegro, Assistant City Manager/Director of Community

Development; Glenn Chinavare, Utilities Director.

APPROVAL OF AGENDA: VICE-CHAIR SELBIG MADE A MOTION TO APPROVE THE AGENDA

FOR NOVEMBER 22, 2016, SUPPORTED BY COMMISSIONER

WOODWORTH WOODBURY.

AYES ALL, MOTION CARRIED

APPROVAL OF MINUTES: COMMISSIONER WOODBURY MADE A MOTION TO APPROVE THE

MINUTES FOR THE MEETING OF OCTOBER 25, 2016, SUPPORTED

BY VICE CHAIR SELBIG. AYES ALL, MOTION CARRIED

### **PUBLIC COMMENTS:**

None.

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Minutes from October 25, 2016
- 3. Guidelines for Park Master Plan Update/Revision

### **BUSINESS:**

### Skate Park Update - Council decision update.

Ms. Montenegro reported that council approved Grove Holman Park for the location of the skate park.

Vice Chair Selbig asked if council had any questions or suggestions.

Ms. Montenegro reported that they did not have either.

### DNR Grant timeline/requirements discussion.

Ms. Montenegro explained that the DNR have not even released the notice of funding availability and that

it normally happens in December. To give everyone a feel of what needs to be done she emailed the commission last year's "Land and Water Conservation Fund Grant Manual". She reported that commission already has a lot of the requirements done, the cost estimate for the skate park, the conceptual design, the resolution by council approving the location have all been completed. The major part will be filling out the application narrative.

The application has to be in the DNR by April 1, 2017. If the commission wants to seek money from the city they have to request that money from council. The city's budgeting process starts in April and everything for budget has to be approved by May 1, 2017. The commission can also count "in-kind work" as part of budgeted money. In the beginning of September the DNR sends a preliminary scoring and allows applicants to go in and tweak the application where permitted to improve final scoring. The city only shows what the city is committing for funding; however, the project expense breakdown has to show where all funding is coming from. The application is submitted by 11:59 p.m., April 1<sup>st</sup>. Chairperson Espich stated he thought it would be a good idea for March 1<sup>st</sup> to be the deadline for money commitments.

### Parks & Recreation Master Plan timeline/requirements

Chairperson Espich had requested Ms. Montenegro go through the timeline and make certain the commission doesn't miss the deadline.

Ms. Montenegro reported the timeline would be to submit a revised plan that has been adopted by the local unit of government by March 1<sup>st</sup>. A 30 day public viewing period must take place prior to council adoption. The revised plan could go to the council for adoption at the second meeting in February as long as the plan revisions completed by that time. The plan would be at city hall front desk for the 30 days. Public notification announcing the revised plan could be put in the paper, on the city website and on Facebook so citizens could come in look at the plan and give input on that plan. The commission has to show that they had public input and is why tonight's meeting was posted as a public workshop/forum, allowing for public input on the park plan. Ms. Montenegro also explained to the commissioners if you change the Master Plan it isn't set in stone and revisions can be submitted to the DNR at any time during the five year life cycle of the plan once it is adopted. She suggested a couple of extra meetings maybe one in December and one in January just to get things ironed out. The next meeting will be December 13, 2016 because of the Christmas Holiday. The plan must be submitted by March 1, 2017.

### DISCUSSION OF UPDATING THE PARKS AND RECREATION MASTER PLAN

Discussion of Parks & Recreation Master Plan Updates for the following parks:

### Adams (Partner with Boy Scouts)

Chairperson Espich asked Ms. Montenegro about clarification of the partnering with the boy scouts.

Ms. Montenegro reported that the boy scouts had built the play scape and she had invited them to the meeting but they were not sure they could attend tonight's meeting. The playscape at Adams Park was built as an Eagle Scout project as well as painting the existing swing set. Two benches were placed near the playscape as well. The boy scouts would like to see a pavilion built there on the cement pad.

Vice Chair Selbig questioned the need to even have "this is a neighborhood park that was formerly a city rink with lighting and a warming house" as a key observation.

Ms. Montenegro pointed out that there isn't much parking because it is located in the middle in of a residential area.

Chairman Espich asked if there had been any attempt to work with the church for parking signage and way finding from a park and where it is located.

The following changes were suggested for Adams Park in the master plan:

### 11) MEMORIAL FIELD (ADAMS)

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
- 1. The limited parking limits the types of use for this park.
  - 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.
- 3. New play scape recently built is inviting to families in this area.

### 2016

2011 Park Plan Components.

needs signage and adopt wayfinding from all four compass points.

- 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.

Build a pavilion and place picnic tables.

3. ^ Improve the pathway to the field—crushed limestone.

Vice Chair Selbig asked for comments or suggestions from the audience on Adams Park. There weren't any comments.

### **Grand Avenue**

Chairman Espich asked if this was still part of the parks system.

Ms. Montenegro reported it is still part of the parks system.

Suggestions were to reforest or sell it. If you sell a park you have to put it to the public vote and it has to pass by two-thirds.

City Manager Donald Crawford stated that this park is part of a drainage channel. Old records show that this is a peat bog with a note that homes should not be built here. City manager suggested it should be used as more of a holding area for sandlot/ playground area.

MOTION BY COMMISSIONER WOODBURY SUPPORTED BY VICE CHAIR SELBIG TO ACCEPT THE CHANGES TO ADAMS PARK AND GRAND AVENUE FIELD.
ALL AYES, MOTION CARRIED.

### 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:

- 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.
- 1. This is part of a drainage system along Saginaw Street with potential retention problems. It may still be enjoyed as a park.
- 2. As an alternate, consider local neighborhood plans for passive recreation, community gardens, or the return of the property to a natural state.

Commissioner Woodbury left at 8:24 p.m. ending the quorum for the evening. No further motions could be made but public discussion and input continued.

Nick Tereck spoke on behalf of the Owosso Rotary Club. The Owosso Rotary also has had a long history working with the YMCA at Hugh Parker Field. The Owosso Rotary Club can request money for Hugh Parker to make it much better than it is. The Rotary will be able to receive \$4,000 grant, and locally their club will match with another \$4,000. He also said that the Owosso Soccer League has committed to raising \$4,000 to help make the soccer field better, stating the money would be used to expand bathrooms make the parking lot more than gravel. The quality of the field could be made better by adding layers of top soil. Vice Chair Selbig asked if there has been any cost estimates on the work to be done. Mr. Tereck said he didn't think there had been any quotes yet. Ms. Montenegro suggested getting a Recreation Passport Grant to add to the money further down the road.

Mr. Tereck also stated that the Owosso Rotary Club uses Harmon Patridge Park for their events and club members enjoy the natural feeling of the park and stated the club would like to continue to work with the city on Harmon Patridge Park.

Vice-Chair Selbig stated he has a project and he would like to see a labyrinth.

Ms. Montenegro reported that Rotary members thought signage on M-52 for Harmon Patridge Park is needed and would increase awareness of the park and its location.

Janae Fear said she is always traveling to Lansing Area Fields due to her children on the traveling soccer team, stating there are 6-8 leagues participating. She stated Hugh Parker Field is way overdue for maintenance and feels that the YMCA is not doing a good job on the maintenance. The field brings people from out of town.

### **PUBLIC COMMENTS:**

Gary Burk is board member for the Friends of the Shiawassee River. He is at the meeting tonight in regards to the National Water Trail Designation. He stated he wants the commission to think of the river as a linear park connecting with other parks and other elements. He shared in the past there was talk about Harmon Patridge Park being connected to the Northwest because there is a lack of parks there. Mr. Burk explained the south side could be a trail head. Mr. Tereck said there is a great economic value to have the National Water Trail Designation

Ms. Montenegro stated that there is a joint trail authority with the City of Owosso, Caledonia Township, Airport Board and the City of Corunna as members. The authority is working toward improving the entire length of the trail between Corunna and Owosso. Most recent efforts have cleared brush along the trail allowing widening of the trail near the airport.

**ADJOURNMENT:** 

Meeting Ended at 9:00 p.m. No adjournment due to a lack of quorum.

# PARKS AND RECREATION COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 13, 2016 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE:** Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

MEMBERS PRESENT: Chairman Mike Espich, Vice Chair Jeff Selbig, and Commissioner Randy

Woodworth.

**MEMBERS ABSENT:** Commissioners Shane Nelson and Kristen Woodbury.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager/Director of Community

Development; Glenn Chinavare, Utilities Director.

APPROVAL OF AGENDA: COMMISSIONER WOODWORTH MADE A MOTION TO APPROVE

THE AGENDA FOR DECEMBER 13, 2016, SUPPORTED BY VICE-

CHAIR SELBIG.

**AYES ALL, MOTION CARRIED** 

APPROVAL OF MINUTES: VICE-CHAIR SELBIG MADE A MOTION TO APPROVE THE MINUTES

FOR THE MEETING OF NOVEMBER 22, 2016 WITH THE FOLLOWING

CHANGES: UNDER APPROVAL OF THE AGENDA, MOTION

SUPPORTED BY COMMISSIONER WOODBURY NOT

COMMISSIONER WOODWORTH,

SUPPORTED BY COMMISSIONER WOODWORTH.

**AYES ALL, MOTION CARRIED** 

### **PUBLIC COMMENTS:**

Chairman Espich expressed his appreciation of serving on the commission and his appreciation of Crisler Arena.

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Minutes from November 22, 2016

### **BUSINESS:**

### Changing the ordinance to increase the number of commission members from five to seven.

Chairman Espich explained that Vice-Chair Selbig had suggested this and it had been discussed previously.

Ms. Montenegro reported that she felt the council would support this and it would help the commission obtain a quorum more regularly. It would take four out of seven members to have a quorum. Ms. Montenegro stated she would put it on the agenda to set the public hearing Monday, December 19<sup>th</sup> and

the public hearing would be January 3<sup>rd</sup>. If approved the change would take effect 20 days after the public hearing.

Commissioner Woodworth stated he felt it was necessary to increase the number of members.

MOTION BY WOODWORTH TO ASK COUNCIL TO CHANGE THE COMMISSION SIZE FROM 5 TO 7 MEMBERS.

SUPPORTED BY VICE-CHAIR SELBIG.

ALL AYES MOTION CARRIED.

### DISCUSSION OF UPDATING THE PARKS AND RECREATION MASTER PLAN

Discussion of Parks & Recreation Master Plan Updates for the following parks:

### 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.
- 1. Park has a sledding hill.
- 2. Park is underutilized during the rest of the year.
- 3. Possible future location of skating rink.

### 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.
- 1. House the Skate Park.
- 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) Signage along 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.**

### 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.
- 1. Over the last five years this park has been updated to include placement of a new gazebo, splash pad, playscape, a new ice rink has been added to the newly resurfaced tennis courts.
- 2. More people now attend and use this 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' Add a 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

### 4) FAYETTE SQUARE

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

Size: 1.1 acres Key Observations:

- This park has a is in need of a partner for development, and some maintenance and care.—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.
- 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.- If the trellis is at the park remove from Park Plan and move to Key observations
- 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. Develop a garden maintenance Program.

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**.

Commissioners discussed some changes for Rudy Demuth Field; however, they felt they needed to speak with someone more involved with the field for their input for changes. Commissioners will make recommendations on this park at a later date.

MOTION BY COMMISSIONER WOODWORTH TO ACCEPT THE CHANGES AS PRESENTED FOR GROVE HOLMAN, FAYETTE SQUARE AND BENTLEY PARKS TO THE PARK AND RECREATION MASTER PLAN, SUPPORTED BY VICE-CHAIR SELBIG.

### ALL AYES, MOTION CARRIED.

MOTION BY COMMISSIONER WOODWORTH TO HOLD A SPECIAL MEETING ON JANUARY 10, 2017 AT 7:30 P.M. TO DISCUSS THE PARKS AND RECREATION MASTER PLAN. SUPPORTED BY VICE-CHAIR SELBIG. ALL AYES, MOTION CARRIED.

### **PUBLIC COMMENTS:**

None.

### **ADJOURNMENT:**

COMMISSIONER WOODWORTH MADE A MOTION TO ADJOURN AT 8:42 P.M., SUPPORTED BY VICE-CHAIR SELBIG.
ALL AYES, MOTION CARRIED.

### PARKS AND RECREATION COMMISSION

**SPECIAL MEETING** 

TUESDAY, JANUARY 10, 2017 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**CALL TO ORDER:** Chairman Espich called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE: Was recited.

**ROLL CALL:** Was taken by Deputy City Clerk Roxane Cramer.

MEMBERS PRESENT: Chairman Mike Espich, Vice Chair Jeff Selbig, and Commissioner Randy

Woodworth.

**MEMBERS ABSENT:** Commissioners Shane Nelson and Kristen Woodbury.

OTHERS PRESENT: Tom Manke, Community News and Views; Susan Montenegro,

Assistant City Manager/Director of Community Development; Glenn

Chinavare, Utilities Director.

APPROVAL OF AGENDA: VICE-CHAIR SELBIG MADE A MOTION TO APPROVE THE AGENDA

FOR JANUARY 10 2017, SUPPORTED BY COMMISSIONER

WOODWORTH.

**AYES ALL, MOTION CARRIED** 

APPROVAL OF MINUTES: COMMISSIONER WOODWORTH. MADE A MOTION TO APPROVE

THE MINUTES FOR THE MEETING OF DECEMBER 13, 2016,

SUPPORTED BY VICE-CHAIR SELBIG

**AYES ALL, MOTION CARRIED** 

### **PUBLIC COMMENTS:**

### **COMMUNICATIONS:**

- 1. Staff memorandum
- 2. Minutes from December 13, 2016
- 3. Park sites for 2011 Parks and Rec Master Plan

### **BUSINESS:**

### DISCUSSION OF UPDATING THE PARKS AND RECREATION MASTER PLAN

Discussion of Parks & Recreation Master Plan Updates for the following parks:

### 9) HUGH PARKER SOCCER FIELD

Ms. Montenegro shared that at the November Parks and Rec meeting Nick Tereck from the Owosso Rotary Club explained the Rotary wanted to apply for a grant and do fundraising to raise potentially \$16,000.00 (4,000.00 from the Owosso Rotary Club, 4,000.00 from the YMCA, 4,000.00 from the soccer league and potentially \$4,000.00 from the city) to put into the improving the field.

Mr. Chinavare suggested doing soil borings of the field for analysis.

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
00	Ouriopy 11000
35	Coniferous Trees
00	Commercial frees
52	Ornamental Trees
02	Official frees
22	Spreading Evergreen
	opicading Evergicen

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

- 1. Continue partnering with Rotary or other service clubs to receive grants to improve bathrooms and the field.
- 2. Create parking "mall" on Farr Street—one side of this 50' right-of-way.
- 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.

### 3) HARMON PATRIDGE PARK

Location: (Insert Annexed portion) -Owosso Township, Section 12; generally Out lots 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.

Ms. Montenegro will take No. 2, 3, and 4 and pull it into a more descriptive paragraph. Such as this is a park with a key partnership established with the Owosso Rotary Club. She will bring her changes back to the next meeting for the commissions' approval.

Key observations could be:

- 1. Three pavilions,
- 2. Large playscape
- 3. Lays along the Shiawassee River

### 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.
- 1. The park is not in the city, although it has been annexed to the city. It would be an ideal destination for northwest Owosso neighborhoods if there were a footbridge/bicycle path from Chipman and on to North Street. The city would need partnerships with other organizations for funding of the footbridge as well as identify the cost of the structure.
- 3. Signage at M-52 and Getman Road. Chairman Espich shared, if he remembers correctly, the city didn't want to encourage cars driving through the residential neighborhood to get to the park.

### Maintenance Recommendations.

### Continued partnership with Rotary Club to do the following:

- 1. Routine maintenance of the trail is required along with some repairs to sloped sections where Wash-outs occur.
- 2. Trees planted by the Rotary club 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.

Mr. Chinavare is going to look into testing the artisan well water at this park.

### 2) COLLAMER PARK (previously "Hopkins Lake Park")

Chairman Espich noted that someone has put up barbed wire fence and it needs to be addressed because it is so close to the bike trail that is furthest to the south.

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 1972Michigan-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.
  - 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.
  - 1. This park has a lake, a dog park, disc golf course and an extensive mountain bike trail, which has been mapped. The map shows an interior loop trail system of up to five miles in length. The local Kiwanis clubs and local mountain bikers are heavily vested in this system and its maintenance.
- 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 designinfluence 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. Do a study to make a plan for restocking the lake.
- 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 man 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 may 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 day campactivities 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.
- 2. Install 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';lkjhgf[poiuy setting on the west side and diminish foraging Canadian geese.
- 3. Develop an east side parking facility at the lakeshore with fishing pier to satisfy the needs of the trailhead and pier at 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.
- 4. A boat launch should be constructed.
- 5. 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.

6. Make the foot bridge more ADA Accessible.

### 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 <u>trail</u> map for the park in the Appendix, **Exhibit N**. Playground and campground designs are included in the Appendix at **Exhibits O and P** respectively.

### 5) RUDY DEMUTH FIELD

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

Size: 10.2 Acres Key Observations:

- 1. This flo odplain park is on the i nside of a b road meander loop of the S hiawassee River in a beautiful natural setting. This p ark 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), the 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. A site plan in the Appendix, **Exhibit M.**

### 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.

This park has an excellent start of a BMX Course with potential for expansion.

### 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.
- 3. 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.
- 4. 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
- 5. Investigate the potential for a non-motorized path that can connect Rosevear to Collamer Park via Oak Hill Cemetery industrial park or other routes.
- 6. Add Signage.
- 7. Investigate into more parking.
- 8. Improve the access to the park and ride-ability and connectivity.

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

### 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. The CIS regional trail plan for the former Central Michigan RR line from Owosso to Ionia has been established and connects with the Fred Meijer Trail system. The trail ends at Owosso Township just to the west of the city of Owosso. Volunteer groups continue to work on connecting

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.
- 4. City entered into an intergovernmental agreement with three other jurisdictions to provide maintenance along the James Miner Trail into the city of Corunna.

### 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.
- 3 Create a bikeway through school bus garage site.
- 5. Upgrade trail from Oakwood Bridge to Gould Street on south side of river.
- 4. Curb and drain. Close 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.
- 5. Establish pedestrian/biking rail crossing in Westown at Lynn Street and Lansing Street.
- 6. Initiate Intergovernmental efforts through the joint trail authority 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 from Williams Street in Owosso to McCurdy Park in Corunna.
- 7. Consider constructing Footbridges at the following locations:
  - 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.

Participate and apply for the Safe Routes to School grant program to increase connectivity throughout Owosso from residential areas to schools.

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 northwest 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.

- 8. Formal designation of National Water Trail
- 9. Work with the Friends of the Shiawassee River to: replant available riparian areas to their natural state.

Install barrier free landing at Oakwood Avenue Bridge

Improve landing site at Owosso Middle School and designate as a Trailhead with appropriate signage.

Install kayaks near trailhead to encourage through paddlers to access downtown services.

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.** Construct a Footbridge at Clinton Street.
- 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.

Ms. Montenegro will pull in more information on work with the Friends of the Shiawassee River and bring it back to the commission for approval.

### 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. Home to Curwood Castle, Comstock Cabin, Paymaster Building and the Shiawassee Arts Center.
- 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.
- 3. Special events occur here on a regular basis.
- 4. Surrounding land uses represent assets to the park the armory and middle school.
- 5. 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
- 6. 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 speed and designall street access points as park entry drives. A sketch of the traffic and parking concept is in Exhibit E. Add bus parking along Curwood Castle Drive in front of the Castle along with additional barrier free parking spaces.
  - b) A new park sign and arrival feature is to be designed and installed at the southentranceway.
  - 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 40 8 Curwood Castle Drive and plan a pond and p erimeter landscaping in this area.to expand the park.
- k) Work with landowners on Williams Street to maintain a vegetative cover for a scenic, erosion-free embankment on the river.

### 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.

Update sidewalks to become ADA compliant

Install inground lighting along the sidewalk next to the river's edge

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**.

Ms. Montenegro will make some more suggested changes to the Curwood Castle Park and bring them to the next meeting for review and approval by the commission.

MOTION BY COMMISSIONER WOODWORTH TO ACCEPT THE CHANGES AS PRESENTED TO THE PARK AND RECREATION MASTER PLAN WITH THE CAVEAT THE COMMISSION WILL HAVE THE OPPORTUNITY TO REVIEW THE ADDITIONAL CHANGES MADE AT THE JANUARY 24, 2017 MEETING.

SUPPORTED BY VICE-CHAIR SELBIG.

**ALL AYES, MOTION CARRIED.** 

### **PUBLIC COMMENTS:**

Tom Manke shared his thoughts that the public overwhelmingly want the parks to be continued to be mowed. He stated the Friends of the Shiawassee River want everything back to fields. He said you can have the wild when you leave the park.

He also stated that the Rails to Trails needed to be finished and someone needs to be the person to be a flag bearer and bring it to Owosso.

He also suggested that once the commission has more members that each member adopts a park. So they could report on their park.

Chairman Espich reported that Terry McCloud and Rick Morris are getting a group together to finish the "Rails to Trails" last leg of the trail into the City of Owosso.

### **ADJOURNMENT:**

COMMISSIONER WOODWORTH MADE A MOTION TO ADJOURN AT 10:00 P.M., SUPPORTED BY VICE-CHAIR SELBIG.

**ALL AYES, MOTION CARRIED.** 

### PARKS AND RECREATION COMMISSION

### **REGULAR MEETING**

TUESDAY, JANUARY 24, 2017 - 7:30 p.m.

City Hall Council Chambers 301 W. Main St. Owosso, MI 48867

**MEMBERS PRESENT:** Chairman Mike Espich and Vice Chair Jeff Selbig.

MEMBERS ABSENT: Commissioners Shane Nelson, Kristen Woodbury and Randy

Woodworth.

OTHERS PRESENT: Community Members Present: Dan Smith, Owner of Owosso PC and

Electronics, Nick Sebasty, Corey Martin, and Mike Erfourth with the

Owosso Soccer League.

Susan Montenegro, Assistant City Manager/ Director of Economic

Development; Glenn Chinavare, Public Utilities Director

### The meeting was canceled due to a lack of a quorum.

There wasn't a quorum so Ms. Montenegro suggested having a discussion session and asked that I take notes on the discussion. **THESE ARE NOT MINUTES!!!!!!!** 

Ms. Montenegro explained the expense of the skate park and the grant money and how much fundraising is needed. The skate park design chosen cost \$250,000.00 plus15% contingency for unexpected cost extras that increases the cost to \$287,500.00. She explained she will apply for a Land & Water Conservation Fund DNR Grant. This grant is a dollar for dollar match. This means approximately \$143,000.00 will need to be raised. Deduct the \$23,000.00 raised by the previous Polar Plunges. This would leave a balance of \$120,750.00. If the crowd funding grant of \$50,000 could be obtained it would bring the amount down to \$71,000.00. The amount needed to be raised would be either \$71,000.00 or 121,000.00.

Mr. Chinavare suggested the target be the larger amount.

There was a discussion on approaching area businesses to donate an amount of money.

Nick Sebasty suggested approaching Meijer for a donation. He said he knows that the corporate office does donate for things like these.

Ms. Montenegro explained to the audience that the commission will need help to raise money for the skate park.

Dan Smith owns Owosso PC and Electronics. He said he is going to take \$20.00 from each phone he fixes and put it aside for this project for a couple months. He also repairs computer and will take \$20.00 and put it towards this project.

Chairman Espich asked Corey Martin from the audience what skateboarders and bikers could do for fundraising. He suggested a summer jam at the current skate park and sell hotdogs.

Chairman Espich shared that Commissioner Woodworth would like to have the Polar Plunge on March 4, 2017. He also stated that Commissioner Woodworth has volunteered his wife to organize it.

Chairman Espich expressed the fact that the commission will need a lot more help to accomplish this.

Chairman Espich said he will speak with Mark Agnew to make a sign to put out to show the amount of money already raised.

Ms. Jones believes there is a lack of awareness for the new skate park. She said she would work to get the flyers out for the schools.

Vice Chair Selbig and Chairman Espich agreed that the whole amount needed for the skate park because the grant money is not a guarantee.

Chairman Espich asked about having a special meeting on February 7<sup>th</sup> at 7:30 p.m. for a discussion on a fundraising plan for the park and any updates.

Chairman Espich thanked everybody for attending for the discussion on the skate park.

Mike Erfourth presented a hand-out to the commission He shared with the commission the Soccer League's involvement at Hugh Parker Soccer Complex. The Soccer League had heard that the field would be ripped up and just wanted to communicate with the commission. The YMCA has a general master lease and the Owosso Soccer League sub leases. Starting this past summer the Owosso Soccer League has done some of the maintenance. They have planned and developed with Crooked Tree a plan for the maintenance of the fields. The Soccer league would like to be a party of the lease when the lease is up with the YMCA. They would like to the city to stop dumping snow there. He felt because the city dumps snow there it adds to the problem of flooding of the parking area Mr. Erfourth stated that the city also uses this area for staging of construction vehicles on the weekends blocking a lot of parking during weekend. He said this causes a problem for people finding parking places during soccer matches. He would like the city to do some of the maintenance if they can.

Mr. Chinavare asked Mr. Erfourth bring him information the quantity and pricing by budget time around mid or end of February. Mr. Chinavare said he would try and help.

Vice-Chair Selbig asked about the size of the fields. Mr. Erfourth explained the size of the fields and said that this is governed by U.S. Soccer parameters.

Ms. Montenegro asked Mr. Erfourth about what another set of bathrooms.

Mr. Erfourth said the most important right now would be a storage building.

Ms. Montenegro explained about applying for a grant for future years for possibly another set of bathrooms.

The discussion meeting ended at 8:41 p.m. no adjournment due to a lack of a quorum.

**EXHIBIT O: Public Hearing Affidavits** 

# The Argus-Press Company

201 E. Exchange Street Owosso, Michigan 48867 Phone (989) 725-5136 • Fax (989) 725-6376

Richard E. Campbell, Chairman Thomas E. Campbell, President & Publisher

### Notice of Public Workshop/Forum City of Owosso Parks and Recreation Plan Owosso Parks and Recreation Commission

The Parks and Recreation Commission (OPRC) of the City of Owosso, Shiawassec County, Michigan will hold a public workshop/forum on Tuesday, November 22, 2016 at 7:30 p.m. in the City Council Chambers at 301 West Main Street, Owosso, Michigan to receive input on the park plan.

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 in the community development office at city hall. Written comments may also be submitted to this office or the clerk's office for presentation at the hearing.

The city adopted a comprehensive park and recreation plan in 2011. Updating the park plan is required by state law every five years. Your ideas, thoughts, and comments are needed to ensure the parks stay relevant to public needs and desires.

After receiving comments, the OPRC will further deliberate and make adjustments. A draft plan will then be submitted to city council for a public hearing and potential adoption.

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 <a href="https://www.ci.owosso.mi.us.">www.ci.owosso.mi.us.</a> Publish: November 17, 2016

### AFFIDAVIT OF PUBLICATION

In the matter of Notice of Public Workshop/Forum - City of Owosso Parks and Recreation Plan

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 on the 17th day of November, A.D., 2016.

Subscribed and sworn to before me this 17th day of November, A.D., 2016

Anita M. Pasik, Notary Public Shiawassee County, Michigan

My commission expires: December 1, 2018

# The Argus-Press Company

201 E. Exchange Street Owosso, Michigan 48867 Phone (989) 725-5136 • Fax (989) 725-6376

Richard E. Campbell, Chairman Thomas E. Campbell, President & Publisher

### **AFFIDAVIT OF PUBLICATION**

In the matter of Proposed 2017 Parks and Recreation Master Plan - City of Owosso

### SET PUBLIC HEARING PROPOSED 2017 PARKS AND RECREATION MASTER PLAN CITY OF OWOSSO

A Public Hearing to receive public comment is scheduled for November 20, 2017 at 7:30 p.m. at the regular meeting of the City Council in the Council Chambers of Owosso City Hall, 301 W. Main Street, Owosso, Michigan to receive citizen comment regarding the proposed 2017 Parks and Recreation Master Plan.

Complete printed copies of the Plan as proposed are available inspection at the Office of the Owosso City Clerk, Monday through Friday during regular business hours. Questions can be directed to the Community Development Office at 301 W. Main Street, Owosso, Michigan 48867 or by phoning (989) 725-0544.

The public hearing is intended to pro-

The public hearing is intended to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Plan.

Amy K. Kirkland, ČMC Owosso City Clerk

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes 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, Michigan 48867, (989) 725-0500. The City of Owosso website www.ci.owosso.mi.us.

Publish: October 20, 2017

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 on the 20th day of October, A.D., 2017.

Subscribed and sworn to before me this 20th day of October, A.D., 2017

Anita M. Pasik, Notary Public Shiawassee County, Michigan

My commission expires: December 1, 2018

nga gagat sambos ng salat tabu at Tab galaman, na ng ng matas ng mgagata sa sa



### **Parks Plan Update**

A public hearing was conducted to receive citizen comment on the proposed 2017 Parks and Recreation Plan Update.

The following person commented in regard to the proposed Parks Plan:

Joseph Tejkl, Cook Road, said the residents surrounding the park had been promised a fence would be installed around the border of the park and he wanted the fence to be installed. He said he has had two incidents of theft from his property and he felt the perpetrators were coming from the park. He went on to ask that the park be closed until such time as a fence is installed.

City Manager Donald D. Crawford noted that Mr. Tejkl's request would be quite cost prohibitive as not only would a fence need to be installed but first many trees and a large quantity of brush would need to be removed. He said that he had recently visited the park and found only a couple of spots that would allow a person to cross onto Mr. Tejkl's property, the rest of the border was either marsh land or heavy brush.

Mayor Eveleth indicated he did not want to hold up the entire Parks Plan for one issue.

In light of the Mayor's desire to move forward City Manager Crawford asked that the Council consider adding an exhibit for the soccer fields to the plan.

Councilmember Fox highlighted a letter from Mike Erfourth detailing concerns with the plans specified for the soccer fields. In response to Mr. Erfourth's concerns Councilmember Fox asked the Council to consider adding an item to the Plan to improve the parking lots at the soccer fields.

No one present expressed an objection to the additions.

Motion by Councilmember Fox to approve the 2017 Parks & Recreation Master Plan with the addition of an exhibit showing the layout of the soccer fields and the addition of an item to improve the parking lots at the soccer fields as follows:

### **RESOLUTION NO. 161-2017**

### 2017 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 2011 plan by holding workshops and meetings on August 23, 2016, September 27, 2016, October 25, 2016, November 22, 2016, December 13, 2016, January 10, 2017 and January 24, 2017 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 October 16, 2017; 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 20, 2017.

NOW THEREFORE BE IT RESOLVED THAT City of Owosso City Council, County of Shiawassee, State of Michigan, hereby approves the 2017 Owosso Parks and Recreation Plan with the addition of an exhibit showing the layout of the soccer fields and the addition of an item to improve the parking lots at the soccer fields.

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 Councilmember Greenway.

Roll Call Vote.

AYES: Councilmember Greenway, Mayor Pro-Tem Osika, Councilmembers Fox, Law, Teich,

and Mayor Eveleth.

NAYS: None.

ABSENT: Councilmember Bailey.

I hereby certify that the foregoing document is a true and complete copy of action taken by the Owosso City Council at the regular meeting of November 20, 2017.

Kirkland, City Clerk

301 W. Main Street (989) 725-0599 www.ci.owosso.mi.us 133