

CITY OF YPSILANTI



Parks and Recreation Master Plan

2008 - 2012

Adopted 19 February 2008



Acknowledgements

PLAN ADOPTION

The City of Ypsilanti 2008-2012 Parks and Recreation Master Plan was adopted on February 19, 2008 by Resolution No. 2008-029 of the City Council of the City of Ypsilanti, Washtenaw County, Michigan.

The plan was approved by the Michigan Department of Natural Resources on March 31, 2008.

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Executive Summary

The City of Ypsilanti, Michigan, has a variety of public parks and facilities throughout the city, which have historically provided residents with recreational opportunities ranging from sports, playgrounds, and festivals to fishing, gardening, and fitness classes. Since the adoption of the City's previous Parks & Recreation Master Plan in 2003, however, the City's fiscal situation has forced the elimination of the Recreation Department, and precluded the implementation of many of the recommendations in that plan.

The City has been able to achieve a few significant components of the 2003 plan with the aid of property owners and regional partners. For example,

- Ypsilanti worked with Washtenaw County and Eastern Michigan University to complete portions of the Border to Border Trail, providing bicycle and pedestrian connections to adjacent communities.
- The City used brownfield redevelopment tax incentives to aid in the redevelopment of the old paper mill adjacent to Peninsular Park.
- The Senior Center and Parkridge Community Center saw notable renovations, using CDBG funds allocated by the Washtenaw Urban County partnership.

In general, however, Ypsilanti's recreation system has come to be more dependent on volunteer and community groups, and most of the significant improvements made in the parks and recreation system over the past five years have been the result of these efforts. A brief sample of these includes:

- The Friends of the Senior Center, Friends of the Rutherford Pool, and Friends of Parkridge Community Center have performed fundraising to maintain public enjoyment of those facilities, as well as managing day-to-day operations.
- The Friends of the Ypsilanti Freighthouse have raised a significant amount of money towards necessary repairs to that structure, though more remains to be done before it can be returned to use.
- A number of community organizations, including Messiah Temple and the Ypsilanti Housing Commission, have raised funds for physical repairs and have implemented programming in Parkridge Park.
- Growing Hope, an Ypsilanti-based non-profit, has aided neighborhood and school groups in caring for portions of Frog Island Park, Recreation Park, and Parkridge Park as community gardens.
- The Ann Arbor Area Disc Induced Sports Club (A3Disc) donated materials and labor to create a disc golf course in Waterworks Park.

This plan is intended to build on those successes, with a focus on working collaboratively with partners such as EMU and Washtenaw County on additional projects, and on supporting projects driven by neighborhood volunteers. Whereas previous plans have been very capital-intensive, this plan is created with the understanding that the City is not expected to have the

fiscal capacity for such projects in the five year period covered. The process of finding and working with partners is a necessary first step for most of the recommendations in this plan.

PLAN COMPONENTS

With the expiration of Ypsilanti's *2003-2007 Parks and Recreation Master Plan*, the Recreation Commission and City staff undertook the planning process in order to comply with recreation planning guidelines from the Michigan Department of Natural Resources. The plan includes the following components:

- Description of the planning process, including the public input process
- Community description, including geographic and demographic characteristics relevant to demand for recreation facilities
- Recreation inventory, describing current conditions in the City's parks and recreation facilities, as well as other recreation opportunities near Ypsilanti
- Administrative structure, identifying City entities involved in recreation provision
- Action program, including goals and objectives for the plan, and recommendations for reaching these goals

Appropriately for the collaboration-based focus of the plan, the portion of this plan concerning Riverside and Frog Island Parks was prepared in coordination with the Depot Town Community Development Corporation (DTCDC). As the DTCDC is hoping to make significant capital improvements to these parks over the next few years, their public input and conceptual design process was incorporated into this plan. Since the DTCDC will be the group making the improvements at these parks, the plans are at a significantly higher level of detail than the recommendations for the other parks, which will evolve and grow as interested members of the community get involved in the implementation of this plan.

Within the plan, a number of recommendations are presented for each park and facility, as well as some general, system-wide recommendations. Some of the recommendations that have been identified as priorities include,

- Clarifying, formalizing, and streamlining the City's relationship with the various volunteer groups providing recreation programming, and easing the creation of new groups.
- Completing the Border to Border Trail within the City.
- Turning over maintenance responsibility for the tot lots to neighborhood associations or adjacent property owners.
- Working with the Friends of the Rutherford Pool and other area organizations to find funding for needed repairs to the pool.
- Pursuing a private partner to rehabilitate the historic Peninsular Park powerhouse for some use that complements the park.
- Implementing basic lighting, signage, and maintenance improvements throughout the system.

Because the character of this plan's recommendations are generally a *process* for approaching projects, rather than specific, discrete projects, the timing and financing of implementation will depend on when project partners can be found, and what the interaction with those partners results in.

Chapter 1: Planning and Public Input Process

The Parks & Recreation Master Plan was developed over the period from April 2007 to January 2008 by the City of Ypsilanti Recreation Commission, aided by staff from the Planning & Development and Public Works Departments. During this period, the Commission typically met twice monthly, holding a working session devoted to some aspect of the Master Plan in addition to the broader monthly meeting.

INITIAL ANALYSIS

The Commission began with a review of the City's 2003-2007 Parks & Recreation Master Plan, and with a tour of the City's existing parkland and recreation facilities. The Commission and staff also reviewed other related City and regional plans, such as the City's *1998 Huron River Corridor Master Plan*, the Washtenaw Metro Alliance's *2007 Plan for Coordinated Parkland and Open Space*, and the Washtenaw Area Transportation Study's *2006 Non-Motorized Transportation Plan*.

Additionally, the Commission was asked to consider the budgetary constraints facing the City; the planning process focused heavily on the recreation programming currently provided by volunteer organizations, and on strengthening and enhancing those volunteer efforts in the future.

Based on these considerations, the Commission adopted the Goals and Objectives for the Plan, which are presented in Chapter 5. Recognizing the importance of maintaining and building upon the efforts of other entities, those goals place the City's role in the recreation system as providing a safe and welcoming collection of parks and facilities, and on engagement with volunteers, non-profits, neighboring communities, and regional efforts to provide programming.

PUBLIC INPUT SURVEY

Over the course of September and October, the Commission and staff surveyed Ypsilanti residents and other users of the recreation system. The survey was designed to evaluate use patterns of various parks, as well as to collect resident feedback on the potential for Adopt-a-Park programs, alternative funding models, and other ideas for future recreation provision.

The survey was available to participants both online and in paper format. The survey was distributed initially through CoPAC, the coalition of neighborhood associations within the City, at City Hall and on the City's website, and at the downtown public library and on the library's public computer terminals. Partway through the survey collection process, several additional distribution points were added in an attempt to increase participation in under-represented portions of the City, as determined by responses to the question "Where do you live?" Surveys were provided to the Ozone House youth drop-in center and to Hope Clinic; an Ypsilanti High

School (YHS) teacher distributed the survey to several classes; and staff contacted neighborhood associations that had few responses, including distributing the survey in person at one association's meeting. The Housing Office at Eastern Michigan University (EMU) and the Ypsilanti Housing Commission were contacted to participate in the survey process, but were not able to respond in time for this survey.

In total, approximately 250 residents completed the online survey, and an additional 200 completed paper surveys. The various distribution methods had different levels of success:

- The neighborhood associations yielded 33% of the total responses, almost all from the CoPAC e-mail list. These were fairly heavily concentrated in a few neighborhoods, however.
- Distribution of 200 paper surveys at Ypsilanti High School produced 137 responses, or 30% of the total responses. While many of these surveys were not completely filled out, or had fairly cursory answers, they are a useful complement to the CoPAC distribution, both in age and where respondents live.
- A notice on the City's website yielded 30 responses, while 15 respondents noted that they found out about the survey at City Hall (6 of those respondents filled out the survey online).
- A drop box at the downtown Ypsilanti District Library produced 23 responses. While the survey was also publicized on the library's webpage and MySpace pages, and loaded onto public terminals in the library, only 3 online responses noted the library as their source.
- Around a dozen respondents indicated various local blogs as their pointer to the survey; 15 cited the Ann Arbor News.

Survey Representation

Around 300 respondents answered each of the demographic questions included at the end of the survey. Within this section, percentages are of only those respondents who answered the demographic questions.

Most respondents (75.7%) identified themselves as City of Ypsilanti residents, with 15.7% identifying themselves as living in Ypsilanti or Superior Townships.

Approximately one third of respondents had an Ypsilanti Public School District student in their household, though only 15 of these were respondents who did not receive the survey through Ypsilanti High School.

Fifty-five respondents, 18.7%, reported having an EMU student, faculty member, or staff member in their household. Of these, 76.4% stated they were residents of the City of Ypsilanti, and 12.7% residents of Ypsilanti or Superior Townships, similar to the residency of all respondents. EMU affiliated respondents, like all survey respondents, primarily received the survey through their neighborhood associations (41.8%), or through YHS (16.3%). Even within this group, however, few appeared to be students—of 143 residents in these household, only 18 (12.3%) were between the ages of 18 and 24. In fact, on average, EMU affiliated respondents have lived in Ypsilanti slightly longer than the average of all survey respondents—

14.4 years, compared to 13.0 years for all respondents. In terms of park usage and priorities, EMU households did not notably differ from all households.

More than half of respondents (171, or 56.3%) reported household members under the age of 18; these households reported a total of 324 children, or 1.89 children per household. In general, households with children were very well-represented in the survey, compared to the 2000 Census figures showing only 21.7% of Ypsilanti households having children under 18. This is largely because of the number of surveys returned from YHS—excluding those surveys, a total of 73 surveys, or 24.0%, noted having household members under the age of 18.

Table 1-1: Household types reported on survey

Household type	Number	% of Total	Ypsilanti population
Single Person	49	16.1%	40.4%
Two adults, no children	64	21.2%	-
More than two adults	40	13.2%	-
Households with children	171	56.3%	21.7%
One adult with children	36	11.8%	9.9%
All residents aged 18-24	3	1.0%	-
Households with residents aged 65+	19	6.3%	12.6%

Ypsilanti population data from 2000 Census. Comparison Census data is not readily available for all household types.

Households without minor children were under-represented; in particular, only 16.1% of respondents were from single-person households, while 40.4% of the City's households had only a single occupant in 2000. Households with residents aged 65 or older were also underrepresented, with only 6.3% of households reporting these residents, compared to 12.6% of households reported by the 2000 Census. Table 1-1 includes these and other figures on the types of households that took the survey.

Table 1-2: Ages of household members reported

Age of household member	Number	% of total	Ypsilanti population
Younger than 5	59	6.5%	5.0%
5-12	103	11.4%	-
13-17	162	17.9%	-
<i>5-17 (total)</i>	<i>265</i>	<i>29.3%</i>	<i>10.9%</i>
18-24	74	8.2%	38.3%
25-44	294	32.5%	26.4%
45-65	191	21.1%	12.5%
Over 65	23	2.5%	7.1%

Ypsilanti population data from 2000 Census. Note that Census data is not readily available for the age divisions used in the survey, so city-wide percentages for 5-12 and 13-17 year old age groups are combined.

When considering the household data in terms of the number of individuals of various ages, rather than households of various types, similar patterns are found: children and people aged 25 or older are very well represented, but people aged 18-24 and 65 or older are underrepresented relative to the population of the community as a whole. Future outreach efforts should include attempts to contact residents and staff at dormitories, assisted living facilities, and age-specific housing complexes serving these age groups, in order to better evaluate their needs. In particular, the 18-24 year age group, which makes up nearly 40% of the city's population, is important to consider.

For some of the demographic groups and neighborhoods not reached by this survey, future outreach efforts could include door-to-door surveys, or better coordination with organizations that work with the underrepresented residents. During implementation of any plan elements,

but particularly those affecting parks that received little attention in the survey, additional work should be performed to identify and engage stakeholders. This may involve working with EMU or the schools to engage their students and staff, local churches and other neighborhood institutions, or door-to-door engagement. The neighborhoods around Peninsular and Parkridge Parks were underrepresented in the survey, and should therefore be a priority in future efforts.

A discussion of the survey results as they apply to park usage and priorities is provided in Chapter 5, under the discussion of individual parks; the complete survey form is provided in Appendix A.

RIVERSIDE AND FROG ISLAND CHARRETTE

In parallel with the preparation of this plan, the Depot Town Community Development Corporation (DTCDC) was working with the City of Ypsilanti on an agreement that would allow the DTCDC to perform certain capital improvements and maintenance operations in Riverside and Frog Island Parks, as well as to streamline special event management and coordinate additional special events. The DTCDC worked closely with City staff during this process, as well as consulting with the Recreation Commission on needs and expectations for these parks, with the goal of producing detailed action plans for these parks that would be incorporated into this master plan.

On November 8, 2007, the DTCDC and City held two community design charrettes for the parks at the Ypsilanti Senior Center. Invitations were sent to a broad group of stakeholders, including neighborhood associations, business groups, past special events organizers, and Washtenaw County and Eastern Michigan University officials. One session was held in late afternoon and one in the evening, to accommodate stakeholder schedules. Approximately 50 community members participated in the design sessions, discussing potential capital improvements and programming ideas in small groups. Public input from the charrette was used along with feedback from the Recreation Commission, master plan surveys, and the DTCDC's expected fiscal capacity to generate the action plan for those parks included in this plan.

GENERATION OF ACTION PLAN

From the assessment of current conditions, Goals & Objectives, public input process, and community physical and demographic factors, the Commission and Staff generated recommendations for the City's recreation system, and prioritized those recommendations into the action plan presented in Chapter 5.

PUBLIC REVIEW AND ADOPTION

The draft plan was made available for public comment on January 4, 2008. Within the city, copies of the draft were placed at City Hall, at the Ypsilanti Senior Center and at Parkridge

Community Center, and were provided to the downtown branch of the Ypsilanti Public Library and to Eastern Michigan University's Halle Library. The plan was available for download from the City's website, and a notice of the downloadable copy sent to a number of community websites. Copies of the plan were also provided to City Council members and to the Planning Commission. The concept plans for Riverside and Frog Island Parks, which are within the Ypsilanti Historic District, were presented to the Historic District Commission.

The plan was also sent to a number of regional entities for review, including the Washtenaw County Parks and Recreation Commission, Public Health Department, and Planning and Environment Department; the Ypsilanti Public School District; Eastern Michigan University; and the Planning Departments of Ypsilanti and Superior Charter Townships. Finally, a notice was placed in the Ypsilanti Community News on Sunday, December 30, 2007, including locations where the draft plan was available and information on the public hearing.

On February 6, 2008, the Recreation Commission held a public hearing on the draft plan. Notice of the hearing was published in the Ypsilanti Community News on Sunday, January 27, 2008. At this meeting, comments were heard from community members, and a summary of written comments received was read to the Commission and the community members in attendance. As a result of comments received on the draft plan, the Commission added recommendations to the plan to consider sound level standards for events occurring in parks and to more proactively engage the public schools in parks programming and maintenance, and revised some other recommendations. The implementation priorities at the end of Chapter Five of the plan were also guided in part by the public comment process. The Commission recommended adoption of the plan to City Council.

On February 19, 2008, the final draft of the plan was presented to the City Council along with the Recreation Commission's recommendation of adoption. The Council adopted the plan unanimously with Resolution No. 2008-029.

The notices, resolutions, and minutes for the meetings mentioned above are included in Appendix G for reference.

Chapter 2: Community Description

This plan addresses the parkland and recreation facilities of the City of Ypsilanti in eastern Washtenaw County. Ypsilanti's recreation system includes the participation of and cooperation with a variety of local and regional entities whose activities overlap with the City's. These entities range from neighborhood associations and volunteer "Friends" groups to the Ypsilanti School District, Eastern Michigan University, Charter Township of Ypsilanti, the Ypsilanti Health Coalition, and the Washtenaw County Parks and Recreation Commission (WCPARC). Some of these partners coordinate formally with the City on recreation provision, while others are historically partners in fact, based on proximity, without significant active coordination with the City. Considering Ypsilanti's comparatively small physical area, limited fiscal capacity, and close geographic integration with surrounding communities, nurturing and developing working relationships with all of the area's recreation partners will continue to be an important part of the City's recreation system.

Ypsilanti was founded in 1823, and became the second incorporated village in Michigan. The City's age shapes its physical form. Ypsilanti developed in the 19th century around the Huron River, which was a positive feature for industry. Today, the river remains a major component in the City's identity is also considered to be the Ypsilanti's most significant recreational asset. Several major parks are located along the Huron, and the City has been working with WCPARC to connect those parks and other community amenities with the region via the Border to Border Trail project. Ypsilanti's age also means that it is a relatively compact and walkable community, with a traditional grid street layout and good sidewalk network that places most residents within an easy walk of City parks. Finally, the City's age means that it is fairly set in its boundaries and has little undeveloped land. The City's recreation system is, therefore, unlikely to see any future expansion in terms of land area or number of facilities; any new recreational amenities will involve refinements to existing resources.

Socially, the city has several notable demographic concentrations, including some significant contrasts between neighborhoods. The presence of Eastern Michigan University creates neighborhoods where a large majority of residents are 18-25 years old. EMU's presence, along with proximity to Ann Arbor, the University of Michigan, Washtenaw Community College, and area hospitals, has created a well-educated, "professional" segment of the population. Ypsilanti also includes some of the neighborhoods with the highest rates of poverty and lowest access to automobiles in the County; these areas are more constrained in their physical access to recreation.

These physical and social characteristics are discussed further below.

NATURAL FEATURES AND ENVIRONMENTAL CONCERNS

In addition to the Huron River, several natural features affect the use of land – or are affected by the use of land. These include the general topography of the city, wetlands, woodlands, and groundwater recharge areas, which are shown on Map 2-2.

Topography

The majority of the City of Ypsilanti is a gently rolling landscape, with slopes rarely exceeding 6 percent. However, areas adjacent to the Huron River, or to the river floodplain, reach slopes varying between 6 and 12 percent. This is considered moderately steep yet will support most types of development. Slopes greater than twelve percent are considered steep and highly susceptible to erosion and gully formation. One such area exists in south central Ypsilanti, west of the Huron River and Waterworks Park. Aside from those parks within the Huron River floodplain, the city's existing parks are largely on fairly level ground.

Soils

Most of the soils present in the City of Ypsilanti is of the St. Clair Series. This series consists primarily of well-drained and moderately well-drained soils formed in clayey textured glacial till. A great deal of the soil east of the Huron River, as well as areas in the northwest portion of the City, is of the Boyer Series—well-drained, nearly level soils formed in loamy and sandy deposits underlain by gravelly, coarse sand. Other soils include the Sloan Series, primarily along the Huron River; the Blount Series, found in small deposits along the city's northern boundaries; the Morley Series, in the southwest portion of the City; and areas of fill. Notably, Peninsular Park and the Water Street area are largely on fill soils, requiring investigation before construction or any similar activities.

Wetlands

By definition, wetland areas hold water at least part of the time, have hydrolic soils, and sustain vegetative species partial to this type of environment. These regions are primarily associated with Paint Creek in the South Mansfield Avenue area of the City, and west of the Highland Cemetery along the Huron River basin (a body which overlaps a significant woodland region).

Groundwater Recharge Areas

Groundwater recharge areas permit water to move into an aquifer. There are two significant examples of this land type: the larger one occurs east of the Huron River around the intersection of River Street and Michigan Avenue. The other is in the southern portion of the West Commerce Park area, and spreads into Ypsilanti Township. Groundwater is not a source of Ypsilanti's water, aside from a small number of personal wells, but proper treatment of this resource is important both as a matter of long-range stewardship, and for the interconnectedness of groundwater resources with surface water, such as the Huron River. Soil contamination, management of road runoff, use of fertilizer and pesticides, and soil erosion can all affect groundwater quality.

Woodlands

Due to its developed state, the City of Ypsilanti has few significant areas of woodlands. Small wooded areas can be found around the edges of the City, primarily at the margins of larger institutional uses, such as EMU's athletic campus, Highland Cemetery, and the former City landfill. More extensive woodlands and open spaces can be found in the surrounding Townships, and a number of regional bodies are working to preserve these assets. Some preserved natural spaces, such as the LeFurge Woods Nature Preserve to the north, are open to the public, though access is limited by availability of transportation.

Climate

Southeast Michigan’s climate includes both hot, humid summers and frigid winters, and includes a full range of precipitation. This provides many opportunities for different means of recreation throughout the four seasons, ranging from canoeing, fishing, swimming, and outdoor fairs and festivals in the summer, to snowshoeing, sledding, and indoor recreational activities in the winter.

THE HURON RIVER

Ypsilanti’s most prominent natural and recreational asset is the Huron River, which winds through the entire city. Within Ypsilanti, the river connects Eastern Michigan University, Depot Town, and downtown before finally terminating at Ford Lake. Several parks lie along the river: upstream, Peninsular Park provides a rustic setting in which to picnic, fish, or set off in a canoe. In the heart of Ypsilanti, Frog Island and Riverside Parks provide venues for entertainment, sports, and festivals, with the Freighthouse community center (which is currently closed) and Depot Town farmer’s market adjacent to Frog Island Park. South of Riverside Park, the river wraps around the Water Street area, which is planned for redevelopment that will include a linear park along the river’s edge. The Huron curls around Waterworks Park, a large, somewhat

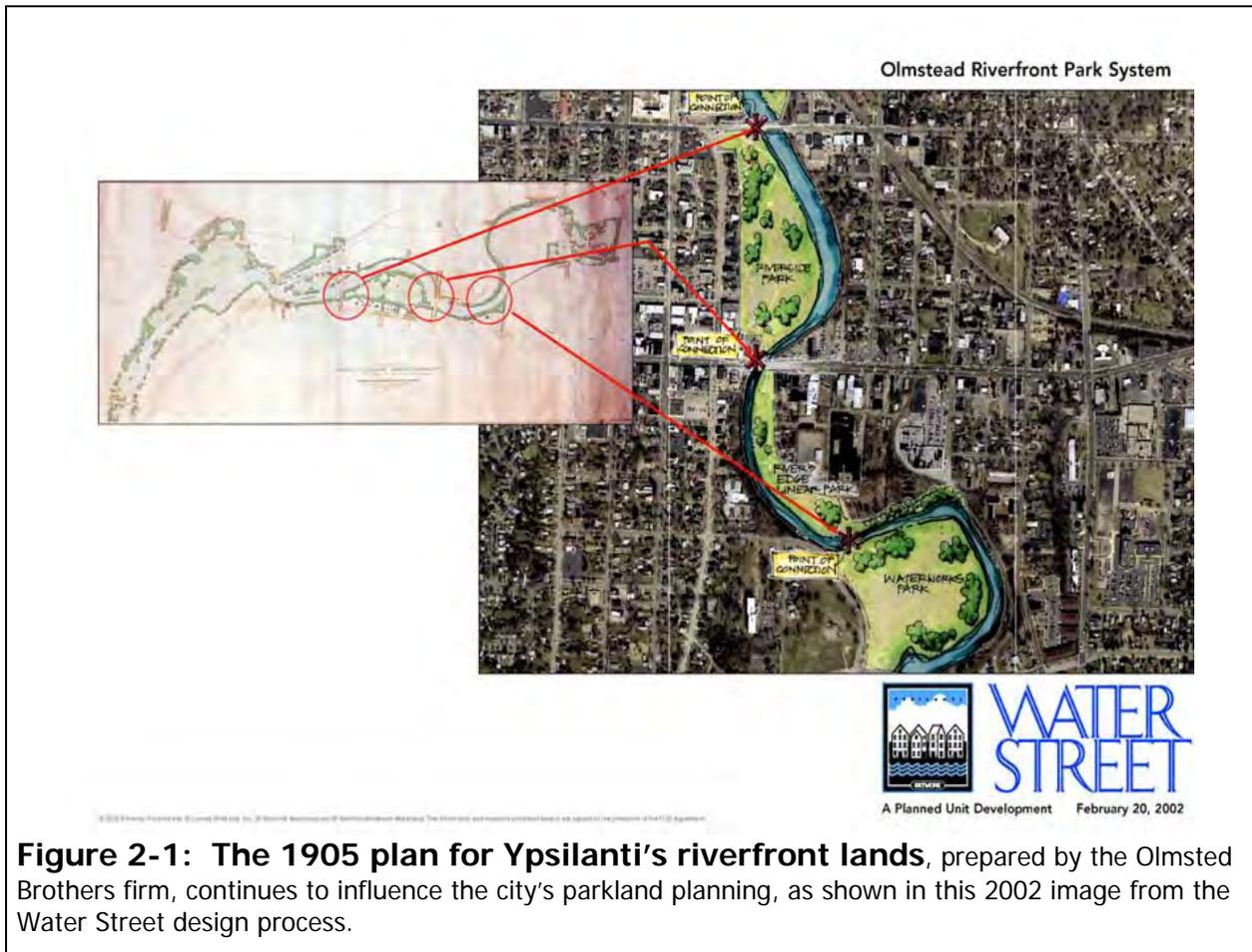


Figure 2-1: The 1905 plan for Ypsilanti’s riverfront lands, prepared by the Olmsted Brothers firm, continues to influence the city’s parkland planning, as shown in this 2002 image from the Water Street design process.

underutilized expanse, before flowing through a channelized stretch, through the former Visteon plant and under I-94, finally spilling into Ford Lake.

Along the river upstream of Peninsular Park, and downstream of Waterworks, are additional parks maintained by Washtenaw County, the City of Ann Arbor, and the surrounding Townships. These riverfront parks are currently the focus of a regional greenway effort: Border to Border Trail (B2B) initiative aims to create a 35-mile-long biking and walking network along the Huron for its entire length through the County. Pieces of this network are already in place within Ypsilanti and in the surrounding communities, but filling in the gaps is a local and regional priority for the near future. Maps of the planned B2B Segment K and Segment L, which cover the City's segment of the network, are in Appendix B, along with a map of the currently existing pieces of the trail in and around the City. The continuing B2B effort is coordinated by the Washtenaw County Greenways Advisory Committee (GAC), which the City participates in, and is in turn a part of a broader network of trails envisioned by the Southeast Michigan Greenways project.

As early as 1905, the City of Ypsilanti understood the potential recreational and aesthetic value of the Huron River. In that year, the city employed a renowned landscape design firm, Olmsted Brothers, in an attempt to form a master plan for the Huron River corridor. In the General City Plan of 1913 (also completed by the Olmsted Brothers), the city was advised to acquire land along the riverfront to "preserve for posterity natural features of great beauty, such as the steep wooded hillsides and gorges that make the charm of the valley...". The Olmsted plan has yet to reach full realization. However, key pieces have been continually assembled through land acquisitions and easements, and the puzzle appears to be nearing completion. Bridges connecting the parks at key locations were installed in the mid 1980s by the Economic Development Department, and improvements to Peninsular Park, Riverside Park, and Waterworks Park were completed in the early 1990s. The city's Parks and Recreation Department, established in 1990, prioritized a linked corridor park system in the *1997-2001 Parks, Recreation, and Open Space (PROS) Plan*.

In 1998, the Recreation Department created a *Huron River Corridor Master Plan*, focusing on access to and connections along the river. These goals were set out by a steering committee comprised of representatives of the public and private sectors, as well as various organizations, which created a set of goals that were added to the *1997-2001 PROS Plan*, and later incorporated into the *2003-2007 Parks and Recreation Master Plan*. Those goals are still currently active, and are listed in the sidebar at right.

1998 Huron River Corridor Master Plan Goals

1. Develop linkages between the parks themselves, and from the parks to business districts and residential neighborhoods.
2. Enrich the individual character of each park with updated facilities to meet recreational, cultural, and social needs.
3. Take advantage of the river's distinctive appeal as a focal point for residents, businesses, visitors, and economic development efforts to encourage private reinvestment in the city.
4. Ensure that users, particularly families with young children and seniors, can enjoy the parks with a comfortable feeling of safety and security.
5. Identify opportunities and establish priorities for public-private partnerships to realize the full potential of the entire Huron River Corridor.

EXISTING LAND USE

Table 2-1 and Map 2-1 illustrate Ypsilanti’s current land use patterns. The core of the city is typical of older communities, with a fine-grained mixture of uses around the commercial nodes of downtown, Depot Town, and the West Cross campus area, in addition to industrial uses along the rail corridor. Much of the area of these central business districts and neighborhoods make up the Ypsilanti Historic District, which is listed in the National Register of Historic Places and is one of the largest local districts in Michigan.

Further from this core are more contemporary land uses: uniform neighborhoods of single-family use; commercial bands along major road corridors, and larger industrial uses. This pattern of land use is fairly stable, as changes of use typically occur only on a parcel-to-parcel basis over time.

The most atypical feature of this land use map is the amount of land area occupied by public or semi-public institutional uses and other non-profit (and therefore non-taxpaying) uses. Eastern Michigan University accounts for a significant share of this land area, but Ypsilanti’s role as the heart of eastern Washtenaw County additionally means that it hosts long-established institutional uses such as schools, cemeteries, churches, regional parks, and County government facilities that serve residents not only of Ypsilanti but also of surrounding areas.

Table 2-1: Existing land use summary

Use	Acres	%
One- and Two-Family Residential	803.3	29.6%
Multiple Family Residential	389.7	14.4%
Mixed Residential/Commercial	10.2	0.4%
Office / Commercial	152.3	5.6%
Industrial	198.3	7.3%
Public / Institutional	787.1	29.0%
Parking	20.9	0.8%
Vacant	145.1	5.4%
Parkland	94.2	3.5%
Water	110	4.1%
Total	2711.1	

Data from Washtenaw County GIS and City of Ypsilanti Assessing.

Note: Total does not include land area in roadway, rail right-of-ways, or other area not in parcels.

Regional Context

The City of Ypsilanti is part of the Washtenaw Metro Alliance (WMA), a consortium of local governments in the urbanized area around Ann Arbor and Ypsilanti that was formed in 2003 out of a belief that many of the issues facing these communities were regional in nature. In April 2007, the WMA produced *Green Places: Open Spaces – A Plan for Coordinated Parkland and Open Space*. The vision of that plan is “to create an interconnected system of open space throughout the region that supports ecological function, biodiversity, water quality, productive farmland, recreational opportunity, and scenic character for current and future residents.” While many parts of the plan focused on preservation of farmland and natural features in the surrounding Townships, the Huron River is designated a “priority restoration corridor”, and the plan urges coordination of non-motorized links between open space, parkland, and population

centers. These, among other facets of the plan, are very relevant to Ypsilanti. The goals and strategies of the Green Places plan are presented below.

2007 Green Places: Open Spaces plan Goals and Strategies

Goal 1: Coordinate open space preservation efforts throughout WMA region for maximum long-term benefit.

Goal 2: Elevate stature and visibility of "green infrastructure" concept to support preservation efforts and promote the region.

Goal 3: Focus preservation efforts on critical elements of regions "green infrastructure".

Goal 4: Reform land use policies to achieve broader success.

Goal 5: Capitalize on capabilities of existing programs.

Goal 6: Develop partnerships to further regional preservation efforts.

Goal 7: Improve connecting residents to parkland and open spaces.

Strategy #1: Establish consortium to be "champion" of plan, composed of Land Use Groups and Project Partners, dedicated to coordination of open space preservation efforts in region.

Strategy #2: Adopt "green infrastructure" philosophy at County, regional & local levels as unifying vision for regional preservation efforts.

Strategy #3: Establish preservation priority to guide activities regionally.

Strategy #4: Develop partnerships with government agencies, non-profits and private sector to enhance preservation efforts in region.

Strategy #5: Coordinate non-motorized improvements to connect parkland and open space to each other and population centers.

Strategy #6: Establish new ways growth and development can coordinate with regional preservation priorities.

Strategy #7: Model development standards of preservation approaches.

Strategy #8: Use non-contiguous PUD open space provisions of zoning statutes to preserve open space in priority areas.

Strategy #9: Explore the establishment of joint planning bodies.

Strategy #10: Examine establishment of regional development and preservation zones and a regional TDR program.

Strategy #11: Coordinate the implementation of existing plans, programs and regulations regionally through the preservation consortium.

Strategy #12: Pursue new funding sources to supplement existing open space acquisition resources.

TRANSPORTATION

The City of Ypsilanti benefits from a location convenient to both a major north/south highway (US-23) and a major east/west expressway (I-94), providing residents with easy access to amenities around the region and carrying visitors to Ypsilanti's various special events. Washtenaw Avenue (Business Route US-23) and Michigan Avenue (Business Route US-12) also run east and west through the heart of downtown. The traditional grid pattern generally followed by Ypsilanti's streets lends itself to both motorized and pedestrian traffic.

Non-motorized access

As much of Ypsilanti was platted and developed before widespread use of the automobile, the layout of the city is generally friendly to bicycle and pedestrian traffic. The grid layout of streets, the generally complete sidewalk network, the compactness of neighborhoods and business districts, and the distribution of parks throughout the community all contribute to this by putting people close to recreational amenities and providing direct routes to those destinations. In pleasant surroundings, biking and walking is itself a recreational activity, and not merely a way for residents to reach dedicated parks or facilities. The B2B Trail aims to both build on and expand non-motorized access to parks, and also to serve the recreational needs of residents walking and biking for their own sake.

Bicyclists and pedestrian still encounter barriers to reaching recreation facilities, however. The major streets which provide very good vehicular access to, from, and through Ypsilanti can be hostile to bicycles and pedestrians due to their width, quantity, and speed of traffic. Many of these major routes are additionally one-way streets, which both prioritize motorized speed and volume over providing a good pedestrian environment and also prevent direct bicycle traffic in the other direction. At the southern end of Ypsilanti, Huron and Hamilton Streets cross over I-94, but this bridge has no pedestrian facilities, impeding access to the Township parks along Ford Lake, just south of the freeway. The City and Township worked with WATS and the Michigan Department of Transportation in 2005 to study options for a safe pedestrian crossing, but no funding exists for implementing this plan.

The perception of unsafe or unpleasant environmental factors can reduce willingness to walk or bike. Recently, some local and regional efforts have assessed the environmental and psychological environment for non-motorized travel in Ypsilanti. The

WATS 2006 Non-Motorized Plan for Washtenaw County goals

1. Create a countywide non-motorized vision to provide sidewalk/bike facility networks and support public transit.
2. Increase awareness of funding opportunities.
3. Institutionalize road agency and local community thinking regarding incorporation of non-motorized improvements as part of all transportation improvements.
4. Expand and enhance non-motorized portion of 2030 Long-Range Transportation plan and Washtenaw County Comprehensive Plan.
5. Improve safety for bicyclists and pedestrians.
6. Identify inter-county non-motorized connections.

2006 Non-Motorized Plan for Washtenaw County, produced by the Washtenaw Area Transportation Study (WATS), inventoried existing sidewalk and bicycling routes and provided a list of capital improvements needed to complete these networks. The goals of that plan are presented at right; the plan encourages thinking of non-motorized transportation options both on their own and in the context of a “complete streets” view of roadways as multi-modal transportation systems.

In 2007, the Washtenaw County Public Health department, Ypsilanti and Depot Town Downtown Development Authorities (DDAs), and Ypsilanti Planning Department surveyed 250 downtown and Depot Town employees on their commuting patterns, and recommended several actions to encourage bicycling and walking. In both 2006 and 2007, the Planning Department, DDAs, and Ypsilanti Health Coalition underwent the Promoting Active Communities (PAC) self-assessment. This assessment both led the State to recognize the City of Ypsilanti with a Silver level PAC award for its existing conditions and also provided feedback on areas for future improvement.

Mass Transit

The City of Ypsilanti has a purchase of service agreement with the Ann Arbor Transit Authority (AATA) to provide bus service both to and from Ann Arbor and also within the City of Ypsilanti itself. Four routes connect the cities, all terminating at the downtown transit center on Pearl Street. The bus system runs seven days a week, but has limited service on weekends. AATA also runs four routes serving eastern Ypsilanti and northeastern Ypsilanti Township on more limited schedules. Door-to-door on-demand services are available through AATA’s A-Ride service for people with disabilities, and through Northfield Human Services’ People’s Express system.

These transit services provide access to some recreational resources around the Ann Arbor and Ypsilanti area, such as the Washtenaw County Farm Park and Meri Lou Murray Recreation Center in Ann Arbor. As AATA service is supported through a contractual payment from the City, however, the City’s financial situation has raised questions about how support for this service can be continued in the future, with discussion including a dedicated millage, fare increases, and long-term efforts at building regional support. Relevant to this discussion is the draft *Transit Plan for Washtenaw County* under development by WATS, which looks to broaden support for and access to transit service through the County. The goals for that plan are presented at right.

WATS Transit Plan for Washtenaw County Goals

1. Recommend public transit service to promote economic vitality & quality of life in Washtenaw County.
2. Increase quantity and improve quality of transit service.
3. Improve mobility and access for residents using transit.
4. Develop education and advocacy program for transit plan.
5. Increase awareness of transit funding opportunities and identify opportunities for implementation of the plan.

SOCIAL CHARACTERISTICS

After a few decades of decline from its peak in the 1970s, Ypsilanti's total population is expected to remain fairly constant in coming years. Unlike rapidly growing areas, the City does not need to plan for new parkland to serve future population, but demographic characteristics can help identify neighborhood needs and focus limited resources on existing parks and facilities. Several of these factors are identified below, including overall population distribution, age, income level, and disability status.

Using 2000 Census data, key population findings include:

- Parkridge Park stood out in almost all demographic factors. Of all parks in the City, Parkridge had the second highest total number of residents in the immediate vicinity (a ¼ mile radius). Within that immediate area, Parkridge also had the highest numbers of children (17 and under) and senior residents (65 and older), as well as the highest numbers of children below the poverty line, households without access to a car, and residents with a disability. All of these demographic factors point to recreational needs.
- The area immediately around Recreation Park had the highest number of total residents, and the second highest numbers of children and senior residents.
- The Peninsular Park area was remarkable in displaying high levels of need by these metrics. Not only did this area have a high total population, but it trailed only the Parkridge and Recreation Park neighborhoods in its number of children. Additionally, this area had a high number of children living in poverty. These figures show a generally unrecognized need in this area, which is typically thought of as student housing. It should be noted that many of the children in this area are Township residents, pointing to an opportunity for collaboration.

COMMUNITY POPULATION

Population Trends

As illustrated in Table 2-2, the City of Ypsilanti's population boomed until 1970, a product of post-war industrial prosperity, but has declined in more recent years. By contrast, Washtenaw County as a whole doubled its population from 1960 to 2007, from 172,440 to 351,508, with Ypsilanti Township growing at a similar rate.¹

¹ *SEMCOG Population and Household Estimates for Southeast Michigan, October 2007*

While Ypsilanti's population loss in the face of regional growth is popularly attributed to economic conditions in the city, it is also a product of general demographic trends seen across the United States.

As Table 2-2 further notes, Ypsilanti's average household size has dropped in recent decades, and is predicted to continue dropping. The City of Ann Arbor and surrounding Townships have also experienced this shrinking household size, as have communities around the state and nation.

In the face of declining household size, total population can only be

maintained by adding households. Unlike the rapidly growing Townships around Ypsilanti and Ann Arbor, the City has little undeveloped land, and has been constrained in adding households in recent years. While common wisdom in Ypsilanti hints at decline, the number of total households in the City has in fact risen somewhat in recent years. The Census reports that the City's population declined by 2,400 residents from 1990-2000, but that the City in fact had slightly more occupied housing units in 2000. SEMCOG estimates that the City has lost additional population since 2000 even while gaining nearly 200 households because households have not been added quickly enough to compensate for shrinking average household size.

SEMCOG forecasts developed in 2003 expect that Ypsilanti's population will stabilize in coming years, as household size reaches a floor around 2 people per household. The City has been pursuing additional households through redevelopment, but it is unlikely that Ypsilanti will again approach its peak population of 1970.

Population Distribution

As mentioned above in the discussion of land use, Ypsilanti has a denser core residential area concentrated in the Riverside and Midtown neighborhoods between downtown and the EMU

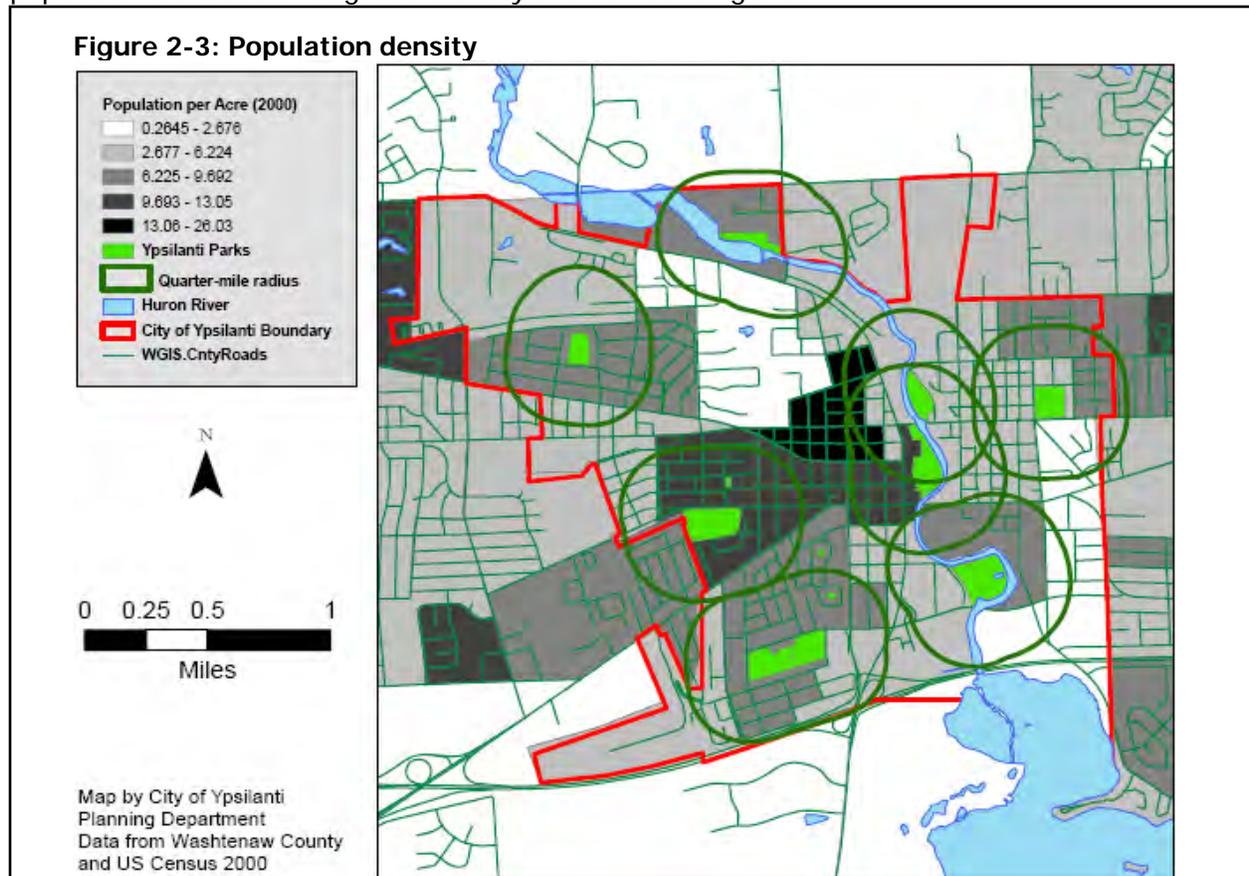
Year	Total Population	% Change	Total Households	% Change	Household Size
1960	20,957				
1970	29,538	40.9%	7,519		2.81
1980	24,031	-18.6%	8,451	12.4%	2.40
1990	24,818	3.3%	8,539	1.0%	2.38
2000	22,403	-9.7%	8,551	0.1%	2.15
<i>2007</i>	<i>21,038</i>	<i>-5.4%</i>	<i>8,729</i>	<i>3.2%</i>	<i>2.01</i>
<i>2010</i>	<i>23,308</i>	<i>4.0%</i>	<i>9,363</i>	<i>10.7%</i>	<i>2.06</i>
<i>2020</i>	<i>22,908</i>	<i>-1.8%</i>	<i>9,443</i>	<i>0.9%</i>	<i>2.00</i>
<i>2030</i>	<i>22,110</i>	<i>-3.5%</i>	<i>9,183</i>	<i>-3.8%</i>	<i>1.95</i>

Data from US Census, SEMCOG Population Estimates (October 2007), and SEMCOG 2030 Regional Development Forecast (2003).

Notes:

1. Total population includes population in "group quarters", such as dormitories and assisted living facilities; household data does not include group quarters.
2. Numbers in italics are SEMCOG projections.
3. Percent change columns for 2010 are calculated from 2000 base
4. Changes in collection methods between 1970 and 1980 may account for some residents measured as "group quarters" in 1970 being measured as "households" in 1980.

campus area. These older neighborhoods have smaller lots and a number of large houses divided into multiple apartments, as well as small apartment and condominium structures. The neighborhood to the north of the EMU campus, around Huron River Drive and LeForge Road, has several large apartment complexes, including the university-oriented Peninsular Place, the only major residential development built since the City's previous recreation master plan. In the southwest portion of the city, the neighborhoods around Parkridge Park feature mostly dense single family and duplex houses, with a few larger housing complexes. Figure 2-3 shows population densities throughout the City and surrounding area.



Because of these population clusters, Recreation Park (3,357) and Parkridge Park (3,355) had the greatest number of residents within an immediate, ¼ mile radius, as of the 2000 Census. Adding Peninsular Place to the 2000 Census data, Peninsular Park has the third greatest population (2,765) in the immediate vicinity; all other parks had fewer than 2,000 residents within ¼ mile. Within a larger ½ mile radius, the neighborhood around Recreation Park continues to be the most populous with 8,144 residents, including a significant number in Ypsilanti Township. Riverside Park (7,648) and Frog Island (5,616) are the next most populous within this radius. Waterworks Park has the smallest potential audience within either radius.

The ¼ mile and ½ mile radius measures are used as a means of consistently comparing parks, but do not necessarily capture the full audience (or potential audience) of any given park. Portions of the city are not within a ¼ mile radius of any park, and are therefore not counted. In fact, all of the parks draw users from larger areas, and Frog Island, Riverside, and Recreation

Parks in particular, have community-wide functions. Additionally, the “service areas” of individual parks are partially determined by the social boundaries of neighborhoods, and park users may prefer to use a park perceived to be in their neighborhood over a park that is closer, but perceived as in a different neighborhood. While the ¼ mile service area assumption does not reflect these community attitudes, it is used as a heuristic for potential users as one means of comparing the parks. Additional tools, such as the survey performed during the creation of this plan, should be used in conjunction with this data to refine discussions of park use.

Age

The 2000 Census found Ypsilanti’s population to be very strongly clustered in the 15-24 year age range, as shown in Table 2-3. This age group was twice as large in the City as in Washtenaw County, and three times as large as in Michigan as a whole. This is largely a product of Eastern Michigan University’s size relative to the size of the City. As a result of this disproportionately large age group, the city had significantly fewer residents in all other age ranges than the surrounding area or Michigan as a whole.

Age	Ypsilanti	County	State
Under 5	5.0%	6.2%	6.8%
5-14	8.7%	12.4%	15.0%
15-24	40.5%	20.6%	13.7%
25-44	26.4%	32.1%	29.8%
45-66	12.5%	20.7%	22.5%
65+	7.1%	8.1%	12.3%

Data from US Census 2000

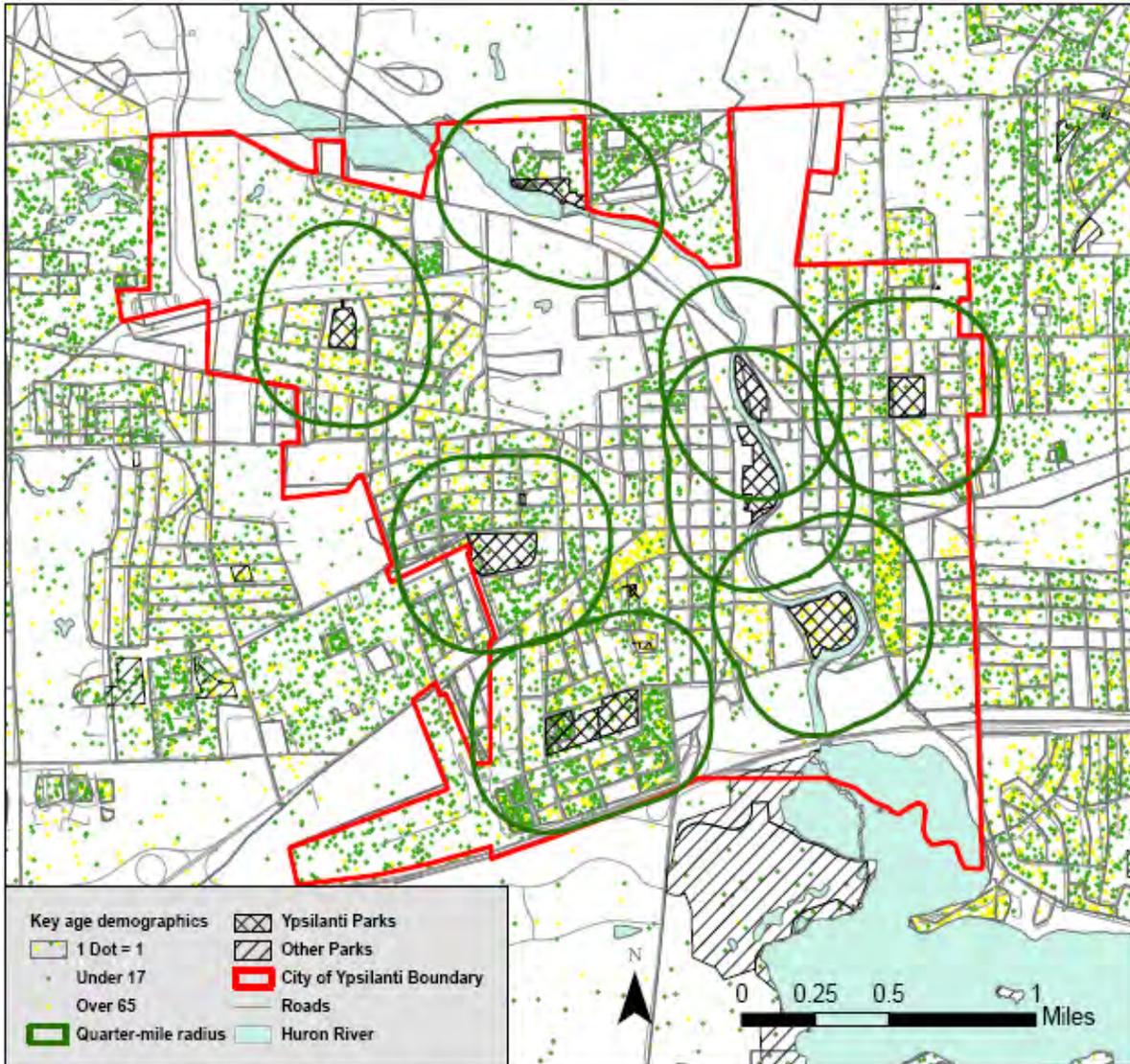
Because of the size of this age group, the City had a younger population on average than the surrounding area: the 2000 Census found the City’s median age to be only 23.6. By comparison, Ypsilanti Township had a median age of 31.2, Washtenaw County 31.3, and the State of Michigan 35.5. (The City of Ann Arbor also had a lower-than-average median age of 28.1.) While many of the members of this dominant youthful demographic are likely served by recreation facilities and programs offered through the schools and University, they are also a major audience – and a potentially underutilized resource – for the city’s parks and facilities. The creation of the Waterworks Park disc golf course in 2007 through donations and volunteer labor is one such example.

Two demographic groups traditionally considered important in recreation planning are children and older residents, as these residents typically have more time in which to use recreation facilities, but are more limited in their mobility. Figure 2-4 illustrates the distribution of these residents within the City as of the 2000 Census.

Some key findings involving these ages include:

Children aged 0-17 were most heavily concentrated (within a ¼ mile radius) around Parkridge Park (1,231). Recreation Park (582) and Peninsular Park (478) had the next largest concentrations, though these concentrations were smaller. The concentration near Peninsular Park is most surprising, as this area is not typically thought of as having many families. Notably, the majority of these children are located in the Ypsilanti Township “island” to the west of Peninsular Park. As these Township residents are nearly 2 miles from the nearest Township park, this finding both presents a generally unrecognized need for child-friendly elements in Peninsular Park and also suggests that the City should collaborate with the Township in providing those elements.

Figure 2-4: Locations of residents 0-17 and 65+ years old



Map by City of Ypsilanti Planning Department

Data from Washtenaw County GIS and US Census 2000

Note: dots within each block are randomly distributed, leading to some uncertainty in large blocks. Most notably, the large block in the southwest corner of the City is primarily occupied by the West Industrial Park; population in that block is in fact located almost entirely within the quarter-mile radius of Parkridge Park.

- Within a ½ mile radius, children were still most heavily concentrated around Parkridge (1,631) and Recreation (1,498) Parks, with smaller numbers near Prospect (1,053) and Riverside (931) Parks. Of these, Recreation and Prospect Parks include significant numbers of Township residents within a ½ mile radius.

- Seniors aged 65 or older were also most heavily concentrated at the ¼ mile radius level around Parkridge Park (365), with somewhat smaller concentrations around Waterworks Park (274) and Candy Cane Park (220). Near Waterworks, much of the concentration is due to several senior housing complexes on South Huron St., Chidester St., and South Prospect St. While targeted programming or capital improvements in Waterworks are unlikely at this time, ensuring appropriate pedestrian connections from these locations to Waterworks Park may enhance access to and use of this space.
- Within a ½ mile radius, seniors aged 65 or older were most heavily concentrated around Riverside (710), Recreation (644), and Parkridge (603) Parks.

• Several public facilities draw additional users in these age groups to some City parks: the Ypsilanti Senior Center, Rutherford Municipal Pool, and Chapelle Community School (grades 1-5) are located within or adjacent to Recreation Park; Perry Child Development Center (preschool – grade 2) and the Parkridge Community Center are located within or adjacent to Parkridge Park; and Adams Math and Science Academy (grades 1-5) is adjacent to Prospect Park.

Table 2-4: Ypsilanti income characteristics

	Ypsilanti	County	State
Median family income	\$40,793	\$70,393	\$53,457
Median household† income	\$28,610	\$51,990	\$44,667
Per capita income	\$16,692	\$27,173	\$22,168
Families below poverty level	16.9%	5.1%	7.4%
Children below poverty level	30.1%	8.6%	13.4%
Residents 65+ below poverty level	15.3%	5.8%	8.2%

Data from US Census 2000

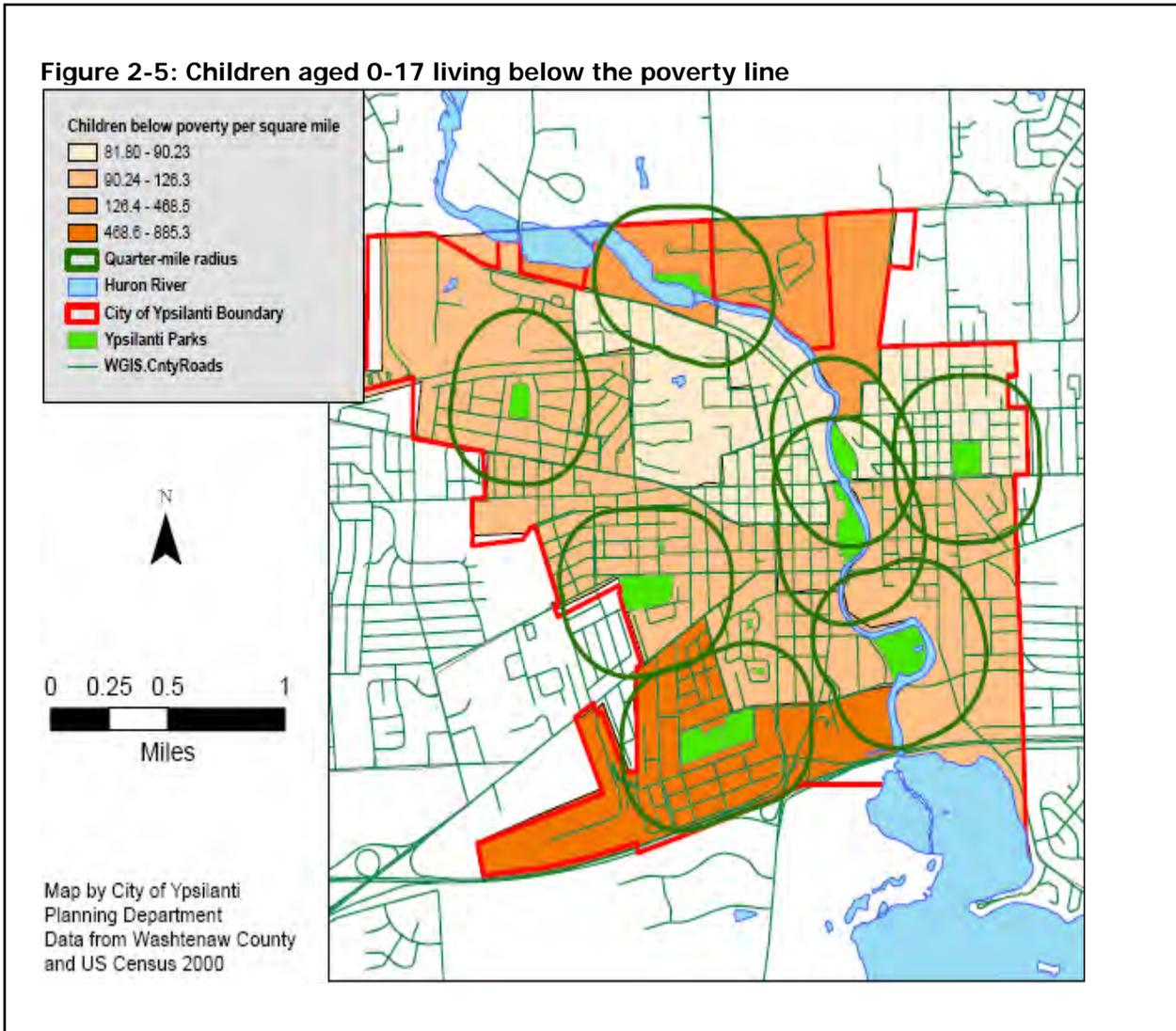
† The Census defines a “household” as any occupied housing unit. A “family” is defined as a household with a number of related occupants. Median family income is higher than median household income because it excludes single-occupant households and households of several unrelated renters, many of whom, in Ypsilanti, are students with low-incomes.

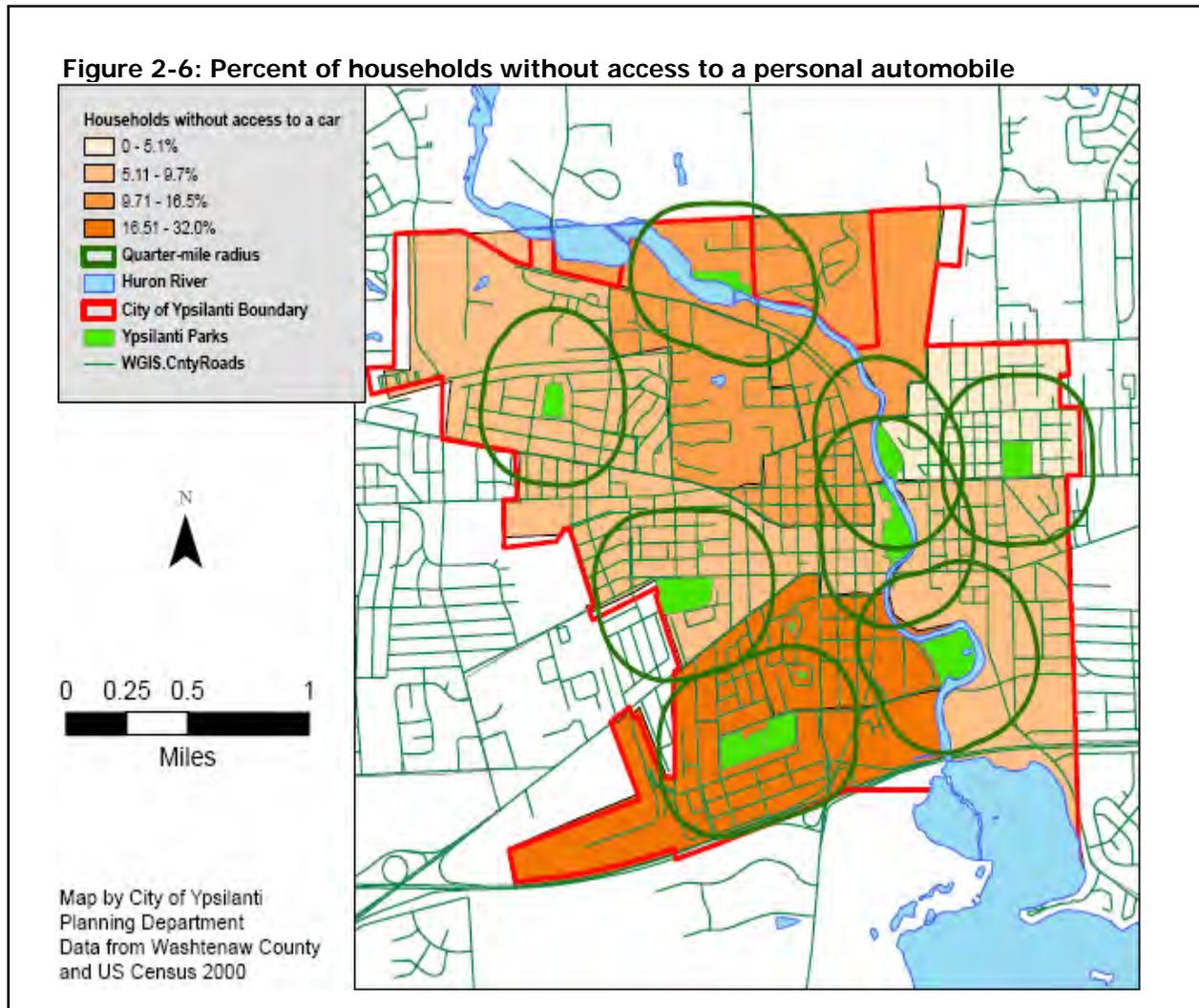
Employment and Income

The City of Ypsilanti has a lower median income and higher level of poverty than many communities in the area. As shown in Table 2-4, the 2000 Census reported that the City had a median household income of \$28,610, 64% of the State-wide median. The major presence of college students in Ypsilanti likely skews this number somewhat; when excluding single-occupant households and households with no related residents, the Census reported a median income of \$40,793 for Ypsilanti, 75% of the State-wide median.

Two particular income-related measures important to recreation planning are the numbers of children in poverty and the number of households that do not have access to a personal automobile. Both of these demographics indicate residents who have limited mobility and cannot easily access recreation amenities that are further away. Figures 2-5 and 2-6 show concentrations of these demographic groups by census tract as of the 2000 Census. Both metrics showed the greatest concentration in the southwest portion of the City around

Parkridge Park. The northern part of the City, around Peninsular Park, had smaller concentrations than the area around Parkridge, but greater than the rest of the city.

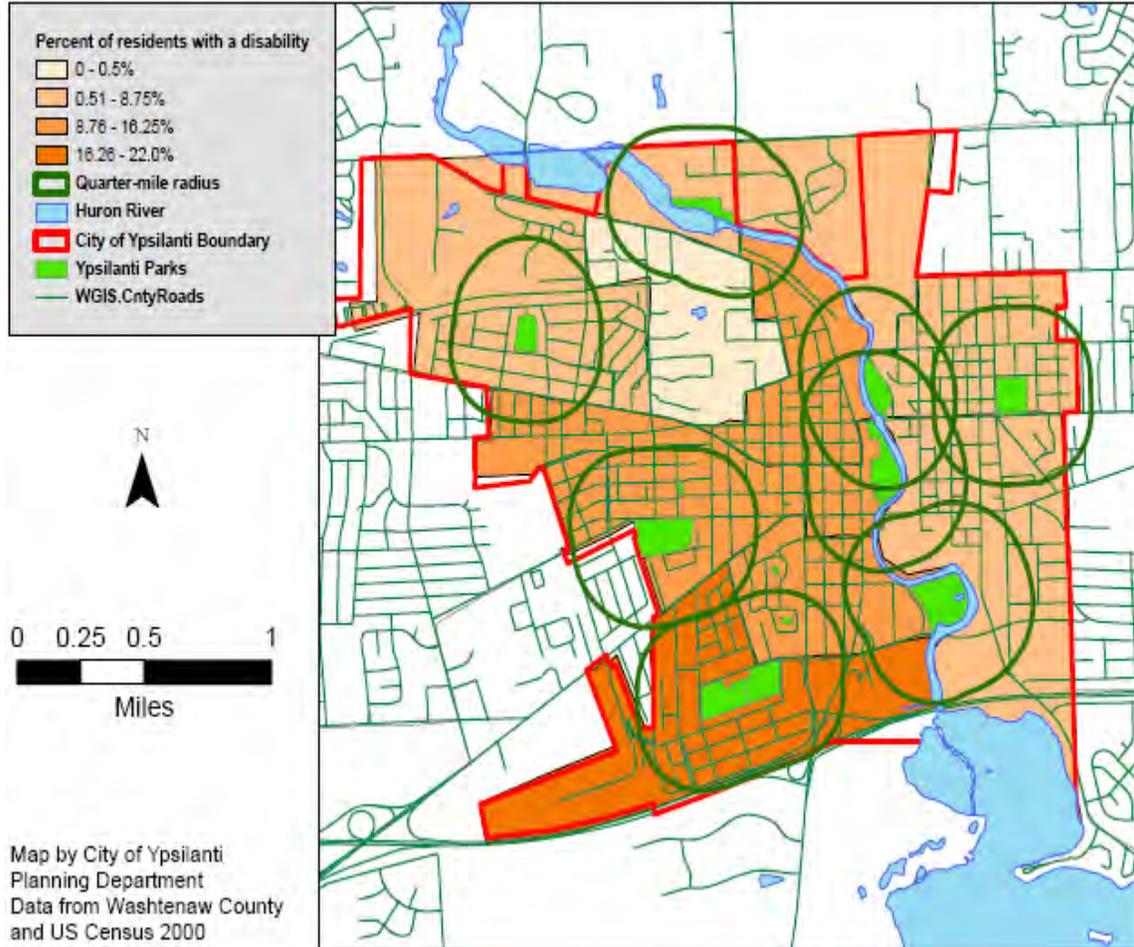




Persons with Disabilities

Disability is defined by the U.S. Census bureau as the following long-lasting conditions: sensory disability (blindness, deafness, or a severe vision or hearing impairment) or physical disability (a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying), or as a physical, mental, or emotional condition lasting 6 months or more that made it difficult to perform certain activities, including learning, remembering, or concentrating (a mental disability); dressing, bathing, or getting around inside the home (a self-care disability); going outside the home alone to shop or visit a doctor's office (a going outside the home disability); and working at a job or business (an employment disability). According to the 2000 Census, 7,159 citizens of the City of Ypsilanti (nearly 32%) suffered some disability. As shown in Figure 2-7, the southwest portion of the City, around Parkridge Park, had the highest percentage of residents who had some sort of disability; the downtown area and neighborhoods around Recreation Park had the next highest percentage.

Figure 2-7: Percent of residents with a disability



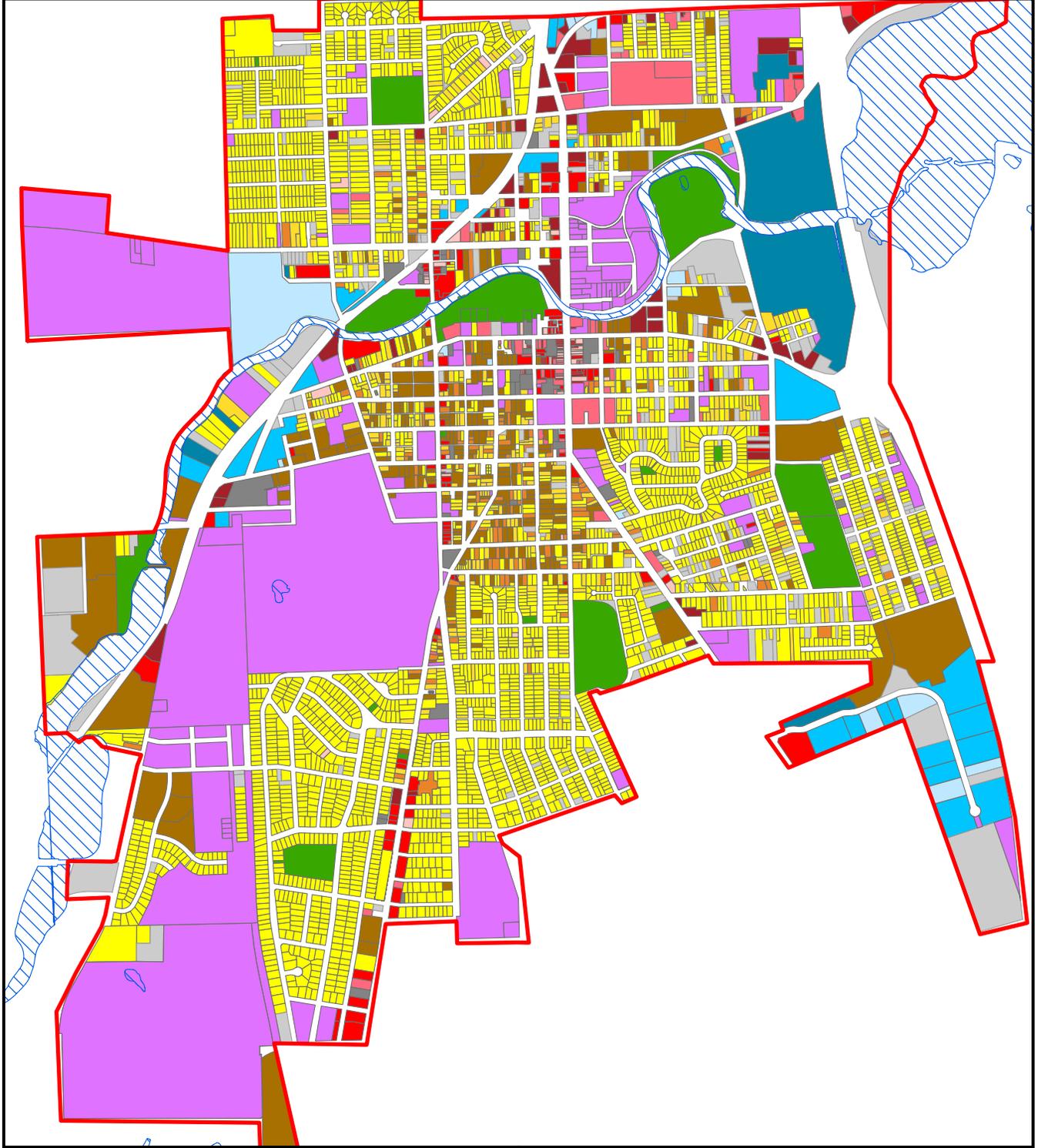
Map 2-1 Existing land use

Legend

-  City of Ypsilanti
-  Huron River

Land Uses

-  Single Family
-  Two Family
-  Medium Density (3 Units)
-  High Density (4+ Units)
-  Mixed Residential Commercial
-  Office
-  Local Commercial
-  General Commercial
-  Light Industrial
-  Medium Industrial
-  Heavy Industrial
-  Public/Institutional
-  Parking Lot
-  Vacant
-  Park

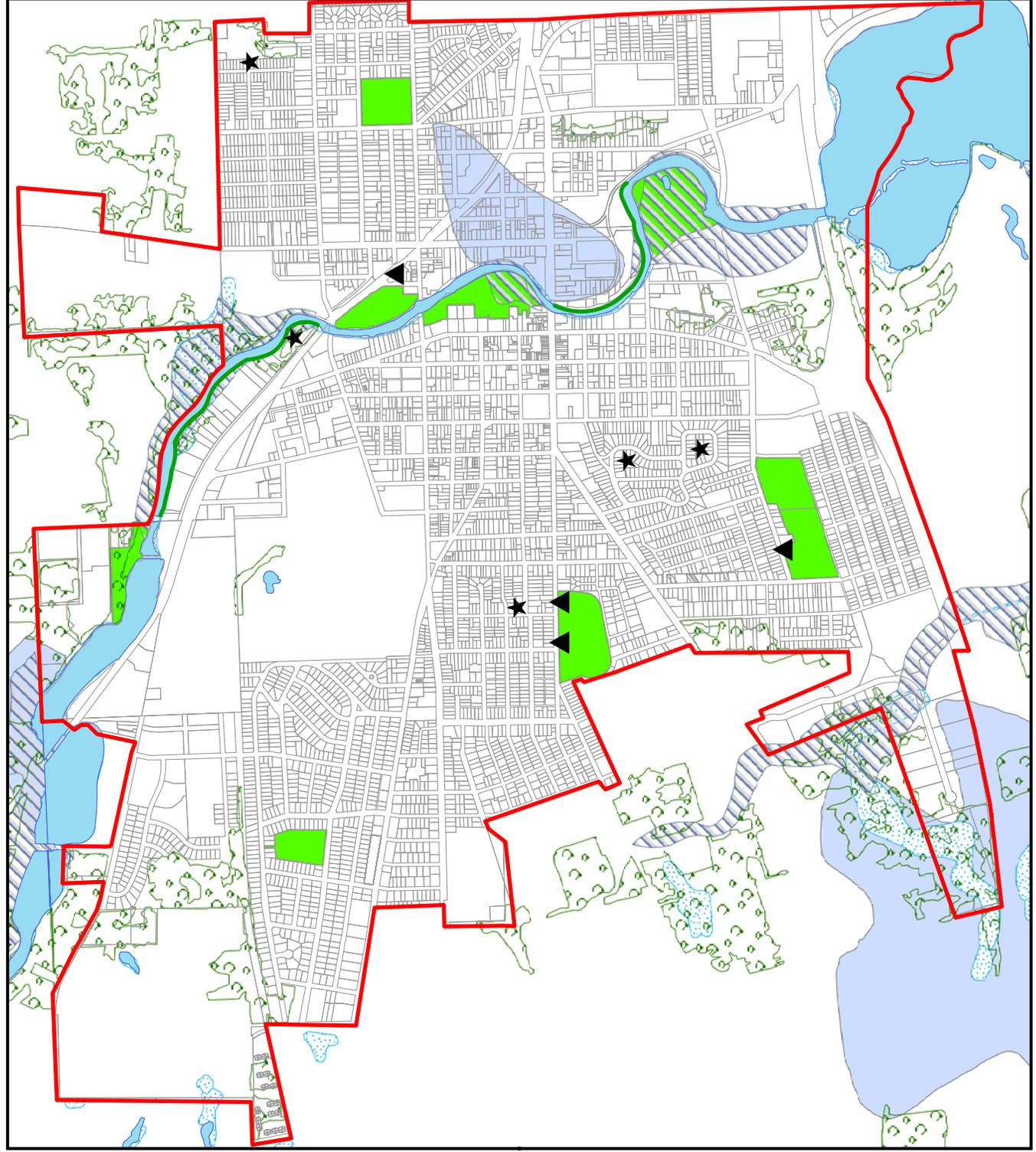


Prepared for the City of Ypsilanti 2008-2012
Parks and Recreation Master Plan
Date from Washtenaw County
and City of Ypsilanti Assessing

Map 2-2 Natural Features

Legend

-  Huron River
-  100-year Floodplain
-  Woodlands
-  Wetlands
-  Groundwater Recharge
-  City of Ypsilanti
-  River Frontage
-  Ypsilanti Parks



Prepared for the City of Ypsilanti
2008-2012 Parks and Recreation
Master Plan

Data from Washtenaw County GIS
and City of Ypsilanti Planning &
Development

Chapter 3: Recreation Inventory

MUNICIPAL PARKS AND RECREATION FACILITIES

The City of Ypsilanti owns 76.6 acres of parkland. Schools under the jurisdiction of the Ypsilanti Board of Education provide an additional 39.1 acres of public grounds, most within or adjacent to the City. Map 3-1 illustrates parkland, recreation facility, and school locations within the City. Table 3-2 identifies an inventory of recreation facilities and amenities currently available at those locations. In a financial climate where new recreation amenities or programs are likely to be volunteer-driven, community interests and stated needs will be a higher consideration than comparing the current inventory to national standards. This inventory, however, can be helpful to the Recreation Commission and community groups in understanding what is currently available within the community.

Community Parks and Facilities

Some of Ypsilanti's parks serve a community-wide role, hosting events and facilities that draw their audience from the entire city and surrounding area. While these community parks also see regular daily use by the immediate neighborhood, residents throughout the community are familiar with them and generally feel some kind of ownership over them. Within Ypsilanti, Riverside Park, Frog Island Park, and Recreation Park have the strongest community-wide draw.



Figure 3-1: Riverside Park, in the heart of Ypsilanti, is the centerpiece of the park system, providing both a venue for large community events and a quiet daily refuge for residents.

Several facilities also draw on the entire community for their audiences, including the Senior Center, Rutherford Pool, Freighthouse, and the Depot Town and Downtown Farmers Markets.

Riverside Park: Riverside is a 13.8 acre park on the Huron River in the center of Ypsilanti, linking downtown and Depot Town. As the home to various annual events, such as the Heritage Festival, ElvisFest, Brewer's Guild of Michigan Summer Beer Festival, and several automotive events (car shows, for example), Riverside's primary role is as an open, passive space and a venue for large-scale activities. Between these events, it hosts activities such as bicycling, dog walking, picnicking, fishing, sunbathing, and other low-intensity uses. In general, Riverside is considered to function well for these activities, though more attention could be drawn to the entrances. While the park is surrounded by major roadways, including Michigan Avenue and Huron Street, it is barely visible to passersby.

Frog Island Park: Frog Island is a 5.0 acre park on the Huron River just north of Riverside Park, between Cross Street and Forest Avenue. Frog Island hosts more active and facility-intensive uses than Riverside, with a small amphitheater at the southern end, a soccer field and running track in the middle, and a community garden maintained by the adjacent neighborhood at the north end. The soccer field and track are well-used, with organized groups or pick-up games using the field on most days with good weather. The amphitheater is underutilized, but has the potential to host smaller events. A paved path runs along a berm on the west side of the park that separates the soccer field from the River; this path is cracked and in need of repair. Frog Island is connected to Riverside via the "tridge", a three-pointed bridge at the south end of the park.

Recreation Park: Recreation Park is a 17.4 acre park located on North Congress Street on the west side of the City. It is one of the most heavily-used parks in the city, as the Senior Center and Rutherford Municipal Pool are located within it, as well as baseball fields, community gardens, basketball courts, and playground equipment. In addition to the community-wide draw of some of these facilities, the park is surrounded by residential neighborhood with high numbers of children, borders Chappelle Elementary School, and is very close to West Middle School and Estabrook Elementary School, which provide it with heavy neighborhood use. The park has heavy seasonal use for Little League baseball games.

Senior Center: The Ypsilanti Senior Center is located in Recreation Park, at 1015 North Congress Street. A volunteer group, the Friends of the Senior Center, provides for utilities, staffing, and other costs through fundraising, allowing the Center to be open daily for fitness activities, crafts, cooking classes, meals, and social events. Additionally, the Center hosts meetings and events for various neighborhood and community groups. The Center maintains a website at <http://ypsiseniorcenter.com>. In 2007, CDBG funds were used to install a new roof, windows, and light fixtures, and make the restrooms handicap accessible.

Rutherford Municipal Pool: The Rutherford Municipal Pool is located at the eastern end of Recreation Park, at 975 North Congress Street. A volunteer group, the Friends of the Rutherford Pool, provides for utilities, staffing, and other costs through pool fees and additional fundraising. The pool provides for open swimming and lap swimming from early June to early September each summer, as well as occasional activities such as Euchre nights, CPR training, and water polo. In 2007, CDBG funds were used to address some plumbing issues in the pool house, but recent inspections have shown that the pool itself is in poor condition. As the pool is at the end of its design life, major repairs are expected to be less cost-effective than replacement, a project which would likely cost around \$750,000. The Friends expect that the summer of 2008 will be the last season that the current pool can be reasonably operated, assuming that minor repairs can be made to last through that season.

Parkridge Community Center: The Parkridge Community Center, located at 591 Armstrong Court in the northwest corner of Parkridge Park, offers recreational and educational programs to Ypsilanti youth, with a focus on after-school and summer activities. As with the Senior Center and Pool, volunteers provide day-to-day administration of Parkridge, including fundraising for staff, utilities, and programming. A broad variety of community organizations provide programming at Parkridge, including Growing Hope and MSU Extension. CDBG funds were used in 2007 to replace the roof and windows.

Freighthouse: The Freighthouse, next to Frog Island Park on the north side of Depot Town, has in the past been used as a community center, hosting the Depot Town Farmers Market, a café, and various community meetings and events. Its physical condition, however, forced its closure in 2004. Through various grants and private fundraising, the Friends of the Ypsilanti Freighthouse, a 501(c)(3) non-profit organization, have raised money for a Condition Assessment Report (CAR) and various repairs, including installation of an alarm system, and replacement of a structural floor beam. The 2006 CAR identified nearly \$350,000 in "critical" repairs and site work, some of which has been



Figure 3-2: The Freighthouse, in Depot Town, has been the subject of an ongoing community preservation effort since its closure in 2004. Along with similar efforts at the Rutherford Pool, Senior Center, and Parkridge Center, the citizen-driven Friends of the Ypsilanti Freighthouse is an example of the volunteer recreation projects that have emerged as the City's fiscal capacity has declined.

completed at this time, as well as additional work to address deferred maintenance, upgrade mechanical systems, and further site improvements. The Friends group continues to seek funding through grants and donations for capital repairs. The Freighthouse is part of the Ypsilanti Historic District, and is listed in the National Register of Historic Sites.

Farmer's Markets: Ypsilanti has two seasonal farmer's markets that serve educational and recreational needs in addition to nutritional. The longer-running farmer's market, outside the Freighthouse in Depot Town, is held on Wednesday and Saturday mornings. A second farmer's market was started downtown in the 2006, operating Tuesday afternoons in the Key Bank Building parking lot at Hamilton and Ferris Streets. The markets offer fresh fruits and vegetables, plants, flowers, meats, bread and other baked goods, and craft items. The Ypsilanti Health Coalition, Growing Hope, and the Ypsilanti Food Co-op are active in the markets along with growers.

Neighborhood Parks and Tot Lots

In addition to these city-wide parks, Ypsilanti has a number of parks that are smaller in scale. Typically, these are primarily used by the surrounding neighborhood, though they may also serve users from nearby schools or have facilities that draw from a larger area. Additionally, some areas have small "tot lots" that typically have some play equipment for children and sitting areas.

Candy Cane Park: Candy Cane is a 7.0 acre neighborhood park located in the northwest corner of the community. This park is used primarily for active recreation and is programmed with one baseball field, tennis courts, play equipment and picnic facilities. Some of the sports and playground equipment is showing signs of wear and deferred maintenance. Recent repairs have been made to the picnic shelter by neighborhood volunteers. Little League games are held at Candy Cane over the summer, and the league has taken over maintenance of the bathrooms during their season. It is close to the schools on West Cross, and the B2B Trail passes within 50 yards of the northern entrance, but the park itself is relatively secluded and not known by many except nearby residents or those seeking it out for Little League or other events.

Parkridge Park: Parkridge Park is an 8.1-acre neighborhood park located in the southwest corner of the city. It is adjacent to the Parkridge Community Center and the Perry Childhood Development Center (pre-school and kindergarten). Parkridge contains a number of active recreation facilities, including basketball and tennis courts, a baseball field, jogging and walking track, playground equipment, and a learning garden targeted at Perry students. The neighborhood around Parkridge has a large number of children, and the school and community center attract children from around the community, making this a very well-used neighborhood park. In 2007, a number of community organizations, including the Ypsilanti Health Coalition, Ypsilanti Housing Commission, Messiah Temple, and neighborhood organizations, made a number of capital improvements to the park such as resurfacing and new fencing for the courts to address deterioration. This work was aided by grants from the Ann Arbor Community

Foundation. The property on which Parkridge Park is located in fact belongs in part to the Ypsilanti Housing Commission and in part to the Ypsilanti Public School District; the City of Ypsilanti leased the property from those entities in 1991 in order to make improvements and maintain the property as a public park.

Peninsular Park: Peninsular Park is a 5 acre wooded area on the eastern shore of the Huron River, west of Leforge Road that anchors the northern end of the riverfront park system. This park is generally undeveloped, physically isolated from most of Ypsilanti by the river, railroad tracks, major roadways, and limited pedestrian connections, and not frequently visited or thought of by most residents. The dam is currently being assessed both for structural condition and feasibility of recommissioning for power generation, though the most likely result of that assessment is that the dam will require removal or (very expensive) repairs. As the dam is attached to the powerhouse, a structural assessment will be required before removal of the dam to determine the effect on the powerhouse structure, and whether the powerhouse will need to be removed or structurally modified in the event of dam removal.

Prospect Park: Prospect Park is the oldest park in Ypsilanti's recreation system. The 9.5-acre park is located immediately adjacent to the historic district in the northeast corner of the city. Prospect Park provides a mix of both active and passive recreation opportunities. The north end is programmed with a multi-purpose field, play equipment, basketball, tennis courts and picnic facilities. The south end of the park is a more passive recreation area, with mature trees, pathways and picnic facilities. Luna Lake, a small pond with a fountain, was once the prime focus of activity in Prospect Park's earliest days, but is now dry. The park is well used both by the adjacent Adams Elementary School, as a school playground; for its basketball courts; and for family and neighborhood picnics, though the closure of the bathrooms reduces its attractiveness for this purpose.

Waterworks Park: Waterworks is a 10 acre park on the Huron River at the southern end of the river's course through the city. Part of this relatively isolated and underutilized park was previously the YCUA water treatment plant, and it currently hosts the Public Works Department's municipal yard waste composting. With industrial uses and the river bordering it on several sides, and poor pedestrian and bicycle connectivity to residential areas, it is not a park that invites residents to simply stop in or walk through. This is likely to remain the case until the Water Street area redevelopment opens access from the north; some past concept plans for the Water Street project have additionally called for creation of additional lowland area in Waterworks to compensate for raising the elevation of portions of Water Street. The park has a baseball field and picnic shelter, though they see little use. The only major activity generator in Waterworks is a disc golf course that was created in 2007 by a volunteer effort, and has drawn players from around the Ann Arbor and eastern Washtenaw County area.

Tot lots: The Edith Hefley, Carrie R. Mattingly, and Charles Street Tot Lots are small parcels, each a quarter-acre or less, intended to serve nearby residents. While Edith Hefley, on Elm Street, appears to receive significant use, and has recently benefitted

from repairs and repainting by neighborhood volunteers, the others are aging and have relatively low visibility. Mattingly in particular has little play equipment left, and virtually no visibility from the street, as a mid-block parcel with only a narrow access to the street. Another mid-block parcel, to the south of Mattingly in the Ainsworth neighborhood, is publicly owned, but not formally used or recognized as a park; this parcel has no public access, is not currently maintained by the City, and appears to generally be used by adjacent homeowners as an extension of lawn or garden space.

Related Lands

A few publicly-owned properties around Ypsilanti serve recreational functions or have significant natural features, but are not considered to be parkland. These properties are noted for completeness; some have potential for formal inclusion in the parks system in the future.

River's Edge / Gilbert Park: The City's Water Street redevelopment area includes nearly a half mile of frontage on the Huron River south and east of Michigan Avenue, including the former Gilbert Park area. This frontage is to be developed for public access as a linear park during the redevelopment of the Water Street area, connecting downtown to Waterworks Park and providing a link in the B2B trail between Riverside Park and South Grove Street. Regional partners, such as the Washtenaw County Parks and Recreation Commission and Community Foundation for Southeast Michigan, have discussed support for this project, but implementation will need to be coordinated with the larger redevelopment project.

Railroad Street Shoreline: The west shoreline of the river extends for about $\frac{3}{4}$ of a mile from LeForge Road southeast to the Forest Avenue and railroad bridges. A long-standing goal of the City's recreation plans has been to create public access along this shoreline, eventually linking Frog Island and Peninsular Parks. Though this is mostly private property, the Ypsilanti Economic Development Corporation acquired several tax-foreclosed parcels at the southeastern end of this stretch in 1994. Additionally, the Peninsular Place apartment complex includes a pedestrian path along the shoreline of that site, and a recently approved site plan for Budget Towing included the recording of a public easement along the shoreline.

Boys & Girls Club: The Huron Valley Boys & Girls Club, at 220 N. Park Street, is part of the Boys & Girls Clubs of Southeast Michigan, and provides recreational programming for area youth. The club is located on City-owned property, which it has a long-term lease on.

Ometha M. Smith Memorial Park: This lot, on Michigan Avenue just to the east of the Paradise Manor public housing, is owned by the City, but maintained by the Ypsilanti Housing Commission as a playground and greenspace for residents.

ADA Accessibility Assessment

A thorough Americans with Disabilities Act (ADA) compliance assessment of the City's park system was conducted in November 2002 as a part of the previous master plan process. As the City's fiscal situation has largely precluded capital improvements to the park system in the period since that plan was developed, park accessibility is considered to be unchanged since that time, though the 2007 CDBG-funded work at the Senior Center addressed bathroom accessibility issues at that facility.

Future work in the parks will need to refer to the deficiencies found in the assessment and undertake improvements. The most significant improvements anticipated during the scope of this plan will be at Riverside and Frog Island Parks, as the CDC's planning process for those parks included attention to the accessibility of park entrances, parking areas, picnic facilities, and general circulation.

Significant recommendations for improvement noted during the compliance assessment included the following items:

Candy Cane Park

- Improve accessibility to the park pavilion
- Improve park accessibility from the northern entrance

Frog Island Park

- Address steep ramps from the parking lot and attaching the upper rim of the park to the lower bowl
- Improve accessibility from the northern point of the park

Parkridge Park

- Provide accessible parking near the eastern entrance
- Address the steeper sloped routes of access at both western entrances
- Create curb cut-outs at the north-western entrance to accommodate accessible parking spaces

Peninsular Park

- Meet parking requirements
- Increase accessibility to the waterfront
- Improve horizontal circulation

Prospect Park

- Improve access to the pavilion
- Create better route of entrance from the parking lot to the park

Recreation Park

- Locate accessible spaces nearer to the park entrance
- Form curb cut-outs to provide accessibility

Riverside Park

- Improve the visibility of accessible parking spaces (lines)
- Provide better access from the parking lot to the park entrance
- Attach the pavilion to existing paths

Waterworks Park

- Meet parking requirements (number, demarcation, signage)
- Improve circulation routes

REGIONAL RECREATION RESOURCES

In addition to the City's parks and facilities, a number of regional recreational opportunities are available to Ypsilanti residents. Map 3-2 shows some of these major regional parks and recreation facilities, maintained by Washtenaw County, the Huron-Clinton Metroparks Authority, the State of Michigan, or area colleges and universities. As with Ypsilanti's park system, many of these regional attractions are associated with the Huron River.

State Recreation Areas

Within Washtenaw County, or nearby in adjacent counties, the Michigan Department of Natural Resources (DNR) provides large natural areas for activities such as hunting, fishing, hiking, snowmobiling, and camping—activities that cannot be accommodated well in an urban setting such as Ypsilanti. These DNR facilities typically require paid motor vehicle passes, which are available daily or annually, and fees for some amenities, such as camping.

The Waterloo Recreation Area, near Chelsea on the western side of Washtenaw County, is the largest park in Michigan's Lower Peninsula. The park's 20,000 acres include campgrounds, rustic cabins, and group use camping; picnic areas; multiple lakes for swimming, fishing, and boating; and about 60 miles of interpretive nature trails, equestrian trails, mountain biking, cross-country skiing, and general hiking. Waterloo also includes the Gerald E. Eddy Discovery Center, a year-round facility offering geology and natural history exhibits, as well as educational programming by the Waterloo Natural History Association.

The Pinckney Recreation Area spans 11,000 acres north of Chelsea in western Washtenaw and Livingston Counties. Like Waterloo, Pinckney includes numerous lakes, campgrounds, and trails to accommodate a variety of users. The Pinckney and Waterloo Recreation Areas are connected via the 46-mile-long Waterloo-Pinckney Trail, which is the longest hiking trail in lower Michigan.

A number of smaller DNR parks are located north of Ypsilanti: the Brighton and Island Lake Recreation Areas, in Livingston County near Brighton, and Maybury State Park, near Northville in Wayne County. These state facilities also offer a range of activities, from swimming and fishing to hiking and picnic areas. Maybury, as a smaller, more "suburban" recreation area, does not provide space for hunting or camping.

Huron-Clinton Metroparks

The Huron-Clinton Metropolitan Authority is a regional special parks district that maintains 13 parks around the Detroit region. The Metroparks system includes 24,000 acres of parkland, funded by a regional millage, annual and daily vehicle entry fees, and user fees for some facilities. These parks are intended to supplement local parks by offering more diversified activities which most local governments cannot provide, though are typically smaller and less wilderness-oriented than the DNR's recreation areas. Within a twenty minute drive from the City of Ypsilanti, this system includes the Delhi, Dexter-Huron, Hudson Mills, and Lower Huron Metroparks. Eventually, Washtenaw County's Border to Border Trail and a planned trail along the Huron in Wayne County will provide hiking and biking connections from Ypsilanti to these Metroparks.

A. Delhi

Delhi Metropark is a 53-acre park located five miles northwest of Ann Arbor on the Huron River. Delhi has picnic areas, two picnic shelters, river fishing, and softball diamonds. A children's playground features an "adventure playship" structure, slides, and swings. Canoeing is also accommodated. Livery-run canoe trips start at either Hudson Mills or Dexter-Huron Metroparks and finish in Delhi Metropark.

B. Dexter-Huron

Dexter-Huron Metropark is a 122-acre site on the Huron River located 7 ½ miles northwest of Ann Arbor on the Huron River. The heavily wooded park features picnic areas, playground equipment, river fishing, and a softball diamond. Parking areas near the Huron River offer convenient canoe launching.

C. Hudson Mills

Hudson Mills Metropark is located north of Dexter where North Territorial Road crosses the Huron River. This 1,549-acre park has an 18-hole golf course, disc golf courses, picnic areas, playground equipment, softball diamonds, basketball, volleyball, and tennis courts, a 3.5-mile paved multi-use trail, nature trails, river fishing, and a group-use camp. The park is a popular destination for canoeing and kayaking, and the activity center rents bicycles and sporting equipment during the summer and cross-country skis in the winter.

D. Lower Huron

Lower Huron Metropark is a 1,258-acre park located east of Belleville. It features a par-3 golf course, hardcourt sports, a swimming pool with water slide, canoeing, a paved multi-use trail, and self-guided nature trails. A series of connected ponds provides ice skating in the winter, with heated restrooms. From Lower Huron, trails currently connect south and east to Willow and Oakwoods Metroparks.

Washtenaw County Parks, Facilities, and Natural Areas

The Washtenaw County Parks and Recreation Commission (PARC) and Natural Areas Preservation Program (NAPP) maintain a number of recreational amenities that are accessible to

Ypsilanti residents. Some of these facilities require annual or daily entry fees. PARC and NAPP facilities near Ypsilanti include:

E. Rolling Hills & Water Park

Rolling Hills County Park, located on Stoney Creek Road in Ypsilanti Township, is a 363 acre park offering nature trails, sledding hill, disc golf course, picnic pavilions, fishing pond, children's play area, volleyball courts, baseball field, and a seasonal water park. A concessions stand operates in the water park during the summer. In the winter, sleds and cross-country skis are available for rent.

F. LeFurge Woods

LeFurge Woods Nature Preserve is a 325 acre preserve just north of Ypsilanti on Prospect Road. The County's NAPP has coordinated with the Southeast Michigan Land Conservancy in the acquisition of several parcels and conservation easements that make up or surround LeFurge Woods. The adjacent 99 acre Conservancy Farm houses the Land Conservancy's offices and hosts a community garden, as well as maintaining 80 acres of active farmland in partnership with local farmers. The preserve and farm are open to the public during daylight hours.

G. Parker Mill

Parker Mill County Park is a 26 acre tract of wooded land that encompasses the tail end of Fleming Creek, where it joins the Huron River. It is located on Geddes Road in Ann Arbor Township. The park features the historic Parker Mill Grist Mill, which is operational as an educational resource. The park also contains the Hoyt G. Post Trail, a mile-long handicap accessible boardwalk that provides access to five natural/interpretive areas along Fleming Creek and near the Huron River. Parker Mill is located along the Border to Border Trail, a relatively short bicycle ride from Ypsilanti.

H. County Farm Park

County Farm Park is a 141 acre park located on the southwest corner of Washtenaw Avenue and Platt Road in Ann Arbor. It contains a community garden with Project Grow plots; a perennial garden; two shelters; walking, jogging, fitness, and nature trails; and the WCPARC administrative offices. Two nature areas are located in the County Farm Park: Britton Woods is an eighteen-acre woodlot with a mix of upland and floodplain tree species, while the County Farm Nature Area is former agricultural land that has since renaturalized with lush fields, dense hedgerows and brushy cover. From Ypsilanti, County Farm Park is easily accessible by bus on AATA's #4 route.

I. Meri Lou Murray Recreation Center

The Murray Recreation Center is a 51,000 square foot facility located at Washtenaw Avenue and Platt Road in Ann Arbor. The Center has a wide variety of fitness and recreational amenities. Features include a wheelchair accessible swimming pool, gymnasium, cardio and strength training equipment, indoor track, and locker rooms. The Center also offers various fitness and dance classes. The Recreation Center is accessible from Ypsilanti via AATA's #4 bus route.

Ypsilanti Township Parks

The Charter Township of Ypsilanti, which surrounds the City on three sides, maintains 27 parks totalling 890 acres. As in the City, parks along the Huron River and Ford Lake make up the core of the Township's park system, including North Bay, Ford Lake, Loonfeather Point, North and South Hydro, and Lakeside Parks. Several additional Township parks are located in the northern, more heavily populated portion of the Township, including the Community Center at 2025 E. Clark Road. The Township's Recreation Department offers activities for children, adults, and seniors, including sports, fitness classes, and educational and social activities. Township parks and programs are open to City residents, though some parks require vehicle entry fees. Programming also typically requires registration fees. Maps of the Ypsilanti Township park system are included in Appendix D.

Border to Border (B2B) Trail

In recent years, communities throughout southeast Michigan have been working to create regional trail systems. At a broad scale, the planning and development of these trails is being encouraged and coordinated by the Community Foundation of Southeast Michigan.² Within Washtenaw County, the WCPARC and the Washtenaw County Greenways Advisory Committee (GAC) coordinate local efforts to complete the Border to Border Trail, which will eventually run along the length of the Huron River through Washtenaw County. Large portions of the trail within the City of Ypsilanti and Ypsilanti Township have been completed; west of Ypsilanti, the portions through Superior Township, Ann Arbor Township, and the City of Ann Arbor are complete.

Travelling west from Ypsilanti, the completed portion of the trail provides access to the Washtenaw Community College and Saint Joseph Mercy Hospital campuses and Parker Mills County Park. The trail then enters the City of Ann Arbor via Geddes Park, providing access to a number of Ann Arbor municipal parks and the University of Michigan's Nichols Arboretum. South and east of Ypsilanti, the trail follows Grove Road along the north shore of Ford Lake through Ypsilanti Township, connecting to North Bay, Loonfeather Point, Lakeview, and North Hydro Parks. A map of the B2B Trail segments near Ypsilanti is provided in Appendix B.

Eastern Michigan University Facilities

Within Ypsilanti, some Eastern Michigan University (EMU) facilities may be used by community members regardless of University affiliation, though entry or reservation fees are typically required. The Olds-Robb Student Recreation/Intramural Complex (Rec/IM) is located near the west side of the main EMU campus, near Oakwood Street. The Rec/IM includes a swimming pool, cardio and strength training machines, and basketball, racquetball, and volleyball courts. The newly constructed Softball Complex on the western recreation campus can be rented by community groups for baseball, softball, or basketball games.

² Planning documents for this initiative are available at <http://greenways.cfsem.org/>

DNR RECREATION GRANT INVENTORY

Ypsilanti has previously received several DNR recreation grants for park development, listed in Table 3-2, below. These grants come from the Land and Water Conservation Fund (26), Michigan Natural Resources Trust Fund (TF), and the 1988 Recreation Bond Fund (BF).

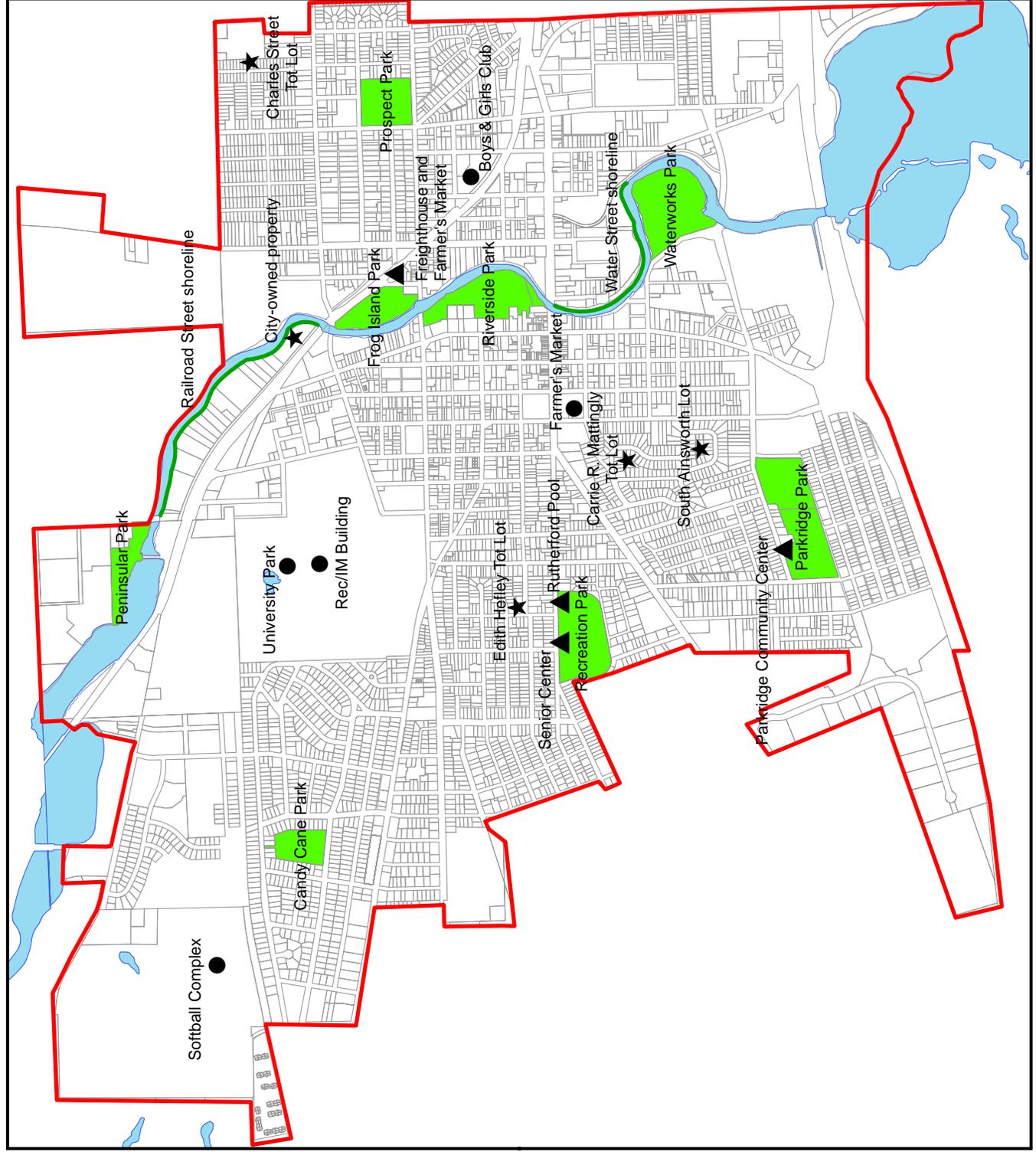
Table 3-1: Past grants received from DNR

Grant	Park Name	Type	Status	Scope
TF05-054	Riverside Park Capital Improvement Program	Development	Active	Lighting and electrical Gazebo construction Landscaping
BF93-352	Prospect Park Improvement	Development	Closed, 1999	Play structures / equipment Court renovations Luna Lake renovations Softball field renovations Parking lot improvements Park structure renovation Landscape / earthwork General construction
BF91-383	Parkridge Park Renovation	Development	Closed, 1999	Shelter renovation Sports facility renovations Asphalt path Lighting Landscaping
26-01542	Rutherford Municipal Pool	Development	Closed, 1999	Pool repairs Site upgrades Facilities building repairs
26-01393	Peninsular Park	Acquisition / Development	Closed, 1992	Shelter construction Parking lot construction Septic system Lighting
26-01269	Frog Island Park Development	Development	Closed, 1990	Lighting Amphitheater construction Bike/walk path Bridge
26-01243	Riverside Park Phases I & II	Development	Closed, 1985	Utility relocation Walking path Dock Landscaping
26-00393	Ypsilanti Swimming Pool	Development	Closed, 1977	Construct outdoor pool

Map 3-1 Ypsilanti parkland and other recreational assets

Legend

-  River Frontage
-  Ypsilanti Parks
-  Huron River
-  City of Ypsilanti
-  City Facilities
-  Other City Lands
-  Other Facilities



Prepared for the City of Ypsilanti
2008-2012 Parks and Recreation
Master Plan

Data from Washtenaw County GIS
and City of Ypsilanti Planning &
Development

**Map 3-2
Regional recreation
facilities**

Legend

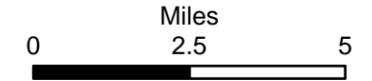
- +— Railroads
- Highways

■ Lakes

■ City of Ypsilanti

- A - Delhi Metropark
- B - Dexter-Huron Metropark
- C - Hudson Mills Metropark
- D - Lower Huron Metropark
- E - Rolling Hills Water Park
- F - LeFurge Woods

- G - Parker Mills
- H - County Farm Park
- I - Meri Lou Murray Recreation Center
- J - Waterloo State Recreation Area
- K - Pinckey State Recreation Area



Prepared for the City of Ypsilanti
2008-2012 Parks and Recreation
Master Plan

Data from Michigan Geographic
Data Library.

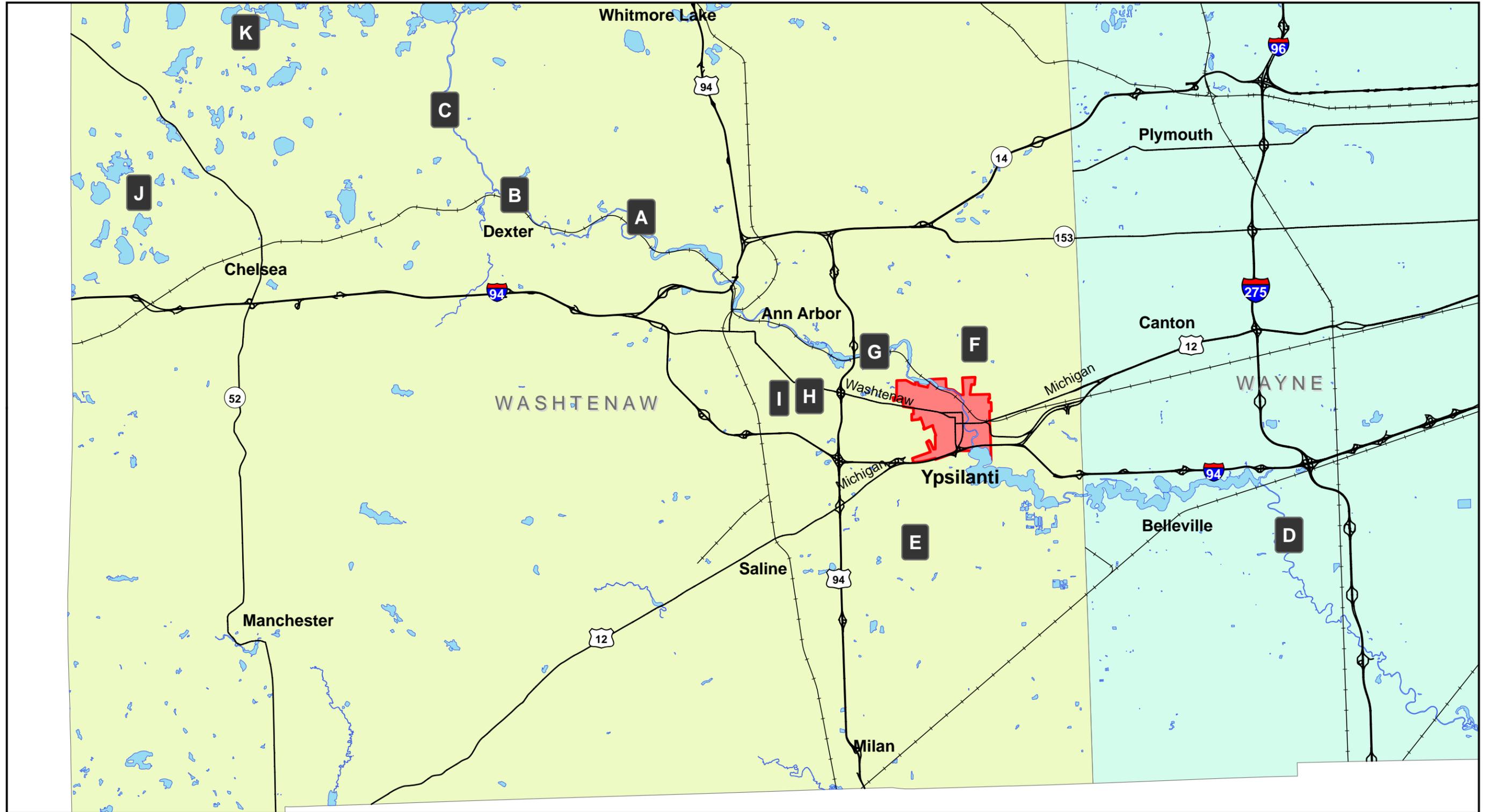


Table 3-2: Recreational Amenities

Community Recreation Inventory																																							
Name of Facility/Space	Existing Size (Acres)	Indoor Facilities													Outdoor Facilities																								
		Badminton	Basketball	Gym	Handball/Racquetball/Squash	Kitchen/Dining	Library	Multi-Purpose Room	Other	Restrooms/Shower	Swimming Pool	Table Tennis	Tennis	Track	Weight Room	Amphitheater	Baseball/Softball	Basketball	Bicycling Paths	Community Garden	Disc Golf	Fishing Pier	Fitness Area	Football/Soccer Field	Golf Course	Horseshoes	Ice Skating	Observation Area	Picnic Area	Playfield	Playground Equipment	Shelter Buildings	Shuffleboard	Swimming Pool	Tennis Courts	Track/Walking Path	Volleyball		
City Parks and Facilities																																							
Candy Cane Park	7.0															1																				2			
Frog Island Park	5.0														1			1	1					1													1		
Rivers Edge Park/Water Street Park	7.1																	1																					
Parkridge Park	8.1															1	1				1					1					2	1				1	1	1	
Parkridge Community Center				1		1	1	1	1					1																									
Peninsular Park	5.0																				1																		
Prospect Park	9.5															1	2												1		1		1	2			1	1	
Recreation Park	17.4															2	1		1												1		1	1				1	
Rutherford Municipal Pool																																						1	
Senior Citizens Center						1	1	1	1	1																											1		
Riverside Park	13.8																	1				2							1	1					1				
Water Works Park	10.0															1					1																1		
Edith Hefley Tot Lot	0.41																																					1	
Charles Street Tot Lot	0.14																																					1	
Carrie Mattingly Tot Lot	0.56																																					1	
Ainsworth Circle Lot	0.75																		1																				
Total Acreage	84.76			1		2	2	2	2	3	1			1	1	6	4	3	3	1	4		1		1		1		1	9		8	8	1	1	4	4	1	

Community Recreation Inventory

Name of Facility/Space	Existing Size (Acres)	Indoor Facilities													Outdoor Facilities																								
		Badminton	Basketball	Gym	Handball/Racquetball/Squash	Kitchen/Dining	Library	Multi-Purpose Room	Other	Restrooms/Showers	Swimming Pool	Table Tennis	Tennis	Track	Weight Room	Amphitheater	Baseball/Softball	Basketball	Bicycling Paths	Community Garden	Disc Golf	Fishing Pier	Fitness Area	Football/Soccer Field	Golf Course	Horseshoes	Ice Skating	Observation Area	Picnic Area	Playfield	Playground Equipment	Shelter Buildings/Restrooms	Shuffleboard	Swimming Pool	Tennis Courts	Track/Walking Path	Volleyball		
Ypsilanti Public Schools																																							
Adams Elementary	1.5																																						
Chapelle Elementary	0.5																1																						
East Middle School	7.1			1																				1															
Estabrook Elementary	18.7																		1																				
Perry Childhood Development Center	2.5																1							1															
West Middle School				1		1																		1															
Total Acreage	39.1			2		1																		3															
																	6	3		3																			
Eastern Michigan University																																							
REC/IM Building		6	4	2	11			2		x	2	1		1	2																								
Softball Park																4				1																			
University Park																												1				1					1		
Total Acreage		6	4	2	11			2		x	2	1		1	2																								
		6	4	2	11			2		x	2	1		1	2																								

Chapter 4: Administrative Structure

Since the creation of the 2003 City of Ypsilanti Parks and Recreation Master Plan, budget constraints have resulted in the elimination of the City's Recreation Department. At present, staff from multiple departments work with the Recreation Commission and with numerous volunteer groups to provide park maintenance and programming.

COMMISSION

The Recreation Commission is appointed by the City Council to “ensure recreational programs and opportunities are afforded all citizens,” by seeking sustainable partnerships and encouraging volunteerism. In 2007, the Recreation Commission was expanded from a 6-member body to have between 9 and 11 members, up to 3 of whom may be youth members under the age of 18.

STAFF

The primary staff involvement with the parks and recreation system is maintenance through the Public Works Department, including mowing, trash collection, and facility repairs. The Assistant City Manager coordinates special event staffing, including additional Police Department and Public Works staffing. The Planning & Development Department assists the Commission with long-range planning. The Public Works and Planning and Development Departments are also involved in specific parks and recreation-related projects, such as applying for grants or coordinating with volunteer groups.

Private fundraising by volunteer organizations provides for part-time city employees at the Parkridge Community Center, Senior Center, and Rutherford Municipal Pool.

BUDGET

The Public Works Department has a Parks Maintenance budget totaling \$204,056 in fiscal year 2007-2008. This budget has been reduced in recent years, as shown in Table 4-1, at right. The City does not have recreation programming or capital improvements budgets; programming is provided through dedicated fundraising by volunteer organizations or other partners, and capital improvements made as specific funding can be identified for them.

Fiscal Year	Maintenance Budget
2005 – 2006	\$277,034
2006 – 2007	\$231,602
2007 – 2008	\$204,056
<i>2008 – 2009 (projected)</i>	<i>\$91,056</i>

Capital improvements are typically funded by partnerships or grants; in 2007, for example, the City partnered with Washtenaw County Parks and Recreation Department to leverage about

\$100,000 in CMAQ funding for the construction of bike lanes on a segment of the Border to Border Trail, and the Washtenaw Urban County assisted the City in securing about \$300,000 in CDBG funding for capital improvements to the Senior Center, Parkridge Community Center, and Rutherford Municipal Pool.

VOLUNTEERS AND OUTSIDE ORGANIZATIONS

Volunteers play a critical role in the City of Ypsilanti's parks and recreation system, particularly in the area of recreation programming.

The City has an agreement with the Ypsilanti JayCees to administer special events registrations for the parks. A JayCees volunteer handles the paperwork for events and works with the Assistant City Manager and Police and Public Works departments to ensure proper staffing at events.

Each of the four major recreational facilities has an associated volunteer "Friends" group: the Friends of the Ypsilanti Freighthouse, the Friends of the Rutherford Pool, the Friends of the Senior Center, and the Friends of the Parkridge Community Center.

The Friends of the Freighthouse, a 501(c)(3) tax-exempt non-profit, has raised money through grants and private donations to perform some of the repairs needed at the Freighthouse. The other Friends groups manage the daily operations of the respective recreation facilities, including fundraising to pay facility staff.

Several of the parks have had volunteer improvements made, as well as volunteer-run recreation programs. For example, neighborhood and school groups maintain community gardens in Parkridge, Recreation, and Frog Island parks, and at Estabrook Elementary and West Middle Schools, with the assistance of local non-profit Growing Hope. In summer of 2007, the Ypsilanti Disc Golf Club provided the equipment and assisted with the installation of the disc golf course in Waterworks Park. Sports groups such as Little League or soccer teams use the sports fields at various parks. The Ypsilanti Health Coalition, a group coordinated by the Washtenaw County Public Health Department, has been active in a number of efforts to promote physical activity; in 2007, the YHC and various community partners were successful in applying for grant money from the Ann Arbor Community Foundation to make capital



Figure 4-1: The Perry Learning Garden, constructed between Perry Child Development Center and Parkridge Park in 2002, is one of several gardens maintained by volunteers on school, park, or private property. The gardens turn underused space into community-organized and supervised space for education, socializing, and food production.

improvements to the basketball courts and other facilities in Parkridge Park, as well as coordinating a Health Festival to promote use of the park.

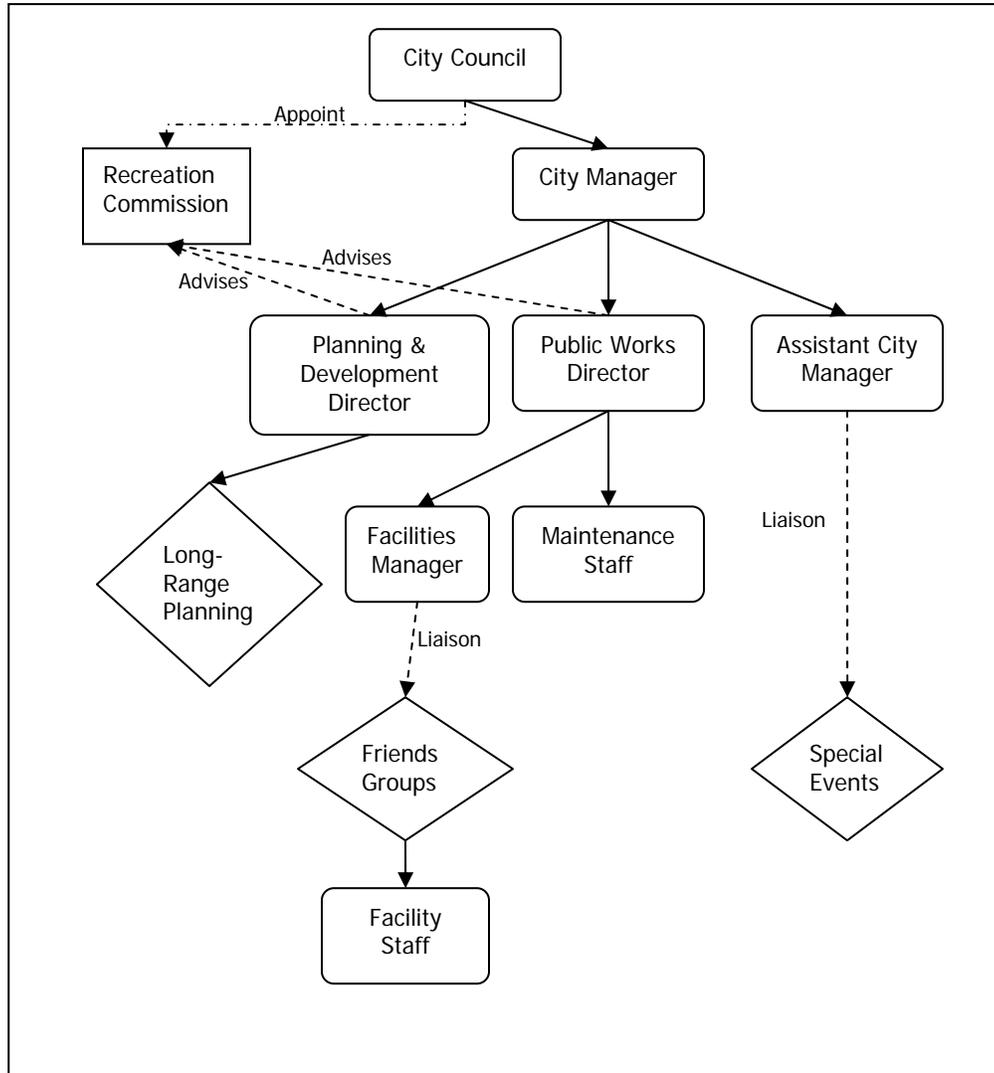
In 2007, the newly formed Depot Town Community Development Corporation proposed to undertake capital improvements, additional programming, and general maintenance in Riverside and Frog Island Parks. At present, this is the only formal agreement that the City has with another organization to provide maintenance or programming in the parks and recreation facilities.

FUTURE STEPS

The current provision of recreation programming in the city has grown organically out of perceived need by a wide variety of volunteer groups, non-profits, and other organizations, particularly in the wake of budget cuts by the City. While these efforts are widely appreciated and admired in the community, both the Commission and members of these organizations have stated a desire for better coordination of activities. The Commission wishes to pursue formalization of relationships between the City and the various entities working in the City parks and recreation facilities, in order to provide a clear channel for authorizing groups to undertake activities; clarify responsibility for costs and maintenance; provide coverage of liability; and ensure effective communication.

While the "Friends" model has been effective in providing for day-to-day management of the City's recreation facilities, the partnership with the DTCCDC shows promise for larger-scale capital improvements. Each of these types of relationship may be built upon or expanded to other parks in the future. As the number and extent of community and volunteer partnerships grows, the City will need to consider how best to coordinate with these efforts – keeping track of formal responsibilities and communicating needs between dozens of partners has the potential to consume significant staff resources.

Table 4-2: Recreation administrative structure



Chapter 5: Action Program

While the fiscal context of the City of Ypsilanti does not currently allow for significant spending on the park system, many improvements are still realistic. This plan is optimistic, while acknowledging financial constraints, that much is possible over the next five years. This attitude is based on the many recent and ongoing successes in the recreation system, including,

- The continuing volunteer-funded and -administered programming at the Rutherford Pool, Senior Center, and Parkridge Center
- The many improvements made to Parkridge Park by Ypsilanti Health Coalition partners
- The disc golf course at Waterworks Park, using volunteer labor and donated materials
- The construction and maintenance of community gardens at Parkridge, Recreation, and Frog Island Parks
- The partnership with the Depot Town Community Development Corporation to improve, maintain, and program Riverside and Frog Island Parks
- The collaboration with Eastern Michigan University, Washtenaw County Parks and Recreation Commission, and Community Foundation of Southeast Michigan to complete several links in the Border-to-Border Trail

All of these accomplishments have come at little or no expense to the City, instead growing out of shared interests with regional partners or through tapping the energy and talents of Ypsilanti residents. As implementation of projects from the Action Plan will rely on the involvement of these volunteers and regional partners, prioritization of projects is necessarily loose, recognizing that opportunity will dictate which projects come to fruition. The plan goals and implementation schedule have been designed with this in mind.

RECREATION VISION AND GOALS

This plan aims to balance the desire for a high quality parks system and recreational opportunities with the limited fiscal capacity of the City of Ypsilanti to provide those opportunities. The plan therefore envisions that the City will play a custodial role, with available resources focused on oversight and basic maintenance of the underlying parkland. Within this system, neighborhoods, Friends groups, and other volunteer and community groups will provide programming and maintenance through formal partnerships with the City. Additionally, the City will build upon existing relationships with regional partners, such as Washtenaw County, Eastern Michigan University, Saint Joseph Mercy Hospital, area non-profits, and the surrounding Townships.

Goal 1: Maintain a safe, clean, and welcoming recreation system.

- Improve security at parks, including sightlines and lighting
- Ensure accessibility at all facilities and park shelters
- Address any unsafe conditions in play equipment and structures
- Provide clear signage identifying parks and facilities and outlining hours and policies

- Implement environmentally sustainable improvements and maintenance practices to reduce costs while protecting the environment
- Establish and expand neighborhood partnerships or other alternatives for maintaining tot lots and smaller parks

Goal 2: Provide recreation programming through effective partnerships

- Facilitate decentralized programming by exterior groups and agencies
- Develop clear structure for recreation relationships, outlining roles, responsibilities, and communication between city and program partners
- Inventory and communicate to and from residents existing recreational assets and programs
- Pursue coordinated regional recreation opportunities

Goal 3: Engage recreation users in sustainable park and facility maintenance

- Involve recreation user groups in upkeep of system through sustainable fee structure and in-kind activities
- Coordinate marketing of events to maximize participation
- Continue to support neighborhoods and business districts with special events

Goal 4: Continue implementation of Huron River Corridor Master Plan

- Complete linkages between riverfront parks, and enhance links to business districts and neighborhoods
- Enhance the individual character of each Huron River Park with updated facilities to meet current recreational, cultural, and social needs, while also respecting the historic character of these parks.
- Take advantage of the Huron River's distinctive appeal as a focal point for residents, businesses, visitors, and economic development efforts to encourage private reinvestment in the City
- Continue to pursue partnerships to realize the full potential of the Huron River corridor through recreation programming, and to encourage complementary redevelopment of private land

Goal 5: Provide high quality non-motorized transportation networks within the City and linking to surrounding communities

- Complete the Border to Border Trail segments within the city and continue to participate in regional greenway planning efforts
- Ensure safe and pleasant routes to parks and recreation facilities from neighborhoods, schools, and business districts
- Pursue a variety of funding for walking and biking improvements, including health, recreation, and transportation sources
- Continue to perform street repairs in ways that improve the walking and biking environment

CAPITAL IMPROVEMENT AND PROGRAMMING PLAN

Recommendations are provided for specific parks where possible, with general, system-wide recommendations following. Each recommendation indicates in parentheses the specific goals that are advanced. The partnership and volunteer orientation of this plan, and of the City's recreation system, means that many of the recommendations, particularly where programming is concerned, must be somewhat nebulous. As the exact form of programs and many capital improvements will be the result of working with neighborhood groups, private entities, and regional partners, recommendations tend to be for processes, rather than projects.

Huron River park system

Peninsular Park

The current state of Peninsular Park does not reflect the potential of this park, as this plan's demographic analysis shows a very high potential user base in the immediate area. Peninsular's neighborhood has a high overall population density, as well as a high number of children, households in poverty, and households without access to an automobile – all factors that establish demand for neighborhood park space.

- *Identify and engage neighborhood stakeholders. (3, 4)* Residents near Peninsular were underrepresented in the public input process. The area lacks any identified neighborhood association or community gathering place. Additionally, many nearby residents are located in Ypsilanti Township, and were not targeted by the process. Any action at Peninsular should begin with a more intensive neighborhood engagement process to identify specific needs.

- *Issue an RFP for private redevelopment of the Powerhouse. (1, 2, 4)* The park's most prominent feature is the aging powerhouse. As the City will not be able to rehabilitate the structure in the foreseeable future, it should seek a private partner for an adaptive reuse project. Whether this partner wishes to repair and recommission the dam; provide a recreational facility, such as a canoe livery; or establish a café or other neighborhood-oriented business, the City will benefit from private investment in and enlivenment of the park, even if the redevelopment does not provide a large revenue stream. This RFP would best be issued after completion of the dam assessment, but before any action is taken, in order to allow



Figure 5-1: The 1867 Edison powerhouse, in Peninsular Park, is an Ypsilanti landmark. Seeking a private partner may be a way to both address the structure's physical deterioration and add a use to the park that can serve as a focal point for the neighborhood.

bidders the greatest flexibility. A bidder interested in the aesthetic appeal of the dam, for example, may be offered the option of paying for dam repairs as a part of powerhouse rehabilitation.

- *Improve appearance and signs at entrance, including directional signage from Huron River Drive. (1, 5)* Residents frequently cite Peninsular's unwelcoming appearance as a reason for not visiting. Providing clearer sightlines at the park entrances can help address safety concerns, and improved signs and formal pedestrian facilities (rather than dirt paths), can establish a sense that the park is cared for. Signs at the intersection of Huron River Drive and LeForge should direct new visitors to the park, including both automobile traffic and B2B users.

Railroad Street Shoreline

The completion of a riverfront path between LeForge Road and Forest Avenue continues to be a long-term recreation goal that is not likely to be achieved in the scope of this plan. However, the incremental assembly of riverbank access will need to be continued in order to enable that eventual goal.

- *Continue assembling easements on private shoreline. (4, 5)* As a long-term goal, this process will rely on donations of easements by property owners or during the site planning process for redevelopment of sites. The Ypsilanti Public School District bus garage facility is likely the next low-hanging fruit during this process.
- *Consider development of City-owned land, potentially in conjunction with bus garage. (1, 4)* As public land, the EDC parcels are vacant, unmonitored space with minimal natural resource value. To a private owner, they would be a sizeable parcel with enviable river views for residential or office use. Development of this land would improve the security of an eventual river walkway through casual monitoring by the site's users. Ideally, this site and the YPSD garage facility would be packaged to provide a larger and more valuable site at the time that the District is ready to vacate that property. The single private property owner between these two sites could be approached for interest in participating in such a joint offering. The value of this City-owned land is not simply in the sale price, but in ensuring compatible development. A development agreement should be in place prior to sale to ensure timely implementation of a development plan that maintains this parcel's public access, with a clawback provision in place if the development plan is not followed. Prior to any such action, a public access easement must be recorded on the river frontage.

Riverside and Frog Island Parks

As a result of partnership with the Depot Town CDC, Frog Island Park and Riverside Park have been considered in much more detail than the other parks; the CDC both provided for detailed design work to be undertaken, and is expected to undertake many of the recommendations made over the first two to three years of the plan. The recommendations for Riverside Park aim to enhance its role both as a passive retreat for residents and as a setting for community events, while the recommendations for Frog Island build on its more active elements. Those recommendations are summarized here; Appendix F contains further detail on each of these items, as well as the full Conceptual Site Plans. Potential interconnected improvements at the Riverside Arts Center and Freighthouse are also detailed; while these would be outside of the formal scope of the CDC's work, the public input process around the two parks suggested that

the planning process should consider how these spaces might work with the two parks. The possibilities presented for these areas also show how ideas that the public input process suggested for Riverside or Frog Island Parks, but which might not be good fits for those parks, might be accommodated elsewhere.

Recommendations for Riverside Park, detailed in the Appendix, include:

- *Improve park access, visibility, and image From the Michigan Avenue corridor, and from the intersection of Huron and Cross Streets. (1, 5)*
- *Expand and improve the non-motorized path network and accommodate the Washtenaw County Border 2 Border (B2B) Trail. (5)*
- *Create a formal sledding hill and park overlook. (1)*
- *Create a children's play area and discovery garden. (3, 4)*
- *Enhance the link between the park and the Riverside Arts Center (RAC). (5)*
- *Improve and enhance the park's south end; provide a new pavilion, pond, bioswale, canoe landing, and B2B Trailhead. (3, 4)*
- *Create a passive space along the Huron River (4)*
- *Stabilize banks, enhance ecological functions, and improve user access to the Huron River. (4)*
- *Convert perimeter lawn areas to prairie, and stabilize slopes along the West Park bluff. (4)*
- *Enhance park planting. (3, 4)*
- *Renovate the existing dock. (1)*
- *Improve park lighting, signage, and waste collection system. (1)*

Recommendations for Frog Island Park, detailed in the Appendix, include:

- *Improve park access, visibility, and image from Cross St., Rice St., and Forest Avenue. (1, 5)*
- *Relocate the Recycling Center. (1)*
- *Redesign the Rice Street corridor to function as a pedestrian-friendly park access drive; develop park main entrance and neighborhood links. (1, 5)*
- *Accommodate the Washtenaw County Border 2 Border (B2B) Trail and improve the non-motorized path network. (5)*
- *Enhance spectator areas east and west of the soccer field. (2)*
- *Explore options for a new multipurpose band shell / pavilion. (2)*
- *Enhance stage and spectator facilities at the existing amphitheater; develop a process to facilitate community-based programming. (2)*
- *Complete construction of the Frog Island Community Garden. (2, 3)*
- *Develop the north end of the park as a natural area. (1, 4)*
- *Stabilize banks, enhance ecological functions and improve access to the Huron River. (4)*
- *Enhance park planting. (3, 4)*
- *Improve park lighting, signage, and waste collection system. (1)*

Water Street riverfront (River's Edge/Gilbert Park)

- *Coordinate linear park design with appropriate adjacent redevelopment. (4, 5)* While the non-motorized trail will be a part of any plan, the final form of the Water Street area will affect the location and function of any larger nodes of parkland along the Huron River frontage in this area. A successful design for the riverfront linear park will include connectivity between Riverside and Waterworks Parks and the B2B Trail, public access to the river, and environmental considerations such as native plantings and creative and effective stormwater management.

Waterworks Park

While use of Waterworks Park has risen drastically with the installation of the disc golf course, it remains generally underutilized. Due to the low level of demand emerging from either the demographic analysis or the public input process, and the uncertain relationship of Waterworks to the Water Street area, the disc golf course will probably remain the only formal activity in this park until another such private proposal comes forward. Any intensive work at this site will need to investigate any below-ground infrastructure remaining from the water treatment plant.

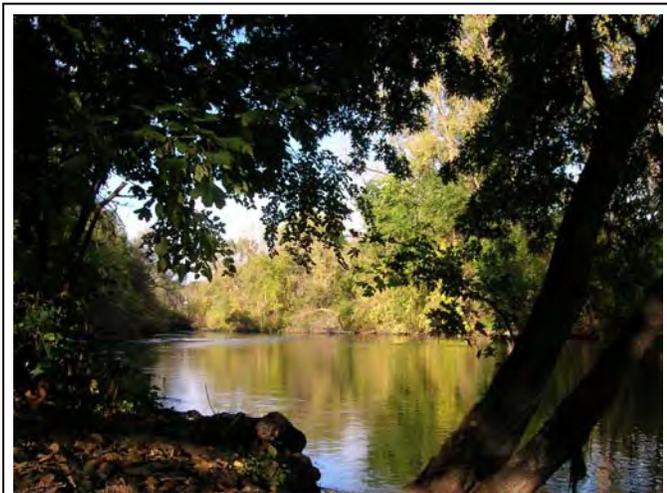


Figure 5-2: The park system's Huron River frontage remains hidden and lightly used in many places, such as this segment passing between Waterworks Park and the Water Street area.

- *Improve bicycling and walking access from residential areas. (5)* In addition to the B2B segment passing through Water Street, which will connect to Waterworks via the existing footbridge, access to Waterworks from neighborhoods to the west can be improved. The 2006 *Non-Motorized Plan for Washtenaw County* identifies bicycle and pedestrian improvements on Catherine Street that would provide this improved connectivity.
- *Improve directional signage. (1)* In addition to on-site signs clearly identifying the park made visible from Catherine and Factory Streets, as well as wayfinding signs on Huron Street at either Catherine or Harriet could increase traffic to the park, particularly for the disc golf course and any future activity that has a similar regional draw.
- *Remain open to future partnerships. (2, 3)* Several suggestions have been made for the unused space in Waterworks. These include a soccer field, for league play or use when Frog Island is occupied; a dog park, to reduce off-leash use elsewhere; a driving range, as a potential revenue source; or a canoe livery, to serve Ann Arbor to Ypsilanti runs as the last take-out point before the low clearance I-94 bridge. Whether these or other plans are brought as volunteer-driven initiatives or as proposals for private concessions, this sort of regional activity could take advantage of Waterworks' proximity to major roads to both welcome visitors to Ypsilanti and help to enliven the park.

- *Pursue continued river access to south. (4)* As the Visteon/ACH plant to the south of Waterworks Park is repurposed or redeveloped, its future owners and users should be engaged with the goal of extending public access to the riverfront south from Waterworks Park, through that area.

Neighborhood and Mini-Parks

Candy Cane Park

The demographic analysis showed low residential density in the immediate neighbourhood around Candy Cane Park. Likewise, fewer survey respondents identified it as one of their most-visited parks. The park did, however, seem to be well-used by youth, with a high response rate among surveys collected at the high school.

- *Install identifying and wayfinding signs. (1, 5)* As with other parks, entrance signs identifying the park are currently not well-located. The northern entrance to the park is easy to bypass without noticing, and should be improved. Additionally, the park should take advantage of its proximity to the B2B Trail – while it's unlikely a direct route between the two could be acquired, signs on Hewitt and Cornell could help direct visitors between the park and Trail.
- *Continue user involvement in equipment and bathroom maintenance. (1, 2, 3)* Survey respondents identified the sports and playground equipment and bathroom availability as priorities at this park, but these facilities have high ongoing maintenance demands. Past volunteer upkeep efforts should be built upon in Candy Cane, which functions more strictly as a neighborhood park than any other, due to its physical seclusion and lack of adjoining school, business district, or other community-wide amenities. While relatively few survey respondents seemed interested in an Adopt-a-Park effort for Candy Cane at this time, maintaining these facilities at the level requested will require engagement of the neighborhood and other park users.

Parkridge Park

While relatively few survey respondents identified Parkridge as a target park, this is likely a product of low response rates from that neighborhood. The area immediately around Parkridge ranks at the top of all of the demographic demand factors, including total number of residents as well as concentrations of children, seniors, children in poverty, households without access to a car, and residents with disabilities. Additionally, the Recreation Commission's visits to the park observed significantly more use of Parkridge than most other parks, making this park a clear priority.

- *Support existing community efforts. (2, 3)* A number of community organizations are active in and around Parkridge Park, including the Heritage Park and other neighborhood associations, Ypsilanti Housing Commission, Ypsilanti Health Coalition, and Messiah Temple. These organizations have successfully pursued both physical improvements (primarily using grant funding) and some programming in the park, such as Growing Hope's long-running Perry Learning Garden. The Recreation Commission

should engage these groups as examples of successful individual efforts, and determine how to support and sustain their efforts.

- *Perform additional community engagement, if necessary. (2, 3)* While the survey received a low response rate, the park is clearly well-used and important to the community. The groups that are already engaged in the park have already engaged various users, and could provide good channels for performing further engagement.
- *Continue basic maintenance and visibility improvements. (1)* Recent brush removal has improved visibility and physical repairs have been made to some of the sports facilities. Additional work could include night-time lighting, to provide visibility into the park; removal of bathroom enclosure from picnic shelter, to improve sightlines; further repairs to facilities, such as the play structure; and increasing visibility of signage at streets.
- *Seek alternatives for providing bathroom facilities. (1, 3)* While the existing bathrooms in the picnic shelter have been targets of vandalism in the past, the number of children and youth using the park suggest that availability of bathrooms will be important. Whether bathrooms are located in the park itself, or through arrangement with a neighboring use, providing bathrooms on some basis (e.g. daytime hours only, or with park reservation only) and making that availability known would improve the usability of the park.
- *Revisit lease of land from Housing Commission and School District. (2, 3)* The City's lease of the property on which Parkridge Park is located expires on April 1, 2011. Since Parkridge is an important neighborhood park, the City should discuss the means of maintaining its use with the Housing Commission and School District prior to that time. This could be done most simply by extending the lease, or could involve some other arrangement to guarantee continued public access. Additionally, it would be essential to revisit the options regarding what body should operate the park. Possibly the Housing Commission, or school, rather than the City, as the primary partner could provide access to any additional funding sources.

Prospect Park

Prospect is generally considered to function well, and has an attractive mixture of facilities. No critical issues are apparent at this time, and the resident survey indicated general satisfaction, aside from issues present generally in the park system, such as availability of bathrooms.

- *Restore bathroom facilities for group use. (1)* While vandalism has been a problem for the bathroom facilities in the past, this amenity is important to organized use of the park. Making arrangements for bathrooms to be available at least to organized activities and group reservations of the park will support the active community use of Prospect Park.
- *Coordinate a community garden with the neighborhood association or Adams Elementary. (2, 3)* A number of neighborhood residents are active in community gardens in other areas of the city, or have expressed interest in these gardens. Additionally, several other schools in the Ypsilanti Public School District host learning gardens on their sites – an activity very appropriate to Adams' science focus. Dedicating a portion of the park to a community or school garden will establish direct individual and

neighborhood care over a portion of the park, as well as providing another activity bringing users to watch over the entire park.

- *Consider rain garden or “wet meadow” treatment for Luna Lake. (1)* While a hard-sided, engineered pond approach to Luna Lake would require significant ongoing maintenance, a rain garden planting scheme could be an attractive but low maintenance alternative for this part of Prospect Park.

Recreation Park

The mix of facilities and activities in Recreation Park is generally very popular, and the park has no obvious needs for new facilities. While some capital improvements have been recently made to the Senior Center and Pool, additional needs are expected, particularly to the pool – the Friends groups for these facilities have established operational funding models, but additional funding will be needed for further capital costs.

- *Identify and pursue funding strategy for pool repair or replacement. (1)* The pool is a very popular community amenity, as evidenced by the willingness of the Friends group to operate it and of the success of fundraising for operations. Of existing facilities in the recreation system, the pool presents the most urgent needs for capital improvements to remain operational, likely requiring complete replacement. In this case, attention will need to be turned from maintenance and operations to a major capital campaign. As the pool is a regional amenity, neighboring Townships and the County should be invited to participate in this effort. Forming a regional pool authority could be one option for formalizing a cooperative venture to replace the pool.
- *Focus on basic maintenance. (1)* The mixture of activities in Recreation Park seems to be generally appropriate and well-used. While some other parks could benefit significantly from different activities, engagement of neighbors and users in Recreation Park should best focus on enhancement of the existing park uses.
- *Investigate bathroom facilities available seasonally or with park shelter reservations. (1)* As with other parks, bathrooms are a constant request in Recreation Park. The Little League leases portable toilets during their season, which also serve general park users. As a step towards full-time restroom availability, a partnership with the nearby neighborhood associations or a portion of park facility rental fees could be devoted to extending that lease through the park’s summer peak use season.
- *Include schools and Ypsilanti Township in any improvements or activities. (2, 3)* The western boundary of Recreation Park is Chappelle Elementary School. The school and the neighborhood to the west and south of it are in Ypsilanti Township, including a significant number of households with children. As neighbors of the park, these stakeholders should be included in discussion of park improvements, coordination of volunteer efforts, and other activity in Recreation Park.
- *Consider skate park construction. (2, 3)* A number of community members have recently expressed an interest in creating a skate park. Recreation Park would likely be the most appropriate location for this amenity, due to its proximity to large numbers of youth and area schools. A number of communities around the country have seen successful volunteer-coordinated and –constructed skate park projects. The typical result from permitting advocates to construct a dedicated facility is a reduction in unwanted skateboard activity elsewhere in the community, such as on school grounds or

business districts. Local skateboard advocates may be engaged in the creation of a skate park, similar to the construction of the disc golf course in Waterworks Park. A skate park could also be appropriate in locations such as Parkridge or Waterworks Park.

Carrie Mattingly, Charles Street, and Edith Hefley tot lots, and south Ainsworth lot

The general recommendation for these four properties is to immediately transfer them to neighborhood care if possible, or to private ownership as another option. As they have very small, if any, user bases, typically consisting of only nearby households, removing them from the public maintenance burden and placing their care into neighborhood hands will not only eliminate maintenance costs, but also allow direct control by the actual users. If the named tot lots (Carrie Mattingly and Edith Hefley) are converted to some other use, the Recreation Commission should find alternative ways to honor their namesakes.

- *Vacate Ainsworth Parcels. (3)* The two mid-block parcels in Ainsworth are almost invisible and have poor public access. As a result, they appear to receive negligible use, except by immediately adjacent neighbors. These properties are not buildable, as they lack street frontage. The neighborhood may be approached to discuss maintaining this as public land but coordinating private care, however, the most practical way to formalize public care of these areas is likely to split this area and add it to the adjacent private parcels.
- *Turn over Edith Hefley tot lot to neighborhood care. (3)* This lot appears to receive significant use, despite its proximity to Recreation Park. Approximately 10% of survey respondents noted it as one of their most-frequently visited parks. As the surrounding area has several well-established neighborhood associations, and many survey respondents noted willingness to participate in an Adopt-a-Park or occasional improvements to this lot, the neighborhood care option should be pursued immediately.
- *Turning over Charles Street tot lot to private care would be one option. Thinking to the future, another option based on its location is to consider sale. (3)* As with Edith Hefley, the neighborhood should be asked to organize care of this lot, but the request may be less successful. The Charles Street lot received very little attention from survey respondents; none noted an interest in an Adopt-a-Park arrangement. Additionally, the lot is not part of any formal neighborhood association, making coordination of neighborhood care difficult. The playground equipment could be moved to Prospect Park, to minimize maintenance needs of this lot and maximize access to the equipment. Sale of this buildable lot would be one option; however, its location in line with Thomas Street means that it could have value as a potential extension of that street east to Twin Towers, to support possible future subdivision of large lots on Troy Street and Holmes Road.

Freighthouse

While there is general support for the idea of restoring the Freighthouse to its role as a community center, neither capital nor operational funding plans exist for that goal – the Freighthouse, like the pool and other community centers, would need to operate self-sufficiently, as the City's former operational funding is no longer available.

- *Investigate all feasible options for returning Freighthouse to use. (1, 2)* While the Friends of the Ypsilanti Freighthouse continue to pursue the volunteer effort to restore the Freighthouse as a community use, alternatives must also be considered, in case that effort does not prove successful. Options to consider include:
 - Partnering with private entity for management of the Freighthouse as community center
 - Reconfiguring Freighthouse into gallery- or market-style collection of small business spaces
 - Private business use compatible with some public use (similar to the nearby Corner Brewery's role as an community events space)
 - Commuter rail station or other rail-related use
 - Soliciting other private business use through RFP or other means

While these options vary in their ability to actively maintain the Freighthouse's former role in the community, a public-private partnership or long-term lease could provide private financing for the physical restoration of the Freighthouse and a positive contribution to the community, preserving it for the future use of the community.

System-wide Improvements

The Recreation Commission's inventory of the park system identified a number of improvements related to maintenance, lighting, and signage that were generally necessary across the park system. Some of these have been called out within individual parks in the Action Plan, where they are seen to be of particular concern, but are also noted here for pursuit throughout the system, as and where funding and labor resources permit.



Figure 5-3: Several parks have low visibility from nearby streets, or little indication that they are public parkland. Better signage on Leforge Road, for example, would be an easy way to make Peninsular Park appear more welcoming.

- *Improve appearance and visibility of park signs. (1)* At many park entrances, signs are absent or poorly visible. Signage at all entrances should identify the parks in an obvious and attractive fashion to both pedestrians and drivers (including an orientation perpendicular to the public right-of-way); some parks may additionally warrant directional signs at nearby intersections.
- *Perform safety inspections of sports and playground equipment, repairing, removing, or replacing any problematic equipment. (1)* Some of the equipment at various parks appears to require maintenance or be in a state of disrepair. These needs should be evaluated and addressed as resources permit.

- *Remove invasive species and add appropriate plantings. (1)* Of particular importance along the Huron River, but appropriate throughout the system, is the need to remove invasive or noxious plants. Location-appropriate native plants provide habitat, stabilize the riverbank, and filter stormwater, among other benefits, providing low-maintenance value once established. Implementing this recommendation will likely be labor-intensive and rely on volunteer efforts, perhaps in coordination with Ypsi Pride Day or Huron River Day. Initiatives such as the Washtenaw Land Trust, Washtenaw County Natural Areas Preservation Program, and Ann Arbor Natural Areas Program may be able to provide technical assistance.
- *Create templates for Adopt-a-Park efforts and volunteer agreements. (1, 3)* To date, the various Friends groups, the community gardens, the disc golf course, the DTCDC partnership, and other private efforts within the parks have followed very ad hoc processes for working with the City, or, in some cases, did not follow any process at all. In order to encourage future efforts, clarify those already in existence, and ensure that private efforts do not conflict with the city's maintenance (or other private groups), the Recreation Commission should define and publicize processes and guidelines for such initiatives that detail concerns such as utility costs, liability, and contact persons.
- *Formalize existing Friends groups and relationships with City. (2, 3)* The existing Friends groups are models for generally successful volunteer management of City recreational amenities, but many have no legal status, nor any formal agreements with or relationship to the City. For the benefit of both the Friends groups and the City, formal agreements should be created to clarify the rights and responsibilities of each. For some of the groups, this will likely require some form of legal incorporation in order to provide an entity that the City is capable of entering agreements with, though this legal status does not necessarily need to be as complex as Federal 501(c)(3) non-profit status.
- *Create and distribute informational resources on parks and programming. (2)* The events and activities that take place in Ypsilanti's parks and recreation facilities are numerous enough, and organized by enough disparate groups, that many of them receive less attention than they should. Many survey respondents stated that they did not know about the parks in the system, with 39% stating that they felt more information would encourage them to use the parks and programs more. Increasing use of recreation facilities and participation in programs and volunteer groups is necessary to engage users and build on existing efforts. The Recreation Commission can, alone or with community partners, inventory recreational programs; publicize opportunities to reserve parks or facilities for private events; network with and coordinate various efforts within the city; and otherwise assume an enabling and facilitating role.
- *Coordinate planning and programming with neighboring communities and County. (2)* The City has already had a number of successes working with Washtenaw County agencies on projects such as the B2B Trail and programs coordinated by the Public Health Department. These partnerships should be continued and built upon, and existing cross-usership between community recreation facilities formalized. One option would be to pursue a joint recreation master planning process with Ypsilanti Township in 2012, as this plan approaches the end of its life.
- *Create casebook to support and coordinate fundraising efforts. (3)* Maintaining the parks and recreation facilities to high standards requires financial resources, and, while

the Friends groups in particular have had fundraising successes, projects such as the Freighthouse and pool will require substantial additional resources. Providing a casebook outlining the community's successes so far, identifying a vision, and outlining the financial needs in detail can help when approaching potential funders.

- *Coordinate with neighboring communities and County to implement regional planning goals. (2)* Chapter 2 of this plan identifies a number of regional plans relevant to the provision of recreation to Ypsilanti residents. These plans address regional needs and approaches to open space, non-motorized transportation, and mass transit. The City's limited resources may in some cases be most effectively used to cooperatively work towards these region-wide goals.
- *Create sound standards and investigate dedicated sound system for events. (1)* Ypsilanti's parks host a number of events that not only engage residents but serve as a regional draw to the City, including the Heritage Festival, Michigan Summer Beer Festival, Elvisfest, and numerous others. These events have the potential to be a nuisance to neighbors, though, particularly where amplified music is featured. Creating and enforcing clear standards for sound levels during events can help prevent potential nuisances, and should be considered for the entire park system. Where regular events are held or anticipated, such as the proposed permanent stage in Frog Island Park, a dedicated sound system may be appropriate. A "resident" sound system could be designed with the layout of the park in mind to provide ample sound for events while minimizing the spill over to neighbors.
- *Involve schools in park improvements and maintenance. (2, 3)* Parkridge, Prospect, and Recreation Parks are all immediately adjacent to Ypsilanti Public School District buildings, and the parks generally receive a lot of use by children and youth. As primary users of the parks, the school district, parent groups, and student groups should be involved in the future of those parks. These stakeholders may provide insight into how to implement various recommendations from this plan, and may also be partners in recreation programming and maintenance.

PATHWAY SYSTEM AND NON-MOTORIZED TRANSPORTATION

Both as a recreational activity and as an important means of reaching community amenities, non-motorized transportation (biking and walking) has received increasing attention in recent years. While the Border to Border Trail is the highest profile local effort, several lower-profile programs and policy efforts have also been active. The Washtenaw Area Transportation Study (WATS) inventoried biking and walking deficiencies in a 2006 plan; the Washtenaw County Public Health Department has been working with City and Ypsilanti DDA staff on a number of efforts, including Safe Routes to School and Bike Ypsi; and the Ypsilanti Bicycling Coalition has recently emerged as a bicycle education, advocacy, and programming group.

Non-motorized transportation appears to be very important to Ypsilanti residents; survey respondents identified "Expand network of biking and walking routes" as second only to basic maintenance and safety issues as a priority, with 70% of respondents saying it was an "important" or "most important" priority. Additionally, a survey of 250 downtown and Depot

Town employees on commuting behavior found that a high percentage of these employees walk or bike to work – 8%, compared to a national average of 4.3% - and that 34% portion live within 5 miles of their workplace, and therefore could walk or bike to work. Some of the issues cited that prevented these respondents from biking or walking to work were environmental – perceptions of safety or lack of appropriate routes.

- *Complete in-City portions of B2B Trail. (2, 4, 5)* Within the span of this plan, the Border to Border trail should be complete, contiguous, and clearly marked within the City of Ypsilanti. This effort is already well underway via a coordinated effort with County and regional partners, and should remain a priority.
- *Prepare a non-motorized transportation plan for the City. (2, 5)* A plan that identifies physical and policy barriers to biking and walking and defines a strategy for removing those barriers is a necessary step before proceeding past the B2B Trail. A non-motorized plan would aid in applying for Federal transportation funding programs for additional implementation moneys, as well as providing a basis for network coordination with adjacent communities. Considering Ypsilanti's small size, the neighboring townships should be approached to participate in this planning process.
- *Perform walkability and bikeability audits around parks and recreation facilities. (5)* Detailed examinations of the area immediately around parks and facilities can identify and address issues from sidewalk condition to vehicular traffic, providing a basis for improving the safety and enjoyment of biking or walking. Walkability audits would be most appropriate within a 1-2 block radius, while a bikeability audit could be community-wide; these could be performed as neighborhood groups, schools, or other partners were interested in participating. Scattered bicycle and pedestrian improvements have been made in recent years, and a 2004 walking audit of downtown noted some issues, but a more coordinated evaluation would help prioritize future projects.

POTENTIAL FUNDING APPROACHES

As the City of Ypsilanti's budget has tightened over the past several years, general fund expenditures on recreation improvements and operations have been significantly reduced, and the remaining general fund support for parks maintenance is likely to be eliminated during the five year life of this plan. While alternative funding has been found for some programming and improvements, via private fundraising, grants, and the Federal Community Development Block Grant (CDBG) program, none of these are dedicated or guaranteed funding sources.

Various potential funding mechanisms are described below. Many of these have been used by the City at some point in the past; some would require action by a higher level of government.

General Fund

As noted, the City's general fund is unlikely to be a source of support for the parks and recreation system during this plan's course. In recent years, Ypsilanti's ability to maintain general fund support for the recreation system has dwindled. In fiscal year 2002-2003, when the previous version of this plan was created, Recreation Administration and Parks Maintenance

totalled \$754,009 in general fund expenditures. In the current fiscal year, 2007-2008, \$204,056 is budgeted for Parks Maintenance, and even that may drop to zero during the five-year span of this plan.

Local, Regional, or County Dedicated Millage

A property tax millage can be used to finance specific park and recreation projects such as parkland enhancements or land acquisition or for the operation of recreation facilities. This option is available to local governments, Counties, and regional authorities. Currently, Washtenaw County has dedicated property taxes of approximately 0.5 mills for parks and recreation, and approximately 0.25 mills for natural areas preservation; the City of Ann Arbor has a 1.1 mill dedicated property tax for parks maintenance and capital improvements; and Pittsfield Township has a 0.5 mill dedicated property tax for parks and recreation funding.

Over a dozen survey respondents suggested a dedicated parks and recreation tax. With a 0.5 mill dedicated property tax generating about \$183,000 annually – slightly less than current costs of mowing and basic maintenance, this could be an option for providing parks maintenance funding.

A regional recreation authority could also be formed under Public Act 321 of 2000 with neighboring communities that would have the ability to seek a regional millage. This option would not likely provide a massive influx of money into Ypsilanti's recreation system, however, as the authority's spending would also be regional in scope. Such an authority would have greater benefits in terms of coordination of programming and maintenance than in dollars.

User Fees

Some recreational activities lend themselves well to support through user fees. The Rutherford Municipal Pool, for example, charges for admission, with family and annual rates available. If user fees are used to support recreation programming, though, coordinators must consider the potential for exclusion of residents who cannot afford the user fees. Where significant user fees are used to fund programming, sliding scale charges or scholarships may be appropriate.

Additionally, user fees may be charged on a per-event basis, rather than per-person, in the form of park or facility reservations. These reservations can allow a group or event, such as a family or company picnic, or a wedding, exclusive use of certain park facilities, and provide some amount of revenue for facility maintenance. Reservation fees can be scaled based on what facilities are reserved, time of day or year, and extra amenities such as use of bathrooms or electricity, or alcohol permits. The City does currently offer park reservations, managed by volunteers from the Jaycees, though this opportunity is not well advertised, and fairly limited in its scope.

Lease Arrangements and Concessions

In some cases, communities successfully lease parkland or management of particular operations to private companies. These leases can take a variety of forms, ranging from the ability to use a small corner of the park to site a cell tower, to paying for the right to run a commercial canoe livery from a public park. The City's partnership with the Depot Town CDC is one type of this

arrangement, but with the CDC providing capital improvement and maintenance services rather than a cash lease.

Since Ypsilanti's parkland is limited, as is its ability to add parkland during future development, leasing portions of parkland to private concerns should be carefully considered to ensure that it does not impede the park's ability to serve the community.

Michigan Department of Natural Resources Grants

The Michigan Department of Natural Resources Trust Fund (MNRTF) Grant provides funding assistance for state and local outdoor recreation needs, including land acquisition and development of recreation facilities. This assistance is directed at creating and improving outdoor recreational opportunities and providing protection to valuable natural resources. These are grants between \$15,000 and \$500,000 with a required minimum local match of 25 percent.

The Land and Water Conservation Fund (LWCF) provide grants to local units of government to acquire and develop land for outdoor recreation. At least 50 percent match on either acquisition or development projects is required from local government applicants. The Michigan Department of Natural Resources (DNR) makes recommendations to the National Park Service (NPS), which grants final approval. Ypsilanti has received money from these sources in the past for a number of park projects, as noted in the Recreation Inventory.

Federal Funding Programs

A number of Federal programs provide money that may be used for recreation-related projects. For example, Ypsilanti has recently used Congestion Mitigation and Air Quality (CMAQ) program funds for construction of segments of non-motorized pathway, and has used Community Development Block Grant (CDBG) funds for capital improvements to the Senior Center, Parkridge Center, and Pool. Each of these funds is limited in the types of projects that it can be used for, however, and recreation projects must be weighed against other needs within the City when these funds are available.

Donations and Foundation Grants

Businesses, corporations, private clubs, community organizations and individuals will often contribute 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. A foundation is a special non-profit legal entity established as a mechanism through which land, cash and securities can be donated for the benefit of parks and recreation services. The assets are disbursed by the foundation Board of Directors according to a predetermined plan.

A number of recent projects in Ypsilanti have been funded by donations or foundation grants made either to the City or private groups. The Friends groups attached to various facilities are almost entirely funded in this way, and a number of one-time projects are completed through grant funding.

IMPLEMENTATION PRIORITIES

While many of the recommendations in this plan will be pursued as the opportunity presents itself, the Recreation Commission has identified a number of the above recommendations as implementation priorities. These recommendations are those that are seen as organizational prerequisites to the success of other portions of the plan, the most urgent needs, or those which engaged partners already exist with whom to coordinate. These include:

Create templates for Adopt-a-Park efforts and volunteer agreements. The Commission will immediately begin work on guidelines and baseline agreements for partnerships between the City and volunteer recreation initiatives. This step is seen as critical for clarifying and managing these relationships, and for encouraging additional efforts.

Formalize existing Friends groups and relationships with City. As the most highly visible examples of volunteer recreation programming in the City, the relationships with the existing Friends groups should be the first that are formalized. This process will likely happen in parallel with the crafting of templates for other efforts, as the past experience of the Friends groups and issues identified during their formalization will inform that process.

Create casebook to support and coordinate fundraising efforts. As both the pool and the Freighthouse will require substantial capital fundraising, in addition to the operational costs of the various facilities, laying the groundwork for those efforts is a priority. The City's 2020 Task Force may be able to assist the Recreation Commission in this effort, having already dedicated effort to a vision for Ypsilanti.

Identify and pursue funding strategy for pool repair or replacement. With the closure of the Rutherford Pool imminent, a capital campaign for the pool's replacement or major repair is expected to be most effective while active use of the pool is still fresh in the community's memory. Efforts are already underway to bring additional volunteers into this effort, as well as to approach potential regional partners, such as the Townships and County, and building on this momentum is seen as important.

Perform safety inspections of sports and playground equipment, repairing, removing, or replacing any problematic equipment. As resources permit, any basic safety issues should be identified and addressed. It is anticipated that small issues exist that can be addressed with minimal dedication of resources, and possibly by skilled volunteers. In addition, some identified accessibility issues may be targeted proactively, rather than considering them only in the course of other work.

Complete in-City portions of B2B Trail. As a high-profile regional project that already has significant visible progress and momentum from a number of project partners, the B2B Trail should be diligently pursued to completion. Plans are in place, in addition to some funding commitments, to complete some of the remaining gaps in the City's portion of the system, putting this project very close to completion.

With the Depot Town CDC's agreement to take charge of improvements and maintenance in Riverside and Frog Island Parks, implementation priorities within those parks will be determined by the CDC. This plan anticipates that B2B Trail-related upgrades to the pathways in those parks will be a high priority.

Prepare a non-motorized transportation plan for the City. Promoting bicycling and walking for both transportation and recreation was deemed a very high resident priority in both the survey and in written feedback on the draft plan. A number of pieces are in place for creating a non-motorized transportation master plan for the City, including the WATS non-motorized plan, and the B2B planning process, and creating such a plan could increase the City's eligibility for both recreation and transportation funding sources. Various stakeholders are already in place to collaborate with the Commission on this process, including the WBWC, the Ypsilanti Bicycling Coalition, Bike Ypsi, and the County's Parks and Recreation Commission and Public Health Department.

Appendix A: Stakeholder Survey

As part of the public input process for the plan, the Recreation Commission created a survey for park system stakeholders. Approximately 450 people completed either paper or online versions of the survey. (See Chapter 1 for more details on this process.) The paper form of the survey is included in this Appendix.

The survey was intended not only to gather information for this plan, but also to provide a broad range of data for the Recreation Commission and other community partners to draw from in the future. Many of the questions were intended to provide data for the implementation phase – for example, the questions of which parks respondents would be willing to participate in an Adopt-a-Park group for can be used to determine which parks are the low-hanging fruit once the Commission has generated guidelines for such groups.

With this intent of ongoing usefulness in mind, to other community groups as well as for the Recreation Commission, the survey response set and summary statistics are provided on the City's website for perusal and use. (In order to maintain privacy, the survey did not ask respondents to provide their name, age, specific address, or other such identifying information.)

See <http://cityofypsilanti.com/services/recreation/recmp2008> to download the survey dataset.



City of Ypsilanti Recreation Master Plan Survey

September 14, 2007

*The City of Ypsilanti's Recreation Commission is updating the Parks & Recreation Master Plan, and needs your input. There are **20 questions** on this survey, and it should only take about 10 minutes to complete. Survey responses will help the Recreation Commission understand how the parks and recreation facilities are being used, and guide plans for the future. **Please return by October 22nd.***

First, how or where did you receive this survey? (check one)

My Neighborhood Association	_____	Ypsilanti Public Library	_____
City Hall	_____	Parkridge Community Center	_____
City Website	_____	Senior Center	_____
Other: _____	_____		

I. Park and Facility Use

This section will help the Commission determine how residents are currently using the parks and recreation system, and help guide preservation and maintenance of existing amenities.

1. Which Ypsilanti parks do you visit most frequently? (check three)

Riverside Park	_____	Parkridge Park	_____
Frog Island Park	_____	Candy Cane Park	_____
Waterworks Park	_____	Prospect Park	_____
Peninsular Park	_____	Recreation Park	_____
Edith Hefley Tot Lot	_____	Carrie Mattingly Tot Lot	_____
Charles Street Tot Lot	_____	Other: _____	_____

2. What activities do you use each of the following parks for? (check all that apply)

	Festivals / Events	Sports	Playground	Walking, Jogging, Biking	Gardens	Other (specify)
Riverside Park	_____	_____	_____	_____	_____	_____
Frog Island	_____	_____	_____	_____	_____	_____
Parkridge Park	_____	_____	_____	_____	_____	_____
Recreation Park	_____	_____	_____	_____	_____	_____
Prospect Park	_____	_____	_____	_____	_____	_____
Candy Cane Park	_____	_____	_____	_____	_____	_____
Peninsular Park	_____	_____	_____	_____	_____	_____
Waterworks Park	_____	_____	_____	_____	_____	_____
Charles St. Tot Lot	_____	_____	_____	_____	_____	_____
Edith Hefley Tot Lot	_____	_____	_____	_____	_____	_____
Carrie Mattingly Tot Lot	_____	_____	_____	_____	_____	_____
Border to Border Trail	_____	_____	_____	_____	_____	_____

3. How frequently do you visit each of the following facilities in Ypsilanti? (check one for each facility)

	Never	Occasionally	Once a month	Once a week	Several times a week
Senior Center	_____	_____	_____	_____	_____
Parkridge Center	_____	_____	_____	_____	_____
Rutherford Pool	_____	_____	_____	_____	_____
Farmers Markets	_____	_____	_____	_____	_____
EMU Rec/IM Building	_____	_____	_____	_____	_____

4. When do you typically use the city parks? (check all that apply)

	Spring	Summer	Fall	Winter
Daytime	_____	_____	_____	_____
Evening	_____	_____	_____	_____
Weekdays	_____	_____	_____	_____
Weekends	_____	_____	_____	_____

5. When you travel to city parks and recreation facilities, how often do you travel by...

	Never	Occasionally	Usually	Almost Always
Walking	_____	_____	_____	_____
Bicycle	_____	_____	_____	_____
Car	_____	_____	_____	_____
Bus	_____	_____	_____	_____

6. What organized group activities do you participate in at parks or facilities? (examples: Little League, community gardening, neighborhood picnics)

7. What do you enjoy most about the city's parks and recreation facilities?

II. Planning

This section will help the Commission prioritize potential improvements to the parks and recreation system, as well as generate ideas for new ways to maintain the system.

8. What would encourage you to use city parks and facilities more frequently? (check all that apply)

- _____ More information on parks, facilities, and programs
- _____ More frequent lawn mowing or other basic maintenance
- _____ New or different special events
- _____ Better sense of safety at parks
- _____ Availability of rest rooms
- _____ Other: _____

9. If money were available, how important would each of the following potential improvements be to you? (check one in each row)

	Most important	Important	Somewhat important	Not important
Basic maintenance, lighting, safety, and sign improvements	_____	_____	_____	_____
Physical repairs to Freighthouse	_____	_____	_____	_____
Physical repairs to community centers	_____	_____	_____	_____
Physical repairs to Rutherford pool	_____	_____	_____	_____
Repair or replace playground and sports equipment	_____	_____	_____	_____
Expand network of biking and walking routes	_____	_____	_____	_____
Increase or improve access to Huron River	_____	_____	_____	_____

10. Would you be willing to participate in an ongoing "Adopt a Park" group?

_____ Yes - For which parks? _____
 _____ Not at this time

11. Would you be willing to participate in occasional park and facility improvement projects?

_____ Yes - For which parks/facilities? _____
 _____ Not at this time

12. What regional parks and recreational facilities do you use outside of the city?

13. How much do you spend per month on admission fees or program fees at regional parks or recreation facilities?

\$_____ per month total
 At which facilities? _____

14. What new recreation facilities or programs would you be willing to pay a fee for in order to have them available inside the city?

15. How do you think the city could raise additional money to pay for park and facility improvements or additional programming?

III. Demographics

This section will let the Commission know who it has heard from – and who it hasn't heard from, helping to guide future public involvement efforts.

16. Where do you live? (major intersection or neighborhood)

17. How long have you been an Ypsilanti resident? (number of years)

_____ years

18. Which of the following describes you or someone in your household? (mark all that apply)

- Ypsilanti City resident
- Ypsilanti Township or Superior Township resident
- EMU student, faculty, or staff
- Ypsilanti Public Schools student
- Work within Ypsilanti

19. How many people in each of the following age groups live in your household? (put a number in each blank)

- | | | | |
|----------------------|-------------------|----------------------|-------------------|
| <input type="text"/> | Under 5 years old | <input type="text"/> | 25-44 years old |
| <input type="text"/> | 5-12 years old | <input type="text"/> | 44-65 years old |
| <input type="text"/> | 13-17 years old | <input type="text"/> | Over 65 years old |
| <input type="text"/> | 18-24 years old | | |

20. What is the most effective way to inform you about the City's parks and recreation programs? (check all that apply)

- By mail, with water bill or tax bill
- Online, by e-mail or website
- Through neighborhood association
- Through school or church

IV. Additional Comments:

Please return your completed survey to the drop boxes at City Hall, the Downtown Library, or Hope Clinic.

Thank you for completing this survey! Your participation will help to ensure that the city's Parks and Recreation Master Plan reflects the needs of Ypsilanti's residents and visitors. A draft of the plan will be available for public review and comment by January 2008.

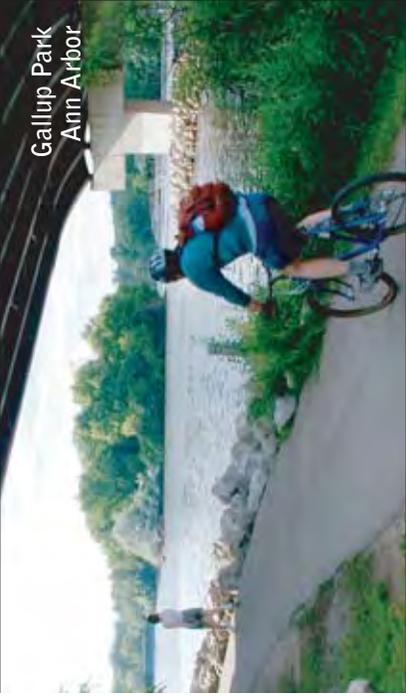
Contact the Planning and Development Department with questions about the planning process at (734) 483-9646.

Appendix B: Border to Border Trail

The Washtenaw County Border to Border Trail is a collaborative regional initiative coordinated by the Washtenaw County Parks and Recreation Commission (WCPARC). This initiative has been underway since 2000, and several portions of the project have been completed in and around the City of Ypsilanti to date, including the entire length of the trail through the City of Ann Arbor. By the end of this plan's five-year scope, it is expected that the City's portion of the trail is complete, contiguous, well-marked, and well-used, as well as the portions in the adjacent Townships.

The Appendix includes the planning maps produced by WCPARC early in this process for the trail segments that cover Ypsilanti. As development has been somewhat opportunistic, and based on availability of funding, right-of-way, and project partners, the completed portions of the trail do not exactly match the early concept route. This Appendix also includes a 2007 map produced by WCPARC with the assistance of Washtenaw County Public Health, the City of Ypsilanti, the Ypsilanti Health Coalition, the Washtenaw Biking and Walking Coalition, and Washtenaw Steps Up. This document is a "best existing route" map for the eastern Washtenaw segments of the trail: the route shown is a contiguous path through the region that uses on-road connections to link existing shared-use paths, bike lines, or other facilities. As a result, it deviates from what is anticipated to be the eventual route of the B2B Trail through Riverside and Frog Island Parks and the Water Street area.

Gallup Park
Ann Arbor



Ford Lake Overlook
Ypsilanti Township



Side Trail
St. Joseph's Hospital
Superior Township



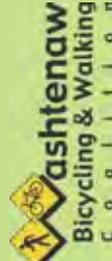
Riverside Park
Ann Arbor



Resources

- Washtenaw County Parks & Recreation Commission
parks.ewashtenaw.org (734) 971-6337
- City of Ypsilanti Parks & Recreation
www.CityofYpsilanti.com (734) 483-7290
- Charter Township of Ypsilanti Recreation Department
www.twp.ypsilanti.mi.us (734) 544-3800
- City of Ann Arbor Parks & Recreation
www.a2gov.org/parks (734) 994-2780
- Washtenaw Steps Up
Ypsilanti Health Coalition
www.WashtenawStepsUp.org (734) 544-2983
- Washtenaw Bicycling & Walking Coalition
www.wbwc.org (734) 864-4095
- Ann Arbor Bicycle Touring Society
www.aabts.org
- League of Michigan Bicyclists
www.lmb.org (888) 642-4537
- Michigan Mountain Bike Association
www.mmba.org

Contributors



Border-to-Border Trail Trail Map



East Ann Arbor to
Wayne County



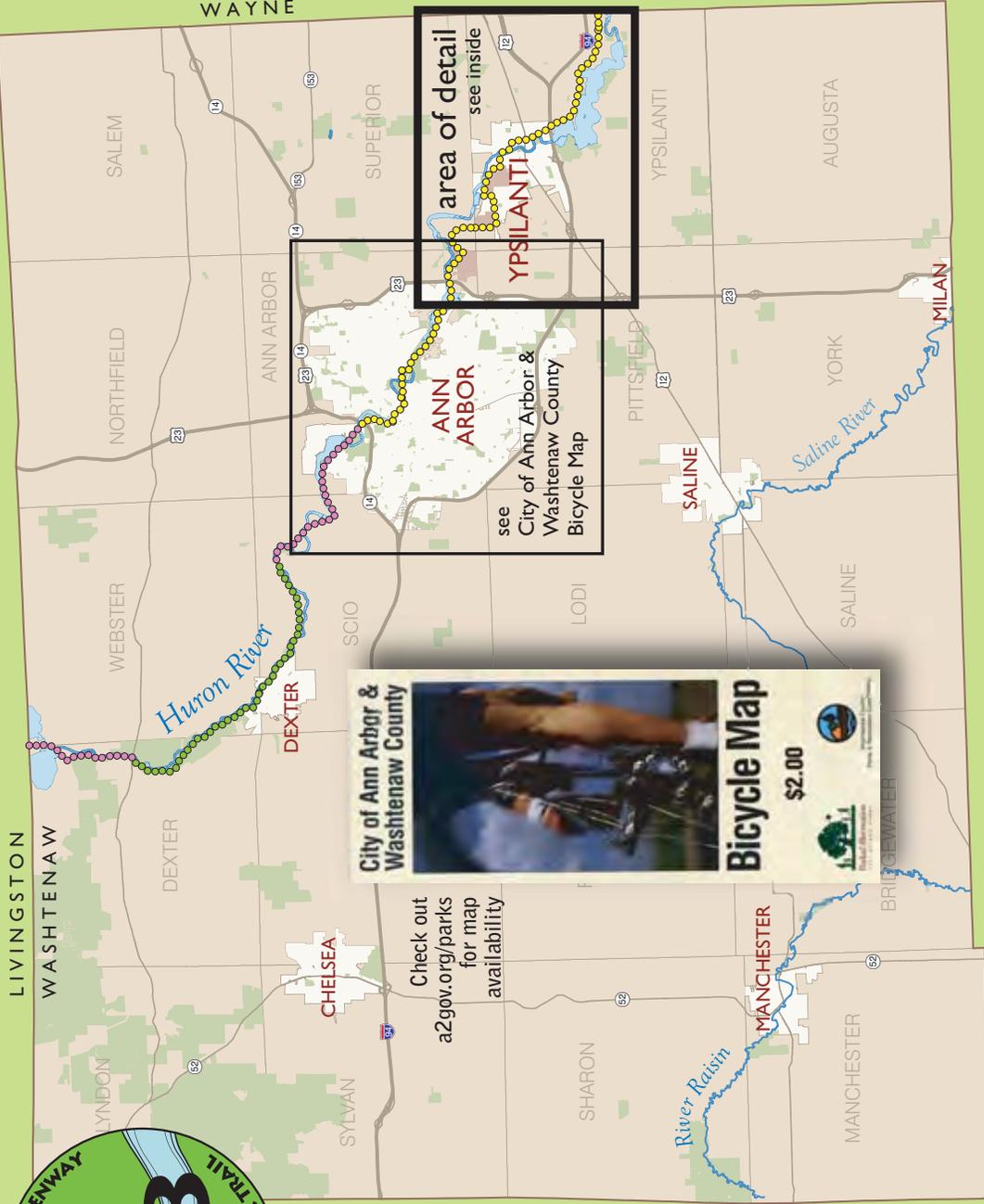
Printed on 100% recycled paper,
50% post-consumer content, processed chlorine free!

What is the Border-to-Border Trail?

The Huron River winds through approximately 35 miles of Washtenaw County. The **Border-to-Border Trail (B2B)** represents an ongoing collaboration of communities and organizations to construct a shared-use path that will link the open spaces of the Huron River greenway.

With its **County Greenways Initiative**, the Washtenaw County Parks & Recreation Commission has made a serious commitment to expand hike and bike trails throughout the county, and the Border-to-Border Trail is WCPARC's major development project to achieve this goal. 10+ miles of shared-use paths exist today, with more to come.

Enjoy your ride!



Key Project Elements:

- ~ completion of 35 +/- mile paved shared-use path across Washtenaw County
- ~ conservation of the Huron River corridor
- ~ provide opportunities for transportation, recreation, river access, and links to neighboring counties
- ~ distinctive signage system unifies the trail

Legend

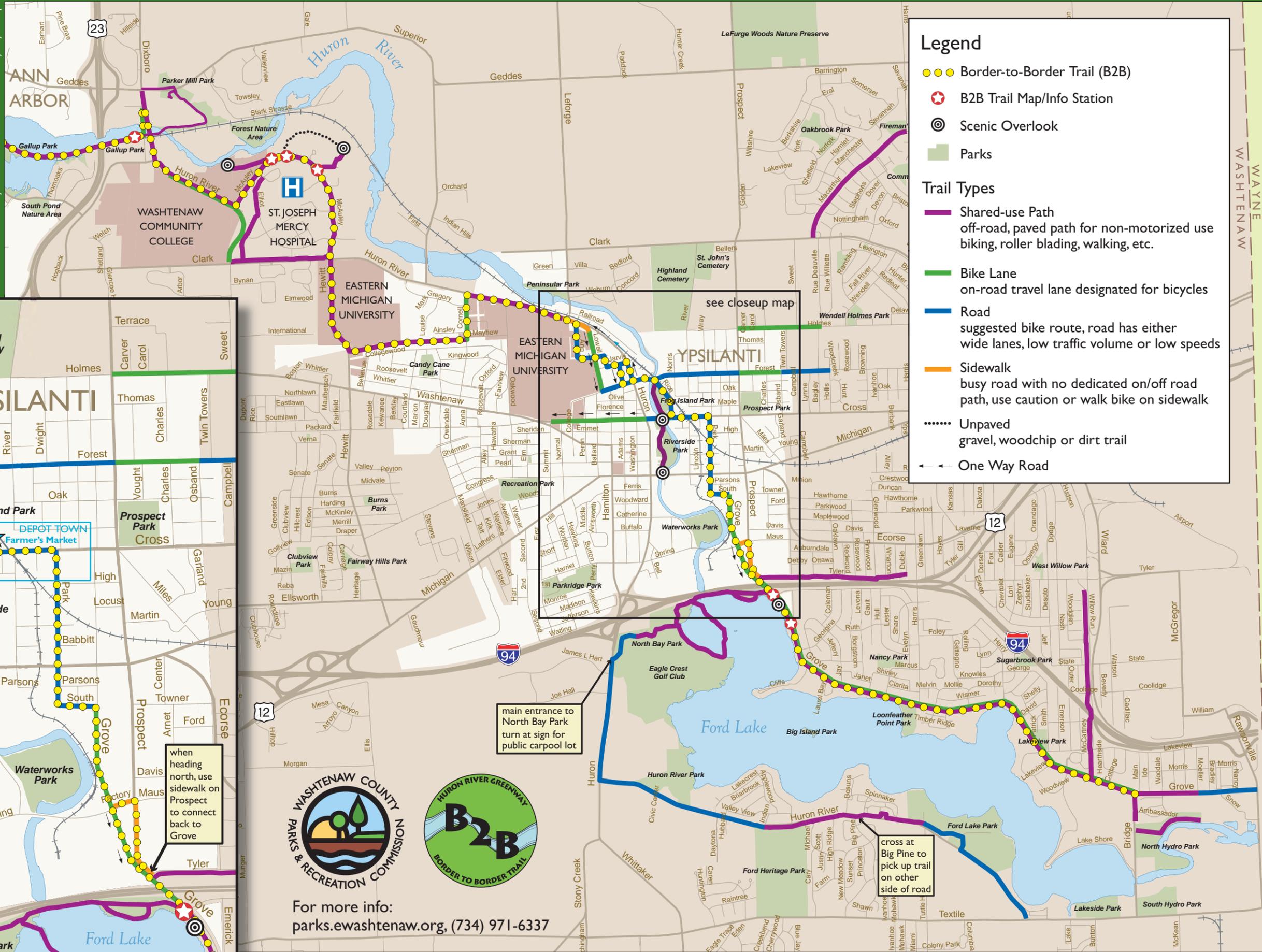
- Existing B2B Route
 - paved shared-use path, unpaved path, bike lanes, road
- Planned Trail
 - planning and/or design documents have been developed
 - Conceptual

Huron River Greenway Border-to-Border Trail

Trail Map:
East Ann Arbor to Wayne County



see "City of Ann Arbor & Washtenaw County Bicycle Map"

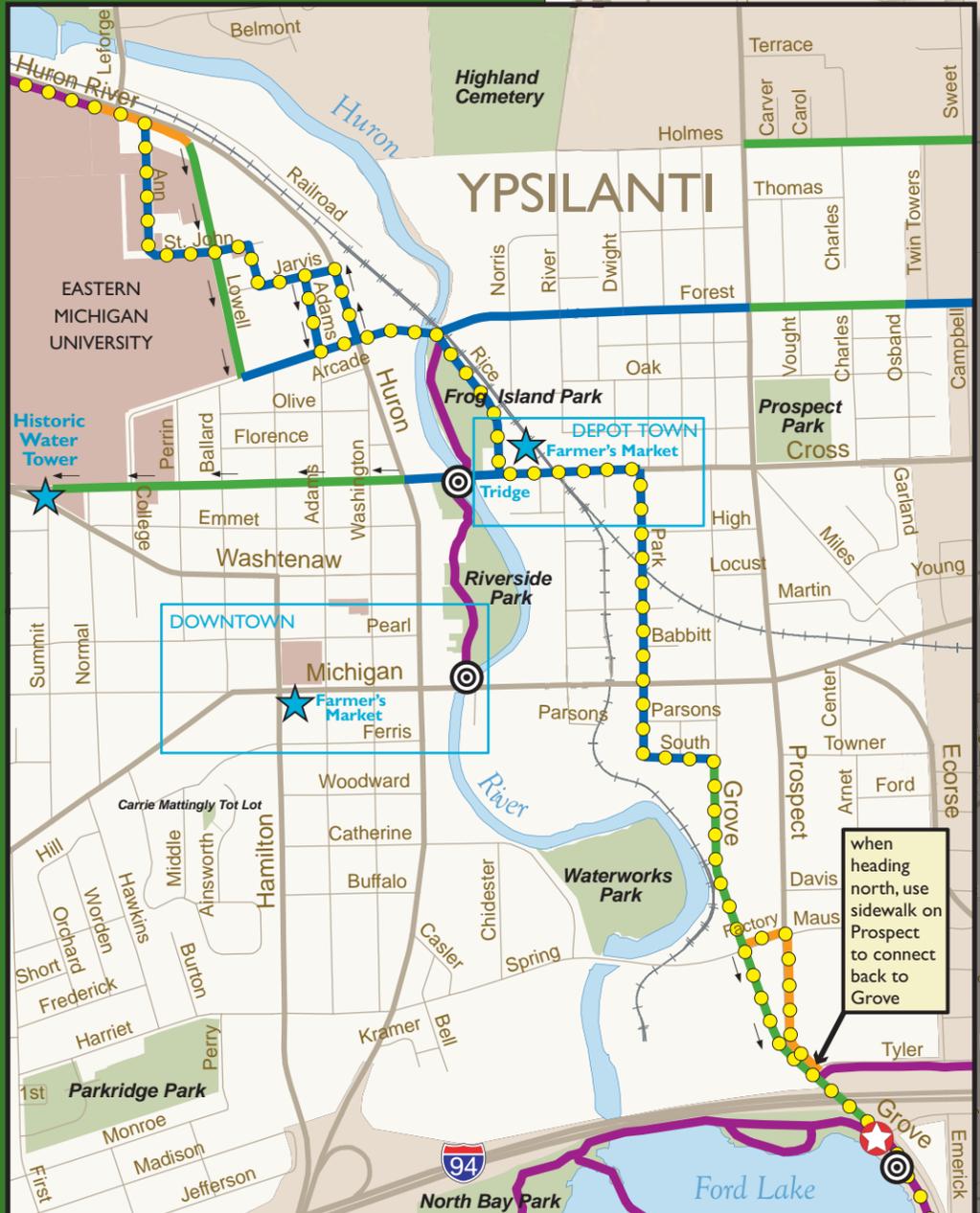


Legend

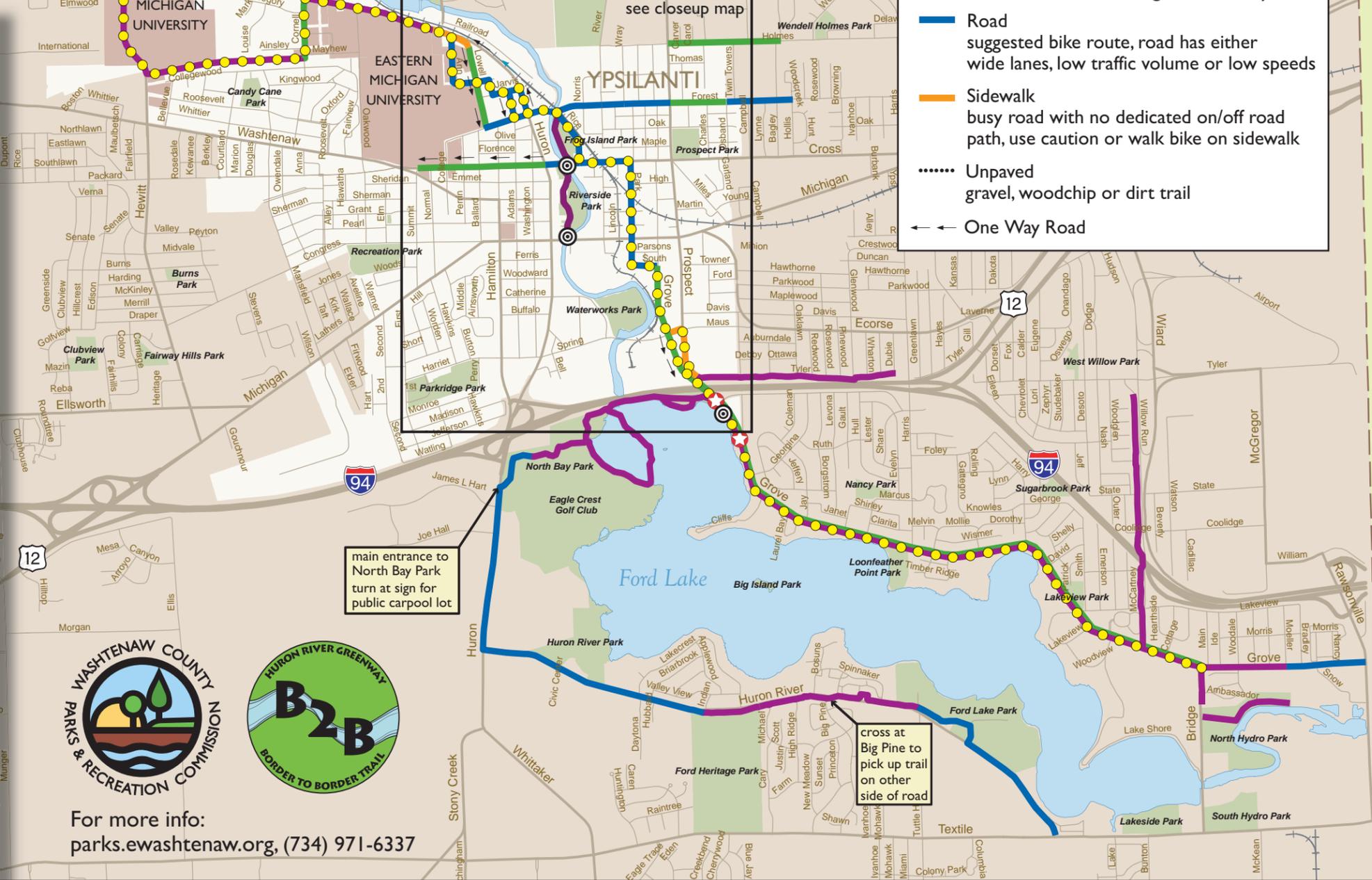
- Border-to-Border Trail (B2B)
- ★ B2B Trail Map/Info Station
- ⊙ Scenic Overlook
- Parks

Trail Types

- Shared-use Path
off-road, paved path for non-motorized use
biking, roller blading, walking, etc.
- Bike Lane
on-road travel lane designated for bicycles
- Road
suggested bike route, road has either
wide lanes, low traffic volume or low speeds
- Sidewalk
busy road with no dedicated on/off road
path, use caution or walk bike on sidewalk
- ⋯ Unpaved
gravel, woodchip or dirt trail
- ← One Way Road



Ypsilanti Closeup



For more info:
parks.ewashtenaw.org, (734) 971-6337

main entrance to North Bay Park
turn at sign for public carpool lot

cross at Big Pine to
pick up trail on other
side of road

when heading north, use
sidewalk on Prospect to
connect back to Grove

see closeup map

Appendix C: Accessibility Assessment

The Plan goals and objectives include the objective to, *"Ensure accessibility at all facilities and park shelters,"* as part of maintaining a safe, clean, and welcoming recreation system. All improvements made to parks and facilities within the system will need to consider accessibility needs.

As noted in Chapter 4, a complete ADA compliance assessment was performed in 2002, and little improvement was made during the course of the previous plan. The findings from that assessment are presented here as a checklist of issues found at each park or facility.

ADA Deficiency Summary City of Ypsilanti 2008-2012 Parks and Recreation Master Plan

ADA Deficiency Summary Accessible Approach/Entrance

	Candy Cane Park	Peninsular Park	Frog Island Park	Riverside Park	Waterworks Park	Prospect Park	Recreation Park	Parkridge Park	Parkridge Community Center	Rutherford Pool	Senior Center	Edith Hefley Tot Lot	Carrie Mattingly Tot Lot	Charles St. Tot Lot
Route of Travel														
Is there a route of travel that does not require the use of stairs?		+												
Is the route of travel stable, firm and slip resistant?	+	+				+	+						+	+
Is the route at least 36 inches wide?		+											+	
Can all objects protruding into the circulation path be detected by a person with a visual disability using a cane? <i>Note: In order to be detected using a cane, an object must be within 27 inches of the ground. Objects hanging or mounted overhead must be higher than 60 inches to provide clear head room. It is not necessary to remove objects that protrude less than 4 inches from the wall.</i>													+	
Do curbs on the route have curb cuts at drives, parking and drop-offs?					+									
Ramps														
Are the slopes of ramps no greater than 1:12? <i>Note: 1:12 = for every 12 inches along the base of the ramp, the height increases one inch.</i>		+	+					+	+					
Do all ramps longer than 6 feet have railings on both sides?		+						+						
Are railings sturdy, and between 34 and 38 inches high?														
Is the width between railings and curbs at least 36 inches?														
Are ramps non-slip?														
Is there a 5-foot long level landing at every 30 foot horizontal length of ramp, at the top and bottom of ramps and at switchbacks?														
Does the ramp rise no more than 30 inches between landings?			+					+						
Parking and Drop-Off Areas														

Appendix D: Charter Township of Ypsilanti Parks

As the City of Ypsilanti is wrapped on three sides by the Charter Township of Ypsilanti, City residents have easy access to a number of Township Parks. The maps included in this appendix show the locations of the Township's community parks (generally located around Ford Lake) and neighborhood parks, playfields, and playlots (generally concentrated in the northern portion of the Township). The maps additionally call out several subdivision parks and privately owned recreation facilities, and note existing and proposed non-motorized routes through the Township. One partnership opportunity noted in the process of creating this plan will be to examine the City's non-motorized travel network and identify existing and potential routes in order to improve access for both City and Township residents to various community amenities.

More information on the Township parks and recreation system is available online at <http://www.twp.ypsilanti.mi.us/recreate/> .

Existing Community Parks

Legend

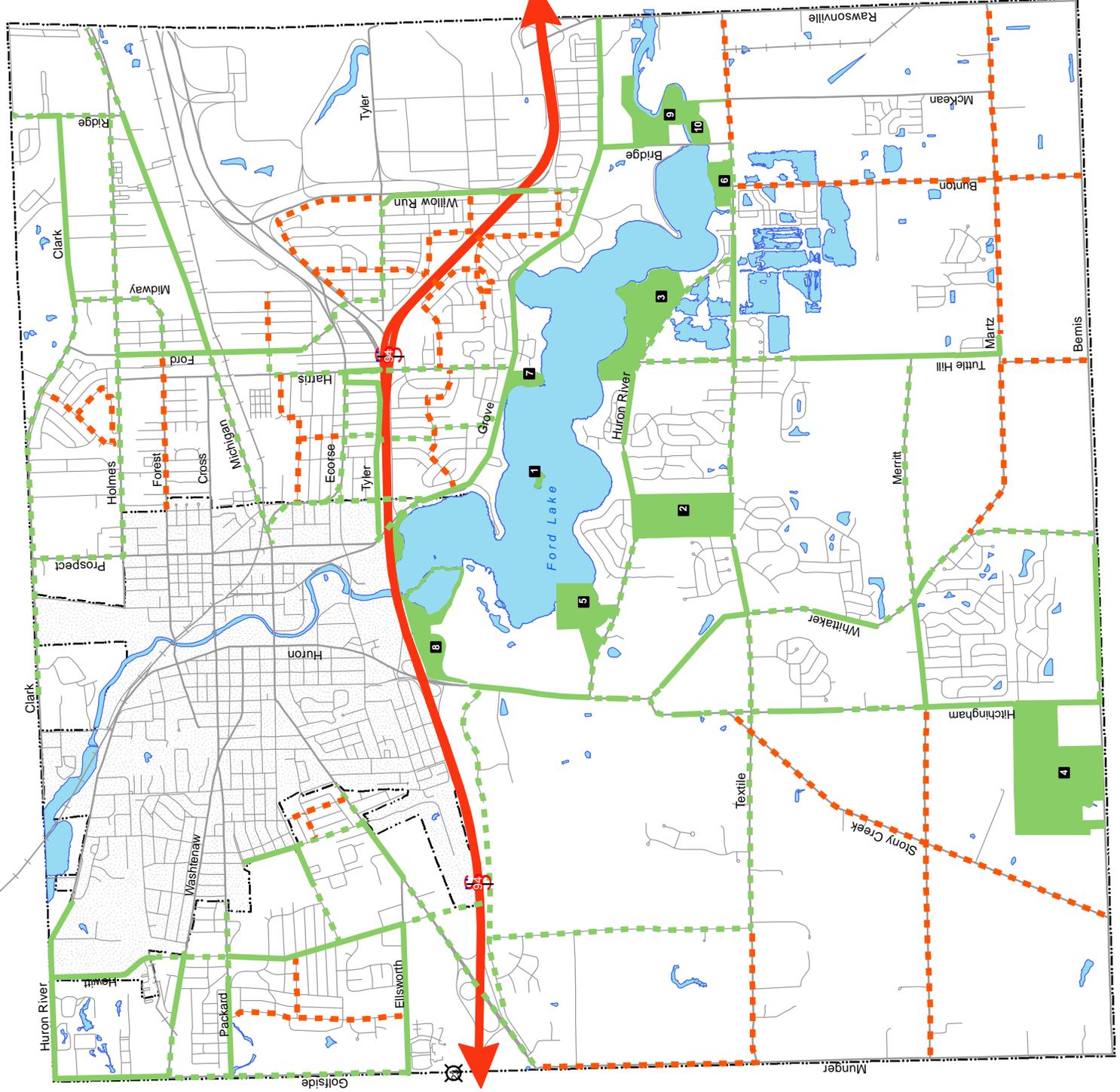
- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Community Parks

Non Motorized Paths

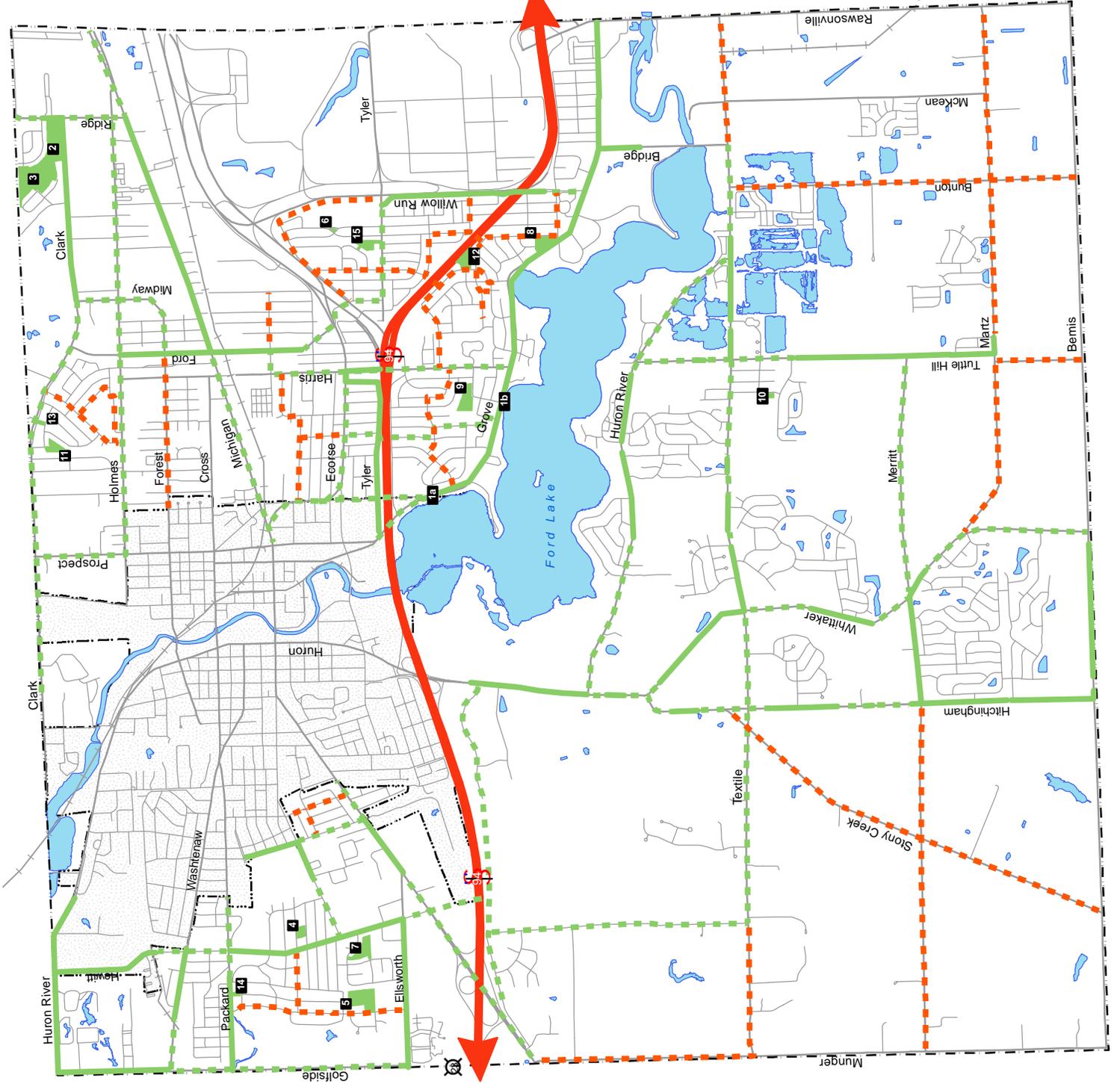
- Existing Route
- Proposed Primary Route
- Proposed Secondary Route

Community Parks

- 1 Big Island Park
- 2 Ford Heritage Park
- 3 Ford Lake Park
- 4 Hewens Creek Park
- 5 Huron River Park
- 6 Lakeside Park
- 7 Loonfeather Point Park
- 8 North Bay Park
- 9 North Hydro Park
- 10 South Hydro Park



Existing Neighborhood Parks & Playlots



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Community Recreation and Playfields

Non Motorized Paths

- Existing Route
- Proposed Primary Route
- Proposed Secondary Route

Neighborhood Parks and Playlots

- 1 Grove Rd. Overlooks
- 2 Nancy Park
- 3 Appleridge Park
- 4 Pine Park
- 5 Bud & Blossom Park
- 6 Rumbling Road Park
- 7 Burns Park
- 8 Sugarbrook Park
- 9 Clubview Park
- 10 Tot Lot Park
- 11 Dodge Court
- 12 Watertower Park
- 13 Fairway Hills Park
- 14 West Willow Park
- 15 Lakeview Park



Existing Community Playfields

Legend

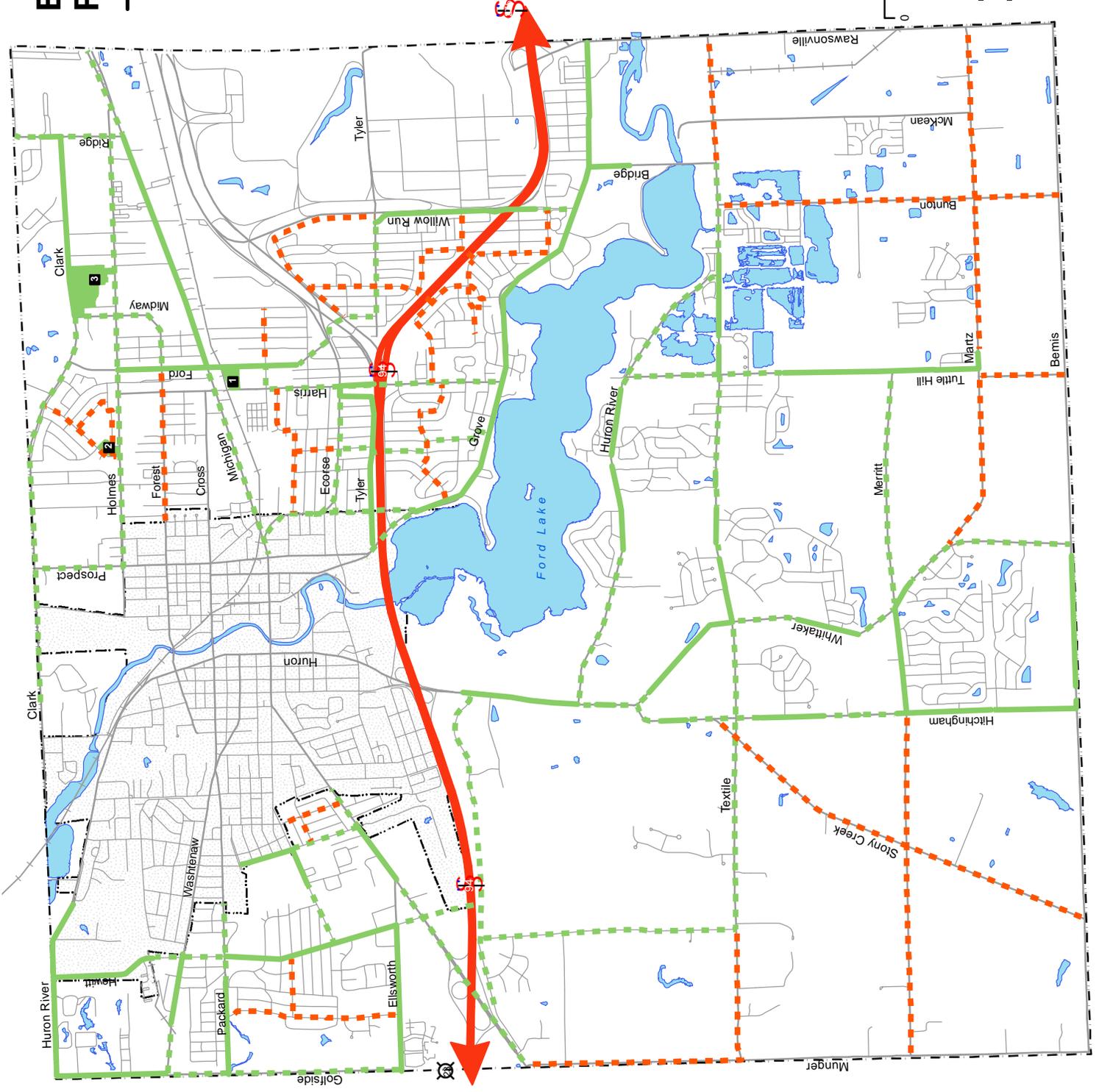
- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Community Playfields

Non Motorized Paths

- Existing Route
- Proposed Primary Route
- Proposed Secondary Route

Community Playfields

- 1 Harris Park
- 2 Wendell Holmes Park
- 3 Community Center Park



Existing Non-Township Park & Recreation Facilities

Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Non-Township Owned Woodlands/Open Space Areas

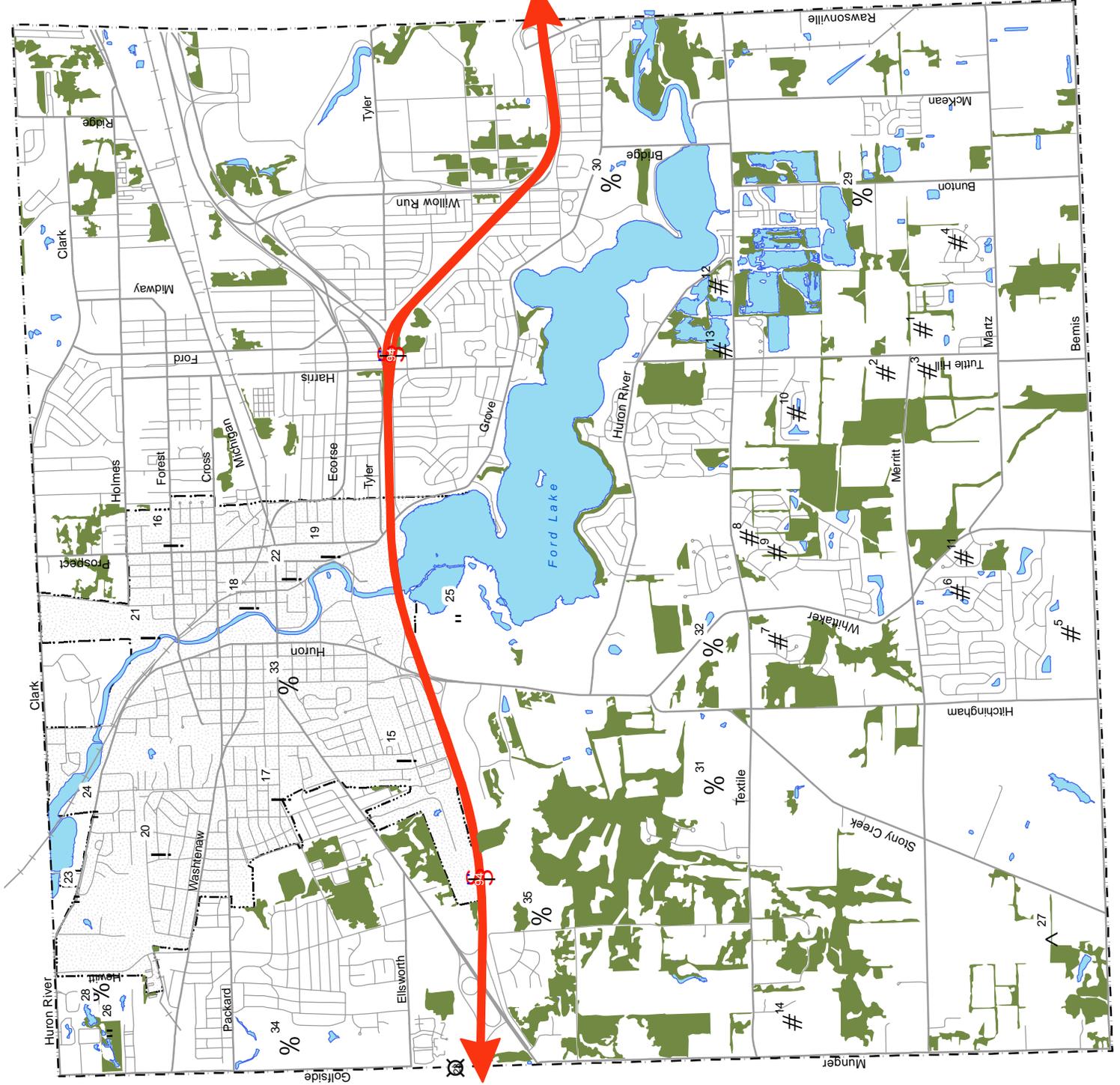
Subdivision Parks

1. Creekside East
2. Creekside West
3. Creekside South
4. Tremont Park
5. Greene Farms South
6. Greene Farms North
7. Parkside Preserve
8. Partridge Creek North
9. Partridge Creek South
10. Whispering Meadows
11. Whittaker Farms
12. Point at Island Lake
13. Oaks of Ypsilanti
14. Aspen Ridge
- ! City of Ypsilanti
15. Parkridge Park
16. Prospect Park
17. Recreation Park
18. Riverside Park
- || Eastern Michigan University
19. Waterworks Park
20. College Heights Park
21. Frog Island Park
22. Gilbert Park
23. Athletic Fields (West)
24. Athletic Fields (East)
25. Eagle Crest Golf Course
26. Nature Preserve

^ Washtenaw County

- 27. Rolling Hills Park
- % Private Facilities

- 28. Chippewa Raquet Club
- 29. KOA Campground
- 30. Lake in the Woods
- 31. Pine View Golf Course
- 32. Rainbow Rehabilitation Center
- 33. Riverside Center for the Arts
- 34. Washtenaw Country Club
- 35. Washtenaw Sportsman's Club



Appendix E: Need Analysis Methodology

The demographic concentrations identified in Chapter 2 were generated from Census 2000 data. The demographic data for population, number of housing units, and age is available at the *Census block* level, which is the area bounded on all sides by streets, railroads, or rivers. Each block has a few dozen to a few hundred residents, depending on the layout of streets and development pattern of the area. Considering the 7-year distance from the Census, the numbers presented should be considered estimates.

Quarter- and half-mile radius areas were plotted around each park, to determine which blocks fell within that distance of the park. (These distances are used as standard guidelines of walkability to determine whether a destination is within a 5 to 10 minute walk of a home.) Where a block was only partially within the radius, it was determined to be inside or outside based on whether the majority of the block was inside or outside. These judgements were refined manually based on particular characteristics of the block group – blocks containing large non-residential areas such as Highland Cemetery or the ACH plant were considered based on only the residential portions of the block, and blocks that were within the radius but completely cut off from the park by the Huron River were treated as outside the radius.

In addition to the Census data for these blocks, a few major recent residential developments were manually added: Cross Street Village was not occupied at the time of the 2000 Census data collection, but now contains 104 apartments of senior housing; for purposes of this data, those apartments were assumed to have 1 resident each, all aged 65 or older. Peninsular Place Apartments, constructed in 2005, has 186 apartments with a capacity of 461 residents; these residents were all assumed to be between the ages of 18 and 64. Additionally, the block level Census data appears to have an error in the total population field of block 4110002003, which is bounded by Forest, Hamilton, Ballard, and Olive Streets; population for that single block is listed as 3,567. This error does not appear to be present at the block group or citywide levels, and was recalculated from other datafields for this analysis as 192.

Census data for poverty status, access to a personal automobile, or persons with a disability is available only at the *Census block group* level, which is an area typically made up of a few dozen blocks, with between 600 and 3,000 people. This is too large an area to easily break up into quarter- and half-mile radii from parks, so numerical estimates were not calculated as carefully; these factors provide rougher, more general guidance.

Appendix F: Riverside and Frog Island Parks

This appendix contains greater detail on Riverside and Frog Island Parks; these recommendations and concept plans were a product of significant discussion between City staff, the Depot Town CDC, and the Recreation Commission, as well as public input at the design sessions held in November 2007.

The Conceptual Site Plans provided for the two parks are intended to show the locations and relationship of new and existing park amenities; prior to construction of any individual improvement, detailed engineering and architectural designs will need to be prepared for review by the City Engineer, Building Official, Planning Commission, and Historic District Commission, as appropriate. Some additional ideas are presented for the Freighthouse plaza in Depot Town, the area to the rear of the Riverside Arts Center on North Huron Street, and the eastern end of the Michigan Avenue bridge over the Huron River – these areas are not part of the parks, and so are outside of the Depot Town CDC's formal study area. However, as they were discussed at the public design sessions and by the Recreation Commission as areas that could be used or improved in coordination with the parks, they are included in this Appendix for reference. Additionally, the ideas presented for the Freighthouse plaza and RAC show how some amenities suggested for the parks might fit better elsewhere in the area, rather than attempting to overload the parks with all of the suggestions made.

Cost estimates are also provided for the elements of these concept plans. The included plans are intended to be read with the understanding that this is a concept plan only, and that the costs included are samples. The cost of implementing any given element of the concept plan will vary with the final design of that element.

Riverside Park

As the centerpiece of Ypsilanti's riverfront park system, Riverside Park is home to numerous events and festivals, but also functions as a passive open space retreat for many local residents. The concept for park improvement addresses the need for a multipurpose facility while preserving the open-space character and enhancing ecological functions. Proposed structural improvements are located at the park perimeter, while proposed circulation, landscape and ecological improvements enhance overall character and add spatial definition. The forms and character represented on the Conceptual Site Plan build upon the original Olmstead Brother's design and are influenced by the contemporary forms present at the adjacent Riverside Arts Center (RAC).

- *Improve park access, visibility, and image From the Michigan Avenue corridor (1, 5).* Riverside Park is a valuable asset to the City of Ypsilanti, yet many visitors pass by on Michigan Ave. without ever knowing it is there. In addition, physical access to the park is limited to a steep set of stairs and an inconspicuous driveway shared with local businesses. A proposed tridge would replace the existing steps and add an ADA ramp from the east side of the Michigan Ave. road bridge. Illuminated archways with park

name would announce the park and frame pedestrian entries on both sides of the road bridge. Proposed murals, new signage, and lighting improve visibility of the narrow vehicular entrance. New landscaping along the entry drive and tridge adds to the park image and appearance. Although unlikely given the City's limited fiscal capacity, the acquisition of the property adjacent to and east of the entry drive should be explored as an additional option to improve the Michigan Ave. entrance.

- *Improve park access, visibility, and image From Huron and Cross Streets (5).* Available park land at the corner of Huron and Cross provides the opportunity to create a main entry for the park. Similar to Michigan Ave., uninitiated motorists travelling along Huron St. are unaware of Riverside Park. Proposed illuminated archways with park name, new paths, landscaping, and a focal element announce the park and improve pedestrian access. An optional plaza adds to the image and function of the space. New parallel parking is proposed along the south side of Cross St. The unused existing entry drive is replaced by a proposed pedestrian path providing ADA access and additional park open space. Additional archways, landscaping and lighting are proposed for the entrance from Depot Town at the east end of the tridge.
- *Expand and Improve the Non-motorized Path Network and Accommodate the Washtenaw County Border 2 Border (B2B) Trail (1).* The existing curvilinear circulation pattern is enhanced and extended to improve functionality and to increase useable space. A proposed path extends along the river at the south end of the park creating a new loop to the RAC. The unused north entry drive and parking lot are replaced by a proposed path built to ADA and County B2B Standards. Existing paths should be resurfaced and, where indicated on the plan, upgraded to accommodate the minimum 10' width and other standards for the B2B Trail.
- *Create a Formal Sledding Hill and Park Overlook (3, 4).* The existing "four hills" area at the parks north end is currently used as a sledding hill by the community. While "no sledding" signs and hazards are present, sledding continues. Proposed retaining walls, regarding, and hazard removal create a safe slope for sledding. A proposed overlook at the hilltop provides a level starting point and links the Huron-Cross entry space to the rest of the park.
- *Create a Children's Play Area and Discovery Garden (5).* The park currently lacks a formal play area for children. A proposed play sculpture and habitat restoration area provides an exciting environment for children while enhancing the park's natural character and ecological functions. A new wetland and intermittent stream are created by day-lighting a 30" storm pipe and capturing runoff from adjacent slopes. Wetland and prairie areas provide stormwater filtration and wildlife habitat. Proposed boardwalks, paths, and interpretive signage provide opportunity for discovery and environmental education. New picnic areas and seating adjacent to the play area provide opportunity for family outings and parental observation. See Conceptual Site Plan (Appendix X) for additional details.

- *Enhance the Link Between the Park and the Riverside Art's Center (RAC) (3, 4).* The RAC currently provides a valuable park entry point and a physical link to the downtown business district. An existing overlook and stairway provides excellent park views and access up and down the steep park bluff. Opportunity exists to further enhance the link between the spaces and create a destination at the bottom of the RAC stairway. A proposed sculpture garden would enhance the viewshed from the RAC and improve RAC visibility from the park. The proposed garden includes permanent landscape scale sculpture and a series of mounds with sculptural landform. Explore repetition of the existing "4 hills" grading concept. Low retaining/seat walls and the lawn covered mounds provide an informal space for picnics, relaxation, and informal gatherings. Signage for the RAC should be placed at the bottom of the stairway and a park entry sign should be installed on Huron St. in front of the RAC.
- *Improve and Enhance the Park's South End; Provide a New Pavilion, Pond, Bioswale, Canoe Landing, and B2B Trail Head (5).* The south end of the park is currently underutilized and runoff from paved surfaces drains directly to the Huron River. In addition, the existing central park pavilion is deteriorating and prone to vandalism. Proposed improvements create a multipurpose activity node that preserves park open space and further enhances the park image from Michigan Ave. A new pavilion is proposed to replace the existing facility, providing a larger gathering space in a more visible location. The proposed site with new landscaping, pond and proximity to the river offers a pleasant space that is slightly removed from the main path network. Adjacent parking provides easy access for users and improved visibility for police monitoring. A new pond & bioswale network provides stormwater treatment and adds spatial definition to the area. Added benefits include enhanced wildlife habitat and possible winter ice skating.
- *Create a passive space along the Huron River (4).* The space along the river north of the existing south parking lot contains mature trees and provides a quiet area removed from the park's primary circulation routes. This space offers pleasant river views as well as long views to the RAC and surrounding landscape. Proposed improvements take advantage of and enhance these qualities. The perimeter of the space is defined by a proposed ha-ha wall, bioswale and pond. New trees help define informal enclosed spaces. New flat-topped Michigan boulders provide informal seating and visual interest. The proposed B2B trail is routed around this space to maintain a passive environment.
- *Stabilize Banks, Enhance Ecological Functions and Improve user Access to the Huron River (4).* The edge of the Huron River has eroded over time producing near vertical banks over most of its length. In addition, lawn extends to the waterline / top-of-bank in most locations. Proposed improvements include design and implementation of a comprehensive streambank stabilization plan, establishment of an undulating native plant riparian buffer zone, as well as the installation of numerous overlooks and access points. Added benefits include reduced maintenance, habitat enhancement, and improved aesthetics. Conduct annual removal of invasive species. Manage vegetation to prevent woody growth in prairie areas and allow visual access through wooded areas. Consider prescribed fire as a management technique for natural areas.

- *Convert Perimeter Lawn Areas to Prairie, and Stabilize Slopes Along the West Park Bluff (4).* The existing plant community within the park consists primarily of turf grass and trees. In addition, areas of the west bluff are steep and unstable. Proposed prairie areas around much of the park perimeter reduce lawn maintenance, enhance aesthetics and add plant diversity. Proposed prairie areas complement native riparian plantings along the river creating a unified appearance throughout the park. Added benefits include spatial definition and habitat value. Identify problem areas on the bluff and provide appropriate slope stabilization measures. Add flowering trees and native herbaceous plantings to stabilized bluff areas.
- *Enhance Park Planting (3, 4).* Develop low-maintenance planting plans for proposed improvements. Utilize a consistent plant palette for entire park. Priority should be given to native plant species. Potentially invasive species should be prohibited. Include significant spring bulb planting in lawn and prairie areas. Plant native vegetation along river and park boundary. Establish tree planting boundaries to preserve open central lawn, prevent sledding hazards, and limit shading of proposed prairie areas. Plant new trees within the boundary only as indicated on the Conceptual Site Plan or as needed to replace dead or diseased existing trees. Include evergreens as indicated on the Conceptual Site Plan. Conduct annual removal of invasive species. Manage vegetation to prevent woody growth in proposed prairie areas and improve visual access through wooded areas. Consider prescribed fire as a management technique for natural areas.
- *Renovate the existing dock (1).* The existing wood dock is in need of new decking. Proposed improvements include a new deck surface and a possible pavilion structure over the central portion. A covered structure would provide additional multiuse space for the park and reduce need for future deck maintenance. Explore adding tables, chairs, and benches to encourage day-to-day use.
- *Improve Park Lighting (1).* While new lighting was recently installed in a portion of the park, insufficient illumination and safety remain issues. Design and implement a comprehensive creative lighting plan for the entire park. Use a variety of lighting techniques to highlight park features, entry points, and signage.
- *Improve Park Signage (1).* Develop and implement a comprehensive signage plan for entire park. Plan should include entry signage as well as B2B wayfinding & interpretive signs. Interpretive signs should highlight both ecological and historic features. Consider signage directing B2B trail users to the Downtown and Depot Town business districts as well as to local museums and the RAC. Signage should conform to City and County design standards.
- *Upgrade Park Waste Collection System (1).* Currently waste collection is provided by a series of multicolored plastic barrels. Proposed improvements include installation of formal waste receptacles throughout the park. Include receptacles for recycling and explore providing dog-waste bag dispensers. Receptacle design should be consistent throughout the park and should complement other park furnishings.

Frog Island Park

Frog Island Park is located immediately upstream from Riverside Park and the parks are linked by an existing pedestrian bridge. Like Riverside Park, Frog Island provides a diversity of park functions. The park provides active and passive recreation space to the community, and is home to events and festivals.

Existing park features include a soccer field, running track, small amphitheater, recycling center, community garden, and a walking path adjacent to the river. A large public parking area along the eastern edge serves the park as well as the adjacent Depot Town business district.

The concept for park improvement expands the function of existing features and provides an improved circulation plan to help unify and define the park space. A proposed central axis links new spectator seating, new main entry plaza, parking, and the Historic Ypsilanti Freight House. Ecological functions are enhanced with provisions for stormwater treatment, bank stabilization and native plant restoration.

Below is a summary of proposed park improvements. See Appendix F for Conceptual Site Plan and additional details.

- *Improve Park Access, Visibility, and Image From Cross, St. Rice St. and Forest Avenue (1, 5).* Park visibility from adjacent streets is limited. Existing park access points are not well marked and ADA access is insufficient. Proposed Improvements include illuminated archways with park name to announce the park and frame pedestrian entries. Arches are proposed at the south entrance from Cross St. and at the proposed park main entry plaza along Rice St. (see below). A large illuminated entry sign with similar detailing is proposed at the intersection of Rice and Forest. Additional signage at the intersection of Rice and Cross should be explored. ADA ramps are suggested at the community garden, main entry, and Cross St. entrances. Improvements outlined below further enhance the park's image from adjacent streets.
- *Relocate the Recycling Center (1).* While the Recycling Center functions well as a stand alone facility, it disrupts the overall park atmosphere and prevents the implementation of numerous important park improvements. Relocating the Center creates space for features including a pedestrian path network, additional parking, stormwater treatment, restrooms, and slope stabilization.
- *Redesign the Rice Street Corridor to function as a Pedestrian Friendly Park Access Drive; Develop Park Main Entrance and Neighborhood Links (1, 5).* The park lacks definition along the eastern edge, and pedestrian linkage between the park, neighborhoods and Depot Town is poor. The proposed redesign of the Rice street corridor enhances the park's identity, improves park functions, and better integrates the park into the neighborhood fabric. New paths improve pedestrian circulation within the park and between surrounding areas. The proposed main entry plaza creates a node of activity

and breaks up extensive parking along the east edge. New parking layout and other improvements north of the proposed central axis establish Rice Street as part of the park. Details such as curb and gutter, paving, lighting, and landscaping create a pedestrian scale corridor. A proposed bioswale captures runoff from paved surfaces and adds interest. If possible, route stormwater from existing lot south of central axis to proposed bioswale. Explore a restored prairie area between Rice St. and RR tracks to add symmetry to the road corridor and frame views to the Freight House,

- *Accommodate the Washtenaw County Border 2 Border (B2B) Trail and Improve the Non-motorized Path Network (5).* The existing pedestrian path network is expanded and realigned to improve functionality and increase useable space. Proposed improvements facilitate the B2B trail along the berm west of the soccer field. Existing paths should be resurfaced, and new paths installed where indicated on the plan to meet county B2B design standards.
- *Enhance Spectator Areas East and West of the Soccer Field (2).* The existing track and field are well used park features and have the potential to accommodate additional activities and events. The only seating currently provided for spectators is a series of portable bleachers west of the field. Proposed permanent seating on both sides of the field adds functionality, capacity, and slope stabilization. Details for the terraced concrete and lawn seating should match those found at the existing amphitheater. Landscaping, lighting, and stairs further enhance the area and encourage day to day use. Explore the possibility of illuminating the field area for special events.
- *Explore Options for A New Multipurpose Band Shell / Pavilion (2).* With the City's diminished fiscal capacity, funding for park improvements and maintenance will come primarily from park programming and special events revenue. Providing a new band shell at Frog Island would allow the park to become a venue suitable for special events as well as local groups such as the Ypsilanti Community Band. Such a venue could give Ypsilanti more regional recognition, encourage cultural programming, and generate significant revenue for the park(s). The shell could also function as a shelter for small gatherings and day-to-day use. Final design should employ creative ideas and innovative technology to create a unique sense of place. A tension membrane structure could provide a high impact flexible solution, while a green roof shell would soften the overall impact and blend with park natural elements.
- *Enhance Stage and Spectator Facilities at the Existing Amphitheater; Develop a Process to Facilitate Community Based Programming (2).* While the existing small amphitheater is currently underutilized, there are a number of groups within the community who would like to use the facility. Potential improvements include additional seatwalls east, west, and south of the current seating. New seating would increase capacity and stabilize adjacent slopes. Seating details should match existing concrete and lawn terracing. Landscaping and Lighting improves stage backdrop and overall appearance. Amphitheater could function as a side stage for larger events.

- *Complete Construction of the Frog Island Community Garden (2, 3).* A detailed site plan for the garden was approved by City Council in 2007. In the same year, volunteers from local neighborhood associations and Growing Hope, a local non-profit, began construction. Recommendations include continued implementation of the garden per the approved site plan. The informal art play space shown on the site plan should be implemented only after the Old Mill Natural Area and B2B trail components of the Conceptual Site Plan are completed. A combination of wattle fencing and proposed permanent sculpture and/or boulders define the outer perimeter circle. A proposed metal-mesh fence with cedar posts transects the circle forming the west edge of the main garden area. Additional Site Plan features include a gathering space, art work space, demonstration plots, prairie restoration areas, ADA accessible beds, informational kiosk, interpretive signage, and storage sheds. Explore the possibility of a well with pedal or solar powered pump to fill a proposed raised water tank.
- *Develop the North End of the Park as a Natural Area. (1, 4).* The north end of the park contains an old building foundation with steps to the river, an informal fishing area, lawn, and mature riparian trees. An eroding gravel and earth path provides the only park access from Forest Ave. Pedestrians must walk in the road along Rice St. to access the path. In addition, the area currently receives runoff from adjacent parking and is prone to wetness. Proposed improvements include a new paved path and boardwalk to complete the park B2B trail and improve access from Forest St. A proposed detention wetland, fed by the proposed bioswale along Rice St, provides additional stormwater treatment and storage capacity. Native plantings provide a natural setting for walking and wildlife habitat. Explore cutting a multi-notch weir into the old foundation to regulate water flow out of the wetland. Footpaths, surfaced with mulch or other suitable material, provide access through the area and opportunity for passive recreation. Additional features include an improved fishing area with overlooks, historic signage with photos, habitat interpretive signage, and benches. Manage wooded areas to improve visual access to the river. Manage proposed prairie and wetland areas to prevent woody growth. Consider prescribed fire as a management technique.
- *Stabilize Banks, Enhance Ecological Functions and Improve Access to the Huron River (4).* The banks along the edge of the Huron River are steep and eroding. Much of the river's edge is comprised of a dilapidated stacked concrete wall. In addition much of the slope between the parking lot and soccer field is steep and unstable. Develop and implement a comprehensive stream bank and upland slope stabilization plan. Remove concrete and debris from river bank, slope east of soccer field, and area below bridge to Cross St. Utilize bioengineering techniques wherever possible. Add a river overlook/boardwalk near the proposed central axis. Explore possible additional overlooks. Develop a sediment fore bay and wetland area beneath the bridge to Cross St. Conduct annual removal of invasive species. Manage wooded areas to improve visual access and air circulation on the field. Consider prescribed fire as a management technique.
- *Enhance Park Planting (3, 4).* Develop low-maintenance planting plans for proposed improvements. Utilize a consistent plant palette for entire park. Priority should be given

to native plant species. Potentially invasive species should be prohibited. Include significant spring bulb planting in lawn and prairie areas. Plant native vegetation along river and park boundary. Include evergreens as indicated on the Conceptual Site Plan.

- *Improve Park Lighting (1)*. Insufficient illumination and safety are issues within the park. Design and implement a comprehensive creative lighting plan for the entire park. Use a variety of lighting techniques to highlight park features, entry points and signage.
- *Improve Park Signage (1)*. (See Recommendations for Riverside Park)
- *Upgrade Park Waste Collection System (1)*. (See Recommendations for Riverside Park)

Redesigned Rice Street Corridor

- Explore options for relocating recycle center to create space for improvements.
- New parking layout and other improvements north of proposed central axis establish Rice Street as a park access drive and part of the park. Cut and gutter, paving, lighting and landscaping create a pedestrian scale corridor.
- New paths improve pedestrian circulation within the park and provide a pedestrian link between Depot Town and Forest Ave.
- A proposed bioswale captures runoff from paved surfaces and adds interest. If possible, route stormwater from existing lot south of central axis to proposed bioswale.
- Explore a restored prairie area between Rice St. and RR tracks to add symmetry to the road corridor and frame views to the Freight House.
- Extensive bulb planting in prairie areas provides a mass of spring color throughout the Rice St. corridor.

Old Mill Natural Area & Detention Wetland

- Develop park's north end as a natural area. Include a new paved path and board walk to complete the park 828 trail and improve access from Forest St.
- Area provides stormwater detention and filtration for parking areas and Rice St. Explore cutting multi-notch weir into old foundation to regulate water flow out of wetland. Explore addition of an artistic element to river side of foundation.
- Native plantings provide natural setting for walking and wildlife habitat. Footpaths, surfaced with mulch or other suitable material, provide access through the area.
- Details include an improved fishing area with overlooks, historic signage with photos, habitat interpretive signage (frog habitats) and benches.
- Manage invasive shrubs to improve views to river.

Community Garden

- Continue implementation of the existing community garden per the approved site plan. Implement improved art play space north of garden only after Old Mill area & 828 trail components are installed.
- Add additional wattle fencing and permanent sculpture or boulders to define the outer perimeter circle. A proposed metal-mesh fence with cedar posts transects the circle forming the west edge of the main garden area.
- Additional features include a gathering space, art work space, demonstration plots, prairie restoration areas, ADA accessible beds, informational kiosk, interpretive signage, and storage sheds.
- Explore the possibility of a well with pedal or solar powered pump to fill a raised water tank.

Park Main Entry and Neighborhood Link

- New main entry plaza creates a node of activity and breaks up extensive parking along the park's east edge.
- Proposed central axis links plaza to new spectator seating and the historic Ypsilanti Freight House. Axis could potentially extend across RR Tracks providing a formal link to the Historic East Side Neighborhood.

- Landscaping, lighting and gateway entry signage improve aesthetics and park identity.
- Vendor setup space is provided for special events.

Enhanced Spectator Areas, Border 2 Border Trail, & Stream Bank Stabilization

- Develop berm west of soccer field to accommodate 828 trail and provide permanent seating for the soccer field.
- Proposed seatwalls on both sides of the field add functionality, capacity and slope stabilization. Details for the terraced concrete and lawn seating should match those found at the existing amphitheater. Landscaping, lighting, and stairs further enhance the area and encourage day to day use. Explore the possibility of illuminating the field area for special events.
- Regrade berm and use additional retaining walls to provide necessary trail width (10' nominal; 8' if needed). Priority should be given to preservation of existing mature trees.
- Provide railings as needed for safety.
- Add interpretive and way-finding signage per county design standards.
- A new raised boardwalk & overlook provides views up and down stream from the proposed central axis. Remove invasive shrubs to increase visual access to the river. Explore possibility of additional overlooks.
- Develop and implement comprehensive stream bank stabilization plan. Utilize bioengineering techniques wherever possible. Implement phased selective tree replacement program. Re-plant banks with native riparian tree & understory species.

Enhance Existing Amphitheater

- New retaining walls provide additional seating and slope stabilization at the existing amphitheater. Landscaping and lighting improves stage backdrop and overall appearance. Retaining wall detail should match existing concrete and lawn seating.
- Develop a Process to Facilitate Community Based Programming.
- Provide ADA access from parking lot &/or Cross St.

General Recommendations

- Remove concrete & debris from river bank, slope east of soccer field, and area below concrete bridge to Cross St. Develop and implement comprehensive stream bank and upland slope stabilization plan. Utilize bioengineering techniques wherever possible.
- Conduct annual removal of invasive species. Manage wooded areas to improve visual access and air circulation on the field. Manage prairie areas to prevent woody growth. Consider prescribed fire as a management technique for natural area.
- Develop low-maintenance planting plans for proposed improvements. Utilize a consistent plant palette for entire park. Priority should be given to native plant species. Potentially invasive species should be prohibited. Include significant spring bulb planting.
- Develop & implement comprehensive creative lighting plan for entire park. Explore options for illuminating soccer field.

- Upgrade Park Waste Collection System. Install formal waste receptacles throughout the park. Include receptacles for recycling and formal waste bag dispensers. Receptacle design should be consistent throughout the park and should complement other park furnishings.
- Develop and implement comprehensive signage plan for entire park. Plan should include entry signage as well as 828 wayfinding & interpretive signs. Interpretive signs should highlight both ecological and historic features. Consider signage directing 828 trail users to the Downtown and Depot Town business districts as well as to local museums and the KVC.
- Provide non-slip surface for bridge.
- Add removable bollards and grass-pave system to provide large vehicle access.



Band Shell & Pavilion

- A new band shell allows the park to be easily converted to a large amphitheater for festivals and local groups such as the Ypsilanti Community Band. The shell also provides a shelter for small gatherings and day-to-day use.
- Development of a permanent performance venue provides potential for increased cultural programming, regional recognition and revenue for park improvements and maintenance.
- Final design should employ creative ideas and innovative technology to create a unique sense of place. A tension membrane structure could provide a high impact flexible solution, while a green roof shell would soften the overall impact and blend with park natural elements.
- Option 1 aligns with the central axis further enhancing the park entry image. The stage location takes advantage of proposed seating on the west side of the field. Provide ADA ramps from main entry to field & stage. Disadvantages include afternoon sun in performers eyes. (If not used mirror seating plan from west side of field)
- Option 2 provides the possibility of combining the existing and proposed stages to allow more spectator & dancing space at the existing theater. New landscaping improves the stage backdrop from both sides.
- Option 3 provides potential crowd separation from Community Garden reducing potential conflicts & damage to the garden. It would also point the sound system towards Depot Town and away from adjacent residential areas. New landscaping improves the stage backdrop.

Legend

- Existing Deciduous Tree
- Proposed Deciduous Tree
- Proposed Ornamental Tree
- Evergreen Tree (Ex. & Proposed)
- Proposed Shrub, Vine, & Ornamental Grass Planting
- Proposed Ficus table w/ Conc. Pod
- Proposed Sculpture or Focal Element
- Proposed Bench
- Proposed Mich. Boulder Seating or Wall
- Mariolite
- Ex. Electrical Box
- Proposed Tree Planting Limits
- Proposed Drainage Path
- Bollard

* Data For Existing Conditions Provided by Washtenaw County GIS Program. Supplemental Data Added from Informal GPS Survey and Site Measurements by Mueller Landworks, LLC. All Existing Feature Locations are Approximate.
 ** All Proposed Plan Features are Approximate. Plan is Conceptual Only NOT for Construction.

MUELLER LANDWORKS
 LANDSCAPE ARCHITECTURE • INFRASTRUCTURE • STRATEGIC PLANNING
 2500 W. Washtenaw Ave., Suite 200
 Ypsilanti, MI 48197
 313 W. Washtenaw Ave., Suite 200
 Ypsilanti, MI 48197

Ypsilanti
 COUNTY MICHIGAN 1820
 Ypsilanti
 Depot Town Association, Inc.
 Ypsilanti, MI

FROG ISLAND PARK
 - CONCEPTUAL SITE PLAN -
 City of Ypsilanti, MI

SCALE IN FEET
 0 25 50 100
 NORTH

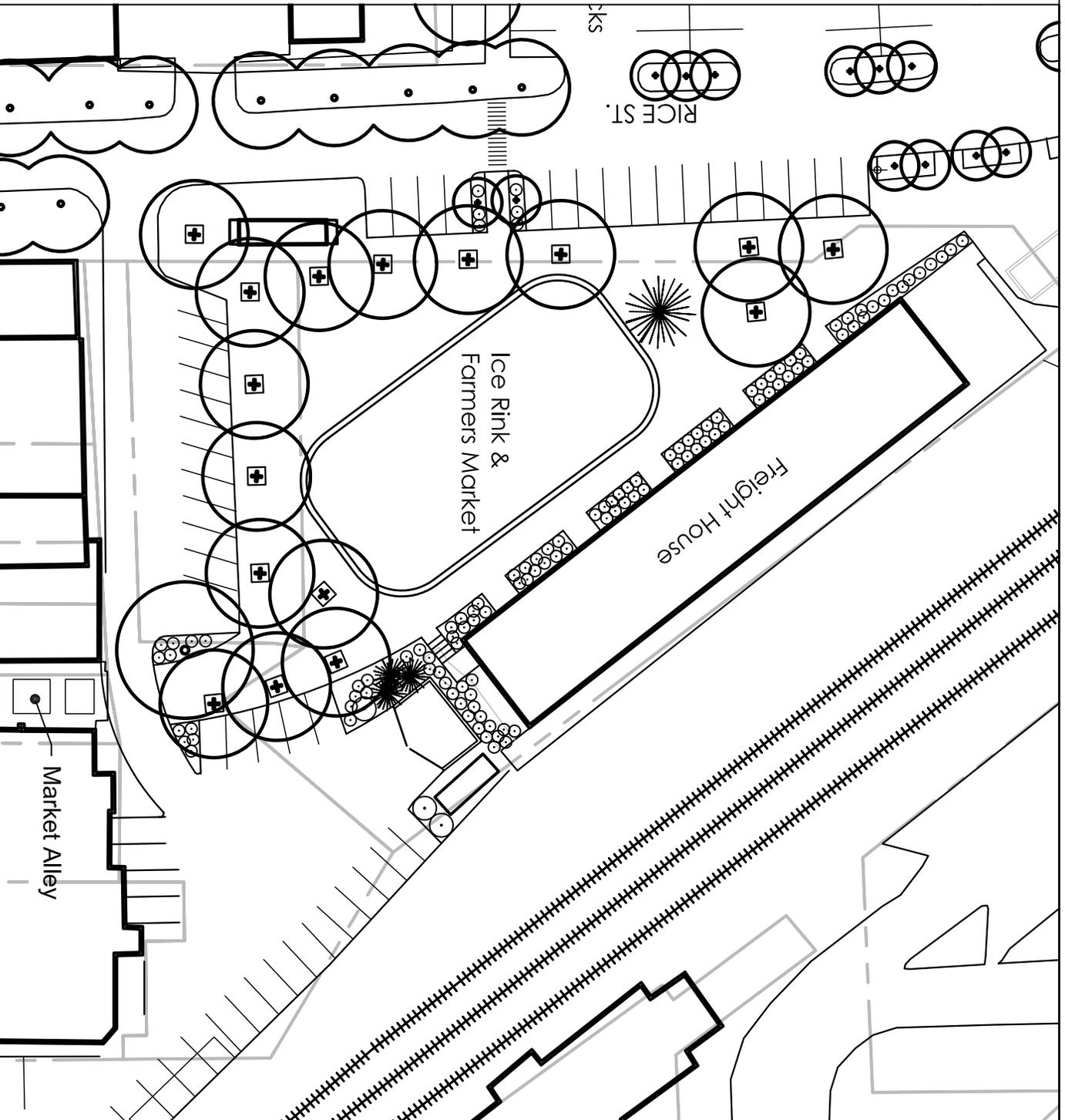
REVISIONS:

Rec. Commission Review	11-29-07
CDC Review	12-11-07
Rec. Commission Review	12-13-07
Revised	12-17-07
Revised	1-2-08

SHEET NO. 1 OF 1

Freight House & Plaza

- Details are shown for preliminary conceptual consideration only. Configuration shown may not comply with parking design standards. Additional Public Input, feasibility study and design work necessary.
- Redesign existing plaza in conjunction with Freight House renovations. Explore plaza & parking options to accommodate winter ice rink / summer farmers market space.
- Explore use of Freight House as skate and recreation equipment rental facility and as potential location for public restrooms.
- Explore development of north side of Freight House as grand entry courtyard.
- Improve pedestrian linkage between Depot Town, plaza and Frog Island Park.



YPSILANTI FREIGHT HOUSE

- Plaza Concept Plan -
City of Ypsilanti, MI



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LANDSCAPE ARCHITECTURE • YPSILANTI, MI • 313-484-4288
PHONE: 734-215-9344
OFFICE: 734-484-4288
314 W. Cross St., Ypsilanti, MI 48197

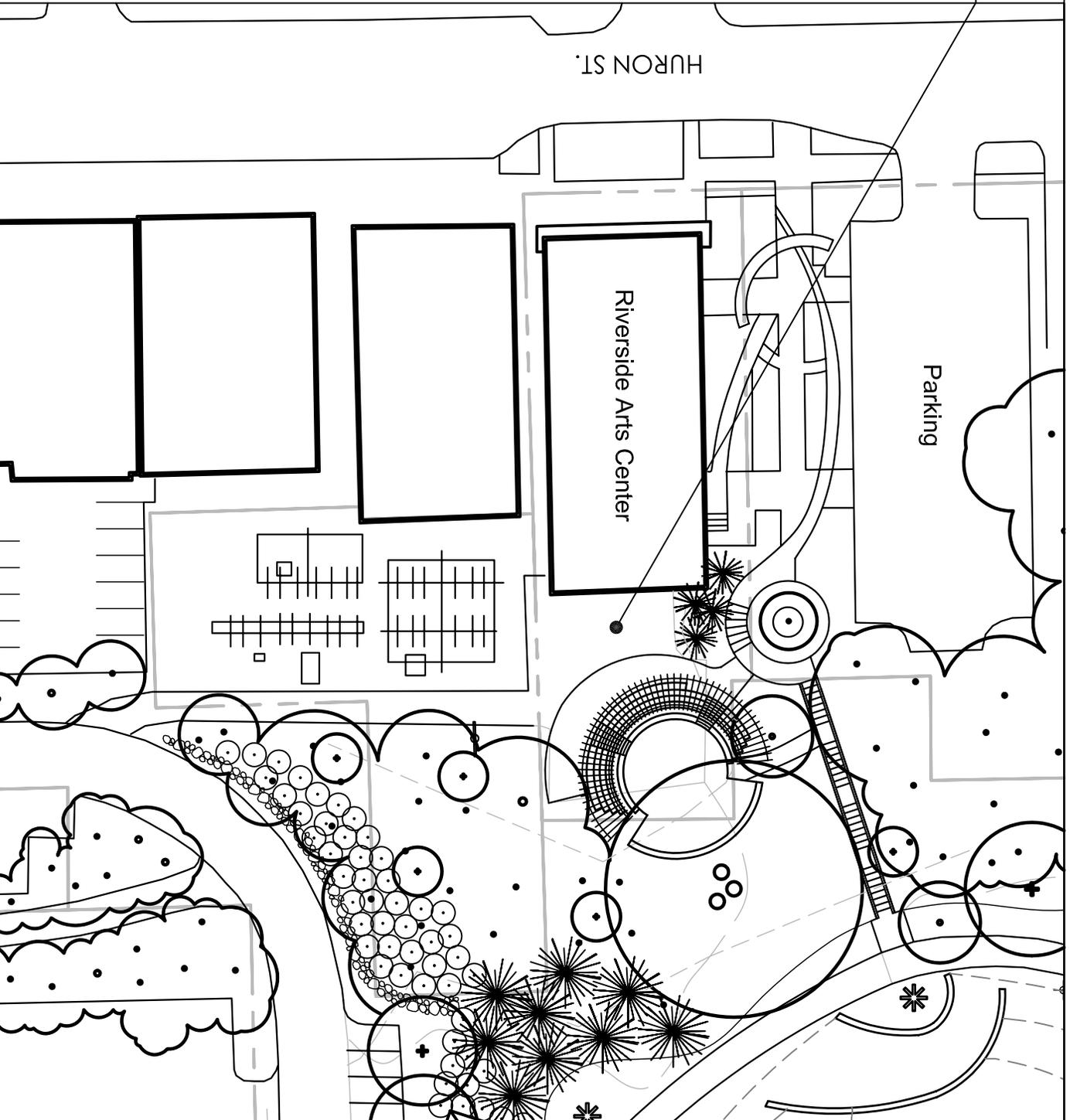
REVISIONS:
Master Plan Draft 1-2-08

SHEET NO.
1 OF 1

NOT TO SCALE

Riverside Arts Center Courtyard

- Details are shown for preliminary conceptual consideration only. Additional Public Input & feasibility study necessary.
- Explore options for a new courtyard garden space behind the RAC. Area could provide space for small events and performances as well as a convenient lunch area for downtown business employees.
- Take advantage of excellent hilltop views to park.
- Possible details include a curved pergola, terraced seating, small vehicle loading zone, slope stabilization, artistic sound partition from Edison facilities, and a vendor / storage building.
- Enhance path from park entry drive with signage, landscaping and grading.
- Provide ADA access to area.



Parking

Riverside Arts Center

HURON ST.

RIVERSIDE ARTS CENTER

- Courtyard Concept Plan -
City of Ypsilanti, MI



NORTH

NOT TO SCALE

REVISIONS:

Master Plan Draft

1-2-08

SHEET NO.

1 OF 1

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LANDSCAPE ARCHITECTURE • INSTALLATION • MAINTENANCE
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OFFICE: 734.484.4288
CHILDRIDGE: 734.484.4288
314 W. Cross St., Ypsilanti, MI 48197

Ypsilanti
MICHIGAN COUNTY HISTORICAL SOCIETY
Depot Town Association, Inc.
Historic Village



314 W. Cross St. Ypsilanti, MI 48197
 tel./fax. 734.484.4258 + cell. 734.216.5966
 chris@muellerlandworks.com

City of Ypsilanti, Michigan - Riverside Park 2008 Conceptual Site Plan

Construction Estimate - Summary

February 12, 2008

* This Estimate is based on the 2008 conceptual plan. Due to the conceptual nature of the plan, all costs are approximate. Numerous factors including construction details, grading plan, project packaging, date of construction and unforeseen site conditions will affect final construction costs.

** Estimate does not include all improvements shown or suggested on the Conceptual Site Plan. Items not estimated include but are not limited to stabilization of the west bluff area, tree planting in the Grove, Commons and W. Bluff areas, sanitary manhole retrofits, and grass pave system for large vehicle access.

Phase 1: Dock Renovation & Pavilion (includes removal of existing pavilion) (8)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 7,700	\$ 1,540	\$ 9,240
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 12,750	\$ 2,550	\$ 15,300
<i>Remove Existing Pavilion</i>	\$ 16,550	\$ 3,310	\$ 19,860
<i>Site Development</i>	\$ 103,450	\$ 20,690	\$ 124,140
Subtotal	\$ 140,450		
20% Contingency		\$ 28,090	
Total - Phase 1: Dock Renovation & Pavilion			\$ 168,540

Phase 2: New Tridge and Entry Enhancements at Michigan Ave.

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 54,600	\$ 10,920	\$ 65,520
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 76,925	\$ 15,385	\$ 92,310
<i>New Tridge & Entry Enhancements</i>	\$ 553,740	\$ 110,748	\$ 664,488
<i>Site Furnishings</i>	\$ 10,500	\$ 2,100	\$ 12,600
<i>Planting & Site Restoration (0)</i>	\$ 25,220	\$ 5,044	\$ 30,264
Subtotal	\$ 720,985		
20% Contingency		\$ 144,197	
Total - Phase 2: New Tridge and Entry Enhancements at Michigan Ave.			\$ 865,182

Phase 3: Shoreline Improvements - Bank Stabilization, Buffer Zone, River Overlooks and Canoe Landings (1)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 30,300	\$ 6,060	\$ 36,360
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 58,100	\$ 11,620	\$ 69,720
<i>Shoreline Stabilization & Improvements</i>	\$ 245,825	\$ 49,165	\$ 294,990
<i>Site Furnishings</i>	\$ 48,000	\$ 9,600	\$ 57,600
<i>Planting & Site Restoration (0)</i>	\$ 48,375	\$ 9,675	\$ 58,050
Subtotal	\$ 430,600		
20% Contingency		\$ 86,120	
Total - Phase3: Shoreline Improvements (1)			\$ 516,720

Phase 4a: North End Improvements - Stormwater Wetland, Sledding Hill, Children's Garden, Parking Removal, and Paths
(includes site plan & earthwork for Phase 4b)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 65,200	\$ 13,040	\$ 78,240
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 90,900	\$ 18,180	\$ 109,080
<i>Stormwater Wetland / Stream & Sledding Hill</i>	\$ 204,350	\$ 40,870	\$ 245,220
<i>Add Parallel Parking on Cross St (With Optional Storm Sewer Daylighting)</i>	\$ 42,333	\$ 8,467	\$ 50,800
<i>Site Electrical & Lighting (additional electrical & lighting budget provided under individual projects)</i>	\$ 62,000	\$ 12,400	\$ 74,400
<i>Paths (9)</i>	\$ 52,600	\$ 10,520	\$ 63,120
<i>Children's Garden</i>	\$ 208,100	\$ 41,620	\$ 249,720
<i>Site Furnishings</i>	\$ 42,600	\$ 8,520	\$ 51,120
<i>Planting & Site Restoration (0)</i>	\$ 54,350	\$ 10,870	\$ 65,220
Subtotal	\$ 822,433		
20% Contingency		\$ 164,487	
Total - Phase 4a North End Improvements			\$ 986,920

Phase 4b: Huron Plaza and Overlook (complete site plan & earthwork with Phase 4a)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 22,388	\$ 4,478	\$ 26,865
<i>Hardscape, Site Furnishings & Electrical</i>	\$ 143,520	\$ 28,704	\$ 172,224
<i>Planting & Site Restoration (0)</i>	\$ 26,820	\$ 5,364	\$ 32,184
Subtotal	\$ 192,728		
20% Contingency		\$ 38,546	
Total - Phase 4b Huron Plaza and Overlook			\$ 231,273

Phase 5a: South End Improvements - Pond & Bioswale, Pavilion, Sculpture Mounds, Paths, Restroom and Parking Lot Improvements (includes site plan for Phase 5b)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 81,800	\$ 16,360	\$ 98,160
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 135,850	\$ 27,170	\$ 163,020
<i>Pond & Bioswale (Earthwork & Hardscape)</i>	\$ 198,750	\$ 39,750	\$ 238,500
<i>Pavilion (7)</i>	\$ 301,535	\$ 60,307	\$ 361,842
<i>Site Electrical & Lighting (additional electrical & lighting budget provided for individual projects)</i>	\$ 100,000	\$ 20,000	\$ 120,000
<i>Paths (2) (9)</i>	\$ 106,000	\$ 21,200	\$ 127,200
<i>Parking Lot Renovation</i>	\$ 179,030	\$ 35,806	\$ 214,836
<i>Restrooms (2)</i>	\$ 29,110	\$ 5,822	\$ 34,932
<i>Site Furnishings</i>	\$ 28,800	\$ 5,760	\$ 34,560
<i>Planting & Site Restoration (0)</i>	\$ 69,325	\$ 13,865	\$ 83,190
Subtotal	\$ 1,230,200		
20% Contingency		\$ 246,040	
Total - Phase 5a South End Improvements			\$ 1,476,240

Phase 5b: Sculpture Garden (complete site plan with Phase 5a) (10)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 7,500	\$ 1,500	\$ 9,000
<i>Site Development</i>	\$ 108,270	\$ 21,654	\$ 129,924
Subtotal	\$ 115,770		
20% Contingency		\$ 23,154	
Total - Phase 5b Sculpture Garden			\$ 138,924

East End of Tridge / Depot Town Entry Improvements

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 3,800	\$ 760	\$ 4,560
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 7,600	\$ 1,520	\$ 9,120
Site Development	\$ 39,950	\$ 7,990	\$ 47,940
<i>Electrical & Lighting</i>	\$ 10,000	\$ 2,000	\$ 12,000
Subtotal	\$ 61,350		
20% Contingency		\$ 12,270	
Total - East End of Tridge / Depot Town Entry Improvements			\$ 73,620

Paths In Commons Area (remaining paths not included above) (9)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 2,800	\$ 560	\$ 3,360
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 4,600	\$ 920	\$ 5,520
Site Development	\$ 38,700	\$ 7,740	\$ 46,440
Subtotal	\$ 46,100		
20% Contingency		\$ 9,220	
Total - Paths In Commons Area			\$ 55,320

Riverside Grand Subtotal			\$ 3,760,616
20% Contingency			\$ 752,123.10
Riverside Grand Total			\$ 4,512,739

PROJECT FOOTNOTES

(0) Costs for Oversight, Mobilization & Site Control as well as Planting & Site Restoration are based on project packaging as shown. Modifications to project scope will affect these costs and require they be divided and refigured for smaller project phases.

(1) Streambank stabilization costs are for west side of river only. Inclusion of the east side would more than double the project budget with additional costs likely due to difficult site access (slopes and multiple property owners). Costs for Shoreline stabilization are highly dependent on engineering calculations / recommended construction details and may vary significantly from estimated amounts.

(2) Portable toilet shelter is an interim solution until a permanent structure is feasible. Site plan should include provisions for permanent structure. Water service should be installed with parking lot improvements, and sanitary prep installed prior to path installation.

(4) Explore Open bottom or elliptical culverts to save cost.

(7) Pavilion costs approximate. Final pavilion size, model and details will affect final cost.

(8) Project costs assume dock substructure in good condition; structure should be inspected as part of project development. The ability of the dock structure to handle the added load of a pavilion structure is unknown. Structural modifications and improvements may be required. Explore a pergola with vines as a lighter weight alternative. Cost shown are based on model indicated; final pavilion model and detail selections may alter the price significantly.

(9) Existing Paths, especially along river, may require complete removal and reinstallation to improve base strength and insure durability for larger vehicles.

(10) Sculpture and Focal Element costs vary significantly with size, materials and complexity. Costs are provided as a place holder only.



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City of Ypsilanti, Michigan - Frog Island Park 2008 Conceptual Site Plan

Construction Estimate - Summary

February 1, 2008

* This Estimate is based on the 2008 conceptual plan. Due to the conceptual nature of the plan, all costs are approximate. Numerous factors including construction details, grading plan, project packaging, date of construction and unforeseen site conditions will affect final construction costs.

** Estimate does not include all improvements suggested on the Conceptual Site Plan. Items not estimated include but are not limited to Band Shell Option 2, stabilization of the entire east slope, complete tree planting on stream bank, and grass pave system for large vehicle access.

Phase 1: West & South Improvements - Stream Bank Stabilization, Amphitheater Improvements, Old Mill Fishing Area, B2B Trail and West Spectator Seating			
PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development (includes survey for entire park)</i>	\$ 107,300	\$ 21,460	\$ 128,760
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 166,150	\$ 33,230	\$ 199,380
<i>West Spectator Seating (includes grade modification for berm and other path areas) (5)</i>	\$ 485,625	\$ 97,125	\$ 582,750
<i>Stream Bank Stabilization and Tridge Filter Wetland (1)</i>	\$ 309,850	\$ 61,970	\$ 371,820
<i>Expand Existing Amphitheater Seating</i>	\$ 149,750	\$ 29,950	\$ 179,700
<i>Paths (4)</i>	\$ 132,772	\$ 26,554	\$ 159,326
<i>Old Mill Fishing Area (could be stand alone project; site plan with stream bank stabilization)</i>	\$ 31,500	\$ 6,300	\$ 37,800
<i>Overlook Platform (could be stand alone project after main improvements complete)</i>	\$ 47,500	\$ 9,500	\$ 57,000
<i>Site Furnishings</i>	\$ 23,500	\$ 4,700	\$ 28,200
<i>Planting & Site Restoration (0)</i>	\$ 28,614	\$ 5,723	\$ 34,337
Subtotal	\$ 1,482,561		
20% Contingency		\$ 296,512	
Total - Phase 1: West & South Improvements			\$ 1,779,073
Phase 2: East Improvements - East Spectator Seating & Stage, Slope Stabilization, Stormwater BMPs, Old Mill Natural Area, Track Improvements, Entry Plaza and Rice Street Renovation.			
PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
<i>Pre-development</i>	\$ 108,800	\$ 21,760	\$ 130,560
<i>Oversight, Mobilization and Site Control (0)</i>	\$ 186,275	\$ 37,255	\$ 223,530
<i>Relocate Recycling Center (final cost dependent on new site and other factors)</i>	\$ 58,500	\$ 11,700	\$ 70,200
<i>Parking & Roadway Improvements</i>	\$ 473,275	\$ 94,655	\$ 567,930
<i>East Spectator Seating with Stage (5) (6)</i>	\$ 483,325	\$ 96,665	\$ 579,990
<i>Bandshell Structure (Option 1) (7)</i>	\$ 121,500	\$ 24,300	\$ 145,800
<i>Track Improvements (3) (5)</i>	\$ 72,245	\$ 14,449	\$ 86,694
<i>Main Entry Plaza</i>	\$ 53,800	\$ 10,760	\$ 64,560
<i>Site Furnishings</i>	\$ 67,650	\$ 13,530	\$ 81,180
<i>Restrooms (2)</i>	\$ 35,110	\$ 7,022	\$ 42,132
<i>Planting & Site Restoration (0)</i>	\$ 96,805	\$ 19,361	\$ 116,166
Subtotal	\$ 1,757,285		
20% Contingency		\$ 351,457	
Total - Phase 2: East Improvements			\$ 2,108,742

Amphitheater Back Drop Planting (Option 2 / Existing or Option 3)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
Total - Amphitheater Back Drop Planting	\$ 15,540	\$ 3,108	\$ 18,648

Frog Island Grand Subtotal			\$ 3,255,386
20% Contingency			\$ 651,077.20
Frog Island Grand Total			\$ 3,906,463

PROJECT FOOTNOTES

- (0) Costs for Oversight, Mobilization & Site Control as well as Planting & Site Restoration are based on project packaging as shown. Modifications to project scope will affect these costs and require they be divided and refigured for smaller project phases.
- (1) Streambank stabilization costs are for East side of river only. Costs for Shoreline and bank stabilization are highly dependent on engineering calculations / recommended construction details and may vary significantly from estimated amounts. Inclusion of the east side would more than double the project budget with additional costs likely due to difficult site access (slopes and multiple property owners).
- (2) Portable toilet shelter is an interim solution until a permanent structure is feasible. Site plan should include provisions for permanent structure. Water service should be installed with east spectator seating, and sanitary prep installed with parking lot / plaza improvements.
- (3) Cost shown for track drainage improvements are for a basic retrofit solution; removal and reinstallation of the track would be a significant cost to the project.
- (4) Existing paths may require complete removal and reinstallation to improve base strength and insure durability.
- (5) Explore leaving existing curbs in place and slightly raising infield & track. Explore installation of new curbs adjacent to existing curbs. Explore eliminating curbs on outside edge of track where boulder walls proposed. Explore creating a basin at end of infield to accept runoff and flow from subdrains.
- (6) If Band Shell Option 2 or 3 used match West Spectator Seating plan
- (7) Costs are approximate for a wood Band Shell structure. Final cost will be highly dependent on structure details. Shell structure design should be completed as part of Phase 2 site plan. Installation of structure could then be completed as a stand alone project. Approximate costs for a freestanding Band Shell are provided below. Again, final cost will be highly dependent on design details. If a stand alone Band Shell is used, cost for Phase 2 will be reduced by approximately \$125k.

Freestanding Band Shell (Option 3)

PROJECT COMPONENT	Subtotal	Contingency (20%)	Total
Pre-development	\$ 14,200	\$ 2,840	\$ 17,040
Site Development	\$ 201,500	\$ 40,300	\$ 241,800
Subtotal	\$ 215,700		
20% Contingency		\$ 43,140	
Total - Freestanding Band Shell			\$ 258,840

Appendix G: Notices and Resolutions

This appendix contains copies of the official notices and resolutions for the draft plan review and plan adoption process. These include,

- December 30, 2007, notice of draft plan available for review (Ypsilanti Community News)
- January 20, 2008, notice of Recreation Commission public hearing on draft plan (Ypsilanti Community News)
- February 6, 2008, minutes of Recreation Commission meeting at which draft plan public hearing was held
- February 6, 2008, Recreation Commission Resolution 2008-1, recommending plan to City Council for adoption
- February 19, 2008, draft minutes of City Council meeting at which plan was adopted
- February 19, 2008, City Council Resolution 2008-029 adopting plan
- March 31, 2008, Michigan Department of Natural Resources notice of approval of plan



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SHOWTIMES 12/28 - 1/3 No passes

☆: ALIEN VS. PREDATOR: REQUIEM (R)
11:00, P1: 0, P3: 20:53, P7: 40, P9: 50 PPP

☆: NATIONAL TREASURE: BOOK OF SECRETS (PG)
P1: 00, P12: 30, P2: 00:30, P5: 00, P6: 30 P8: 00, P9: 30

☆: CHARLIE WILSON'S WAR (R)
12: 40, P25: 5, P5: 10, P25: P9: 40 PPP

☆: ADVIN AND THE CHIPMUNKS (PG)
11: 10, P1: 20, P3: 25, P5: 35, P7: 55

☆: I AM: LEGEND (PG-13)
11: 30, P2: 00, P4: 30 P7: 00, P9: 30 PPP

THE GOLDEN COMPASS (PG-13)
4: 00, P9: 10

ENCHANTED (PG) P11: 15, P1: 40, P6: 45

MOVIE GIFT CARDS
with Bonus Dollars \$

**Notice of Availability of Draft
for Public Review and Public Hearing
City of Ypsilanti Recreation Commission
Wednesday, February 6, 2008**

**ON THE CITY OF YPSILANTI 2008-2012 PARKS AND
RECREATION MASTER PLAN**

TO ALL INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Recreation Commission of the City of Ypsilanti, Michigan, will hold a public hearing on Wednesday, February 6th, 2008, at 7:00 p.m., in the City Council Chambers, One South Huron Street, Ypsilanti, Michigan 48197, to consider the 2008-2012 Parks and Recreation Master Plan. The Commission also shall receive and consider written comments regarding the plan. The draft of the Plan will be available for public review beginning Friday, January 4th, 2008, at Ypsilanti City Hall, the downtown branch of the Ypsilanti Public Library, the Ypsilanti Senior Center, and the Parkridge Community Center. The draft Plan will also be available online at <http://cityofypsilanti.com/services/recreation/recplan2008>.

FURTHER INFORMATION may be obtained from Richard Murphy, Planner I, at (734) 483-9646, or by e-mail at mmurphy@cityofypsilanti.com. Written comments may be submitted by e-mail to that address or submitted by mail or hand-delivery to the City of Ypsilanti Recreation Commission, One South Huron, Ypsilanti, MI 48197. The City of Ypsilanti encourages persons with disabilities to participate and 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 upon two days notice to the City of Ypsilanti. Individuals with disabilities requiring auxiliary aids or services should contact the City of Ypsilanti by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, MI 48197
(734) 483-1100

Frances McMullan
Clerk, City of Ypsilanti

2365200-01

*Published
12/30/07
RM*

ARTICLE 11
SECTION 1
CITY OF YPSILANTI
MICHIGAN
RECREATION COMMISSION
PUBLIC HEARING
NOTICE OF AVAILABILITY OF DRAFT
FOR PUBLIC REVIEW AND PUBLIC HEARING
CITY OF YPSILANTI RECREATION COMMISSION
WEDNESDAY, FEBRUARY 6, 2008
ON THE CITY OF YPSILANTI 2008-2012 PARKS AND
RECREATION MASTER PLAN
TO ALL INTERESTED PERSONS:
PLEASE TAKE NOTICE THAT THE RECREATION COMMISSION OF THE
CITY OF YPSILANTI, MICHIGAN, WILL HOLD A PUBLIC HEARING ON
WEDNESDAY, FEBRUARY 6TH, 2008, AT 7:00 P.M., IN THE CITY COUNCIL
CHAMBERS, ONE SOUTH HURON STREET, YPSILANTI, MICHIGAN 48197,
TO CONSIDER THE 2008-2012 PARKS AND RECREATION MASTER PLAN.
THE COMMISSION ALSO SHALL RECEIVE AND CONSIDER WRITTEN
COMMENTS REGARDING THE PLAN. THE DRAFT OF THE PLAN WILL BE
AVAILABLE FOR PUBLIC REVIEW BEGINNING FRIDAY, JANUARY 4TH,
2008, AT YPSILANTI CITY HALL, THE DOWNTOWN BRANCH OF THE
YPSILANTI PUBLIC LIBRARY, THE YPSILANTI SENIOR CENTER, AND THE
PARKRIDGE COMMUNITY CENTER. THE DRAFT PLAN WILL ALSO BE
AVAILABLE ONLINE AT
[HTTP://CITYOFPYSILANTI.COM/SERVICES/RECREATION/RECPLAN2008](http://cityofypsilanti.com/services/recreation/recplan2008).

RECEIVED

2008 JAN 28 P 1:47

YPSILANTI CITY
CLERK'S OFFICE

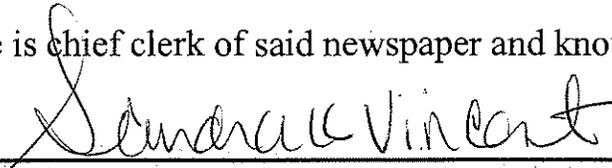
STATE OF MICHIGAN

County of Washtenaw, ss

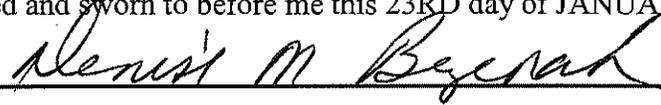
SANDRA K. VINCENT

being duly sworn, deposes and says the annexed printed copy of a notice was taken from **The Ann Arbor News**, a newspaper printed and circulated in said state and county; that the said notice has been duly published in said newspaper for ONE time(s), the first insertion thereof being on the 20TH day of JANUARY, A.D. 2008, and subsequent insertions being on the .

That she is chief clerk of said newspaper and knows well the facts stated herein.



Subscribed and sworn to before me this 23RD day of JANUARY A.D. 2008.



DENISE BEZENA H Notary Public, Washtenaw County, Michigan

My Commission expires: JUNE 5, 2012

DENISE M. BEZENA H
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jun 5, 2012
ACTING IN COUNTY OF

PRINTER'S BILL

	CITY OF YPSILANTI
Folios, 1 Time(s)	\$129.00
Affidavit of Publication	\$ 5.00
<u>Cost of Advertisement</u>	<u>\$134.00</u>

Date Payment Received: _____

**Notice of Public Hearing
City of Ypsilanti Recreation Commission
Wednesday, February 6, 2008**

**ON THE CITY OF YPSILANTI 2008-2012 PARKS AND
RECREATION MASTER PLAN**

TO ALL INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Recreation Commission of the City of Ypsilanti, Michigan, will hold a public hearing on Wednesday, February 6th, 2008, at 7:00 p.m., in the City Council Chambers, One South Huron Street, Ypsilanti, Michigan 48197, to consider the 2008-2012 Parks and Recreation Master Plan. The Commission also shall receive and consider written comments regarding the plan.

FURTHER INFORMATION may be obtained from Richard Murphy, Planner I, at (734) 483-9646, or by e-mail at rmurphy@cityofypsilanti.com. Written comments may be submitted by e-mail to that address or submitted by mail or hand-delivery to the City of Ypsilanti Recreation Commission, One South Huron, Ypsilanti, MI 48197.

The City of Ypsilanti encourages persons with disabilities to participate and 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 upon two days notice to the City of Ypsilanti. Individuals with disabilities requiring auxiliary aids or services should contact the City of Ypsilanti by writing or calling the following:

City Clerk's Office
One South Huron Street, Ypsilanti, MI 48197.
(734) 483-1100

Frances McMullan
Clerk, City of Ypsilanti



CITY OF YPSILANTI

RECREATION COMMISSION

MINUTES of February 6, 2008 Meeting

CALL TO ORDER AND ROLL CALL

Call to Order: Amy Wilbanks, Chair, 7:15pm
Meeting Location: City Hall Council Chambers
Commissioners Present: Rebecca Dunkle, Nathalie Edmunds, Matt Stone-Palmquist, Cathy Thorburn, Amby Wilbanks
Commissioners Absent: Amanda Edmonds, Chana Hawkins, Kerry Winkelseth
Staff Present: Richard Murphy, Planner I

AUDIENCE PARTICIPATION

A. Recreation Master Plan Public Hearing

Tom Warner, Pittsfield Township resident, for Ypsilanti Community Band. YCB is very interested in the idea of a bandshell, "an incredible dream of ours for years", and is here to learn about and state support for the idea. Warner would like paper copy of plans for the parks. (Commissioner Stone-Palmquist asked if Warner can discuss the YCB's history of playing concerts in the band.) Warner noted that, until a few years ago, the YCB regularly played in the Ypsilanti parks - Recreation, Candy Cane, and Prospect. At that point, the YCB was notified of a new regulation requiring liability insurance for events in the park; the YCB's business manager at that point decided not to pursue this option, though many in the band would like to investigate the issue further and return to playing in the parks.

Brian Filipiak, Ward 3 City Council Member, asked where recycling center would go if moved from Frog Island? (Staff stated there to be no clear answer to that at the moment; options discussed have been the Public Works yard, Waterworks Park, or provide recycling drop-offs jointly with the Township.)

Ed and Bonnie Penet, 108 N. Huron Street, as neighbors of Riverside Park, stated that Riverside is in the heart of the Ypsilanti Historic District, and is ringed by some of the best architecture in the Historic District; many of them are owner-occupied homes, and these residents are concerned by the noise level at certain events. In particular, the few largest events that include service alcohol, such as the Elvis Fest and Beer Festival, can cause a nuisance to residents. Penet urged some caution in scheduling events to ensure balance between attracting people to the park and pushing them out of the homes. Would like to see in the plan some firmer commitment from the DTCD to get Frog

Island Park up and running as an events center in order to relocate and contain some of the louder events, as well as hosting some of the music events of the past. Penet asked that this be made a priority, so that Riverside can be continued as a more private park. Would additionally like to ask the Commission to consider putting a small fenced dog run in Riverside Park to allow dog owners to let their dogs off-leash, probably at the southern end. (Commissioner Wilbanks asked whether residents could hear ElvisFest when it was located at Frog Island.) Penet said they could not; bowl shape of Frog Island contained sound better. (Commissioner Thorburn reviewed discussion from previous Commission meeting regarding recommendations of permanent sound technician for experience and consistency, as well as a larger numbers of smaller speakers to better distribute sound to audience with lower maximum sound.)

Chris Mueller, 314 W. Cross, noted that, as a musician, he thinks most performers prefer to not bring their own PA systems, and that a dedicated system would probably be welcome by most performers. As a dog owner, Mueller recognized that there are conflicts between dog owners who enjoy running their dogs off-leash and people who are nervous around dogs. Mueller noted that some parks, such as New York City's Prospect Park, have designated off-leash dog hours, rather than a designated off-leash dog area, with signs posted at entrances to the park.

Bonnie Penet noted that many dog owners do not pick up pet waste, especially owners who let their dogs run off-leash.

Mueller suggested that pet waste bag stations in the park could help encourage dog owners to clean up.

Filipiak noted that the City Council has given the City Manager direction to pursue community maintenance of the Edith Hefley and Charles Street tot lots, but maintain public ownership if possible. Council saw Ainsworth mid-block lots as more reasonable for turning over to ownership by neighbors. (Staff will double-check tot lot recommendations in the Master Plan with City Manager to ensure consistency with Council goals.) Additionally, Filipiak noted that City Council and the Ypsilanti School Board will be holding a joint meeting next week Tuesday, and this will be one of the topics. (Commissioner Thorburn noted that the school board president has expressed a strong desire to work more closely with the city.)

DISCUSSION ITEMS

A. Recreation Master Plan

Staff reviewed the approval process for the Master Plan, recommending that the Recreation Commission pass a motion recommending that City Council adopt the plan, with any changes requested by the Commission to be made before final presentation to the Council. The Commission discussed implementation priorities for master plan recommendations. High-priority recommendations include identifying and addressing any safety issues, addressing accessibility issues, preparing Adopt-a-Park templates, and determining the future of the Rutherford Pool. The Commission also discussed the need to market the needs and efforts of Ypsilanti as a community to potential funders, providing a compelling case for support.

Commissioner Dunkle (Second: Stone-Palmquist) offered Resolution 2008-1:

RESOLVED BY THE RECREATION COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, The Recreation Commission and Planning & Development Department of the City of Ypsilanti have prepared a Five Year Parks and Recreation Plan which describes the community's physical and demographic characteristics, existing recreation facilities, and desired actions to be taken to improve and maintain recreation facilities during the period between 2008 and 2012; and

WHEREAS, The draft plan was made available to the community between January 4 and February 4, 2008; and

WHEREAS, A duly-noticed public comment session was held by the Recreation Commission on February 6, 2008, at Ypsilanti City Hall; and

WHEREAS, The Recreation Commission has developed the plan for the benefit of the entire community and intends that the plan be adopted as a document to assist in meeting the recreation needs of the community;

NOW THEREFORE BE IT RESOLVED, That the Recreation Commission of the City of Ypsilanti recommends that the City Council of the City of Ypsilanti adopt the 2008-2012 Parks and Recreation Master Plan, as amended with the incorporation of the items in Attachment A.

Attachment A

- Incorporate the goals and objectives of related regional open space, non-motorized transportation, and transit plans
- Incorporate cost estimates provided by the Depot Town CDC into Appendix F
- Update and expand on discussion of Rutherford pool condition and options
- Add recommendation to create a case book outlining funding needs, including capital and operational budgets, for use in fundraising for recreation facilities
- Add recommendation to investigate sound standards for events taking place in parks, and potential acquisition of designed sound system for Frog Island to limit potential for noise nuisance.
- Add recommendation to pursue more options for cooperation and coordination with the Ypsilanti Public Schools for park management and maintenance and safe routes to parks.
- Revise discussion of tot lots to emphasize private maintenance arrangements as preferable to sale, and include recommendation of reversion clause in any maintenance or sale agreement.
- State implementation priorities for the plan, including
 - Adopt-a-Park templates
 - Formalizing existing Friends groups and relationships to City
 - Addressing safety and accessibility issues
 - Evaluation and repair or replacement of the Rutherford pool
 - Non-Motorized Plan preparation
 - Completion of Border-to-Border trail

Vote: unanimous in favor. Motion passed.

B. Meeting Schedule for 2008

The Commission decided to meet on the first Thursday of each month at 7pm, beginning in March. Staff will post notice of this meeting schedule. As no meeting date could be found to coordinate Commissioner Winkelseth's schedule with other Commissioners, a replacement will be sought for her seat. Additionally, the Commission discussed recruitment of youth membership to fill available seats on the Commission; staff noted that youth members need to be residents of the City.

C. City and Facility Updates

The Commission asked staff to invite Vic Chaisson at Eastern Michigan University to attend an upcoming meeting and brief the Commission on the Recreation 2026 process.

Mueller noted that the Depot Town CDC was recently awarded a capacity building grant. Some larger grant applications are being prepared. Additionally, the Washtenaw Community College Building Trades program is planning to perform design and construction work for rehabilitation of the dock in Riverside Park.

Wilbanks stated the Commission's appreciation for Staff Murphy's role in putting together the master plan.

Staff noted that the Washtenaw County Parks and Recreation Commission and Eastern Michigan University have been discussing the replacement of the biking and walking trail running from Hewitt to Cornell.

Commissioner Dunkle stated that the Senior Center has three EMU student volunteers helping out, and is working on a capacity-building grant application with the Gerontology Institute. Hoping to acquire a commercial dishwasher - need high-temperature washing.

D. Approval of Minutes

Commissioner Dunkle (Second: Thorburn) moved approval of the Commission's minutes of December 13, 2007, and January 23, 2008. Approval: Unanimous.

MEETING ADJOURNED AT 9:00 PM

Next meeting: Thursday, March 6, 2008, 7pm.

Attachment A

- Incorporate the goals and objectives of related regional open space, non-motorized transportation, and transit plans
- Incorporate cost estimates provided by the Depot Town CDC into Appendix F
- Update and expand on discussion of Rutherford pool condition and options
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 - Evaluation and repair or replacement of the Rutherford pool
 - Non-Motorized Plan preparation
 - Completion of Border-to-Border trail



Approved

**CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS
ONE SOUTH HURON, YPSILANTI, MI 48197
TUESDAY, FEBRUARY 19, 2008
7:30 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:31 p.m.

II. ROLL CALL

Council Member Filipiak	Present (7:35 p.m.)	Council Member Robb	Present
Council Member Gawlas	Present	Mayor Pro-Tem Swanson	Absent
Council Member Nickels	Present	Mayor Schreiber	Present
Council Member Richardson	Present (7:34 p.m.)		

III. INVOCATION

The Mayor asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

V. INTRODUCTIONS

Mayor Schreiber introduced Ypsilanti 2020 Taskforce Chair Gary Clark and fellow 2020 Taskforce members, Assistant City Manager April McGrath, Planning and Interim Building Director Karen Hart, Interim Department of Public Works Director Stan Kirton, Finance Director Marilou Uy, Planner Richard Murphy, and Deputy City Clerk Ed Golembiewski.

VI. AGENDA APPROVAL

The agenda was approved as presented.

VII. PRESENTATIONS

1. Ypsilanti 2020 Task Force Quarterly Report

The 2020 Taskforce members presented their quarterly report for the months of September, October, and November 2007, discussing the City's long-term challenges and opportunities.

2. Presentation from Mr. Rajabi

Mr. Reza Rajabi presented information about building inspection policies and fees and asked that unconditional certificates of occupancy be issued to his units at 11 N. Normal.

Council Member Richardson stated that she has heard similar comments from other landlords in the City. She suggested that the City examine ways to make things more equitable and fair for all landlords. She pointed out that the largest landlord in the City, the Ypsilanti Housing Commission, has consistently failed inspections but is still allowed to rent units. She said that individual landlords are not being afforded this same treatment. She added that large and small landlords, as well as Mr. Rajabi, must meet code, and if not, the properties should be emptied until such time.

Mayor Schreiber asked Council Member Richardson to respond in writing with a list of issues concerning Ypsilanti Housing Commission public housing. He asked that she submit the list to the City Manager, City Council, and the Housing Commission.

VIII. AUDIENCE PARTICIPATION

Mayor Schreiber read the rules for audience participation.

1. David Kircher, pointed out that the fence has been removed from the Thompson building and that it is a danger to the public. He said that ordinance enforcement is inequitable and that public housing should be subject to the same rules for unit occupancy as private rentals.
2. Kevin Hill, 108 Washtenaw Rd. #4, thanked those that attended a recent fundraiser. He stated that the paymaster in the N. Huron St. parking lot malfunctions frequently and requested that a procedure be implemented for notifying the police and parking enforcement officers so that tickets are not written until it can be fixed.
3. Reza Rajabi, stated that he and an YCUA representative recently witnessed the driver of a Department of Public Works vehicle travelling northbound on Normal St. driving in a dangerous manner. He said that the driver was in danger of injuring himself and that taxpayers would have to pay for this behavior if the driver were to be injured.
4. Steve Pierce, 118 S. Washington St., described the city's policy regarding rental units without certificates of occupancy. He said that if a unit fails inspection but is currently occupied the city does not require the landlord to vacate the unit, but if a unit is vacant a tenant cannot occupy the unit until a certificate of occupancy is acquired. He said that this is a problem because revenue cannot be earned until the unit is up to code and that public housing is not held to the same standard.

IX. REMARKS BY THE MAYOR

Mayor Schreiber addressed Mr. Kircher's concern about the Thompson building and stated that the building is owned by Stewart Beal, has no certificate of occupancy, and is vacant. He said that the building has been secured so that it is not a risk to the public walking near it. He asked City Manager Koryzno to confirm his understanding of the situation.

City Manager Ed Koryzno replied that the fence has been removed in violation and the City Attorney's office is drafting a letter to inform Mr. Beal so that he can remedy the violation.

Mayor Schreiber thanked Mr. Hill for his suggestion regarding malfunctioning parking meters and stated that a phone number should be placed on paymasters for individuals to call when malfunctions occur.

In regard to Mr. Rajabi's comment about the Department of Public Works employee, Mayor Schreiber stated that he was not aware of the incident and will look into it.

City Manager Koryzno stated that the incident was investigated and asked Interim Department of Public Works Director Kirton to explain.

Interim Department of Public Works Director Kirton responded that a recycling crew was forced to use an alternative vehicle when one recycling truck was broken. He said that the employee in question did not know until he was in the field that the interior door handle was broken and had to use the exterior handle to open the door. He stated that it was a cold day and the employee did not want to keep the window lowered, so he kept the door open. He said that as soon as the truck was brought back to the Department of Public Works yard it was red-tagged and hasn't been used since.

Mayor Schreiber stated in regard to the issuance of certificates of occupancy to public housing units, that the Housing Commission had been working closely with former Building Director Charles Boulard to acquire them. He said that the Housing Commission is in an awkward position because units are inspected by the city, HUD, and subject to self-inspections of 100% of the units annually. He said that the Housing Commission cannot increase rents to cover expenses and funding has been cut by the Bush administration.

Mayor Schreiber said that Council should look closely at the Housing Commission now that the city is contracted for public housing inspections to find ways to reduce the amount of work to be done while maintaining safe housing. He continued that Council should consider allowing the Housing Commission to do self-inspections and share information about the status of its units with Council on an annual basis. He said that this is what HUD requires and is done by many other cities, including Ann Arbor.

X. MINUTES

Resolution No. 2008-025, approving the minutes of February 5, 2008.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of February 5, 2008 be approved.

OFFERED BY: Council Member Gawlas

SUPPORTED BY: Council Member Nickels

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

The minutes were approved as presented.

XI. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. Resolution No. 2008-026, approving purchase of one (1) Petersen TL-3 Lightning Loader with a 18247 Dump Body.

Interim Department of Public Works Director Kirton was present to answer questions from Council.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the 2007-2008 fiscal year budget includes funds of \$130,000 to purchase a heavy duty truck with a grapple and snow plow attachments.

Whereas, two (2) purchase proposals were received from Bell Equipment Company of Lake Orion, Michigan in the amount of \$70,700.00 and Petersen Industries, 400 SR 60 West, Lake Wales, Florida in the amount of \$71,900.00; for the purchase of a Petersen TL-3 Lightning Loader with a 1824 Dump Body for use in the Department of Public Works- Streets Division (primary) Environmental Services Division (secondary).

Whereas, the purchase proposal submitted by Bell Equipment Company in the amount of \$70,700.00 is within the allocated funds and in the best interest of the city to purchase this dump body; and

NOW THEREFORE, BE IT RESOLVED THAT, the Ypsilanti City Council approves the purchase of one Petersen TL-3 Lightning Loader with a 1824 Dump Body from Bell Equipment Company.

FURTHER, that \$129,500.00 to purchase this truck body and chassis be charged to the \$130,000.00 budgeted to be expended from accounts 664-932-787-10 (\$104,000.00) and 641-935-787-10 (\$26,000.00).

OFFERED BY: Council Member Filipiak
SUPPORTED BY: Council Member Robb

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

- B. Resolution No. 2008-027, authorizing and approving the Design Services Proposal from Orchard, Hiltz & McCliment, Inc. for the South Mansfield Street Construction Project from Michigan Avenue south to the dead end.

Interim Department of Public Works Director Kirton and Marcus McNamara from Orchard, Hiltz and McCliment were present to answer questions from Council.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, Michigan Department of Transportation – Economic Development Fund has granted the City of Ypsilanti the maximum award allowed by the program for select repairs to the aggregate base, milling and resurfacing of existing asphalt pavement, limited curb and gutter, and drainage improvements to South Mansfield Street from Michigan Ave. south to the dead end; and

Whereas, Orchard, Hiltz and McCliment has provided an exemplary level of service to the City of Ypsilanti on similar street improvement projects, and posses a depth of experience with the infrastructure in the project area; and

Whereas, it is necessary to secure design and geotechnical services for the project in order to prepare plans and specifications to meet funding requirements; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the design construction services proposal; with Orchard, Hiltz & McCliment, Inc., 34000 Plymouth Road, Livonia, MI for a not to exceed cost of \$41,00.00; and

THAT the City Manager is authorized to sign this proposal, subject to review and approval by the City Attorney; and

THAT the City Manager is authorized to sign any change orders that may be needed to maintain the project's schedule, subject to review and approval by the City Attorney.

OFFERED BY: Council Member Richardson

SUPPORTED BY: Council Member Filipiak

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

- C. Resolution No. 2008-028, approving a three-year contract with Rehmann Robson for Professional Auditing Services beginning with fiscal year endings June 30, 2008 through June 30, 2010.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti Council under the Ypsilanti City Code requires a change in auditing firms after a five-year continuous annual auditing of the City; AND

Whereas, the Finance Department posted the Requests for Proposals on the City website and at www.mitn.info (The Michigan Inter-governmental trade network) on January 14, 2008; AND

Whereas, Rehmann Robson completed the living wage ordinance compliance report; AND

Whereas, Rehmann Robson's proposal for a three-year contract was \$170,600 that includes audit and reporting services for the City of Ypsilanti, Economic Development Corporation, Downtown Development Authority, Single Audit, Police and Fire Retirement System, provide advice and assistance in preparing the City to meet new Statement of Auditing Standards (SAS) # 103 to 114; and assist in preparing comprehensive annual financial reports for submission to Government Finance Officers Association (GFOA) to participate in Certificate of Excellence award; AND

NOW BE IT HEREBY RESOLVED that the Ypsilanti City Council approve a three-year contract with Rehmann Robson in the amount of \$170,600 for Professional Auditing Services beginning with fiscal year endings June 30, 2008, through June 30, 2010.

OFFERED BY: Council Member Gawlas

SUPPORTED BY: Council Member Nickels

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

- D. Resolution No. 2008-029, adopting the City of Ypsilanti 2008-2012 Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Ypsilanti.

City Planner Richard Murphy was present to answer questions from Council.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The City of Ypsilanti has prepared a Five Year Parks and Recreation Plan which describes the community's physical and demographic characteristics, existing recreation facilities, and desired actions to be taken to improve and maintain recreation facilities during the period between 2008 and 2012;

Whereas, the draft plan was made available to the community between January 4 and February 4, 2008;

Whereas, a duly-noticed public hearing was held by the Recreation Commission of the City of Ypsilanti on February 6, 2008, at Ypsilanti City Hall;

Whereas, after the public hearing, the Recreation Commission voted unanimously to recommend that the City Council adopt said Recreation Plan; and

Whereas, The City of Ypsilanti has developed the plan for the benefit of the entire community and intends that the plan be adopted as a document to assist in meeting the recreation needs of the community;

NOW THEREFORE BE IT RESOLVED, That the Council of the City of Ypsilanti adopt the City of Ypsilanti 2008-2012 Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Ypsilanti.

OFFERED BY: Council Member Filipiak
SUPPORTED BY: Council Member Robb

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

XII. LIAISON REPORTS

- A. SEMCOG Update – There was no report. Council Member Filipiak reminded Council that he is the alternate representative to Mayor Pro-Tem Swanson and asked if Council knew of any meetings that he should attend in Mayor Pro-Tem Swanson's absence.
- B. Recreation Commission – There was no report.
- C. Washtenaw Area Transportation Study – Council Member Nickels stated that the next meeting is scheduled for February 20, 2008.
- D. Eastern Leaders Group – Mayor Schreiber stated that the Eastern Leaders Group has not met since the last Council meeting.

Mayor Schreiber reported that he heard a presentation from Terri Blackmore regarding the Washtenaw County Transit Plan at a recent meeting of the Washtenaw Metro Alliance. He said that bus service in Ypsilanti was reported to be minimal. He said that Ms. Blackmore suggested improving bus service by establishing mobility management, reducing the time between runs, coordinating passenger transfers and park and ride service between counties, increasing state funding, and locating local funding sources outside of Ann Arbor. He said that state funding is up to a possible 10% of transportation revenues but the state has transferred some of those revenues to help balance the budget in recent years.

Mayor Schreiber said that the presentation described possible sources of funding such as increasing the gas or sales tax, the state giving the county the ability to levy a gas tax, raising the federal gas tax from \$.08 to \$.40, increasing vehicle registration fees, or to use vehicle mass travel.

XIII. COUNCIL PROPOSED BUSINESS

Council Member Richardson stated that there are growing numbers of homeless people in the city and there is no place for them to go if they cannot afford to get to the shelter in Ann Arbor. She said that Council should begin to make plans for some sort of overnight shelter, whether it be in conjunction with a church, schools, or other organization in cases of extreme weather.

Council Member Richardson stated that she received a phone call from a gentleman who informed her that he had made a police complaint. He said he was travelling north on Adams and at Woodward St., one block south of Ferris. He stated that the police officer shined a spotlight inside his car. He said that he afterward felt so strongly that he went to the police station, where he was also taking care of other business, to make a complaint. He wanted to know why the officer did that. She said that the gentleman told her that on Friday he received a call from the Sergeant that had been on duty at the police station on the night of the incident, and the reason that he gave was that the officer was shining his and other SUVs randomly as they passed.

Council Member Richardson asked whether this is a general practice throughout the city or whether it is a general practice on the south side of Michigan Avenue. She said that something is wrong with this and would like more explanation from the Police Department.

Council Member Richardson stated in regard to Mayor Schreiber's comment about turning over public housing inspections to the Housing Commission that it troubles her. She said that there are many problems that have surfaced with re-inspection, and the idea of allowing an entity that is having problems with three different inspectors to self-inspect its units needs to be thought more about.

Council Member Filipiak thanked the city employees in the audience, saying that it makes Council's job easier when immediate answers to some questions can be given and gives employees insight into the concerns of people that attend Council meetings.

Council Member Filipiak reported that he has noticed vehicles parked and not being moved for weeks at a time, to the point where there is debris piled around the vehicle. He asked why parking enforcement officers patrolling the neighborhoods do not address this.

Council Member Filipiak asked what the city's plans are for some streets, particularly in Ward 3 around N. Prospect and E. Cross, that have been repaved but are now again in poor condition. He said that this winter has been bad and the streets are now nearly in the same condition before being repaved and the city is still paying for this repaving. He asked what the long-range plans are for addressing maintenance and repaving of such streets. He said that he is also concerned with the concrete section of W. Cross St. in Ward 2 that runs from Washtenaw to Elbridge that is also showing severe wear.

Council Member Filipiak reported that he has heard a complaint about what may have been gas or oil running from the Department of Public Works yard to a storm drain on the street. He said that this was after a heavy rain and could have just been a light sheen of the material that appeared to be larger than it was. He said that there was no way of measuring it at the time and he did not witness it.

Council Member Filipiak asked whether Assistant City Attorney Karl Barr had any additional information to share regarding the protocol for noise complaints associated with special events in the parks under the jurisdiction of the Depot Town CDC. He said that in email correspondence City Manager Koryzno stated that he would ask Assistant City Attorney Karl Barr if he had any further interpretation.

Assistant City Attorney Barr responded that he spoke with Planning and Interim Building Director Hart about the issue but is having a difficult time recalling the details of the conclusion. He said that in general terms, if a noise complaint is made in regard to a violation of city ordinance, it would be reported to the Police Department. He said that there may also be something naturally part of the event that will need to be approved during the application process.

Council Member Filipiak stated that Council received copies of an email sent by Gary Lillie about the RFP process for real estate services, and said that similar concerns were also raised during the Starkweather House proposal. He said that he recognizes that if Mr. Lillie has a complaint he as an individual has to take some of the responsibility for missing the deadline, but that certainly if he had the degree of contact with people at City Hall it might have been courteous to notify him. He said that when additional substantive information is provided late in the bid request process that might affect whether or not certain people or companies provide the city with bids, it might be wise to extend the bid deadline. He continued that in this specific example, the city answered a series of questions about real estate services the day before the bid was due and if the deadline were extended perhaps more than one response may have been received.

Mayor Schreiber asked City Manager Koryzno to respond to Council Member Filipiak's concern about the RFP process for real estate services.

City Manager Koryzno deferred response to Planning and Interim Building Director Hart.

Planning and Interim Building Director Hart responded that there were a few companies that made contact with the city over the past year in regard to the Water Street project, most quite a few months ago. She said that the firm that Mr. Lillie is associated with is one of them, but it has been some time since the city has heard from them. She stated that the process the city went through to post the notice was to publish it in the newspaper, the MITN system which released it to a couple hundred companies large and small, and on the city's website. She continued that a small number of firms asked her to notify them if something were to be sent out and she did this, but overlooked Mr. Lillie's firm. She said that she feels badly after receiving his email today, but the notice had

been provided in several different venues. She said that she did field some inquiries from companies, most of whom decided not to send the city anything.

Planning and Interim Building Director Hart said in regard to additional information being posted on the website, that questions came from one developer who did not intend to submit but inquired about things that she felt would be of general interest to others. She continued that she thought that they were not so substantive that they would sway people one way or the other, so she did not think that the submission process should have been extended.

City Manager Koryzno stated that a proposal was received as is being reviewed by him and Assistant City Manager McGrath. He said they will be meeting with the firm, and will make a presentation to Council at the March 19th meeting.

Council Member Robb stated that 201 N. Washington is the address Council Member Filipiak referenced when discussing vehicles parked for extended periods of time. He said that debris keeps accruing around the vehicle parked there. He said that it is required by ordinance that vehicles must be moved every 48 hours, but this vehicle hasn't moved in months. He described a similar situation on N. Lincoln St. that happened last year and said that on his street abandoned vehicles are parked in the back yards of some properties. He said that this brings up the issue of equitability in ordinance enforcement and that he doesn't believe that there is enforcement in Ward 3. He said that if an ordinance is not being enforced it should be repealed or enforcement should occur.

Council Member Robb said in regard to the snow accumulation and removal in Depot Town that absentee landlord Dennis Dahlman is the owner of the depot. He continued that Mr. Dahlman does not have snow or ice removed from his property and the city should begin writing tickets. He said that the DDA Director Vosburg does not have Mr. Dahlman on any list used to communicate with business owners in the district, and so the problem will not be solved until punitive action is taken.

Council Member Robb stated that last night may have been the first time the new ladder truck was used by the Fire Department. He reported that there was a small fire on his street that the truck was used to help fight and he has pictures of the event.

Council Member Robb said in regard to the public housing units without certificates of occupancy that the September 14, 2007 Council Information Letter listed the inspection issues and that 125 of 179 units did not have certificates of occupancy and 89 of those were on second inspection. He stated that it would be interesting to see an updated list. He referenced Council Member Richardson's comment, saying that if the city is going to entertain allowing the Housing Commission to self-certify units, it would be important to use empirical data to see how they've come along in the past five to six months.

Council Member Robb said in regard to an audience member concern that turnover of public housing units was happening without certificates of occupancy, that as long as the city is in the business of inspecting properties he would like to understand if this is indeed true and if so how it happened.

Council Member Gawlas said that he was reading the MML action call about the senate bill that would take away local government's ability to perform housing inspections, in particular those governed by HUD. He said that Council should contact elected officials to express displeasure with the bill and suggested that a formal resolution of Council be approved that opposes the bill. He said that the bill may mandate that local governments performing inspections provide a minimum five year certificate of occupancy for a rental

unit in a multiple unit dwelling if requested to do so six months prior to the current certificate expiring.

Mayor Schreiber said that the bill would prohibit local government inspections of HUD properties and require that private rental units be inspected a maximum of once every five years.

Council Member Gawlas said that he is looking at the bill analysis that states that it would prohibit an enforcement agency from inspecting multiple unit dwellings that are subject to inspection by either the HUD or the Michigan State Housing Development Authority, unless the inspection were based on a complaint. He said that this doesn't seem to be the direction Council would like to take, though there are other aspects of the bill that may be appealing. He said that the MML is urging communities to address the bill, particularly those with student rental housing.

Council Member Gawlas stated that following the joint City Council/Ypsilanti School Board meeting, a constituent discussed with him the idea of creating a joint facility for the Department of Public Works and school buses. He said he was curious about whether the City might look to contract mechanic services through the school district, regardless of any joint facility, in order to address its employment obligation to ensure a mechanic is on staff.

City Manager Koryzno responded that while there may be a cost savings associated with contracting a mechanic through the school system, there is a concern as to whether vehicles could be repaired in a timely fashion, for instance during a snow storm. He said it can be looked into.

Council Member Nickels said in regard to Council Member Filipiak's concern about the Starkweather House proposal that it is true that an RFP was issued that subsequently changed while the date for submittal did not. He said that the reason for this was that the change in the RFP made it easier for a potential contractor to make a proposal, thus it was seen as unnecessary to change the date for submittal.

Council Member Nickels said that he recently learned that Council Member Robb's website described Council as having done something unethical in the process that led to Mr. Rupert acquiring the Starkweather House. He expressed displeasure that this was not discussed during any Council meeting but is posted on the website. He reviewed the process which led to Mr. Rupert acquiring the property, saying that two press releases were distributed, one to the Ypsilanti Courier and one to the Ann Arbor News. He said that Mayor Farmer had spoken with Mr. Rupert who became interested in acquiring the house, and that he also spoke with Marvin Gerber, Stewart Beal, and Bob Barnes. He said that Stewart Beal was the only other interested party who submitted a proposal, along with Mr. Rupert. He said that City Attorney Barr's office had a third party review the proposals, and they were not familiar with the players or people in Ypsilanti to judge which was best. He said that the proposals contained lists of example properties and it was clear after examining these that Mr. Rupert's proposal was the better of the two choices.

Council Member Nickels said that if any Council Member feels that the body is acting in an unethical way the matter should be brought to Council's attention. He said that he understands the objection that it was beyond the scope of City Council to be involved in the transfer of property, but it has never been publicly portrayed as being unethical.

XIV. COMMUNICATIONS FROM THE MAYOR

Mayor Schreiber said that he agreed with Council Member Nickels that if a Council Member has a concern about the ethics of a Council matter that it be addressed at the table as a matter of courtesy.

Mayor Schreiber thanked Council Member Nickels and staff for their work in getting the Starkweather House to an owner who will renovate it rather than demolish it. He said he believes that the process was fair and open.

Mayor Schreiber stated in regard to ordinance enforcement that Council discussed during its goal setting sessions whether some ordinances should go unenforced or repealed, but the conclusion was to use a complaint-based system for enforcement. He continued that if an ordinance violation exists it should be reported and there is no other choice due to lack of funds for strict ordinance enforcement.

Mayor Schreiber said that he agreed with Council Member Richardson that Council should think carefully about allowing the Housing Commission to self-inspect units. He said that the City of Ann Arbor and others do not charge to inspect public housing properties because they have cooperative agreements for payments in lieu of taxes. He said that Council wants public housing units to be safe and sanitary as does HUD, but that the Housing Commission is placed in a difficult situation by the City because it is required to pay the City for the inspection of its units while being forbidden from using HUD funds to do so. He said that the City should work to provide decent, safe, and sanitary public housing while operating within the means of its budget. He said that the City appoints the Housing Commissioners but after being appointed they report to HUD.

Mayor Schreiber asked for a Council Member to volunteer to conduct the February 26, 2008 special Blueprints for Downtown meeting in his and Mayor Pro-Tem Swanson's absence.

Council Member Gawlas volunteered.

Mayor Schreiber appointed Council Member Gawlas to conduct the February 26, 2008 special meeting subject to the approval of Council.

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

Michigan Suburbs Alliance Meeting

City Manager Koryzno stated that the Michigan Suburbs Alliance would like to meet with members of Council to survey the needs of the city so that it can respond accordingly.

Mayor Schreiber asked Council whether it would like to receive the presentation during a regular meeting so that a quorum is present, or whether an informal meeting can be held. He said that the presentation is meant to inform Council about what the Michigan Suburbs Alliance does and reminded Council that there are already many upcoming Council meetings.

Council Member Filipiak responded that the presentation should occur during a regular meeting.

Mayor Schreiber stated that the presentation is scheduled to last 90 minutes and that a subset of Council should receive it. He said that a special meeting can be called if there will be a quorum and then those attending the meeting can report back.

Council Members Filipiak, Richardson, and Robb volunteered to attend the meeting and Mayor Schreiber directed the City Clerk's office to coordinate it.

XV. COMMUNICATIONS FROM THE CITY MANAGER

City Manager Koryzno said that the Ann Arbor Transportation Authority is almost ready to present options for bus service to the City based on reduced funding. He said that he will report to Council when the meeting is set and the findings that will be presented.

City Manager Koryzno said that last week he reported that the Riverside Park lights were energized but it was found afterward that many lights were not on. He continued that Interim Department of Public Works Director Kirton found that a switch was not operating properly and said that repairs should be completed by tomorrow evening.

Closed Session to discuss pending litigation. (Open Meetings Act 15.268, Section 8(e).

City Manager Koryzno stated that City Attorney Barr would like to report information that was planned for the Closed Session during the open session.

City Attorney Barr reported that the Ann Arbor Center for Independent Living brought suit against the City regarding sidewalks. He said that the matter is nearly settled, but that as part of the matter it had been asked that the consulting engineers contribute to any settlement. He said that a litigation specialist was retained to handle negotiations and that an offer has been made by Orchard, Hiltz, and McClement in the amount of \$150,000.00 for sidewalk work over five years.

City Attorney Barr stated that the offer from Orchard, Hiltz, and McClement is 15% of the total bill and that the firm should have additional responsibility. He recommended that Council receive the offer but allow him to reject it and authorize him to authorize litigation if it is necessary. He stated that if there were no objections from Council he would proceed with the recommended action.

Council directed City Attorney Barr to proceed.

City Attorney Barr stated that he asked that this discussion occur in open session because there is not technically any pending litigation.

Council Member Richardson asked City Manager Koryzno to explain his statement in the Council Information Letter that a resolution is being developed by the City and Housing Commission for the City to reimburse the County Treasurer for delinquent bills and cease sending any more.

City Manager Koryzno responded saying this action is being taken because public housing is City owned and it confuses tenants when individual delinquent tax notices are sent to them. He explained that City property cannot be seized by the County Treasurer and returned to the City, making the point moot.

Council Member Richardson asked whether a letter has been sent to Mr. Lillie in regard to the RFP for real estate services explaining that it was an oversight that he was not directly contacted.

City Manager Koryzno said that he has just become aware of the situation but will correspond with him.

XVI. AUDIENCE PARTICIPATION

1. Steve Pierce, thanked the Police Officers and Chief for their work in addressing a problem with gas company peddlers operating in the City without a license.

XVII. REMARKS FROM THE MAYOR

Mayor Schreiber thanked Mr. Pierce for reporting the good news.

Mayor Schreiber stated that he was on the Housing Commission for 10 years and it is a complex situation. He said that the City and HUD have an agreement and the Housing Commission pays a fee in lieu of taxes to the City. He said that the Housing Commission operates City owned property but HUD pays the operational and capital improvement expenses and has a lien on the properties. He said that the Housing Commission is inspected by HUD through third party inspections. He said that the property belongs to the City, while operation does not.

Mayor Schreiber thanked the City staff that attended the meeting.

XVIII. ADJOURNMENT

- A. Resolution No. 2008-030, adjourning the City Council Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: Council Member Nickels

SUPPORTED BY: Council Member Gawlas

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

The meeting was adjourned at 10:37 p.m.



Resolution No. 2008 - 029
February 19, 2008

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti has prepared a Five Year Parks and Recreation Plan which describes the community's physical and demographic characteristics, existing recreation facilities, and desired actions to be taken to improve and maintain recreation facilities during the period between 2008 and 2012;

WHEREAS, The draft plan was made available to the community between January 4 and February 4, 2008;

WHEREAS, A duly-noticed public hearing was held by the Recreation Commission of the City of Ypsilanti on February 6, 2008, at Ypsilanti City Hall;

WHEREAS, After the public hearing, the Recreation Commission voted unanimously to recommend that the City Council adopt said Recreation Plan; and

WHEREAS, The City of Ypsilanti has developed the plan for the benefit of the entire community and intends that the plan be adopted as a document to assist in meeting the recreation needs of the community;

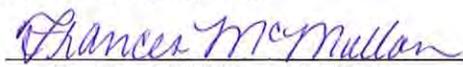
NOW THEREFORE BE IT RESOLVED, That the Council of the City of Ypsilanti adopt the City of Ypsilanti 2008-2012 Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Ypsilanti.

OFFERED BY: Council Member Filipiak

SUPPORTED BY: Council Member Robb

YES: 6 NO: 0 ABSENT: 1 (Swanson) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2008-029 as passed by the Ypsilanti City Council, at their Meeting held on February 19, 2008.


Frances McMullan, City Clerk



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



REBECCA A. HUMPHRIES
DIRECTOR

March 31, 2008

Mr. Edward Koryzno
City Manager
City of Ypsilanti
1 S. Huron Street
Ypsilanti, MI 48197-5453

Dear Mr. Koryzno:

SUBJECT: City of Ypsilanti Recreation Plan

Please find attached your copy of the recreation plan checklist recently submitted to our office for approval. Your recreation plan has been approved.

Your recreation plan will expire **December 31, 2012**.

If you have any questions, please feel free to contact me. Our address is: **Grants Management, Department of Natural Resources, P.O. Box 30425, Lansing, MI 48909-7925.**

Sincerely,

Jason K. Cherry, Grant Coordinator
Grants Management
517-241-3070
cherryj1@michigan.gov

JKC:lh
Attachment

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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APPENDIX H. COMMUNITY PARK, RECREATION, OPEN SPACE AND GREENWAY PLAN CERTIFICATION CHECKLIST



Michigan Department of Natural Resources-Grants Management

COMMUNITY PARK, RECREATION, OPEN SPACE, AND GREENWAY PLAN CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants

INSTRUCTIONS: Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* provided by the Michigan Department of Natural Resources (DNR). To be eligible for grant consideration, plans must be submitted to the DNR prior to the grant application deadline with a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan.

Name of Plan: City of Ypsilanti 2008-2012 Parks and Recreation Master Plan

List the community names (including school districts) covered by the plan	County	Month and year plan adopted by the community's governing body
City of Ypsilanti	Washtenaw	02/08

INSTRUCTIONS: Please check each box to certify that the listed information is included in the final plan.

1. COMMUNITY DESCRIPTION

2. ADMINISTRATIVE STRUCTURE

- Roles of Commission(s) or Advisory Board(s)
- Department, Authority and/or Staff Description and Organizational Chart
- Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation
- Programming
- Current Funding Sources
- Role of Volunteers
- Relationship(s) with School Districts, Other Public Agencies or Private Organizations
- Regional Authorities or Trailway Commissions Only
- Description of the Relationship between the Authority or Commission and the Recreation Departments of
 - Participating Communities
 - Articles of Incorporation

3. RECREATION INVENTORY

- Description of Methods Used to Conduct the Inventory
- Inventory of all Community Owned Parks and Recreation Facilities
- Location Maps (site development plans recommended but not required)
- Accessibility Assessment
- Status Report for all Grant-Assisted Parks and Recreation Facilities

4. RESOURCE INVENTORY (OPTIONAL)

5. DESCRIPTION OF THE PLANNING PROCESS

6. DESCRIPTION OF THE PUBLIC INPUT PROCESS

Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, Including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received

Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment

Date of the Notice Dec. 30, 2007

Type of Notice Newspaper and website

Plan Location City Hall, library, senior center, campus library

Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 33 days

Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)

Date of Notice Jan. 20, 2008

Name of Newspaper The Ann Arbor News

Date of Meeting Feb 6, 2008

Copy of the Minutes from the Public Meeting

7. GOALS AND OBJECTIVES

8. ACTION PROGRAM

Plans **must** be adopted by the highest level *governing body* (i.e., city council, county commission, township board). If planning is the responsibility of a Planning Commission, Park and Recreation Commission, Recreation Advisory Board or other local Board or Commission, the plan should **also** include a resolution from the Board or Commission recommending adoption of the plan by the governing body.

The local unit of government must submit the final plan to both the County and Regional Planning Agency for their information. Documentation that this was done must be submitted with the plan to the DNR.

Items 1, 3 and 4 below are **required** and must be included in the plan.

APPROVAL DOCUMENTATION: For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

1. Official resolution of adoption by the governing body dated: Feb. 19, 2008

2. Official resolution of the Recreation Commission or Board, recommending adoption of the plan by the governing body, dated: Feb 6, 2008

3. Copy of letter transmitting adopted plan to County Planning Agency dated: Feb 28, 2008

4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: Feb 28, 2008

NOTE: For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

I hereby certify that the recreation plan for

City of Ypsilanti

(Local Unit of Government)

includes the required content, as indicated

above and as set forth by the DNR.

[Signature] 2/28/08
Authorized Official for the Local Unit of Government Date

This completed checklist must be signed and submitted with a locally adopted recreation plan to:

GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING, MI 48909-7925

MICHIGAN DNR

FEB 29 2008

The recreation plan is approved by the DNR and the community (ies) covered by the plan, as listed on page 1 of this checklist is/are eligible to apply for recreation grants through

Dec. 31, 2008

Date

By:

[Signature]
Grants Management

03-25-08

Date

RECEIVED