

PLANNING COMMISSION MEETING
“EXCERPTS”
February 12, 2009

NEW BUSINESS

1. North Shore Redevelopment Master Plan Discussion/Launch.

Acting Chairperson Rick Kell said members of Beckett & Raeder Landscape Architecture Planning & Engineering will launch the planning process for the North Shore Redevelopment Master Plan. In the course of the presentation, Planning Commissioners, City Administrators, and meeting attendees will be asked to participate in establishing the broad goals of the project, evaluate boundaries of the area, identify issues (if any) which could impair redevelopment, identify stakeholders within the area to be interviewed and identify properties that will not change in the next ten (10) years.

City Manager Jim O'Toole introduced John Iacoangeli, PCP, Beckett & Raeder, and Project Manager for the Waterfront and North Shore Study, and Patricia Formosa, Market Analyst, who would be taking a look at retail and Real Estate market initiatives in the area.

Mr. O'Toole asked the other City Administrators to stand and introduce themselves, and they included Don French, Superintendent, Water/Wastewater Department, Mike Furmanski, Electric Department, Bill Farrell, City Engineer, and Tom Penegor, Director, Recreation Department.

Jim O'Toole had provided a survey form to everyone present, and asked that the Planning Commissioners join the audience at their individual tables.

John Iacoangeli stated that this is the initial kickoff meeting for the North Shore Redevelopment Master Plan. Mr. Iacoangeli said he will provide a brief overview of the process of the study, and begin identifying some broad goals and objectives needed as a framework for our analysis. The study would be conducted over the next 6 months, and a big part of the work that would be done involves the public in the planning process. Mr. Iacoangeli said they would be looking at the Month of May to be back in Escanaba to conduct a workshop, which would be much more intensive, structured and design oriented. This will give the community an additional opportunity to focus on the North Shore Redevelopment Plan. There will also be a workshop scheduled with the property owners along the lake. That would be held separately to find out what their issues might be. Mr. Iacoangeli said throughout the process, a web page will be prepared and linked to the City's website. Real estate markets will be looked at, redevelopment of some of the properties in the subject area, transportation planning (pedestrian, non-motorized) and then in June, bring in the Waterfront Center out of Washington, D.C., specializing in waterfronts both nationally and internationally, to do a site assessment, to show the community where the opportunities are. There will be open, public meetings, and will not exclude anyone.

John Iacoangeli had provided worksheets to everyone, and asked each group at each of the tables to talk about the North Shore area, and asked each person to list three goals he/she would like to see addressed and the outcome they would like to see. Mr.

Iacoangeli gave the groups 10 minutes to discuss the above, and select a spokesperson from each group.

The following is a list of the Broad Goals for the Study:

- Keep the Municipal Dock as a portal destination.
- Development of both public and private property for the benefit of property owners, business owners, residents and other stakeholders.
- Co-exist with present commercial properties that are in the area (Basic Marine, CN, Reiss Coal, etc.).
- Develop a traffic flow for pedestrians, bike travel and motorized vehicles, feasible for all modes of transportation.
- Relocate Chamber of Commerce and the Delta County Jail.
- Look at the private ownership interested in redevelopment.
- Improvement of the infrastructure from Lincoln Road to Ludington Street to gain access to the area for redevelopment.
- Focus on making this plan different from what has been looked at in the past realizing short-term may be different than long-term goals.
- Historic preservation, preservation or improvement of recreational fishing opportunities and preservation of open space.
- High-end residential development.
- Long-term employment opportunities for the area.
- Recreational Center at Ludington Park for everyone.
- Creation of a zoning land use plan, which features preferred uses.
- Define public access opportunities to the lakefront including non-motorized pathways.
- Expand business opportunities.
- A plan that is plausible, realistic and will maximize property lines.
- Identify environmental assessments and options.
- Identify funding mechanisms for existing business expansion and creation of new businesses.
- Create a Renaissance Zone up around the Power Plant area for manufacturing and energy-related industry.

John Iacoangeli asked everyone to take a few minutes to review the goals that were listed, and then vote on their top choices. The top goals were, as follows:

- Redevelopment of Municipal Dock as a portal, but still allowing it to co-exist with current operations.
- Chamber of Commerce and Delta County Jail relocation.
- Identify owners willing to redevelop.
- Identify funding mechanisms for existing and new businesses.
- Expand job opportunities.

Mr. Iacoangeli said the next issue the individual groups would discuss involved the issues (if any) or barriers that would impair redevelopment and utilization of the North Shore area:

- Where will the funding come from?
- Environmental Issues (ore dust, hazardous materials, Brownfield's, etc.).
- City only owns a small portion of the area.
- CN property not fully utilized. Would they release some of their property for public ownership?

John Iacoangeli provided two maps to everyone to evaluate the boundaries of the Study Area. Mr. Iacoangeli asked everyone to identify on Map No. 3 those properties that have the greatest likelihood of being redeveloped in the next 5-10 years, and on Map No. 4, identify those properties that will remain in the same use in the 5-10 years regardless of plan outcomes (Geographic Boundaries: north boundary – Escanaba River; south boundary – Sand Point Lighthouse/Water Plant, 2nd Avenue So.; west boundary – Stephenson Avenue, Sheridan Road; east boundary – 2nd Street across Ludington Street).

Mr. Iacoangeli asked that everyone write down the names of the stakeholders within the Study Area who should be interviewed, and provide those names to Mr. Iacoangeli.

Jim O'Toole asked for email addresses from those in attendance, and said the City would be creating an email distribution list.

John Iacoangeli asked that everyone keep an eye on newspaper articles, radio announcements because a meeting will be scheduled in May for a community Charette Process. Mr. Iacoangeli said the planning process would be transparent in keeping everyone informed as the plan is being put together. The public should check the City's website where information regarding the North Shore Plan will be provided. Mr. Iacoangeli encouraged anyone having questions to email him, and thanked everyone for coming to the meeting.

Acting Chairperson Rick Kell thanked John Iacoangeli for his presentation which was followed by a big round of applause from the audience.