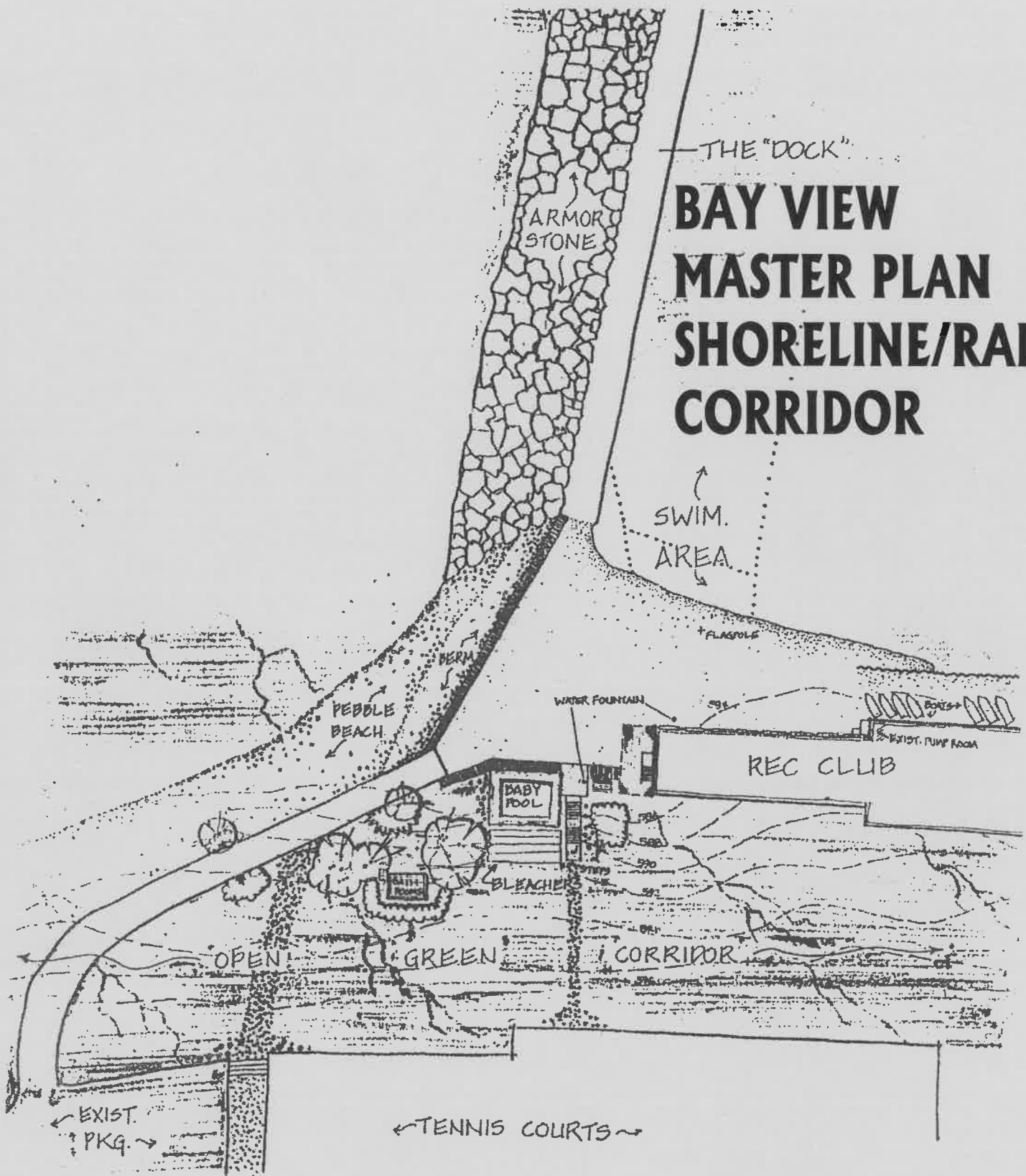



THE "DOCK"

# BAY VIEW MASTER PLAN SHORELINE/RAIL CORRIDOR



-  BOARDWALK
-  PICNIC TABLE
-  BENCH
-  FENCE

 NOT TO SCALE

## **BAY VIEW'S SHORELINE/RAIL CORRIDOR MASTER DEVELOPMENT PLAN**

President Robert Blok appointed the Waterfront/Rail Corridor Committee on August 17, 1996.\* (See appendix for Committee membership)

The Committee was charged with the specific responsibility of planning a Master Plan for wise and appropriate usage of certain Bay View land along the shoreline of Little Traverse Bay and the former Rail Corridor. The corridor would extend from Boulder Lane on the west to Division Street on the east.

A Mission Statement was prepared by Libby Hicks and adopted by the Committee.

The Shoreline/Rail Corridor was divided into four (4) geographical sections for reviewing and planning namely:

1. Boulder Lane to the Pier/Waterfront
2. Existing Waterfront to Pump House
3. Pump House to Reed Avenue
4. Reed Avenue to Division Street

The Bay View community was asked to comment at the 1996 Town Meeting as well as through Bay View committees and membership letters to the Committee.

The Committee received one hundred and twenty-eight (128) suggestions, comments and programs. A review of the 128 ideas submitted reduced the number to 63 different items.

In order to review and prioritize all the different suggested items, a quantifying criteria was established to evaluate each item. James Burt of Bay View was appointed as process facilitator to assist the Committee in evaluating and prioritizing the 63 different items.

The objective quantifying criteria used to evaluate each items were:

1. Safety and Security
2. Cost
3. Environment
4. Usage
5. Community Input
6. Bay View Tradition
7. Honoring Dignity of all Persons
8. Beauty/Aesthetics

The original priority of all items were listed together. The Committee later separated the items by priority rating into non-structural and structural ideas and comments. \*(See copies of each in Appendix)

The highest rated non-structural item was "Do not use the waterfront area from Reed Street to Pump House for vehicle/boat storage."

The highest rated structural item was "Develop the Beach (shoreline) area west of Reed Street to the Pump House."

The complete list of recommended priority items as grouped together and separated into non-structural and structural are listed in the Appendix.

A Public Forum was held at the Campus Club Building on August 2, 1997. (see copy in Appendix)

A Preliminary Report of the Shoreline/Rail Corridor Master Plan was presented to the Bay View Board of Trustees in September 1997. At that meeting, the Committee was directed to finalize the Master Plan in-house by the Committee.

Chairman Kraft responded by making the following assignments:

1. Evaluate "Greening of the Corridor" by natural rainwater and irrigated water system. Charles Schloff & Arthur Rouch
2. Prepare Master Plan Drawings. Connie Meech
3. Estimate Cost of Prepared Improvements. Richard Kraft
4. Prepare written Master Plan. Richard Kraft

President Blok appointed Howard Pettersen and a committee to plan a swimming pool and environs project.

Arthur Rouch obtained the assistance of Soil Conservation Officer Steve Fouche, to set up test "Greening Plats" along the Rail Corridor and evaluate alternatives for improving the "Grassing of the Corridor." \*(see Appendix)

Charles Schloff analyzed and evaluated the alternative of irrigating the "Grassed Corridor." \*(see Appendix)

An analysis of these two alternatives of natural rainwater compared to irrigated water is found in the Appendix.

Based upon the prioritization of the 63 items evaluated and the Master Plan Drawing prepared by Connie Meech. Richard Kraft prepared an estimated cost of implementing the Master plan. The total estimated cost of the first and second phase of the plan is \$200,000. The third phase estimated cost is \$6,000.

The estimated cost of the future phase of the Master Plan which is a major renovation of the Rec. Club/Sail House, is \$350,000. The cost to add a second floor pavilion to the Club House is \$125,000.

No new construction can be originated at the Shoreline until the High Risk designation set by the Michigan DNR is removed after 1999.

The estimated cost to implement this first phase of Shoreline/Rail Corridor Plan is presented for the following geographical sections:

I.	Rail Corridor (Boulder Lane to Pier)	\$1,400.
II.	Recreation Center (Bay View Pier to Bay View Boat Launch) First Phase	64,760.
	Second Phase (Pier to Boat Launching Pier)	90,860.
III.	Rail Corridor (Boat Ramp to Pump House)	6,300.
IV.	Rail Corridor & Shoreline (Pump House to Reed Street) First Phase	12,100.
	Second Phase (Pump House to Reed)	8,200.
V.	Rail Corridor (Reed Street to Division)	2,000.
	Contingency	8,380.
	Estimated Costs of First & Second Phases	<u>\$194,000.</u>
	Third Phase	<u>\$6,000.</u>
	Grand Total	<u>\$200,000.</u>
	Future Rebuild Rec. Club/Upper Pavilion/Boat House	\$475,000.

An analysis of irrigating the Rail (Walking) Corridor with lakewater or with Petoskey water, or no-irrigation (rain water only), concluded that the most cost effective watering system is with natural rainfall.

\*Itemized breakdowns of the costs to implement the Master Plan are presented in the Appendix.

## Source of Revenues

The following sources of revenues to finance the construction, the first, second and third phases are:

1.	Heseltine Fund	\$85,000.
2.	Shoreline Fund	20,000.
3.	Utilities Replacement Fund	5,000.
4.	Recreation Fund	10,000.
5.	Tennis Fund	30,000.
6.	Dickey Fund	16,000.
7.	"Greening of Bay View Promotion" *see Appendix	100,000.
8.	Sale of Block 30 Lot 3	25,000.
9.	Replacement Fund	10,000.

Rebuilding Rec/Pavilion/Boat Building                      \$475,000.

## Capital Fund Drive

It is the recommendation of the Shoreline/Rail Development Committee that the first and second phase development be implemented in 1999/2000 based upon the availability of funding. An annual fund of \$1,000. Will be needed for upkeep of the Rail/Corridor "Greening."

The Shoreline/Rail Corridor Committee has worked diligently for two years to review input and prepare the Master Plan.

The Master Plan will be presented to the Bay View Board of Trustees on August 7, 1998.

It is the recommendation of the Committee that Phases I and II of the Master Plan be implemented over the next two years for use beginning with the 2000 season.

Respectfully submitted,

Richard H. Kraft, chairman  
Shoreline/Rail Corridor Committee

## APPENDIX

- 1A. Shoreline/Rail Corridor Committee
  1. Waterfront/Rail Corridor Report – August 7, 1998
  2. Additions to Waterfront/Rail Corridor Report
  3. Waterfront/Rail Corridor – Open Forum Report – August 2, 1997
  4. Waterfront/Rail Corridor Report – July 28, 1997
  5. Minority Report – H. Pettersen – August 7, 1997
  6. Community Input for Development – June 30, 1997
  7. Recommendation to Bay View Board – Stairs – June 25, 1997
  8. Document Source & Recommendation
  9. Proposed Items – Prioritized
  10. Prioritized by Non-Structural & Structural Items
  11. Bluff Top Grass Experiment Report
  12. Recommended Annual Fertilizing & Re-seeding Program
  13. Typical Restroom Plan
  14. Recreation Club – Top Pavilion Addition
  15. Report – Re: Hiring Planning Consultant
  16. Leasing Quote: Pumps & Irrigation System
  17. Comparison of Corridor Sprinkling Systems
  18. Tennis Court Projects (Costs) – July 24, 1998
  19. Extension of Courts – Layout – July 30, 1998
  20. Shoreline – Recreation Park at Reed (Grading & Seeding Plan)
  21. Estimated Costs for Implementing Master Plan
  22. Potential Funding Sources

### Inside Folder

1. Master Plan & Landscape Plan by Connie Meech
2. Irrigation Plan

**WATERFRONT/RAIL CORRIDOR  
DEVELOPMENT COMMITTEE**

Richard Kraft – Chairperson

Howard Pettersen – Trustee

Charles Schloff – Trustee

Robert Blok – Bay View Association President

Libby Neithercut

Pam Fisher

Wally Crockett

Nancy Martsolf

Larry Cappel

Libby Hicks

Helen Evenson

Connie Meech

Arthur Rouse

Jim Burt – Facilitator

Steve Fouche – Emmet County Soil Conservation/Consultant

**Waterfront/ Rail Corridor Report**  
**July 28, 1997**

President Robert Blok appointed the Waterfront/Rail Corridor Development committee on August 17, 1996. The committee was charged with the specific responsibility of determining a master plan for wise and appropriate usage of certain Bay View land along the Shoreline Railroad corridor. The land areas consist of:

1. The (former) rail corridor extending from Boulder Lane on the West to Division Road on the East;
2. The area including all shoreline and existing swim beach/boating/recreation section commonly referred to as the waterfront, dock and recreation hall, and railroad corridor.

The committee is comprised of both men and women of various ages who represent a cross section of the community with all of its diversity. All are leaseholders who are on the grounds most of the Assembly season and all participate in various community activities.

The group began meeting shortly after being appointed in 1996 with Dick Kraft as Chair. The purpose, responsibilities and time frames were clarified and tasks were assigned to be completed during the winter and spring months.

**RATIONALE:**

A *Mission Statement* was developed, modified, endorsed and approved unanimously by the committee and now serves as the foundation guiding all actions taken by the committee. The following issues are addressed within the statement:

1. Valuing and honoring all persons.
2. Seeking to benefit individual and corporate quality of life within the Bay View community.
3. Being sensitive to the environment and preservation of non-renewable resources and green spaces.
4. Actively soliciting input from all members of the Bay View community
5. Being sensitive to worship, social, educational and leisure activities within the Bay View tradition.
6. Being willing to be flexible and open to a broad vision of and for Bay View.



7. Recognizing the need for sound strategic planning and appropriate criteria for determining usage
8. Being aware of balancing community needs with fiscal reality.

### PROCEDURES AND PROCESS

Based on group commitment to our Mission Statement, the following summarizes action of the committee to date:

8/96 Entire land area subdivided (on paper) into four (4) sections:

1. Boulder Lane to the Pier (Waterfront)
2. Existing Waterfront to Pump House (Recreation)
3. Pump House to Reed Avenue (Rail Corridor)
4. Reed Avenue to Division Shoreline (Rail Corridor.)

8/96

Working sub-committees were established to concentrate on each area. Each group was headed by a trustee serving on the committee.

6/97 The Bay View community was asked to comment at the 1996/1997 Town meetings as well as by personal letters to the committee.

1. Survey form was developed for the purpose of soliciting input from all Bay View Standing and Special Committees
2. Cover letter, Mission Statement and input form was distributed to all trustees, committees and interested individuals
3. Announcements in the Town Crier and on community bulleting boards were published.
4. Weekly meetings extending through July 1997 were held.
5. On-going gathering of verbal and written input from the Bay View community has continued and <sup>been</sup> evaluated by the committee.
6. A process to manage a growing accumulation of data was implemented.
7. A process facilitator was appointed. (James Burt)
8. The committee established a decision matrix.
9. Evaluation criteria were established based on the Mission Statement and weighted by committee consensus.
10. Every suggestion and input item from the Bay View community was considered and evaluated within the decision matrix (128 items to date).

Eight (8) objective quantifying criteria were used to evaluate each item.

1. Safety and Security
2. Cost
3. Environment
4. Usage

46  
~~2~~

5. Community Input
6. Bay View Tradition
7. Honoring Dignity of all persons
8. Beauty/aesthetics

## RESULTS

The items were then ranked from highest to lowest score.

The following items received the highest priority based on cumulative scores.

1	A 1.0	Replace stairs at Rec Club	Done
2	A. 4.0	Access tennis court to beach	Done
3	G 1.5	Replace Steps Bluff to Rec club	Done
4	V 6.5	Do not use shoreline (Reed to Pump House) for Boats and R.V. Storage	273.5
5	J 4.0	Maintain grass walking along railroad corridor	259.5
6	S 1.0	Eradicate all poison ivy along the Bluff	253.5
7	A 5.0	Don't obstruct view along bluff. Maintain Natural Beauty	249
8	B 7.0	Expand swimming area	247
9	G 1.5	Develop beach below Memorial Garden	246
10	B 13.0	Need more drinking fountains	239
11	A 4.5	Wide flat terracing for picnics	236
12	J 5.0	Plant day lilies along the top of bluff	236
13	A 2.0	Re-seed corridor	234
14	A 1.5	Additional stairs to shoreline	230.5
15	B 5.0	Locate more steps/ladders to the beach	229
16	E 4.0	Grade and improve area including access road	229
17	J 7.0	Walkway along shoreline (existing)	227
18	S 3.0	Plant low growing junipers	226.5
19	S 9.0	Develop park below Memorial Garden for Bay View Only	224.5
20	A 6.0	Maintain ruffraff area for wildlife	221
21	B 4.0	Replace Bleachers	219
22	Q 1.0	Construct steps to beach at pump house	219
23	A 11	Provide new bathhouse	215
29	A 14	Provide baby pool	207
48	Z 6.0	Return Sunfish boat storage on Bluff	183
49	L 1.0	Construct upper level floor above Rec	182



		Club	
52	B 11	Parking lot/ overcrowded/need more spaces	174.5
53	B 17	Restore parking area off access road to beach	174.5
63	J 2.0	Replant Birch Trees Along Bluff	58

Note: There were a total of 63 items ~~were~~ discussed and evaluated. There were (65) items ~~were~~ similar or exact, and ~~were~~ categorized as "REPEAT."

## CONCLUSIONS

Responses and expressions of interest regarding the Waterfront/rail corridor land usage have ranged from "do nothing" and "leave it as is," to "develop specific plans are essential" for Bay View.

The committee has sought to carry out its assigned tasks with responsibility, balance, sensitivity, openness, integrity and community input.

We will continue to welcome your ideas, concerns, visions and hopes.

The preliminary report of the committee will be made to the Trustees on August 22, 1997.

Copies of the Mission Statement, Matrix, criteria and input form are available upon request.

It is our recommendation to the Bay View Board of Trustees that:

1. Results of the committee's work be accepted as presented.
2. A Land Use/Planning Consultant be hired to prepare a Master Plan and Report with maps, drawings, estimated costs for implementing short and long range plans based on the committee report.

Members of the Waterfront/Rail Corridor Development Committee are:

Richard Kraft, Chairman, Charles Schloff, Howard Petterson, Libby Neithercut, Pam Fisher, Wally Crockett, Dan Casa Santa, Nancy Martsof, Larry Cappel, Libby Hicks, Helen Evenson, Connie Meech

~~4~~

4d

*Rich Kraft*

# Memorandum

**To:** Chairs, Bay View Standing and Special Committees

**CC:** Bob Blok, President  
Rod Slocum, Executive Director

**From:** Richard Kraft, Chair *Richard Kraft*  
Waterfront/Rail Corridor Committee

**Date:** Monday, June 30, 1997

**Re:** Input for land usage

---

This committee is charged with the responsibility of considering appropriate usage of the entire waterfront and rail corridor from Boulder Lane to Division.

As indicated in the attached Mission Statement, we are committed to gathering input from the total Bay View community, and earnestly solicit your ideas and concerns. Although numerous individuals have made suggestions, we believe it is imperative to hear from all of the established constituent groups. Your input is vital to the wise future use of this Bay View property.

You are encouraged to "dream big" for the future as well as be practical regarding immediate possibilities. We believe the master plan should reflect the needs and priorities of the entire Bay View membership.

Please let us know your thoughts, ideas, hopes and dreams for Bay View. The attached form should be used to address facilities and land usage. Please return the completed form to me % BV Administration Building by July 3 if possible, and I hope you will attend the Town Meeting on July 5 for an open discussion of this topic.

Your committee input is needed, welcomed, and appreciated.

Attachments

Committee \_\_\_\_\_

Chair \_\_\_\_\_

Contributing Members:

Community Input for Development of Waterfront/Rail Corridor

I. ABSOLUTELY NECESSARY, NOW! A.S.A.P.

II. SECOND PRIORITIES (Necessary within 1-2 years)

III. WOULD BE NICE TO HAVE, BUT CAN BE DELAYED 3-5 years

IV. LONG TERM WISHFUL THINKING (5-10 years)

## MISSION STATEMENT

### BAY VIEW WATERFRONT & RAIL CORRIDOR PROJECT

"THINKING ALWAYS AHEAD, THINKING ALWAYS OF TRYING TO DO MORE, BRINGS A STATE OF MIND IN WHICH NOTHING SEEMS IMPOSSIBLE." HENRY FORD

#### RATIONALE:

The mission statement of an organization (or project) is a broad philosophical declaration of the purposes or reasons for undertaking such an effort. It creates the very foundation for any project within the scope of the parent organization (Bay View Association), and sets forth the project goals which serve as guidelines for moving toward completion of the project.

GOALS are the ends toward which all other planning and activities are directed and necessarily address staffing, organizing, controlling, supervising and evaluating the project.

OBJECTIVES serve as the basic plan for moving the project forward and must be compatible with and contribute to the general goals of the organization. They also serve as the "yardstick" for measuring progress.

STRATEGIC PLANNING is the step of deciding upon the general action(s) needed to attain the comprehensive objectives. This process determines the framework for guiding thought and action and generally includes specific tactical activities concerned with keeping the project on course.

THE ABSENCE OF PLANNING frequently emerges as wasted energy and resources, frustration among committee members, haphazard results, and often failure to complete the project.

The following mission and purposes guide the functions of this Bay View Committee which was established at the direction of the Bay View Board of Trustees; action taken on August 17, 1996.

As a committee serving the Bay View Community, it is our task to undertake the wise and planned usage of the entire BV waterfront/shoreline extending from Boulder Lane on the west to Division on the east including the rail corridor for the entire length of BV Association property. Specific emphases are placed on the existing waterfront area, with particular consideration being given to safety, sanitation, beautification, increased usage by the membership and security. The project is to be accomplished with mutual support and commitment between the committee and the BV Board of Trustees as well as numerous BV constituent groups.

*Members*  
Forward progress of the Committee is based on the following:

1. That our community values human life, honors the dignity of all persons, and appreciates our diversity;
2. That we seek to promote benefits for all community members which are in keeping with, and contribute to our individual and collective quality of life;
3. That in undertaking this project we will not consume limited non-renewable resources, unnecessarily destroy other life forms, nor intentionally dishonor or destroy our environment;
4. That we are committed to gathering and using input from various constituent groups who are former, current, and/or future users of the areas;
5. That the areas provide multiple opportunities for the leisure, worship, social, and educational experiences of community members which are in keeping with BV traditions;
6. That we must remain open to a broader vision for Bay View, and be willing to create plans that include both tradition and flexibility;
7. That we establish appropriate evaluation criteria and strategies for assessment of the enhanced areas, program needs, and constituent usage;
8. That the committee seek to achieve a balance between financial feasibility for the project and community needs;

Waterfront/Rail Corridor  
Open Forum - Public Meeting  
Saturday, Aug 2, 1997  
1:30 p.m. Campus Club

This meeting was called to order by Committee Chair Richard Kraft

Thirty-six people were in attendance. (See attached list of names and block/lot identification).

The committee was introduced

Copies of the WF/RC preliminary committee report were distributed to everyone present. Committee member Libby Hicks presented a brief overview of the Mission Statement emphasizing the rationale and eight specific points. This document provides the foundation, guidelines and evaluation criteria for the committee work.

Kraft explained the geographical sub-sections of the B. V. land under consideration by the committee.]

Committee member Howard Petterson presented his personal minority report that included his individual interpretation of certain items and comments.

Some items were perceived to be outside the purview of the committee. It was noted that the committee task was to consider every suggestion; to be selective endangered the integrity of the process agreed upon. All 128 items received the same objective treatment and each was subjected to the same evaluation criteria. Noting that: the committee had also determined that some items were best re-directed for action.

Given that the purpose of this meeting was to gain additional input from community members, the following is a topic summary of comments/ideas/concerns/ suggestions expressed by those present:

Previous studies and 1991 (?) Master Plan for Recreation area at Beach  
Schematic not in the room; was it taken into consideration?  
Committee had the benefit of that plan as well as others.

Pool for all ages

Support noting the importance of learning to swim and the problem of cold Bay water.  
Concerns about costs and possible assessments Some cost figures presented  
Costs realistically involve consideration of current construction materials, pool  
configuration, plumbing, filtration hardware, chemicals, proper sanitation, etc.  
Opposition to pool; considered in the past and previously abandoned. Support to make  
pool available and expand swimming opportunities.



Noted that a pool for "babies only" not in compliance with ADA or concept of equal access for all.

**"Baby" Pool**

Support to replace it at "old site"

Location of problem, old site opposed by Shoreline Consulting Engineer (Baird)

History of very high maintenance at old site

**"Bleachers" at waterfront Support to replace.**

Support to consider alternative ways to provide seating such as terracing and use of natural rocks/stones rather than cement.

**"Other" beach areas**

Leave Reed Street area as is

Single, focused swim area needed; recall 1949 drowning (not in Bay View)

Need to expand swimming areas; only 300 of 5,000 feet of shoreline being used now; enlarge usage areas.

**Hiring Consultant**

Rick Newman and Dick Mitchell have served Bay View well in the past and "understand Bay View"

Need for "recreational land usage" consultant; possibility of Michigan State University professor and student project

**Reed Street area**

Replacing swing at Memorial Garden/Reed Street area

Electric wire poles from Reed Street to the pump house area are scheduled to be removed this fall.

Consider cedar hedges to protect from invasion.

Leave beach area alone.

Compliments to Buildings and Grounds for controlling parking problems.

**Boat storage**

Consider cedar hedge screen to avoid "junk yard" appearance.

Definitely not below Memorial Garden.

Consider area from pump house toward boathouse for power craft storage.

**Rest Rooms and bath house(s)**

Consider incorporating into Rec Hall

**Miscellaneous**

Consider "gating" B.V. to secure and protect Bay View

Noted that Bay View is possibly the only remaining "ungated" Chautauqua.

Problems with "others" using Bay View facilities. Specifically those who do not support with taxes, assessments, etc.

Use of pea gravel or chip gravel or boardwalk on lower level maintenance road.

**Rail corridor usage**

Possible picnic areas would be welcomed and used by Bay View; consider related sanitation problems.

Open areas need to be left

Urge preserving view of Bay; no tree planting in corridor. Alternate green space planting such as clover on upper bluff area Possible irrigation costs; use of Bay

Water or Petoskey water (which is scheduled to double in cost next year.)

Which geographical section should receive priority attention? (asked by Schloff)

No clear response from those present

A short meeting of Waterfront/Railroad Corridor members present was held. It was decided to hold another committee meeting August 7 at 1:30 in Loud Hall.

Meeting adjourned 3:15p.m.

Respectfully submitted

Libby Hicks

## **Additions to Waterfront/RR Corridor Report of July 28, 1997**

A public forum on the Waterfront/RR corridor Development was held on August 2 at 1:30pm at the Campus Club. Thirty-six people were in attendance. Richard Kraft, Chairman, presented the Waterfront/RR corridor report of July 28, 1997, a copy of which was passed out to everyone in attendance.

*The projects (subjects) that sparked the most interest and conversation were:*

- Swimming pools for all ages.
- Baby Pool
- Bleachers at waterfront
- Other beach areas (Reed to Pump House)
- Reed Street Area - Traffic Control
- Boat storage with Bay View
- Restrooms and bath houses
- "Gating" Bay View or complete open Bay View
- Rail corridor usage

*It appears that the geographical areas that receive priority attention were:*

- Recreation area at beach - Rec Club-Boat House.
- Shoreline-Reed Street west to Pump House.

At the waterfront/RR corridor Development Committee meeting held on August 7, 1997, at Loud Hall the following consensus was expressed:

1. The Committee work and Report of Prioritization of Projects - ideas - comments would stand as presented.
2. That the list of 63 projects - ideas - comments would be prioritized and categorized into two groups - non-structural and structural that would more accurately compare the various projects-ideas-comments.

Connie Meech presented preliminary sketches and commentary for the re-development of the waterfront at Rec Club Boat House - Pier area based upon our project priorities. Connie Meech agreed to provide a sketch and commentary for the development of the second priority area, namely, Reed Street to the Pump House.

Charlie Schloff announced that a landscape expert from Michigan State University who is preparing a waterfront Master Plan for Harbor Springs would meet with the committee Saturday, August 23 at 9:00am at the Rec Club to review the scope of the Bay View Project and indicate his interest and availability to work with the waterfront/RR corridor Development Committee to possibly develop a "Master waterfront/RR corridor Plan for Bay View."

The final report and recommendation to the Bay View Board of Trustees will now probably follow the meeting with the MSU landscape expert at its next regular meeting.

Respectfully submitted,

Richard H. Kraft, Chair

Dick

To: Waterfront / Rail Corridor Committee

August 7, 1997

From: Howard Pettersen

After the Committee evaluated each item which had been submitted to it, I did my own evaluation according to the criteria which the Committee had used. You received those results as my "Minority Report". My ranking in some instances agreed with the Committee ranking, and in other instances did not. Also my "objective" ranking did not agree with a "subjective" ranking which I did and which I am giving to you today.

Some of the Committee evaluations, and therefore rankings, just do not make sense. I have listed those items, and I ask you to re-evaluate those item/evaluation rankings which are indicated by an asterisk. Some of them should be increased and some of them should be decreased. The "neutral, 2.5" rankings should be changed. The "0" rankings should be changed.

To : Waterfront / Rail Corridor Comittee

From : Howard Pettersen

My "subjective" ranking.

Rank 1

- D 9.0 Parking at waterfront
- A 7.0 Leave RR area alone - open green area
- B 5.0 More steps - bluff to beach
- A 14.0 Replace baby pool
- B 17.0 Restore parking along access road to beach
- S 1.0 Eradicate poison ivy
- B 11.0 More parking
- B 4.0 Replace bleachers
- A 6.0 Maintain riffrac area for wildlife
- A 5.0 Don't obstruct view - natural beauty
- A 1.5 Stairs along the shoreline
- R** V 1.0 Keep open grassed corridor
- Q 1.0 Steps at pump station
- R** V 1.5 Install park benches

Rank 2

- D 8.0 Crevices between armor stone
- B 1.0 Interests of boaters (storage)
- B 20.5 Habdicap walkway to pier
- B 16.0 Slope north side of walks, tennis courts
- A 2.0 Re-seed corridor
- A 10.0 Picnic areas
- Q 1.5 Additional seating at beach

Rank 3

- A 11.0 New bath house
- B 15.0 Shield trailers from view at sailhouse
- B 14.0 Returf extension of Sunset Ave.
- B 12.0 Handicap approach/seating in Rec area
- Z 1.0 Handicapped ramp to tennis courts
- B 8.0 Replace fountain at Rec Club

Rank 4

- R 1.5 Refurbish Rec Club
- J 7.0 Walkway along shoreline
- B 20.0 Walkway from access road to Rec Club
- S 6.0 Plant trees, shrubs, flowers west of beach
- U 1.0 Prayer trail
- S 5.0 Remove stones along parking area
- S 3.0 Plant low growing junipers
- B 19.0 Shelter in old baby pool area
- B 18.0 Plant trees - tennis court & beach area
- E 1.0 Control parking west of Reed St.
- J 2.0 Replant birch trees along edge of bluff
- A 12.0 Control access entire shoreline area

Rank 5

- Z 3.0 Basketball above Rec Club
- F 1.0 Plan adult swim pool, solar heat
- S 8.0 Plant Cedars along Reed St.
- V 4.0 Pave access road to Rec Club
- B 18.5 Build shelter in old baby pool area
- Y 1.0 Plaque or symbolic RR tracks
- R 4.0 Total replacement of Rec Club/sailhouse
- B 7.0 Expand swimming areas

Rank 6

- 26.0** Parking Sunfish boats on bluff
- S 3.5 Reconstruct RR station
- V 6.5 No boat R/V storage east of pumphouse
- E 3.0 Pillars & chains at entrances
- I 1.0 New leaseholds east of Reed St.

*Kraft*

# WATERFRONT / RAIL CORRIDOR COMMITTEE

## MINORITY (1) REPORT BY HOWARD PETERSEN

AUGUST 2, 1997

The Committee is to be commended, especially Dick Kraft, Charlie Schloff, & Jim Burt, however

I believe that some items are not defined narrowly enough (not the Committee's fault).

I believe that the Committee did not have enough time to carefully consider each item ( just too much to do).

I believe that some items were given a "neutral, 2.5" ranking for some criteria because the specific criterion did not seem relevant to the particular item.

In the comparison below we need to look at Items which do not have asterisks in columns G & I.

	A	B	C	D	E	F	G	H	I	J
1	Howard's			Committee's		Rank	Score			
2	Rank	Score		Rank	Score		differs		differs	
3							<11		<21	
4										
5	1	251	A1.5 Additional stairs along shoreline	11	230.5		*		*	
6	2	239	A4.5 Wide flat terracing for picnics	8	236		*		*	
7	3	235	J4.0 Maintain grass walkway along RR corridor	2	259.5		*			
8	4	229	B5.0 More ladders/steps from Bluff to Beach	12	229		*		*	
9	5	228	A6.0 Maintain ruffraff area for wildlife	16	221				*	
10	6	226	S1.0 Eradicate all poison ivy along bluff	3	253.5		*			
11	7	221	D9.0 Parking at waterfront	20	218				*	
12	8	216.5	B4.0 Replace bleachers	17	219		*		*	
13	9	213	B17.0 Restore parking off access road to beach	50	174.5					
14	10	208.5	Q1.0 Construct steps to beach at pumphouse	19	219		*		*	
15	11	206	V6.5 Do not use area east of pumphouse for boat/RV storage	1	273.5		*			
16	12	203	B19.0 Install hand-rail along wood chip path to beach	24	211.5				*	
17	13	201.5	M1.0 Plan for waterfront from Reed to pumphouse	23	212		*		*	
18	14	199	A11.0 Provide new bath house	21	215		*		*	
19	15	197	Q1.5 Develop a beach area below Memorial Garden	6	246		*			
20	16	197	B12.0 Need approach/seating in Rec Club area for handicapped	55	162					
21	17	194	A10.0 Provide picnic areas	43	185				*	
22	18	192	A2.0 Re-seed corridor	10	234		*			
23	19	191	S3.0 Plant low-growing junipers	15	226.5		*			
24	20	190	A14.0 Provide baby pool	27	207		*		*	
25	21	188	B11.0 Parking lot overcrowded	49	174.5				*	
26	22	186	A5.0 Don't obstruct view-maintain natural beauty	4	249					
27	23	184	A7.0 Leave corridor alone-open green area	53	163					
28	24	183.5	S9.0 Develop park below Memorial Garden for BV only ???	16	224.5		*			
29	25	182	D4.0 Snack shack at the Rec Club ???	32	202.5		*		*	
30	26	181	E4.0 Grade & improve area-Include access road	13	229					
31	27	181	B20.5 Construct handicap walkway to breakwater	37	196.5		*		*	
32	28	178.5	B16.0 Slope north side of walkways at tennis courts	52	168				*	
33	29	178	C1.0 Boathouse or boat mooring area (??? improve ???)	22	212		*			
34	30	171	S6.0 Plant trees, flowers, shrubss on bluff west of beach	26	210.5		*			

## **Additions to Waterfront/RR Corridor Report of July 28, 1997**

A public forum on the Waterfront/RR corridor Development was held on August 2 at 1:30pm at the Campus Club. Thirty-six people were in attendance. Richard Kraft, Chairman, presented the Waterfront/RR corridor report of July 28, 1997, a copy of which was passed out to everyone in attendance.

*The projects (subjects) that sparked the most interest and conversation were:*

- Swimming pools for all ages.
- Baby Pool
- Bleachers at waterfront
- Other beach areas (Reed to Pump House)
- Reed Street Area - Traffic Control
- Boat storage with Bay View
- Restrooms and bath houses
- "Gating" Bay View or complete open Bay View
- Rail corridor usage

*It appears that the geographical areas that receive priority attention were:*

- Recreation area at beach - Rec Club-Boat House.
- Shoreline-Reed Street west to Pump House.

At the waterfront/RR corridor Development Committee meeting held on August 7, 1997, at Loud Hall the following consensus was expressed:

1. The Committee work and Report of Prioritization of Projects - ideas - comments would stand as presented.
2. That the list of 63 projects - ideas - comments would be prioritized and categorized into two groups - non-structural and structural that would more accurately compare the various projects-ideas-comments.

Connie Meech presented preliminary sketches and commentary for the re-development of the waterfront at Rec Club Boat House - Pier area based upon our project priorities. Connie Meech agreed to provide a sketch and commentary for the development of the second priority area, namely, Reed Street to the Pump House.

Charlie Schloff announced that a landscape expert from Michigan State University who is preparing a waterfront Master Plan for Harbor Springs would meet with the committee Saturday, August 23 at 9:00am at the Rec Club to review the scope of the Bay View Project and indicate his interest and availability to work with the waterfront/RR corridor Development Committee to possibly develop a "Master waterfront/RR corridor Plan for Bay View."

The final report and recommendation to the Bay View Board of Trustees will now probably follow the meeting with the MSU landscape expert at its next regular meeting.

Respectfully submitted,

Richard H. Kraft, Chair



Document Source	Number	Recommendation	Committee
A	1.0	Replace stairs at the Rec. Club	REC
A	1.5	Additional stairs along the shoreline	All
A	2.0	Re-seed corridor	Rec/S.L.
A	4.0	Access - Tennis court to beach	REC
A	4.5	Wide flat terracing for picnics	All
A	5.0	Don't obstruct view - maintain natural beauty	All
A	6.0	Maintain ruffraff area for wildlife	All
A	7.0	Leave railroad corridor alone - open green area	S.L.
A	8.0	Keep hedges trimmed	All
A	9.0	Use previous rec club plan as initial concept	Rec/S.L.
A	10.0	Provide picnic areas	REC
A	11.0	Provide new bath house	All
A	12.0	Control access to entire shoreline area	All
A	13.0	no pathways	All
A	14.0	Provide Baby Pool	REC
A	15.0	contest for naming corridor i.e. "The Promenade"	All
B	1.0	Interests of Boaters (storage of boats)	All
B	2.0	Location for Baby Pool	REC
B	3.0	Relocate Bathroom (dressing rooms in Rec Club Bldg)	REC
B	4.0	Replace bleachers	REC
B	4.5	Replace steps at Rec Club location	REC
B	5.0	Locate more ladders/steps from Bluff to Beach	Rec/S.L.
B	6.0	Up-grade covered entrance to Rec Club Bldg	REC
B	7.0	Expand swimming areas	Rec/S.L.
B	8.0	Replace drinking fountain at Rec Club	REC
B	10.0	Fill gaps between Armor stone (safety)	B/REC/S.L
B	11.0	Parking lot/ over crowded/ need more spaces	REC
B	12.0	Needs to be approach and seating in the Rec Club area with h	REC
B	13.0	Need more than one drinking fountain	Rec/S.L.
B	14.0	Re turf the area at the extension of Sunset Drive	REC
B	15.0	Shield trailers from view at the Sail House	REC
B	16.0	Slope North side of walkways at tennis court	REC
B	17.0	Restore parking area off the access road to the beach	REC
B	18.0	Plant trees around the tennis court and in the beach area	REC

Document Source	Number	Recommendation	Sub-Committee
B	18.5	Build shelter in old baby pool area	REC
B	19.0	Install hand-rail along wood chip path to beach	REC
B	20.0	Construct wood walkway from access road to Rec Club	REC
B	20.5	Construct Handicap walkway to pier	REC
C	1.0	Boathouse or boat mooring area	Rec/S.L.
C	2.0	Question putting baby pool back in the same location	REC
C	3.0	Moving bathroom/dressing rooms to Rec Club building	REC
D	1.0	Approach and seating area (bleachers)	REC
D	1.5	Steps/ bluff down to Rec Bldg.	REC
D	2.0	Baby Pool WHERE???	REC
D	3.0	Ladders on the dock	REC
D	4.0	Snack shack at the Rec Club	REC
D	5.0	Swimming area	Rec/S.L.
D	6.0	Locate more drinking fountains	REC
D	7.0	Relocate/upgrade?????????	REC
D	8.0	Make crevices safer between armor stones	All
D	9.0	Parking at waterfront	Rec/S.L.
E	1.0	Control parking West of Reed Street	S.L
E	2.0	Signing i.e.; cars, dogs, no- parking, swimming	Rec/S.L.
E	3.0	Pillars and chains at entrances	S.L
E	4.0	Grade and improve area - Include access road	S.L
E	5.0	Name and dedicate beach	S.L
E	6.0	Upgrade old R.R. corridor	All
F	1.0	Plan for a future adult pool (solar heated)	Rec/S.L.
G	1.0	Replace bleachers	REC
G	1.5	Replace steps Bluff to Rec Building	REC

Document Source	Number	Recommendation	Sub-Committee
H	1.0	Stairway to beach with two railings	REC
H	1.5	Ramp to beach with two railings	REC
H	2.0	Restore bleachers	REC
I	1.0	Create new leasehold sites East of Reed Street	R.C.
J	1.0	Protection of shoreline	All
J	2.0	Replant birch trees along the edge of Bluff	B/REC/S.L.
J	3.0	Shrubs would block view if planted on the Bluff	All
J	4.0	Maintain grass walkway along R.R. corridor	All
J	5.0	Plant daylilies along top of Bluff	All
J	6.0	No boat parking or automobile parking along R.R. corridor	All
J	7.0	Walkway along shore line	All
J	8.0	Keep costs down	All
K	1.0	Plant trees around tennis courts and the beach area	REC
K	2.0	Build shelter at old baby pool location	REC
K	3.0	Shelter for life guards	REC
		Construct upper floor above Rec Club building. Enclose floor and include bathroom, kitchen, outdoor porch and railing on the West and North sides of the building	REC
L	1.0	Plan for waterfront from Reed to Pump House	S.L
M	1.0	Wider Walking at rear of Tennis Courts	REC
N	1.0	Landscape, clean-up beautify walk to Beach Front	REC
O	1.5	Plant more grass along R.R. Corridor	Rec/S.L.
P	1.0	Provide easier access to Beach	REC
P	1.5	Provide additional seating facilities at Beach	Res/SL
Q	1.0	Construct steps to beach at pump station	SL
Q	1.5	Develop Beach Area below Memorial Gardens	SL
Q	2.0	Baby Pool WHERE???	REC
Q	2.5	Adult Swimming Pool	REC
Q	3.0	Construct Praviian on top of Rec Club	REC
R	1.0	Provide New Bathing/Dressing facility	REC
R	1.5	Refurbish waterfront Rec Club	REC
R	2.0	Provide for increased usage of beach	Rec/S.L.
R	3.0	Build full sized swimming pool	REC
R	4.0	Total replacement of Rec & Boat Building	REC

Document Source	Number	Recommendation	Sub-Committee
S	1.0	Eradicate all poison ivy along bluff	SL
S	1.5	Install "Private" B.V. signs	All
S	2.0	Re-seed corridor	All
S	2.5	Install Underground Sprinkler	All
S	3.0	Plant low growing junipers	Rec/SL
S	3.5	Reconstruct R.R. stations	SL/B.RC
S	4.5	Place small gazebos along R.R. corridor	All
S	5.0	Remove unsightly stones along parking area	B
S	6.0	Plant trees, flowers, shrubs on Bluff West of Beach	SL
S	7.0	Eradicate Poison Ivy	RC
S	7.5	Place stones along Reed at Corridor	RC
S	8.0	Plant Cedars along Reed	SL
S	8.5	Construct Sprinkler Systems along R.R. Corridor	SL
S	9.0	Develop park below Memorial Garden for B.V. Only	REC
T	1.0	Large Adult children Swimming pool	REC
T	1.5	Build deck over Rec Club Building	All
U	1.0	Prayer Trail	RC
V	1.0	Keep open grassed Corridor	B/REC/S.L.
V	1.5	Install park Benches	All
V	2.0	Install Stairways Bluff to Beach	All
V	2.5	Provide Public access to shore & water	REC
V	3.0	Reinstall bleachers and stairs to Rec Club	REC
V	4.0	Pave access road from Woodland to Rec Club Bldg	SL
V	6.0	Cleanup area/ develop access to beach	SL
V	6.5	Do not use area for Boat/RV storage	REC
W	1.0	Install heated adult pool behind Rec Club	REC
W	1.5	Install Toddler pool behind Rec Club	All
X	1.0	Plant no trees	REC
Y	1.0	Place Placques or symbolic set of R.R. Tracks	REC
Z	1.0	Handicapped Ramp to Tennis Court	REC
Z	1.5	Handicap Ramp to Beach	REC
Z	2.0	Rebuild Bleachers	REC
Z	3.0	Basketball Court above Back Rec Club	All
Z	4.0	Resist further development along Bluff	REC
Z	6.0	Parking "Sun Fish" boats on Bluff	All
Z	5.0	Grass Bluff Sprinkler system is expensive	All

Weight	Number	S.S.S.	COST	ENVIRONMENT	USAGE	COMMUNITY INPUT	BAY VIEW TRADITION	HONORING DIGNITY	BEAUTY	TOTAL SCORE
		6	11	10	10	8	8	7	6	
Document Source										
A	1.0	DONE								
A	4.0	DONE								
G	1.5	DONE								
V	6.5	3	15	4.5	4	40	4.5	2.5	5	25
J	4.0	3	22	5	5	50	4	4	4.5	22.5
S	1.0	5	55	3	4	40	2.5	4.5	4	20
A	5.0	3	55	4	4	40	4	1	4	20
B	7.0	2	44	3	4	40	5	4	3	15
Q	1.5	3	33	4	4.5	45	2.5	4	5	25
B	13.0	3	55	3	4	40	4	4	3	15
A	4.5	3	55	3	4	40	2	5	1	5
J	5.0	3	55	5	3	30	2	3	5	25
A	2.0	3	22	4	4	40	3	4	5	25
A	1.5	4	44	3	4	40	3	2.5	3	15
B	5.0	4	55	3	4	40	1	3	3	15
E	4.0	2	55	1	3	30	3	5	5	25
J	7.0	4	22	3	4	40	4	4	3	15
S	3.0	3	55	4.5	2.5	25	2.5	2.5	5	25
S	9.0	2	44	3	5	50	1	2.5	5	25
A	6.0	3	55	4	4	40	4	1	0	0
B	4.0	3	33	2.5	5	50	4.5	3	3	15
Q	1.0	4	22	4	3.5	35	2.5	3.5	3.5	17.5
D	9.0	4	33	4	3	30	4.5	4	3	15
A	11.0	4	33	2.5	5	50	2.5	5	0	0
C	1.0	2	44	3	3	30	4.5	3	5	25
M	1.0	2	44	3	4	40	2	2.5	4.5	22.5
B	19.0	4	55	2.5	3	30	1	3	2.5	12.5
S	5.0	4	55	2.5	2.5	25	2.5	2.5	5	25
S	6.0	3	44	4	2.5	25	2.5	17.5	5	25
A	14.0	5	33	1	2.5	25	4.5	3	5	25
S	3.5	4	33	2.5	4	40	4	2.5	4.5	22.5
S	8.0	4	33	2.5	3	40	4	2.5	4.5	22.5
Z	1.0	4	44	2.5	3	30	3	4	2	10
R	1.5	3	44	2.5	3	30	4	3	4	20
D	4.0	4	33	4	3	30	4.5	3.5	2	10
S	4.5	3	44	2.5	4	40	2.5	24.5	3.5	17.5
B	14.0	3	44	4	2.5	25	2.5	3	4	20
U	1.0	3	55	3.5	3.5	35	2.5	2.5	2.5	12.5

18



H	1.0	REPEAT
H	1.5	REPEAT
H	2.0	REPEAT
J	3.0	COMMENT
J	6.0	REPEAT
J	8.0	COMMENT
K	1.0	REPEAT
K	2.0	REPEAT
K	3.0	REPEAT
N	1.0	REPEAT
O	1.0	REPEAT
O	1.5	REPEAT
O	1.0	REPEAT
P	1.5	REPEAT
P	2.0	REPEAT
Q	2.5	REPEAT
Q	3.0	REPEAT
Q	1.0	REPEAT
R	2.0	REPEAT
R	3.0	REPEAT
R	1.5	REPEAT
S	2.0	REPEAT
S	2.5	COMMENT
S	8.5	REPEAT
T	1.0	REPEAT
T	1.5	REPEAT
V	1.0	REPEAT
V	1.5	REPEAT
V	2.0	REPEAT
V	2.5	REPEAT
V	3.0	REPEAT
V	6.0	REPEAT
W	1.0	REPEAT
W	1.5	REPEAT
X	1.0	REPEAT
Z	1.5	REPEAT
Z	2.0	REPEAT
Z	4.0	REPEAT
Z	5.0	REPEAT

NON-STRUCTURAL			STRUCTURAL			
1	V 6.6	Do not use area from Reed Street to the pump house for vehicle storage.	273.5	G 1.5	Develop beach area West of Reed Street	246
2	J4.0	Maintain grass for walking along railroad corridor	259.5	B13.0	Need more drinking fountains	239
3	S1.0	Eradicate all poison ivy	253.5	B7.0	Expand swimming area	247
4	A5.0	Don't obstruct the view	249	A2.0	Re-seed corridor	234
5	A2.0	Expand swimming area	247			
5	A2.0	Re-seed corridor	234	A1.5	Add stairs along shoreline	230.5
6	A4.5	Wide terrace for picnics	236	B5.0	Locate ladder/step from Bluff to beach	229
7	J5.0	Plant daylilies	236	E4.0	Grade and improve area from Reed to pump station	229
8	S3.0	Plant low growing junipers	226.5	J7.0	Walkway along shoreline	227
9	A6.0	Maintain riff raff along bluff for wild-life	221	S9.0	Develop park below Memorial Garden	226.5
10	S5.0	Remove unsightly stones for parking control	211.5	B4.0	Replace bleachers	219
11	S6.0	Plant trees, flowers, shrubs along bluff	210.5	G1.0	Construct steps to beach at pump station	219
12	S	Plant cedars along Reed Street at rail entrance	206	D9.0	More parking at waterfront	218
13	P18.0	Plant trees around tennis courts	196.5	A11.0	Provide new bath house	215
14	A12.0	Control access at entrance to shoreline	191	C1.0	Boathouse or Boat mooring area	212
15		Place plaques on R.R. site	187.5	D8.0	Make crevices at pier safe	212
16	Z6.0	Park sunfish on bluff	183	M1.0	Plan for Waterfront from Reed to pump station	211.5
17	B15.0	Shield trailers at sailhouse	179.5	B19.0	Install hand-rail along beach pathway	207
18	A7.0	Leave corridor alone	163	A14.0	Provide baby pool	207
19	B1.0		129	Z1.0	Handicap ramp to tennis courts	205
				S3.5	Locate Rail Station replica	206
20	I1.0	Creat new leaseholds East of Reed	80	R1.5	Refurbish waterfront Rec club	203
21	J1.0	Protection of shoreline	58	D4.0	Upgrade Snack shack club	202.5
22	J2.0	Replant birch trees along bluff	58	S4.5	Place gazebos along R.R. corridor	202
23				B14.0	Re-turf area-extension of Sunset Drive	201
24				U1.0	Prayer trail	198
25				B20.5	Construct handicap walk to pier access road to pier.	196.5
26				R4.0	Totally replace Rec/boat building	191
27				F1.0	Plan for heated adult swimming pool	190



	NON-STRUCTURAL		STRUCTURAL	
28			A10.0 Provide picnic areas	185
29			B8.0 Replace drinking fountains	184
30			L1.0 Construct upper floor on Rec Club	182
31			B6.0 Upgrade entrance to Rec Club	175.5
32			B11.0 Need more parking area off access road	174.5
			B117 Restore parking area from access road to beach	174.5
33			V4.0 Pave access road to Rec Club	171
34			B16.0 Slope North side of tennis court	168
35			B18.5 Build shelter in old baby pool area	163
			Need approach and seating in Rec Club area	162
36			B12.0 Club area	162
37			Z3.0 Basketball court above Rec Club	154.5

## VIDEO EDITING SERVICES, INC.

215 East High Street  
Lexington, Kentucky 40507-1409  
(606) 255-9049  
FAX: (606) 281-6537

July 3, 1998

TO: Bay View Shoreline Committee  
FR: Arthur Rouse  
RE: Bluff Top Grass Experiment Report

Hello!

I met with Steve Fouche of the Emmet County Soil Conservation Service (a division of MSU) to review the progress of our experiment (which will be concluded in September of 1999)

We applied NOTHING to the bluff top from Bay View Inn to +- Spruce  
We applied RECOMMENDED FERTILIZER ONLY from Spruce to Bluff  
We applied recommended fertilizer AND WATER from Bluff to the rec.

The goal of our experiment is to treat the bluff top as agricultural land, subject to trampling by livestock and drought. We hope to find that proper fertilization and minimal yearly seed drilling, accompanied by higher mowing length-- all done at the proper time--will provide a hardy, green ground cover that will not require capital expense and maintenance costs associated with installation of a sprinkling system.

Participants and observers of this experiment include: Charlie Schloff, Dick Kraft, Steve Fouche, Arthur Rouse, and Joel from Russell Hall.

Steve Fouche's assessment of the situation is:

- The NO FERTILIZER area is not producing adequate cover.
- The FERTILIZER ONLY area has created thickening and greening of grass and is supporting growing levels of clover, fine fescue and native grasses. This area indicates a positive long-term solution.
- The FERTILIZER AND WATER area shows the same positive results as above with slightly more growth.

When viewing the fertilizer only and the fertilizer/water areas you will notice that the "rows" of grass produced by the seed drilled several years ago are thickening for the first time, which is good.

### RECOMMENDATION:

Steve Fouche and I recommend this:

1. Continue the experiment as planned over the summer
2. Drill in a seed mix of fine fescue, clovers and orchard grass in the 2<sup>ND</sup> WEEK OF AUGUST, precisely. \$500 estimate includes a farmer to seed drill.
3. Apply winter fertilizer in 2<sup>ND</sup> WEEK OF SEPTEMBER, precisely. \$150 estimate includes application.
4. Continue to cut at 4" height.
5. Watch the progress of the experiment and qualify the results in late summer of 1999 as planned.

I anticipate, by late summer of 99, a ground cover that will include clovers, grasses, native plants and wild flowers which will be ideal for the bluff top... green, semi-lush and resistant to heavy traffic and drought. An example of this may be found on the bluff in front of the Neithercut cottage at the end of Grove Street. This will require approximately \$400 per year in expenses plus Bay View's labor. We can save our capital budget.

Sincerely



Arthur Rouse

# VIDEO EDITING SERVICES, INC.

215 East High Street  
Lexington, Kentucky 40507-1409  
(606) 255-9049  
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➤ Turf plan for Bluff top - BV Inn to Sunset

- ① fertility test per state Soil Conservation office (accomplished)
- ② Apply fertilizer as recommended Sept 15 and ± April 30  
Cost ± \$100 per application  
Bay View Labor to apply fertilizer
- ③ Apply seed as recommended via "seed drill" (local farm provided by Steve Fouche)  
over entire area concentrating on track bed  
- mixture of clovers, fine fescue  
- Applied August 15 (per Steve Fouche)  
Cost ± \$250 includes labor

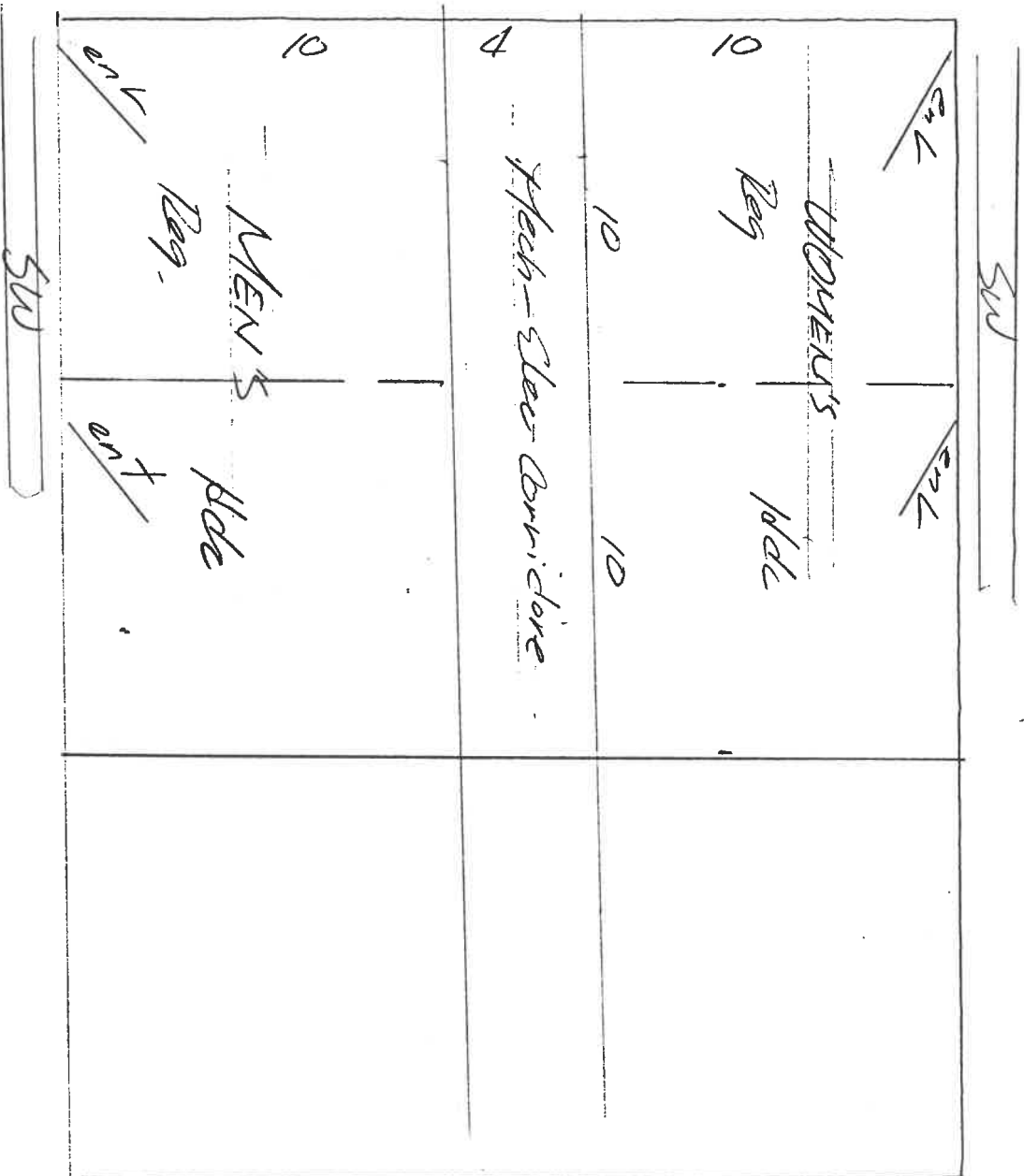
Annual Costs = \$200 plus labor for fertilizer

every 3 years = \$250 for ~~re~~ re-seeding

Area from parking lot to sunset  
This area need some extra attention

- ① Add topsoil Cost 50¢ sf
- ② apply seed Aug 15 plus top soil @ 3"
- ③ apply mulch
- ④ apply fertilizer Sept 15 \* water (if no rain) each day for 1 hour until fertilizer applied

Soil Conservation Officer Steve Fouche  
348-1770



Proposed Rest Rooms

Est. Area

$$24 \times 20 = 480 \text{ sq}'$$

Cost

$$480 \times 100 / \text{sq}' = 48,000$$

+ Sew. Sewer & Elec.  
+ outside sidewalks

**MEMORANDUM**

**TO:** Betsy McDonald and Karen Piper, Co-Chairs BV Tennis  
David Berles, Tennis Manager

**FROM:** Tom Shearer

**RE:** Tennis Court Projects

**DATE:** July 24, 1998

---

I have the following to report regarding our discussions on the tennis court projects:

1. **Resurfacing of Upper Courts.** I met with Bob Blok and Rod Slocum last week. Slocum indicated the resurfacing of the Water Street courts will be included in the maintenance program for next year and funded through the Replacement Fund.

2. **Extension of West Courts.** I spoke with Tom Frazinski(?) of H&D. He quoted a cost of \$22,760.00 to extend the two west courts to standard length including subsurface fencing and grading but excluding mulching. Dick Kraft has requested a schematic for this work so that it can be considered and possibly included with the pool/bathhouse project work. H&D will provide a letter covering the required specifications for this work by August 5. When I receive the letter, I will forward it to you and Kraft.

3. **Construction of New Courts.** In my discussion with Blok and Slocum, Blok expressed the view that any new construction should be supported by statistical data showing usage of the existing courts based on such information as the daily signup sheets to indicate demand. Other sources of information might be the number of youth involved in tennis instruction, women and men participating in the weekly scheduled activities, etc. This information should be supplied when the project is submitted to the Board for consideration and approval.

H&D has estimated that the cost of constructing one new court at Water Street is \$ 35,388 and the cost of constructing two new courts at that site is \$ 54,885.

4. **Tennis Endowment.** When I met with Bok and Slocum, I indicated that there had been some discussion of creating a Bay View tennis endowment. Blok and Slocum did not believe this would be necessary as the Replacement Fund is intended to provide for the maintenance and care of the tennis courts now and in the future. Slocum indicated that he is including the tennis court maintenance as part of an overall long range work plan that would be funded through the Replacement Fund.

In view of these discussions, it is my recommendation that we formally request that the upper courts be resurfaced this fall or in the spring of 1999 as a part of the 1998-98 Replacement Fund budget. I also recommend that the Tennis Club support the court extension project and ask that it be completed in conjunction with the scheduled pool/bathhouse project.

I recommend that any future solicitation of funds be deferred until a report has been prepared on the feasibility/need for the additional courts.

To: Corridor Committee  
Re: Bay View Tennis  
Extension of Courts

July 30th, 1998

When the present courts were built ( during the highway construction ), the two courts to the west were shorter than the three to the east, and shorter than regulation size. They were built that way because the railroad was there, and precluded courts of regulation length. The two to the west , courts 4 and 5, are 110 feet in length, measured from backstop to backstop, rather than the regulation 120 feet.

The attached drawings show the situation. Drawing A is as the courts are now. Drawing B is what is needed to make courts 4 and 5 into regulation courts.

The basic change is additional court surface of 10 feet by 141 feet. Also involved would be changing the location of 10 feet and of 141 feet of backstop, changing the location of the nets, re-coat the two courts, and, hopefully, extending the concrete sidewalk.

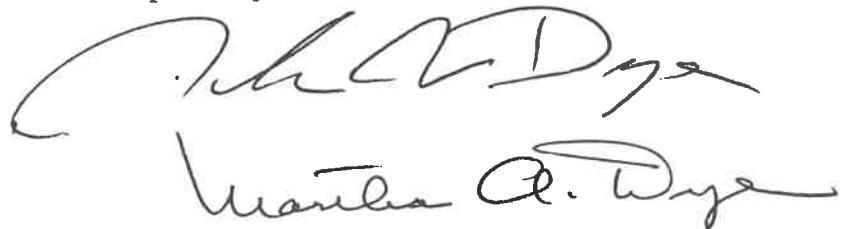
The shorter courts are not as desirable to play on, as occasionally the closer backstops interfere with play. Of course, one occasionally runs into the backstop on the regulation courts, but it is surprising how much difference there is. Also, those two courts cannot be used on the (rare) times that we have a tournament involving players invited from other clubs.

We would like to see this work done when the plans are finalized and the area is being put into whatever will be the finished shape. If this work cannot be done then, at the very least the area should be graded and this area reserved for this future minor expansion.

How the ground north of the courts is handled is, of course, up to your committee. At the present time, the difference in elevation from the south side of the courts ( the highway side ) to the north side is taken care of by a retaining wall on the west end, and by a gradual graded slope on the east end. Certainly the grassed gradual slope is more attractive.

In the opinion of the undersigned, and not by resolution of Bay View Tennis, an opportunity is here to kill two birds with one stone. The area on the south (back) side of the Rec building has always been a problem. Its a catchall for trash, and a easy way for the kids to get onto the roof. Dirt could be removed from there, and used to fill the area north of the tennis courts. This would make a attractive grassed area on the south side of the Rec, and provide the fill for equally attractive and gentle sloped area north of the courts.

Respectively Submitted,

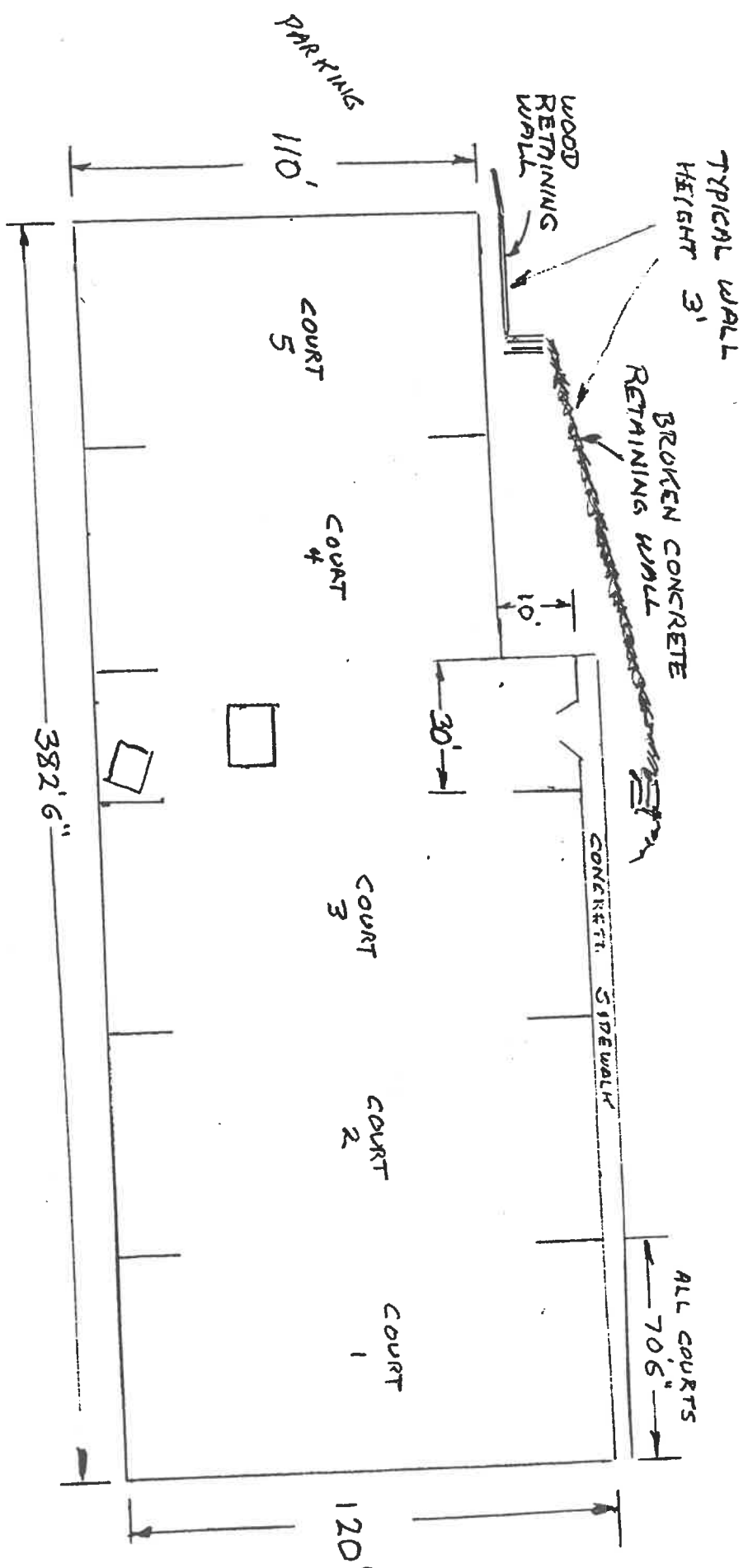


Martha A. Dye

(A)

LAKE SIDE

AS 15



HIGHWAY SIDE

SCALE: 50' = 1"

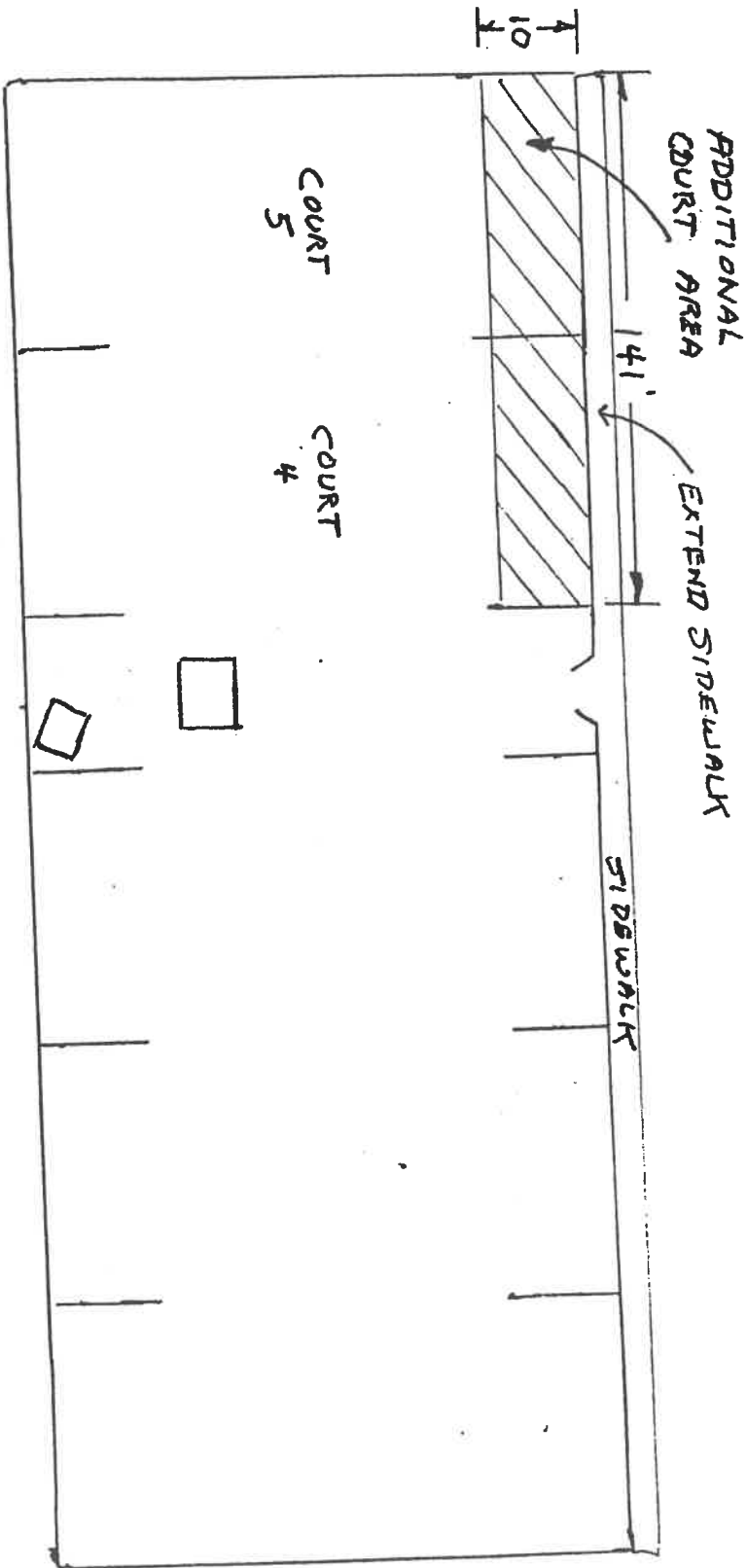
30 JULY 1998



(B)

LAKE  
SIDE

CHANGE  
NEEDED



HIGHWAY SIDE

SCALE: 50' = 1"  
30 JULY 1998

July 9, 1997

Bay View Association  
Phase 1 Waterfront Project  
PO Box 1554  
Bay View, Mi. 49770  
Attn: Mr. Charlie Schloff

Dear Mr. Schloff,

Equipment Leasing Specialists, Inc. is pleased to present the following Equipment Lease Proposal for your review and consideration. The following terms and conditions are based on information furnished to us by Spartan Distributors, Inc.

QUOTE

Equipment Description:	Toro Irrigation Equipment
Equipment Cost:	\$38,000.00
Term:	60 months
Payments:	\$859.94
Buyout:	\$1.00
Down Payment:	2 payments in advance

- \* All leases require a \$100.00 Documentation Fee upon Approval /Closing.
- \* All applications subject to final credit approval.
- \* Payments are subject to Sales/Use Tax.
- \* Rates are subject to change without notice.
- \* Other programs available upon request.
- \* May require land as additional collateral.

Sincerely,  
Equipment Leasing Specialists, Inc.

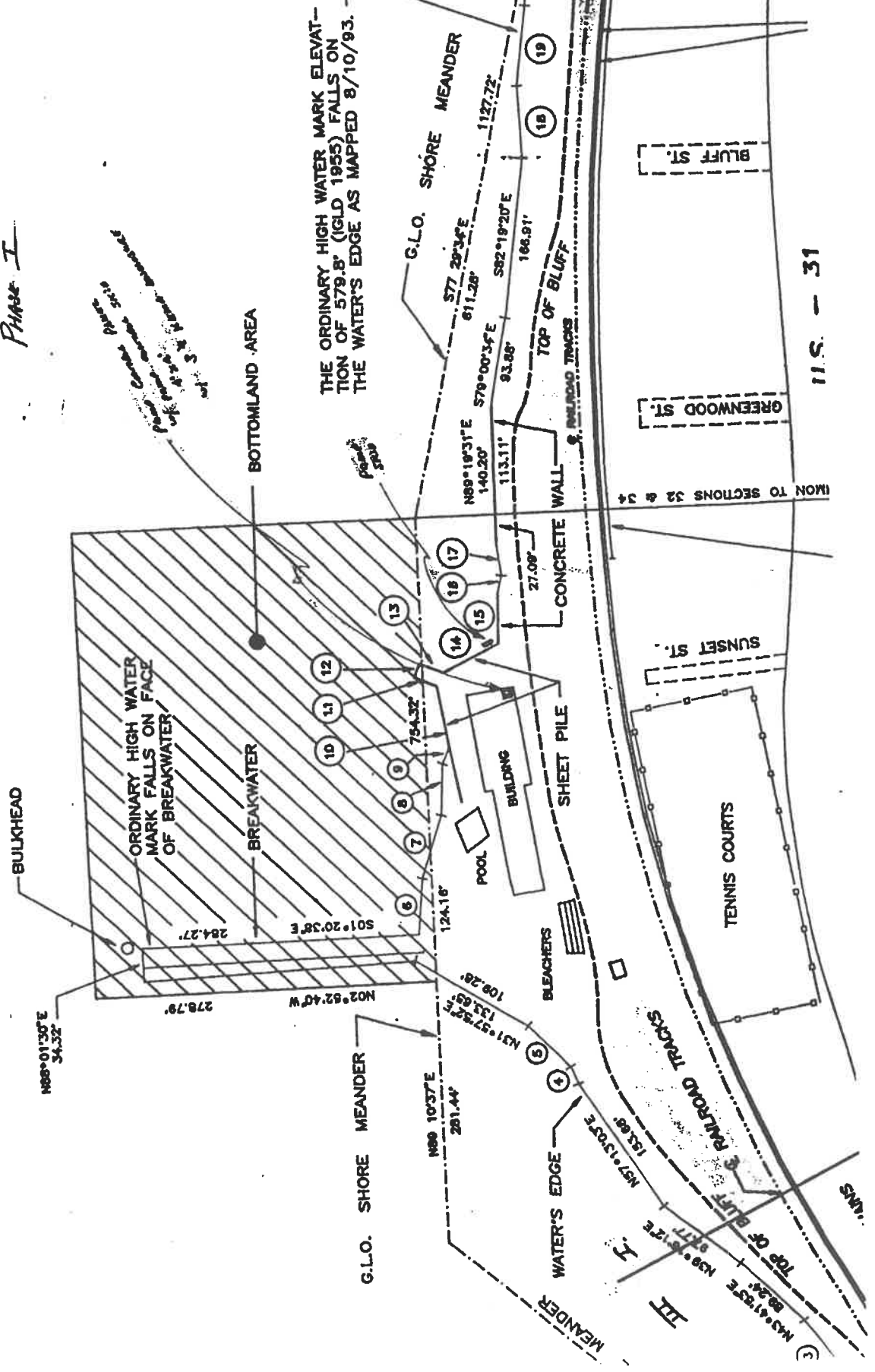
Robert "Al" Herndon  
Account Executive

cc. spartan (Jack Rogers)  
encl.

MEMO  
**EL**  
for  
Mr.

*Phase I*

*Handwritten note:* The ordinary high water mark falls on the face of the breakwater and the bulkhead.



MON TO SECTIONS 32 & 34

# COMPARISON OF CORRIGONE SPRINKLING SYSTEMS TENNIS COURTS TO GROVE

**I** IRRIGATION (LAKE WATER) - 180 FT

A. Pump Equipment	\$18,000.-	
B. Irrigation System	18,000.-	
* C. SEED - TOPSOIL - Fertilizer	10,000	
D - Electric Power	250	\$46,250

**II** Irrigation (Petoskey Water)

A. Pump Equipment	\$18,000	
B. Irrigation System	18,000	
* C - SEED - TOPSOIL - Fertilizer	10,000	
D - Petoskey Water	11,500	
E - Electric Power	250.	\$57,750

**III** No Irrigation - Rain Water Only

* C - Seed - Top Soil - Fertilizer	\$10,000	
* D - Petoskey Water (First yr. Only)	11,500	\$21,500

The second year will require fertilizer only. Re-seeding will be required every three years.

## COMPARISON

	Irrigation (LAKE)	Irrigation (Petoskey)	Rainwater
1st yr	\$46,250	\$57,750	\$21,500
Ave. 2-10 yr.	\$4125.-	\$15,625	500.-

Natural Rain Water with Fertilizing each year and re-seeding every three years is the most cost effective alternative - First year cost only

## **REPORT OF WATERFRONT/RAIL CORRIDOR**

Meeting with Warren J. Rauhe, ASLA, of Michigan State University

The following committee members met with Warren Rauhe, Saturday August 23, 1997 at the Bay View Waterfront: Richard Kraft, Charles Schloff, Howard Pettersen, Helen Everson, Pam Fisher, Libby Hicks and Connie Meech.

We toured the entire length of the waterfront, presented Warren with our study report to date, and held an informal discussion regarding the Project and Warren Rauhe's background of experience and interest in our project.

On September 4, Richard Kraft received Warren Rauhe's letter indicating Mr. Rauhe does not feel the Bay View project is one for MSU students, but rather, it is ready for a Planning Consultant.

Mr. Rauhe indicated his concept of the purpose and study area for our Waterfront/Rail Corridor Project. (see attachments)

On September 16, Mr. Rauhe sent Richard Kraft a proposal to complete the Waterfront Plan and Report for a fixed fee of \$8,700. Previously, we received proposals from W.F. Baird & Associates and Chris Christopher for \$13,500 and \$5,000 respectively.

I believe the committee has reviewed, discussed and prioritized all of the comments and projects received and the majority feels that a Planning Consultant can best complete the Final Plan and Report in a professional presentation.

As Chairman, I recommend that the Bay View Board of Trustees hire Warren J. Rauhe, ASLA, of the WJR Design Group for a fee of \$8,700 to complete the final Waterfront Plan & Report as outlined in his proposal of September 2, 1997.

Respectfully submitted,

Richard H. Kraft  
Chairman



June 25, 1997

To: The Board of Trustees of the Bay View Association

From: The Waterfront / Rail Corridor Committee

At its meeting on June 23 the Committee passed the following recommendation.

The Committee recommends to the Board of Trustees that the stairs which went up the bank at the front of the Rec Club, and the walk from the top of those stairs to the stairs at the center of the tennis courts, be replaced immediately.

The Committee did not believe that doing this at this time would have any negative impact on the development of a master plan for the waterfront / rail corridor.

Subsequent to this action Howard Pettersen contacted Keith Engstrom to discuss the type of construction and its approximate cost. Engstrom recommended stairs of the same type as were installed down the bluff halfway between the sailhouse and the pumphouse. He estimated that the cost of materials would be less than \$900. He also recommended that the walk be a wood chip walk, which could be accomplished at a negligible cost. He also stated that some time next week he would be able to free up a crew from the Evelyn Hall project.

Communicated by: Howard Pettersen, Secretary pro tem  
Waterfront / Rail Corridor Committee



**ESTIMATED COSTS FOR IMPLEMENTING PLAN  
BY GEOGRAPHICAL SECTIONS**

I.	<b>Railroad Corridor (Boulder Lane to Bay View Pier)</b>	
	First Phase	
	"Greening (Fertilizer & Seed)	\$500.
	6 Benches	<u>900.</u>
	Total	\$1,400.
II.	<b>Recreation Center (Bay View Pier to Bay View Boat Launch)</b>	
	First Phase	
	Swimming Pool & Bleachers	\$60,000.
	Boardwalk (Asphalt Drive to Pier)	2,000.
	Boardwalk (Asphalt Drive to Rec. Club)	1,360.
	Pier Ladder to Water	200.
	Drinking Fountain	<u>1,200.</u>
	Total	\$64,760.
	Second Phase	
	Construct New Restrooms	\$60,000.
	Relocate Overhead Electric Lines Underground	1,500.
	"Greening Railroad Corridor"	6,000.
	Lengthen Two Tennis Courts	22,760.
	Extend Sidewalk (136')	<u>600.</u>
	Total	\$90,860.
	Future Phase --	
	Construct New Club House/Pavilion/Boathouse	\$475,000.
III.	<b>Railroad Corridor (Boat Ramp and Pump House)</b>	
	First Phase	
	Two Wood Stairways (\$1,200 + \$2,000)	\$3,200.
	Greening Corridor	2,000.
	6 Benches	900.
	Plant Morning Daylilies	<u>200.</u>
	Total	\$6,300
IV.	<b>Waterfront &amp; Rail Corridor (Pump House to Reed Avenue)</b>	
	First Phase	
	Regrade & Seed/Fertilize/Top Soil Picnic Area	\$5,000.
	Remove 5 Electric Poles & Lines	2,000.
	Place Cedars around Pump House	600.
	Plant Trees & Shrubs	3,000.
	Greening of Railroad Corridor	<u>1,500.</u>
	Total	\$12,100.



**Second Phase**

Pave Parking Areas & Entrance	\$3,000.
4 Picnic Tables	800.
4 Grills	600.
4 Waste Containers	400.
2 Swings	1,100.
1 Water Fountain	1,500.
4 Benches	800.
Total	\$8,200.

**Third Phase**

Construct Covered Shelter	\$6,000.
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**V. Rail Corridor**

Reed Avenue to Division Street

**First Phase**

Greening of the Corridor	\$2,000.
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**Summary of Costs**

First Phase (Including Contingency)	\$89,000.
Second Phase (Including Contingency)	\$105,000.
Third Phase	\$6,000.
Future Phase	\$475,000.

## Source of Revenues

The following sources of revenues to finance the construction, the first, second and third phases are:

1.	Heseltine Fund	\$85,000.
2.	Shoreline Fund	20,000.
3.	Utilities Replacement Fund	5,000.
4.	Recreation Fund	10,000.
5.	Tennis Fund	30,000.
6.	Dickey Fund	16,000.
7.	"Greening of Bay View Promotion" *see Appendix	100,000.
8.	Sale of Block 30 Lot 3	25,000.
9.	Replacement Fund	10,000.

Rebuilding Rec/Pavilion/Boat Building                      \$475,000.

## Capital Fund Drive

It is the recommendation of the Shoreline/Rail Development Committee that the first and second phase development be implemented in 1999/2000 based upon the availability of funding. An annual fund of \$1,000. Will be needed for upkeep of the Rail/Corridor "Greening."

The Shoreline/Rail Corridor Committee has worked diligently for two years to review input and prepare the Master Plan.

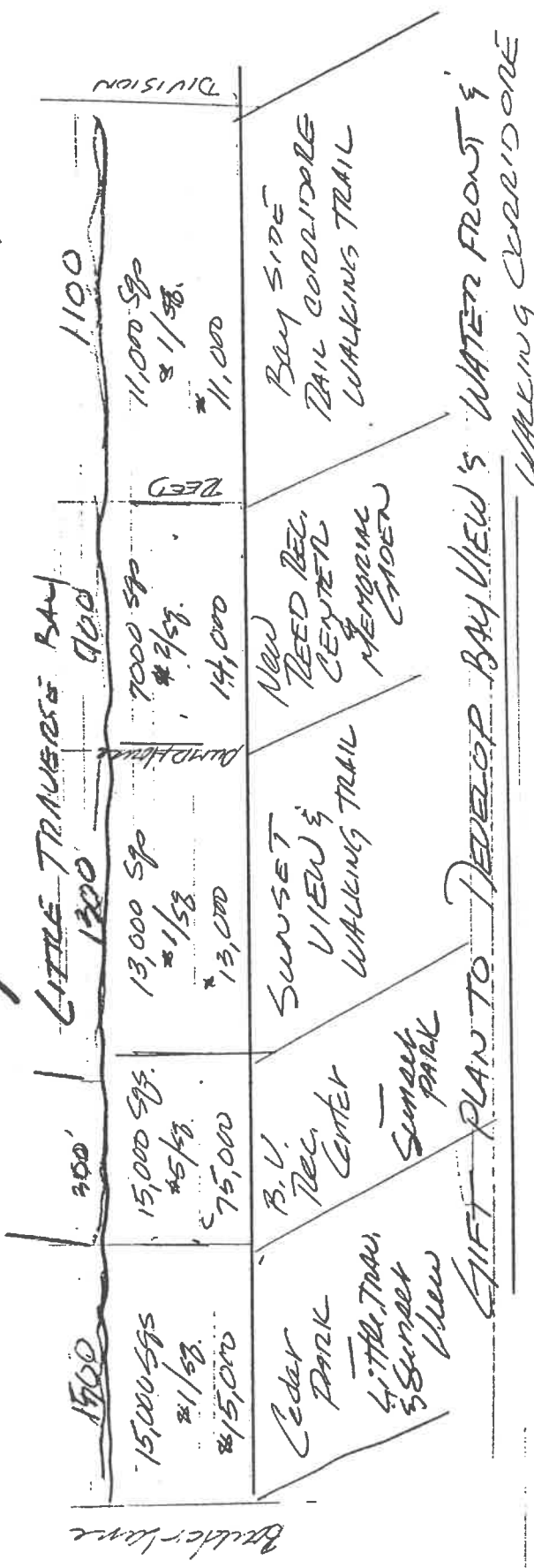
The Master Plan will be presented to the Bay View Board of Trustees on August 7, 1998.

It is the recommendation of the Committee that Phases I and II of the Master Plan be implemented over the next two years for use beginning with the 2000 season.

Respectfully submitted,

Richard H. Kraft, chairman  
Shoreline/Rail Corridor Committee

*Shoreline / Little Traverse Bay*



**FINANCING BY GIFTS**

One additional funding source to develop Bay View's Shoreline and Walking Corridor is the Gifts of Bay View Leascholders and Friends.

We can be a part of the Development with our gifts based upon the gifts values of \$5 per square foot for the 300 feet at the Recreation Center Shoreline and \$1 per square foot for the 4,600 feet of additional shoreline extending from Boulder Lane to Division Street.

A gift example could be:

- A. 50 squares of Bay View Recreation Center @ \$5/square  
Imagine seats at the new pool, bleachers, marina & tennis courts \$250.
- B. 250 feet (squares) along Cedar Park @ \$1/square \$250.
- C. 250 feet (squares) at the new Reed Recreation Park below the Memorial Gardens @ \$1/square \$250.
- D. 250 feet (squares) Green Walking Trail along the Bluff overlooking Little Traverse Bay \$1/square \$250.
- E. Lifetime Seats at Sunset Park & Lifetime Sunset Pass (Family) \$250.