

**CHARTER TOWNSHIP OF GARFIELD  
PARKS AND RECREATION COMMISSION MEETING**

Monday, September 12, 2022 at 6:00 pm  
Garfield Township  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

**AGENDA**

**ORDER OF BUSINESS**

**Call Meeting to Order  
Pledge of Allegiance  
Roll Call of Board Members**

**1. Public Comment**

**Public Comment Guidelines:**

Any person shall be permitted to address a meeting of The Parks and Recreation Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

**2. Review and Approval of the Agenda – Conflicts of Interest**

**3. Review and Approval of Meeting Minutes – August 1, 2022**

**4. Correspondence**

**5. Reports**

- a. Commissioner Reports
- b. Staff Report / Updates
  - i. Parks Steward Report

**6. Old Business**

- a. PD 2022-89 – Grand Traverse Commons Natural Area Design Plan – Update
- b. PD 2022-90 – 2023 Priority Parks Projects – Discussion

**7. New Business**

**8. Public Comment**

**9. Items for Next Agenda – October 3, 2022**

**10. Adjournment**

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD  
PARKS and RECREATION COMMISSION  
MEETING MINUTES  
August 1, 2022**

**Roll Call of Commission Members:**

Present: Denise Schmuckal, Fern Spence, Andy Hoort, Chris DeGood, Lynn Fricke, Chris Remy, and Art Bukowski

Staff Present: Deputy Planning Director Steve Hannon, Parks Steward Sean Kehoe

**Call to Order:** Chair DeGood called the meeting to order at 6:00pm.

**Pledge of Allegiance:** Recited by all in attendance.

**1. Public Comment (6:01)**

Kris Galoci stated that the Boardman Lake Loop Trail was a wonderful asset to the township.

**2. Review and Approval of the Agenda – Conflicts of Interest (6:03)**

*Spence moved and Hoort seconded to approve the agenda as presented.*

*Yeas: Spence, Hoort, Bukowski, Schmuckal, Remy, Fricke, DeGood*

*Nays: None*

**3. Review and Approval of Meeting Minutes – June 6, 2022 (6:03)**

*Spence moved and Remy seconded to approve the minutes of June 6, 2022.*

*Yeas: Spence, Remy, Hoort, Schmuckal, Fricke, Bukowski, DeGood*

*Nays: None*

**4. Correspondence (6:04)**

None

**5. Reports (6:04)**

**a. Commissioner Reports**

Schmuckal noted that the pavilion roof at River East will now be enclosed and it was rebid for half of the original price.

DeGood said that he and his dog like the Boardman Lake Loop Trail.

**b. Staff Report/Updates**

The Planning Department attended a celebratory donor reception for the Boardman Lake Loop and were given a framed painting by Glenn Wolf. There will be a public ribbon cutting for the Boardman Lake Loop Trail on August 19.

i. **Parks Steward Report**

Kehoe said that the Silver Lake Park playgrounds have been mulched and tennis courts have been readied for resurfacing. There are now reservation boxes at each pavilion in the parks to alleviate confusion over reservations. The Parks Department is keeping up with enforcement and cleanup of encampments.

6. **Old Business**

a. **PD 2022-72 – Grand Traverse Commons Natural Area Design Plan – Update (6:16)**

The next public engagement event will be Wednesday August 10 from 3-6 PM at Kirkbride Hall and hosted by Garfield Township and Environmental Consulting & Technology, Inc. (ECT). The next open house will seek public feedback on a more refined site design concept. The draft design shows a more separated trail network between hiking and biking, with some defined areas where these two activities would overlap. Three main trailheads would exist: Copper Ridge, Red Drive and North Long Lake Road. Commissioners discussed the design plan and asked questions about the draft design. They discussed trails with overlapping activities. All agreed that signage and wayfinding is very important and map overlays of new and existing trails would be helpful.

b. **PD 2022-73 – 2023 Priority Parks Projects Discussion (6:54)**

Commissioners conducted a preliminary discussion on the 2023 priority projects at their June 6, 2022 meeting. Some ideas for priorities included added dog park space at Silver Lake Recreation Area; the next phase of River East Recreation Area including the bathrooms, trails, and sidewalks; and projects to implement the Commons Natural Area Design Plan. The previous cost estimates for River East need to be updated to account for any potential effects of inflation. Commissioners discussed the possibility of seeking grants, especially for implementation of the Commons Natural Area Design Plan and suggested talking with TART about potential grants. Commissioners scheduled a meeting for Monday, September 12, 2022 at 6:00pm to discuss 2023 priority projects and the Commons Natural Area Design Plan and were also interested in having ECT at this meeting.

8. **Public Comment (7:21)**

Steve Largent of Grand Traverse Conservation District indicated that they are available to help with any projects.

9. **Items for Next Agenda – October 3, 2022 (7:22)**

2023 Priority Projects and Commons Natural Area Design Plan.

**10. Adjournment**

*DeGood adjourned the meeting at 7:25pm.*

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Chris Remy, Secretary  
Garfield Township Parks & Recreation  
Commission  
3848 Veterans Drive  
Traverse City, MI 49684



**Charter Township of Garfield**  
**Parks Report**

**Silver Lake Recreation Area**

More irrigation repairs. Original heads are starting to fail.

Two corners of the tennis court have had drainage installed to eliminate standing water on the court.

Tennis Courts resurfaced. Nets back up.

Aeration completed of the multi-purpose field.

Drug and weeded baseball field. New bases installed.

Trimming pine trees up before winter.

**Commons**

Trimmed and mowed back trails.

Continuing to stay on top of graffiti.

Open House had a great turn out. Many suggestions generated from survey & talking to users.

Will be reposting new trail maps (Charter Twp. replacing old Conservation District Maps) at all locations with Point # assigned to each one for users to describe location in the event of an emergency.

### **River East**

Bid awarded for Phase II (clear & grub, dog park, & irrigation).

Confirmed we received the Risk Reduction Grant money for cameras.

Pavilion roof sealed.

Mowing and trimming a walking loop on the high ground.

Looking to install new temporary foot bridges to replace old.

### **Boardman Valley**

Monitoring for encampments. Nothing to date found.

Brush hogged around pickle ball courts to prepare for tournament.

Installed new posters in kiosks. Used drone fly-over pictures.

Invoice sent to contractor for damaged parking bumpers.

## **Miller Creek**

Removed down trees.

Covered up graffiti on pines below the apartments.

Mowed and trimmed trailheads.

Replaced 10-12 boards on boardwalk in various areas.

Users requesting a picnic table behind Aldi's.

## **Kid's Creek**

Raked Chara (algae) from pond. Still some trout left. May rake one more time this Fall.

May need to start considering repair of benches over the creek, age is starting to show.

Mowed and trimmed trails.

Met with Ecoseed's Representative for potential plantings this Fall.

## **Buffalo Ridge Trail**

Township has been maintaining the trail this summer with Brush hog/mower.

Installed a picnic table on trail after a few requests from users.

## **Additional**

Kathleen has been working on new kiosk posters for the parks.

Sending new posters out to be laminated.

Purchased the trailer for our park's maintenance.

Finished budget for 2023.

## **Website**

Updating our website with new pictures and verbiage for each park. Adding [parks@garfield-twp.com](mailto:parks@garfield-twp.com) email to website.

Submitted Sept 6th, 2022

Derek Morton

Sean Kehoe

 <b>Charter Township of Garfield Planning Department Report No. 2022-89</b>		
Prepared:	September 7, 2022	Pages: 1
Meeting:	September 12, 2022 – Parks and Rec Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Grand Traverse Commons Natural Area Design Plan Update – September 2022	

**BACKGROUND AND UPDATE:**

This report provides an update on the planning process for the Grand Traverse Commons Natural Area.

***Recap of Public Engagement Event – Open House at Kirkbride Hall***

An open house was held on Wednesday August 10 from 3-6 PM at Kirkbride Hall, hosted by the Township and Environmental Consulting & Technology, Inc. (ECT). This open house sought public feedback on a more refined site design concept, after the first open house in May sought feedback on general site design concepts. The design concepts included details on proposed trails and trail types, trailheads, amenities, and hubs. People were generally supportive of the direction of the design plan since the previous open house in May. Comments received at the open house on each board are attached to this report.

Also, the open house received media coverage from Up North Live and Interlochen Public Radio. A news article from Interlochen Public Radio about the open house is attached to this report.

**NEXT STEPS:**

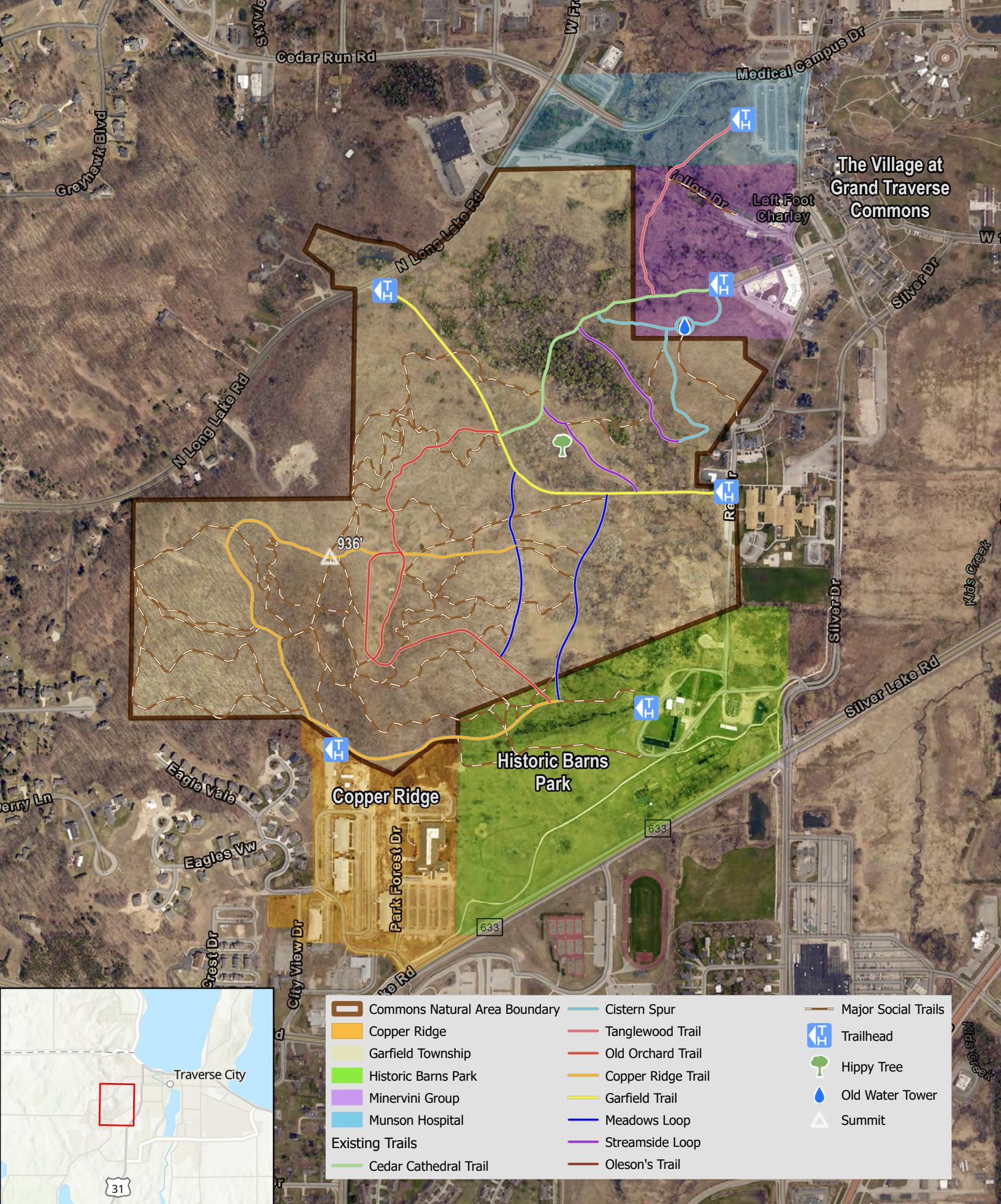
ECT has prepared updated drawings of the proposed trail plan, including a comparison to the existing trail network at the Commons Natural Area. Also included are proposed projects, timelines, and cost estimates. The proposed timelines include a potential 3-year completion and 5-year completion of the project. Cost estimates are the total anticipated costs which would include some Township funding, grants such as the Michigan Natural Resources Trust Fund, and other funding sources.

**ACTION REQUESTED:**

The Parks and Recreation Commission is reviewing the priority projects for 2023. As the process for this Design Plan nears completion, Commissioners should determine what projects for the Commons Natural Area should be prioritized for implementing this plan and make a recommendation to the Township Board.

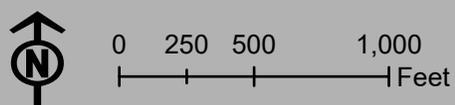
**Attachments:**

1. Information from ECT including updated drawings, proposed projects, timelines, and cost estimates.
2. Comments from August 10 Open House at Kirkbride Hall.
3. Article on August 10 Open House: “New Grand Traverse Commons trail plan hopes to alleviate conflict” by Interlochen Public Radio; published August 12, 2022.



- |                               |                    |                     |
|-------------------------------|--------------------|---------------------|
| Commons Natural Area Boundary | Cistern Spur       | Major Social Trails |
| Copper Ridge                  | Tanglewood Trail   | Trailhead           |
| Garfield Township             | Old Orchard Trail  | Hippy Tree          |
| Historic Barns Park           | Copper Ridge Trail | Old Water Tower     |
| Minervini Group               | Garfield Trail     | Summit              |
| Munson Hospital               | Meadows Loop       |                     |
| <b>Existing Trails</b>        | Streamside Loop    |                     |
| Cedar Cathedral Trail         | Oleson's Trail     |                     |

# The Commons Natural Area





The Village at Grand Traverse Commons

Historic Barns Park

Copper Ridge

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li> Hub</li> <li> Summit</li> <li> Hippy Tree</li> <li> Cistern</li> <li> Artesian Well</li> <li> Conservation Zone</li> </ul> | <ul style="list-style-type: none"> <li> Primary Trailhead</li> <li> Proposed Primary Trailhead</li> <li> Neighborhood Trailhead</li> <li> Trailhead to be Closed</li> <li> Commons Natural Area Boundary</li> <li> Conservation Easement</li> </ul> | <p><b>Concept Trail Alignment</b></p> <ul style="list-style-type: none"> <li> Conservation Recreation</li> <li> Hike Optimized</li> <li> Bike Optimized</li> <li> Multi-use</li> <li> Existing Connector</li> <li> Proposed Connector</li> </ul> |
|--|---|--|



# Concept Trails Version 5



Jon Schutte: 9/7/2022



The Village at  
Grand Traverse  
Commons

Historic  
Barns  
Park

Copper Ridge

- |                   |                                |                    |
|-------------------|--------------------------------|--------------------|
| Hub               | Proposed Primary Trailhead     | Hike Optimized     |
| Summit            | Neighborhood Trailhead         | Bike Optimized     |
| Hippy Tree        | Trailhead to be Closed         | Multi-use          |
| Cistern           | Commons Natural Area Boundary  | Existing Connector |
| Artesian Well     | Conservation Easement          | Proposed Connector |
| Conservation Zone | <b>Concept Trail Alignment</b> | Existing Trails    |
| Primary Trailhead | Conservation Recreation        |                    |



Existing Trails &  
Concept Trails  
Version 5



Jon Schutte: 9/7/2022

## CONSERVATION RECREATION TRAIL | CONNECTOR CORRIDOR TRAIL



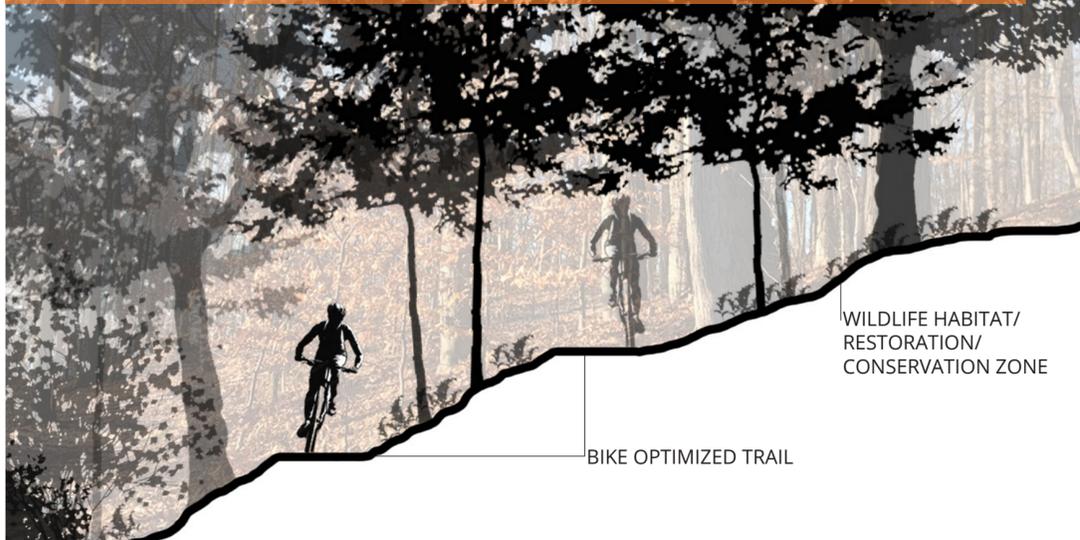
WILDLIFE HABITAT/  
RESTORATION/  
CONSERVATION ZONE

CONSERVATION RECREATION TRAIL  
AND/OR CONNECTOR CORRIDOR TRAIL

The Commons Natural Area Concept Trail Type Matrix

Trail Working Name	Difficulty Rating	Difficulty Symbol	Status	Trail Type	Directional	Targeted User	Width	Surface Type	Notes
Conservation Recreation Trail	Easiest	White Circle	Concept Corridor	Recreational multi-use	Two-way	Foot Users & Wheeled Users, Access Optimized	3'-8'	Asphalt, Chip-seal or Natural Crushed Rock (appropriate surface type will likely vary by segment)	Wide 'stroll & roll' style trail. Manage runoff and erosion using catchment basins, erosion control blankets, sediment control logs. Frequent grade reversals incorporated into trail will limit volume and inensity of runoff received by each 'drain'
Connector Corridor	Easiest	White Circle	Concept Corridor	Recreational multi-use	Two-way	Foot Users & Wheeled Users, Access Optimized	> 8'	Asphalt, Chip-seal or Natural Crushed Rock (appropriate surface type will likely vary by segment)	Existing trail corridor connecting the Natural Area to trailheads on neighboring parcels. A proposed corridor will connect to Copper Ridge Trailhead. Manage runoff and erosion using catchment basins, erosion control blankets, sediment control logs. Frequent grade reversals incorporated into trail will limit volume and inensity of runoff received by each 'drain'

## BIKE OPTIMIZED TRAIL



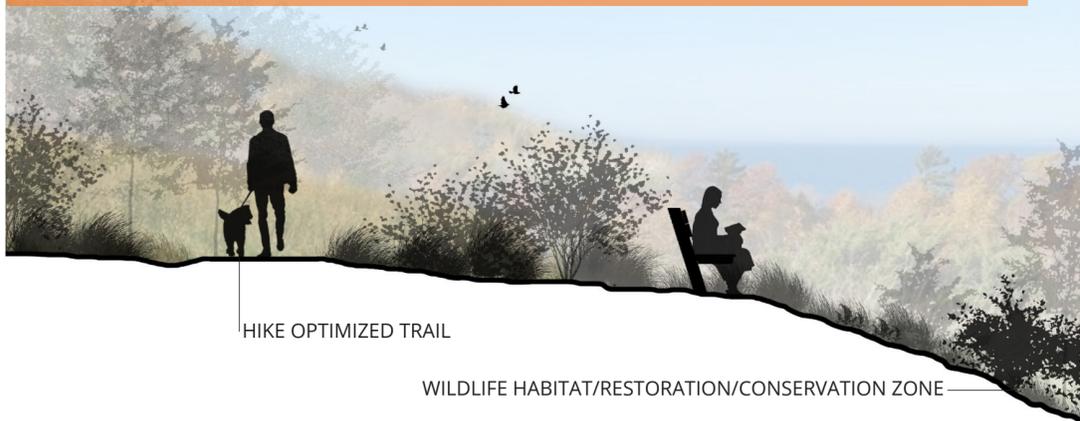
WILDLIFE HABITAT/  
RESTORATION/  
CONSERVATION ZONE

BIKE OPTIMIZED TRAIL

The Commons Natural Area Concept Trail Type Matrix

Trail Working Name	Difficulty Rating	Difficulty Symbol	Status	Trail Type	Directional	Targeted User	Width	Surface Type	Notes
Bike Optimized	Easy, More Difficult, Very Difficult	Green Circle, Blue Square, Black Diamond	Concept Corridor	Singletrack	One-way	MTBers, aMTBers, Bike Optimized	2'-5'	Imported clay and/or fine crushed rock mixed with native sandy soil	Imported clay or crushed rock will likely be required for most single track. Imported materials will be mixed with native soils or compacted & capped to a depth of 4". Features would need to be constructed from imported rock or fabricated trail features.

## HIKE OPTIMIZED TRAIL



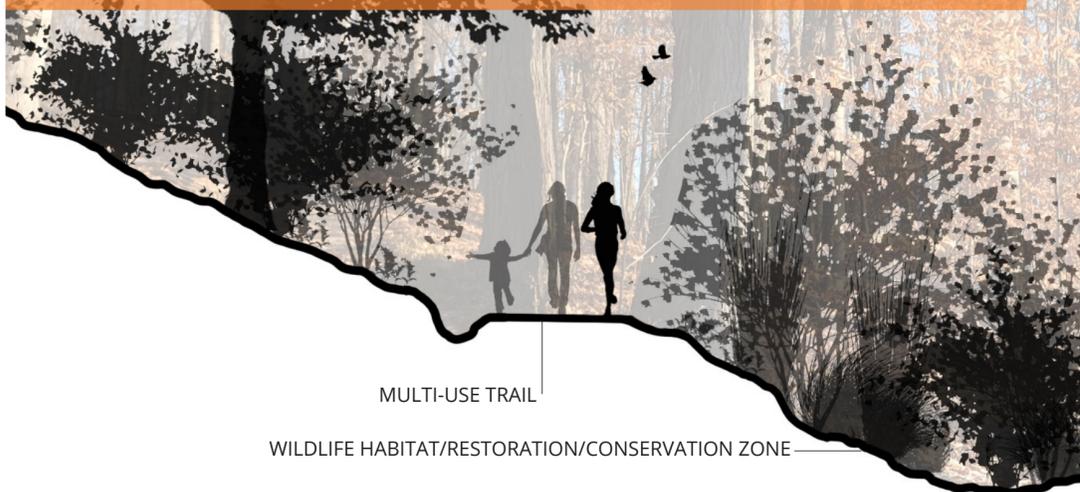
HIKE OPTIMIZED TRAIL

WILDLIFE HABITAT/RESTORATION/CONSERVATION ZONE

The Commons Natural Area Concept Trail Type Matrix

Trail Working Name	Difficulty Rating	Difficulty Symbol	Status	Trail Type	Directional	Targeted User	Width	Surface Type	Notes
Hike Optimized	Easy, More Difficult	Green Circle, Blue Square	Concept Corridor	Singletrack	Two-way	Hikers, Hiking Optimized	2'-4'	Imported clay and/or fine crushed rock mixed with native sandy soil	Imported clay or crushed rock will likely be for some sections, especially where the trail is steep or has switchbacks. Imported rock may be necessary to construct sustainable steps in steep areas. Imported materials will be mixed with native soils or compacted & capped to a depth of 4". Tighter corners, steps and off camber corners are characteristic of hiking trails

## MULTI-USE TRAIL

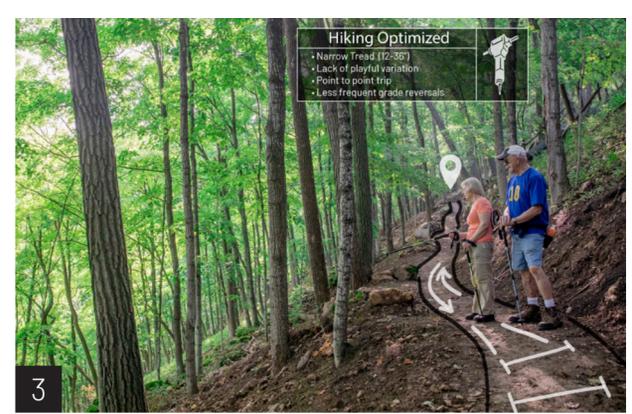


MULTI-USE TRAIL

WILDLIFE HABITAT/RESTORATION/CONSERVATION ZONE

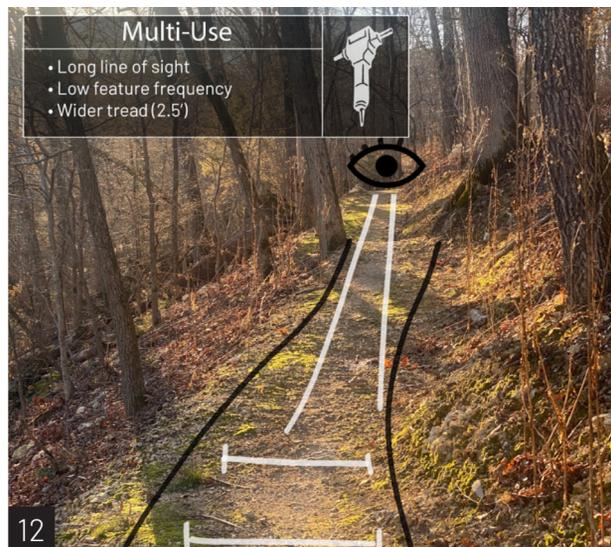
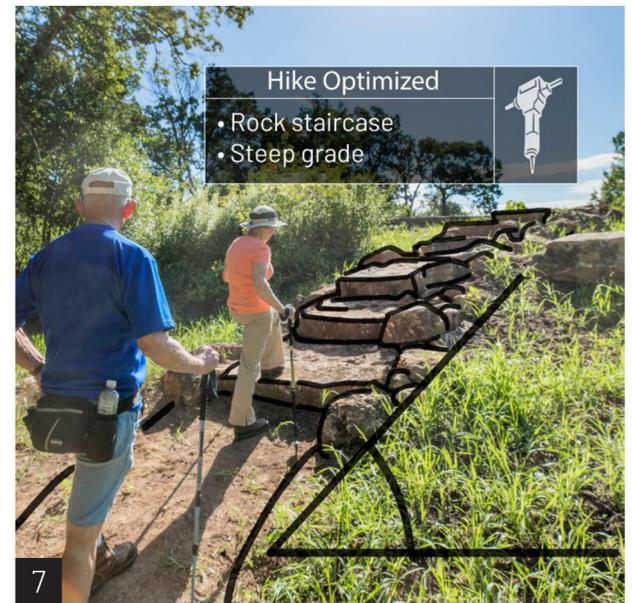
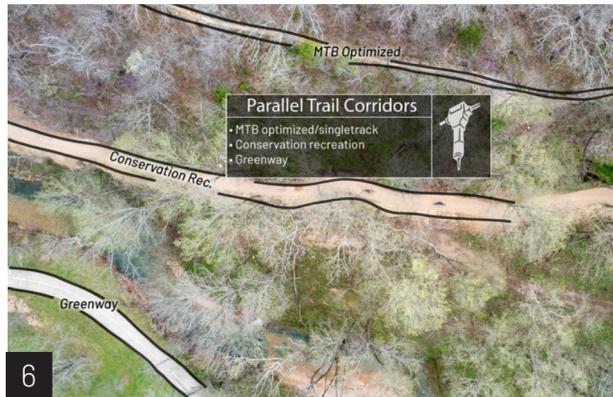
The Commons Natural Area Concept Trail Type Matrix

Trail Working Name	Difficulty Rating	Difficulty Symbol	Status	Trail Type	Directional	Targeted User	Width	Surface Type	Notes
Multi-Use	Easy, More Difficult	Green Circle, Blue Square	Concept Corridor	Singletrack	One-way Bike, Two-way Hike	Foot Users & Wheeled Users, Bike Optimized	4'-8'	Imported clay and/or fine crushed rock mixed with native sandy soil	Imported clay or crushed rock will likely be required for most single track. Imported materials will be mixed with native soils or compacted & capped to a depth of 4". Use of imported rock would be minimal. Wider corners, rollable features and banked/inslope turns are characteristic of bike optimized trails. Bike optimized trails may contain side hits or optional lines which cater specifically to MTB riders, but not interfere with the main trail path.



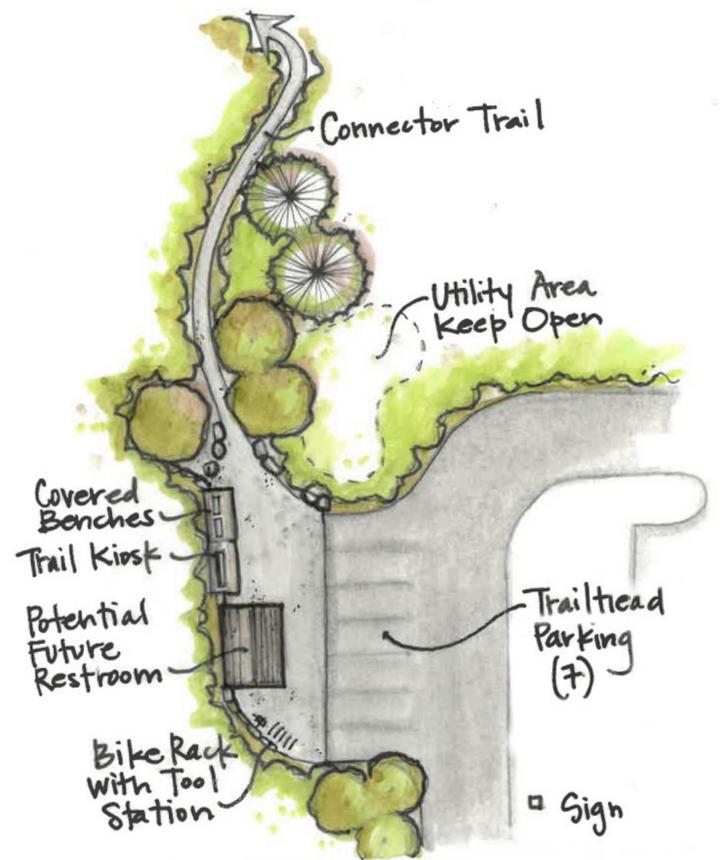
# TRAILS

1. Bike Optimized - Blue Square
2. Conservation Recreation
3. Hiking Optimized - More Difficult
4. Bike Optimized - Very Difficult
5. Multi-Use Trail - Easy
6. Conservation Recreation, Bike Optimized and Greenway
7. Hiking Optimized - More Difficult
8. Bike Optimized - More Difficult
9. Conservation Recreation
10. Bike Optimized - Very Difficult
11. Conservation Recreation
12. Multi-Use Trail - More Difficult
13. Conservation Recreation





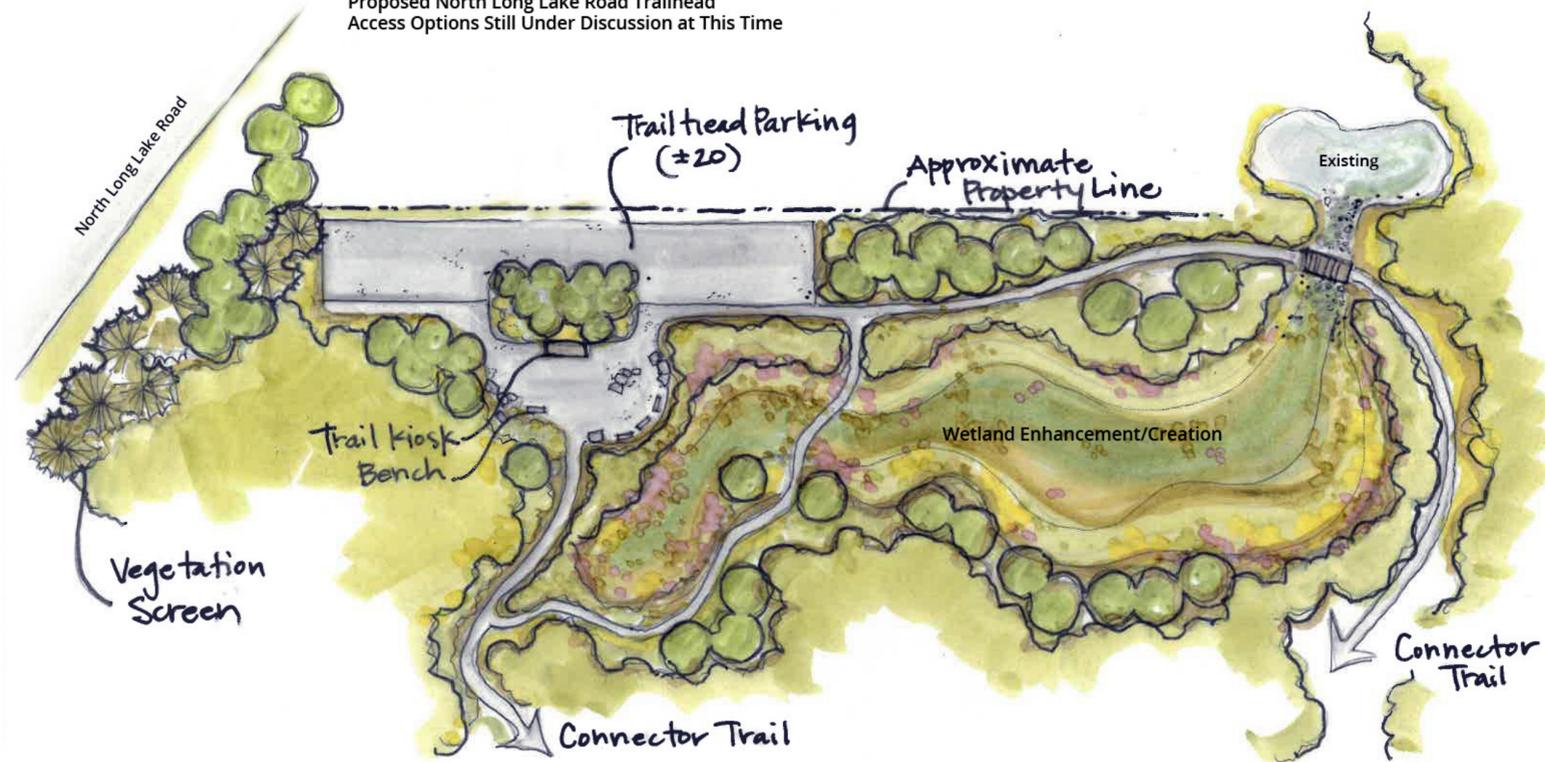
NOT TO SCALE



NOT TO SCALE

NORTH LONG LAKE ROAD TRAILHEAD CONCEPT PLAN

Proposed North Long Lake Road Trailhead  
Access Options Still Under Discussion at This Time

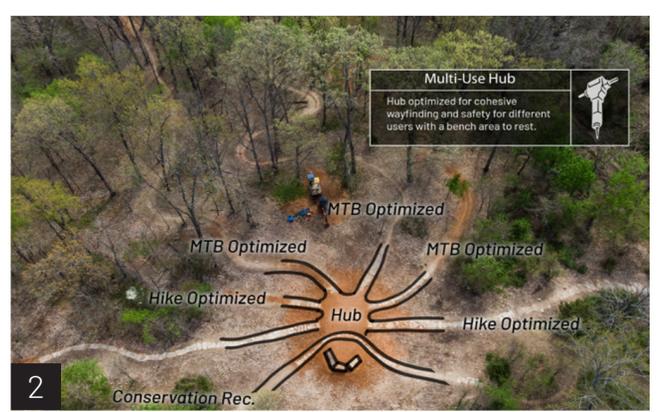
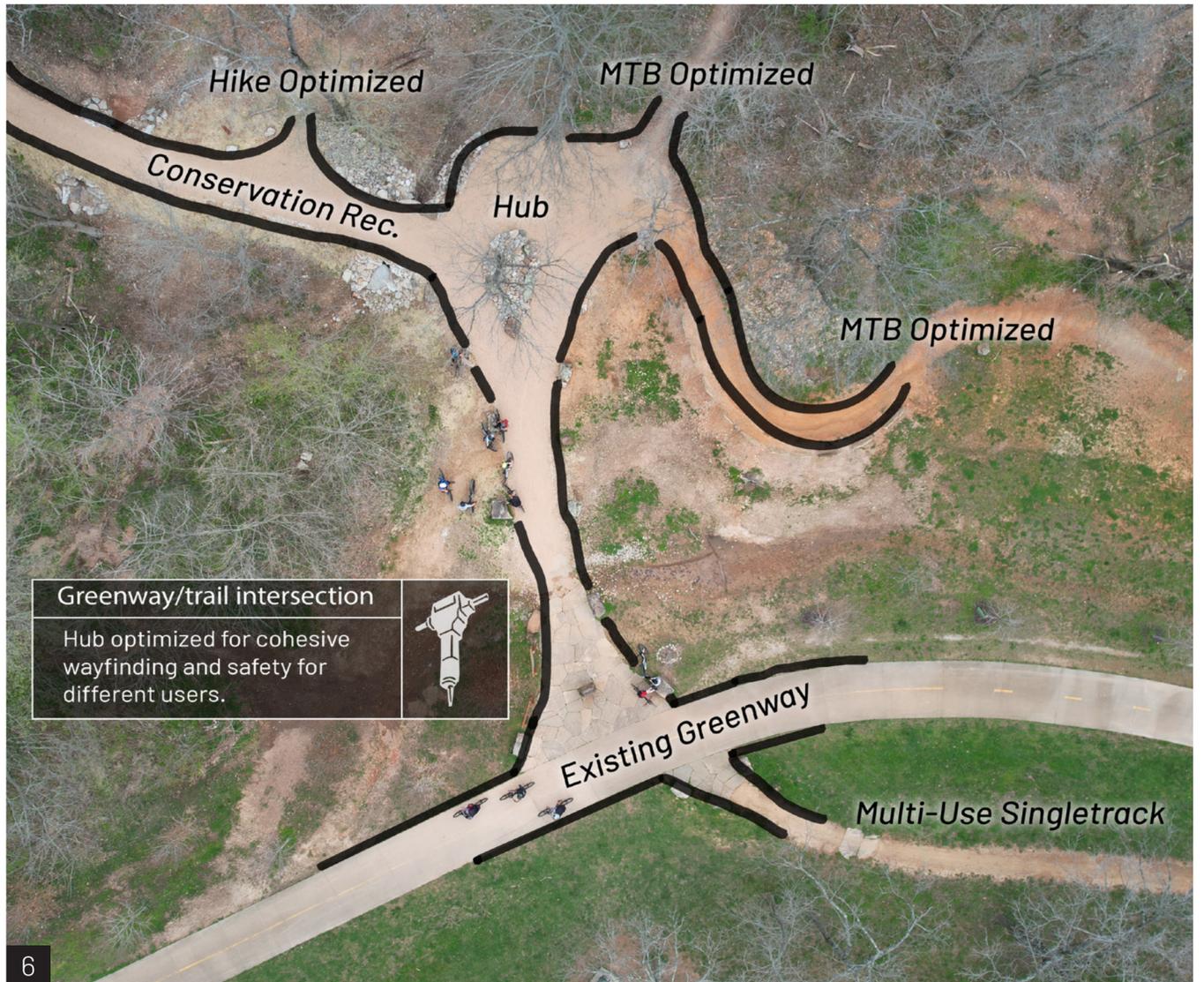
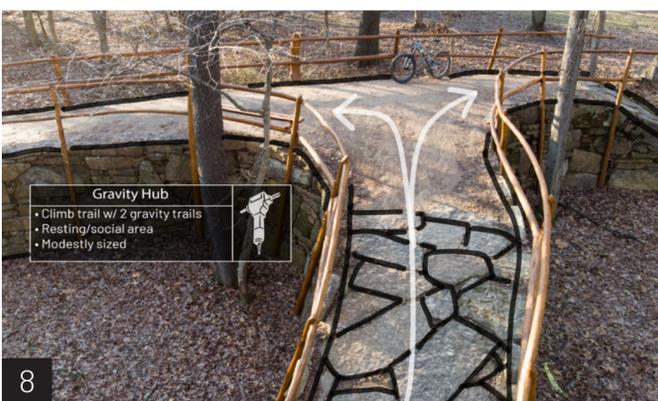
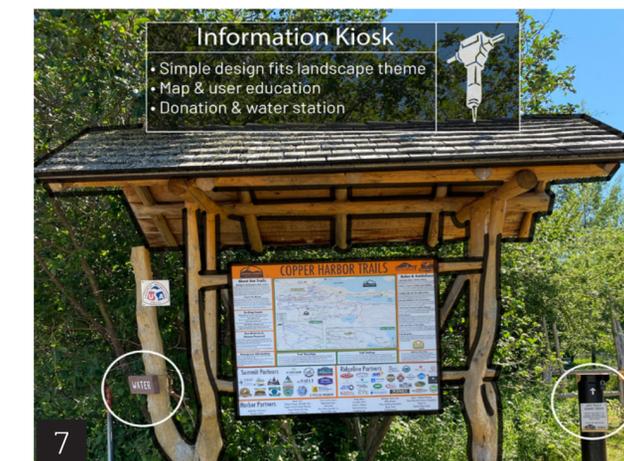


NOT TO SCALE



# HUBS

1. Elevated Trail Hub
2. Hub & Intersections
3. Trailside User Education
4. Trailhead Sign & Logo
5. Bike Rack with Facilities
6. Conservation Recreation, Hike and Bike Optimized with Hub
7. Trailhead Map Kiosk
8. Simple Elevated Hub
9. Trailside Rider Education
10. Trail Marking & Wayfinding
11. 'Natural' Trail Flyover





ARTESIAN WELL IMAGES



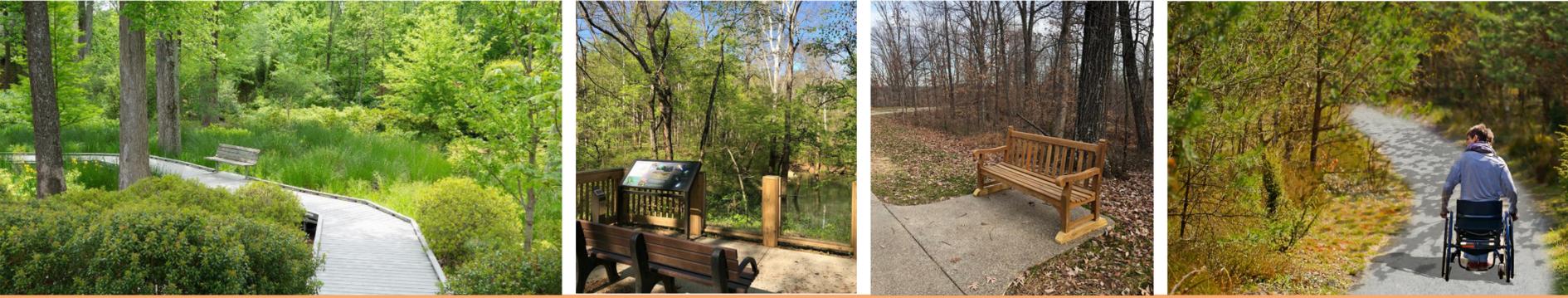
TRAIL/WAYFINDING SIGNAGE IMAGES



BIKE DROP OFF IMAGES



PUMP TRACK IMAGES



WELLNESS WALK IMAGES



COVERED BENCH IMAGES



> **Project Timeline Option #1 - 3 Years Expedited**  
**GT Commons Natural Area Improvements**

PHASE	OCT- DEC 22	JAN- MAR 23	APR- JUN 23	JUL- SEP 23	OCT- DEC 23	JAN- MAR 24	APR- JUN 24	JUL- SEP 24	OCT- DEC 24	JAN- MAR 25	APR- JUN 25	JUL- SEP 25	OCT- DEC 25	JAN- MAR 26	APR- JUN 26	JUL- SEP 26	OCT- DEC 26	JAN- MAR 27	APR- JUN 27	JUL- SEP 27	OCT- DEC 27
	2022	2023				2024				2025				2026				2027			
<b>PHASE 1: 2023</b>																					
Funding Opportunities																					
Final Trail Systems and Signage Design & Permitting																					
Red Drive Trailhead Final Design & Permitting																					
Stakeholder / Public Engagement																					
Red Drive Trailhead Implementation																					
Restoration Activities																					
<b>PHASE 2: 2024</b>																					
Funding Opportunities																					
Conservation Recreation Trails Implementation																					
Multi-Use & Single Track Trails Implementation																					
Copper Ridge & Munson Trailhead Final Design & Permitting																					
Amenities Final Design & Permitting																					
Operation and Maintenance																					
Restoration Activities																					
<b>PHASE 3: 2025</b>																					
Funding Opportunities																					
Copper Ridge and Munson Trailhead Implementation																					
Future Connection Trail Systems & Wayfinding Final Design																					
Amenities & Wayfinding Implementation																					
Stakeholder / Public Engagement																					
Operation and Maintenance																					
Restoration Activities																					
<b>FUTURE: 2026 and Beyond Needs</b>																					
Wetland Management																					Spring - Fall
Operation and Maintenance																					Year Round
Restoration Activities																					Spring - Fall

> **Project Timeline Option #2 - 5 Years**  
**GT Commons Natural Area Improvements**

PHASE	OCT- DEC 22	JAN- MAR 23	APR- JUN 23	JUL- SEP 23	OCT- DEC 23	JAN- MAR 24	APR- JUN 24	JUL- SEP 24	OCT- DEC 24	JAN- MAR 25	APR- JUN 25	JUL- SEP 25	OCT- DEC 25	JAN- MAR 26	APR- JUN 26	JUL- SEP 26	OCT- DEC 26	JAN- MAR 27	APR- JUN 27	JUL- SEP 27	OCT- DEC 27
	2022	2023				2024				2025				2026				2027			
<b>PHASE 1: 2023</b>																					
Funding Opportunities																					
Final Trail Systems and Signage Design & Permitting																					
Red Drive Trailhead Final Design & Permitting																					
Stakeholder / Public Engagement																					
Restoration Activities																					
<b>PHASE 2: 2024</b>																					
Funding Opportunities																					
Red Drive Trailhead Implementation																					
Conservation Recreation Trails Implementation																					
Copper Ridge & Munson Trailhead Final Design & Permitting																					
Operation and Maintenance																					
Restoration Activities																					
<b>PHASE 3: 2025</b>																					
Funding Opportunities																					
Multi-Use & Single Track Trails Implementation																					
Copper Ridge and Munson Trailhead Implementation																					
Amenities Final Design & Permitting																					
Operation and Maintenance																					
Restoration Activities																					
<b>PHASE 4: 2026</b>																					
Amenities Implementation																					
Future Connection Trail Systems & Wayfinding Final Design																					
Wetland Management																					
Operation and Maintenance																					
Restoration Activities																					
<b>PHASE 5: 2027</b>																					
Stakeholder / Public Engagement																					
Trail Connectivity Implementation																					
Wayfinding Implementation																					
Wetland Mangament																					
Operation and Maintenance																					
Restoration Activities																					

> **2023 Budgetary Estimate of Costs - Options #1 and #2**  
**GT Commons Natural Area Improvements**

SCHEDULE OPTION #1 - 3 Year Expedited	QTY
PHASE 1: 2023	
Funding Opportunities	\$5,000
Final Trail Systems and Signage Design & Permitting	\$250,000
Red Drive Trailhead Final Design & Permitting	\$38,000
Stakeholder / Public Engagement	\$12,000
Red Drive Trailhead Implementation	\$175,000
Restoration Activities	\$10,000
<b>2023 TOTAL - Option #1 Expedited</b>	<b>\$452,000</b>

SCHEDULE OPTION #2 - 5 Year	QTY
PHASE 1: 2023	
Funding Opportunities	\$5,000
Final Conservation Recreation Trail Systems and Signage Design & Permitting	\$85,000
Red Drive Trailhead Final Design & Permitting	\$40,000
Stakeholder / Public Engagement	\$10,000
Restoration Activities	\$2,000
<b>2023 TOTAL - Option #2</b>	<b>\$142,000</b>

> **Estimate of Costs**  
**GT Commons Natural Area Improvements**

SCHEDULE OPTION #1	QTY	UNITS	UNIT COST RANGE	TOTAL \$ ESTIMATE
<b>Construction Activity</b>				
Conservation Recreation Trail	2.80	Miles	\$160,000-\$250,00	\$448,000-\$700,000
Existing Connector Trail	0.65	Miles	\$80,000-\$150,00	\$50,000-\$97,500
Proposed Connector Trail	0.03	Miles	\$80,000-\$150,00	\$2,400-\$4,500
Mountain Bike Optimized Trail	3.48	Miles	\$42,000-\$80,000	\$142,800-\$278,400
Multi-use Trail	1.59	Miles	\$50,000-\$80,000	\$79,500-\$127,200
Run/Hike Trail	2.14	Miles	\$40,000-\$75,000	\$85,600-\$160,500
Bridges/Crossings	12	Each	\$15,000-\$50,000	\$180,000-\$600,000
Hubs	10	Each	\$10,000-\$50,000	\$100,000-\$250,000
Stormwater Management	1	LS	\$200,000-\$350,000	\$200,000-\$350,000
Vegetation Improvements	5	Year	\$50,000-\$100,000	\$250,000-\$500,000
Red Drive Trailhead	1	Each	\$300,000-\$550,000	\$300,000-\$550,000
Copper Ridge Trailhead	1	Each	\$250,000-\$400,000	\$250,000-\$400,000
Long Lake Road Trailhead	1	Each	\$500,000-\$750,000	\$500,000-\$750,000
Artesian Well Improvements	3	Each	\$20,000-\$50,000	\$60,000-\$150,000
Signage / Wayfinding	20	Each	\$2,500-\$10,000	\$50,000-\$200,000
Restoration of Exiting System	3	Year	\$2,000-\$10,000	\$6,000-\$30,000
Other Amenities (benches, overlooks, hippy tree, etc.)	1	LS	\$25,000-\$200,000	\$25,000-\$200,000
<b>Total Construction Estimate</b>				
				\$2,979,300 - \$5,898,100
<b>Total Construction Estimate - Average</b>				
				\$4,400,000
<b>Engineering Services (10%)</b>				
				\$440,000
<b>Construction Oversight (5%)</b>				
				\$220,000
<b>Contingency (20%)</b>				
				\$880,000
<b>Long-Term Management &amp; Restoration</b>				
Long-Term Management & Restoration	1	Year	Budget for 5% Improvements Cost	\$220,000
<b>Future Trail Connectivity Improvements</b>				
Future Trail Connectivity Improvements	1	LS	\$500,000-\$750,000	\$500,000-\$750,000

## Sticky Note Comments – Open House #2 August 10, 2022

### Amenities Comments

- Keep as natural as possible
- Improve wayfinding for trail
- Include signage on property lines
- What about E-Bikes? Will they be allowed? Limit class and speed if needed for mobility becomes sensitive
- Have policy on E-Bikes (Bikes Belong, NBDA, IMBA, Colorado, Utah)
- Include more benches
- Identify different levels of bike trails
- Larger pavilion means more people and gatherings and more garbage
- Pump track by the trailhead, maybe in village proper behind Spanglish
- Connection to Buffalo Ridge
- Keep garbage at trailheads for easy access – consider dog waste bins
- Universal signage
- Wells for drinking water
- If pump track, keep out of area used by hikers
- Like safe features as part of bike trails
- Prefer benches over pavilions and picnic tables (rest vs. long stays)
- Service station for bikes would be nice

### Trail Type Comments

- Show connection to other trails (Oleson's, Buffalo Ride)
- Hate new trail through Meadow
- Level out hiking trails
- Embrace Hippie Tree with signage
- Don't over sign, getting lost is fun, you will eventually find way out
- Hippie tree is a destination, highlight it
- Provide organized foraging walks with NMC or similar
- Point out historical areas of interest with signs (artesian wells etc.)
- Keep area open to biking is critical
- Less bikes, more hiking. Keep bikers away from hikers
- Like the idea of separate trails, promotes safety and access for all
- Proposed trails are going through blackberry patch, for critters, bikes don't need these trails
- Different trails for different user groups!
- No asphalt!

### Trails Comments

- Artesian wells are fascinating, should be integrated play areas
- Excited to see variety of trail uses and difficulties, areas seems under utilized
- Please don't limit bike trails except where need restoration
- Please no bicycles on the forested trails of the commons, there are many elders and quiet people who like hiking
- Love the flow trails, berms berms berms!
- Keep the fun single track at the top if sustainable

### Overall Concept Plan Comments

- Like the idea of pump track near businesses
- Safety! Signage warning of Hidden Drive for west entrance when driving down long lake road (Long Lake Rd. Trailhead is unsafe)
- Include planned access at southeast corner

- Don't destroy the natural feel of the commons, keep simple and natural
- Simple direction signs only and more information at the trailheads
- Limit bicycle use to only one high trail. Bicycles destroy quiet hiking. No pumptrack, many places to ride in the county, many other long distance bike trails. Natural forests are for hiking
- Include a bathroom facility only at one trailhead, and possibly one high up (possibly on connector to Hickory Hills)
- Excellent idea to move Long Lake Rd. trailhead
- Like idea of opening the artesian wells and/or including signage there
- Plenty of trails for bikes in TC, keep trails for hiking
- Restrooms at Copper Ridge trailhead
- Improve wayfinding and messaging
- Would like to see improvements to "private/neighborhood" trailheads in possible
- Save trees and leave permeable paths
- Future - include direct trail/access from Cordia to a nice nature trail that connects to the total trail system for those who would like to take short or longer hikes
- Restrict placing "fairy" houses and figurines throughout natural wild areas

#### Hubs Comments

- Historical signs at the hubs representing area usage
- Keep minimal, like simple and clean
- Prohibit E-Bikes
- Minimal parking infrastructure, please
- Minimize use of hard surfaces, keep it natural!

#### Trailhead Comments

- As this is likely at least 3 years out, please improve signage NOW. Put up simple signs, laminate, and post at trail intersections.
- Save the trees
- Look into acquiring easements for ex. private connectors
- Show non-trailhead access on map (ie trail off Long Lake Rd. to Hickory, Buffalo trail etc)
- Revise legend, Old Water Tower should be Cistern
- Include signage when leaving Township property
- Naming Conservation Recreation Trail is too long, consider calling this ADA trail, or similar
- Is multi-use trail necessary?
- Concerned about over signage. Be mindful about being clear where bikers vs. walkers can proceed, but remind everyone that this is a natural space. We ought not be inundated with signage and trail interruptions
- Need consistent signage at all entrances, even Munson and Village access
- Parking at the Pavilion area is getting difficult already, adding a bike area by the commons will add to it
- Please let it remain a nature area with trees and lots of green space

# New Grand Traverse Commons trail plan hopes to alleviate conflict

Interlochen Public Radio | By [Patrick Shea](#)

Published August 12, 2022 at 2:30 PM EDT



Garfield Township planning director John Sych presents preliminary plans for the Grand Traverse Commons Natural Area. (Patrick Shea - Interlochen Public Radio.)

## Lots of people use the trails in the natural area at Grand Traverse Commons, and in different ways.

Now, public input is sought on a new plan for those trails, with the goal of making them better for everyone.

The 185-acre park has belonged to Garfield Township since 1993. And ever since, there's been a bit of a free-for-all in these woods — where hikers, bikers, and birders

WIAA Interlochen  
**Beethoven Network**

“There has never been a plan for this particular park,” said John Sych, planning director for Garfield Township. “All the trails here have been here for decades, and were things that just occurred.”

At a public open house on Wednesday, Sych said the existing trails have caused erosion problems, and conflicts between trail users. He said assessing [current conditions](#) and designing a new trail system could help alleviate those conflicts.

“Whether you’re out there foraging for berries or out there mountain biking, those uses are going to stay in place,” Sych said.

What is going to change is the location and layout of those trails. The township has hired a local environmental [consulting firm](#) as well as [Rock Solid](#), a Copper Harbor-based company specializing in bike trails.

The final open house will take place in late September, with the goal of gathering public input before moving forward. Construction is expected to begin next year.

## Tags

[News](#)[Traverse City](#)[parks and recreation](#)[city planning](#)[bike trail](#)[Michigan news](#)

## Patrick Shea

Patrick Shea is an environmental reporter at Interlochen Public Radio. Before joining IPR, he worked a variety of jobs in conservation, forestry, prescribed fire and trail work. He earned a degree in natural resources from Northland College in Ashland, Wisconsin, and his interest in reporting grew as he studied environmental journalism at the University of Montana's graduate school.

[See stories by Patrick Shea](#)

 <b>Charter Township of Garfield Planning Department Report No. 2022-90</b>			
Prepared:	September 8, 2022	Pages:	1
Meeting:	September 12, 2022 Parks and Recreation Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	2023 Parks Priority Projects		

**BACKGROUND:**

Commissioners conducted a preliminary discussion on 2023 priority projects at the June 6, 2022 meeting and continued their discussion at the August 1, 2022 meeting. The two major projects anticipated for the next year are the next phase of improvements at River East Recreation Area and the beginning projects to implement the Commons Natural Area Design Plan. Upon compiling a list of priority projects, the Parks and Recreation Commission will recommend the list to the Township Board, which will consider projects under the capital outlay portion of the parks budget as part of the overall 2023 Township budget.

**2023 PRIORITY PROJECTS:**

The next phase of the River East Recreation Area improvements includes bathrooms, trails, and sidewalk. Updated cost estimates from the Township Engineer are attached to this report.

The Parks and Recreation Commission is discussing updates to the Commons Natural Area Design Plan at this meeting including anticipated projects, timelines, and cost estimates. The intent of this discussion is to determine the priority projects to recommend for 2023 to implement the Design Plan. In addition to Township funds, the Township will also pursue outside funding through grants such as Michigan Natural Resources Trust Fund, Rotary Charities, or others. Thus, the Township funding may be for only a portion of the total funds needed for a project.

Staff also recommended the purchase of a tractor and dump trailer equipment, which would also be listed as a capital outlay project. The 2023 priority projects list includes the following:

Park	Project	Anticipated Cost
River East	Phase #3 – bathrooms, trails, and sidewalk	\$349,000
GT Commons	Commons Natural Area Design Plan implementation	\$100,000
Equipment	Tractor and dump trailer	\$25,000
<b>TOTAL</b>		<b>\$474,000</b>

**ACTION REQUESTED:**

This item is placed on the agenda for Commissioners to discuss the list of proposed 2023 priority parks projects and any potential changes to this proposed list, and to make a recommendation to the Township Board as they discuss the 2023 overall Township budget. Following the discussion, if Commissioners are comfortable with the list of proposed projects, the following motion is suggested:

MOTION TO RECOMMEND to the Township Board the list of priority Parks and Recreation projects for 2023.

Any additional information that the Commissioners deem necessary should be added to this motion.

**Attachments:**

1. River East Recreation Area estimated project costs updated August 16, 2022

**River East  
Park Improvements  
Preliminary Opinion of Probable Construction Cost  
Dated: UPDATED 8/17/2022**



YEAR IMPLEMENTED	SITE IMPROVEMENTS	Quantity	Unit	Unit Price	Total Price	TOTALS
2021	<b>PHASE 1: PARKING &amp; PAVILION</b>					
	1	Mobilization	1.00	LS	\$2,000.00	\$2,000.00
	2	Gravel Parking Area	1,200.00	SYD	\$23.00	\$27,600.00
	3	Concrete Pad for Pavilion	550.00	SFT	\$6.00	\$3,300.00
	4	Pavilion	550.00	SFT	\$67.60	\$37,180.00
	5	Site Restoration and Seeding	1.00	LS	\$3,500.00	\$3,500.00
	6	Additional Services - Pavilion Roof	1.00	LS	\$3,500.00	\$3,500.00
	<b>CONSTRUCTION COST</b>					\$72,430.00
	<b>ENGINEERING, PERMITTING, BIDDING AND CONSTRUCTION OVERSITE</b>					\$ 16,200.00
	<b>TOTAL CONSTRUCTION COST</b>					<b>\$ 88,630.00</b>
2022	<b>PHASE 2: DOG PARKS, SIDEWALK &amp; GENERAL SITE IMPROVEMENTS</b>					
	1	Mobilization	1	LS	\$9,600.00	\$9,600.00
	2	Clearing & Grubbing	1	LS	\$7,175.00	\$7,175.00
	3	Topsoil Removal & Grading	1	LS	\$12,190.00	\$12,190.00
	4	5' Tall Fence	1,150	LF	\$57.50	\$66,125.00
	5	4" Thick Concrete Sidewalk	2,000	SF	\$7.90	\$15,800.00
	6	4' Single Swing Gate	6	EA	\$1,000.00	\$6,000.00
	7	8' Wide Single Swing Gate	3	EA	\$1,100.00	\$3,300.00
	8	Watering Station (Including Service Line & Connection)	3	EA	\$7,638.00	\$22,914.00
	9	Gravel Surface	1,400	SF	\$1.95	\$2,730.00
	10	Irrigation System	1	LS	\$20,000.00	\$20,000.00
	11	Topsoil, Seed, & Mulch	1	LS	\$7,970.00	\$7,970.00
8	Kiosks	4.00	EA	N/A Provided by Township		
9	Park Sign	1.00	EA			
10	Trash, Recycle Bins and Animal Waste Receptacles	2.00	EA			
11	Benches	4.00	EA			
12	Picnic Tables	4.00	EA			
	<b>CONSTRUCTION COST</b>					\$173,804.00
	<b>10% CONTINGENCY</b>					\$ 17,380.40
	<b>ENGINEERING, PERMITTING, BIDDING AND CONSTRUCTION OVERSITE</b>					\$ 35,000.00
	<b>TOTAL CONSTRUCTION COST</b>					<b>\$226,184.40</b>
2023	<b>PHASE 3: BATHROOM, TRAIL &amp; SIDEWALK</b>					
	1	Mobilization	1.00	LS	\$ 20,000.00	\$ 20,000.00
	1	Bathroom, Unisex	250.00	SFT	\$375.00	\$93,750.00
	2	Electrical Service Extension / Lighting	1.00	LS	\$6,500.00	\$6,500.00
	3	Clearing & Grubbing	3,200.00	SYD	\$2.00	\$6,500.00
	4	Machine Grading	4.00	STA	\$1,000.00	\$4,000.00
	5	Subbase, Class II	3,120.00	CYD	\$15.00	\$46,800.00
	6	HMA LVSP, 165#/SYD -TRAIL (Asphalt 8' wide)	210.00	TON	\$150.00	\$31,500.00
7	Concrete Sidewalk, 5' Wide	3,000.00	SFT	\$8.00	\$24,000.00	
8	Erosion Control/Restoration	1.00	LS	\$25,000.00	\$25,000.00	
	<b>CONSTRUCTION COST</b>					\$ 258,050.00
	<b>10% CONTINGENCY</b>					\$ 25,805.00
	<b>ENGINEERING, PERMITTING, BIDDING AND CONSTRUCTION OVERSITE</b>					\$ 65,000.00
	<b>TOTAL CONSTRUCTION COST</b>					<b>\$348,855.00</b>
	<b>TOTAL (ALL 3 PHASES)</b>					<b>\$663,669.40</b>

- NOTES:**
- Phase 1 was completed in 2021 and costs based upon final contract amounts. Phase 2 is to be completed in 2023 and costs based upon current bid values. Phase 3 costs area estimated and based upon preliminary information. The actual site conditions may result in variations of unit prices or items.
  - Phase 3 estimate is approximate and based upon 2022 prices. Actual construction bids may vary significantly from this statement of probable costs due to timing of bidding, construction, changed conditions, labor rate, changes, or other factors beyond the control of the Engineer.
  - Original Cost estimate generated in 2021 as approved by the Park / Rec Board and Township Board was for \$812,000 (Sept 2021)