

2022 CITY OF GLADSTONE RECREATION PLAN



City of Gladstone, Little Bay de Noc Shoreline

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"Year-Round Playground"

City Of Gladstone

Delta County

Located in Michigan's Beautiful Upper Peninsula

Gladstone Recreation Plan

Mission Statement

Our mission is to provide safe, efficient, quality recreational opportunities and to maintain the best park experience for the citizens of Gladstone and visitors to this beautiful area.

Vision

To serve the citizens of Gladstone by providing the best recreational experience while enjoying the finest park system in the area. Whether its relaxing on the beach, enjoying a campfire at the campground or walking through the parks you'll be rewarded by the beauty of this little city on the bay.

Introduction

This 2022 plan was developed by the Gladstone Recreation Board and the Parks and Recreation Department as an update to the 2013 Recreation Plan. The plan incorporates input and data from the 2020 census, public hearings, public participation focus groups, and professional opinions. We received numerous opinions and suggestions and we have incorporated this input into our future recreation plan goals. Gladstone's original Recreation Plan was drafted in 1970 and has been subsequently updated as required.

The City of Gladstone sits along the shore of the Little Bay de Noc. As such, it enjoys a close relationship with water through its shoreline parks and water-oriented facilities.

An important criterion from a planning standpoint is that the city provides a broad range of recreational opportunities to its citizens. Diverse facilities ensure residents of all ages and lifestyles can fulfill their recreational needs. The basic types of recreation areas that pertain to the City of Gladstone are mini-parks, neighborhood playgrounds, community parks and regional parks.

Mini parks are small areas that provide the kind of recreational safe and simple facilities for children of preschool age. For older children and young adults, a neighborhood playground provides open space for informal games and activities. These areas are often adjoining a public-school site.

Community parks provide the kinds of recreational facilities that are usually unfeasible at the neighborhood park level. Used by large numbers of people, they are designed and developed for diversified uses such as picnic facilities, boating and day camping. A regional park serves people throughout the region within an hour's travel time. Typical facilities include campgrounds, harbors, scenic drives, and winter sports areas.

Community Description

The City of Gladstone through its various boards and staff has recognized the role recreation plays in the development of the community as well as the quality of life. Through our industrial development efforts, we have established that people are placing a high value on outdoor activities such as fishing,

swimming, walking, jogging, rollerblading, skateboarding and biking. In the winter these equate to ice fishing, downhill skiing, snowboarding, cross country skiing, skating and Nordic activities. The abundance and quality of such activities is a key factor in the decision process of many industrialists to locate in Gladstone.

Through our City Planning Commission, Recreation Board, and civic groups we identified that the emphasis on these types of activities is closely linked to our cultural heritage of Northern Europe and Scandinavia. The availability of such activities plays a strong part in what we consider a high quality of life. Similarly, we find a strong support for parks that have flower gardens, strolling areas and quiet places that are common in Europe. It is through such activities that people find the opportunity to socialize, which in turn leads to their strong identity with our community. This strong sense of community resulting from social interaction and culture is very pervasive in the Upper Peninsula of Michigan.

When we consider health trends that place a high emphasis on simple exercise, fresh air and a clean environment we afford an individual the opportunity to commune with nature and experience the true quality of life our community has to offer.

Through our comprehensive plan we have taken our heritage, our culture, our social ambiance, and our continued need to entice industrial development and apply them to our vision of our recreation plan.

Population

For any planning endeavor, careful attention must be given to the analysis of population trends and projections. Such analysis is necessary to determine existing or future needs based on the characteristics of the area's population. Population analysis assists in determining the need for local capital improvements and related expenditures. Our recreation plan has kept population trends in mind throughout our planning process.

The City of Gladstone has had a fluctuating population within the past several decades. Between 1960 and 1970 the population of the city decreased by only 30 persons. Changes in the next decade from 1970 to 1980 were more drastic; Gladstone's population declined by 13.4 percent or 704 persons during that period. The city population again stabilized in the 1980's and gained 32 persons between 1980 and 1990, with a 1990 census population count of 4,569. According to census data, the population rose in 2000 to 5,032 and declined in 2010 census by 59 persons to 4,973. Recent Census data for 2020 shows Gladstone's population rising again by 284 persons to 5,257.

Gladstone has new and inviting concepts to attract industry and tourism to our area. Many of these concepts depend on our continuing development of recreational facilities and programs that are conducive to a high quality of life in Gladstone.

Population Trends

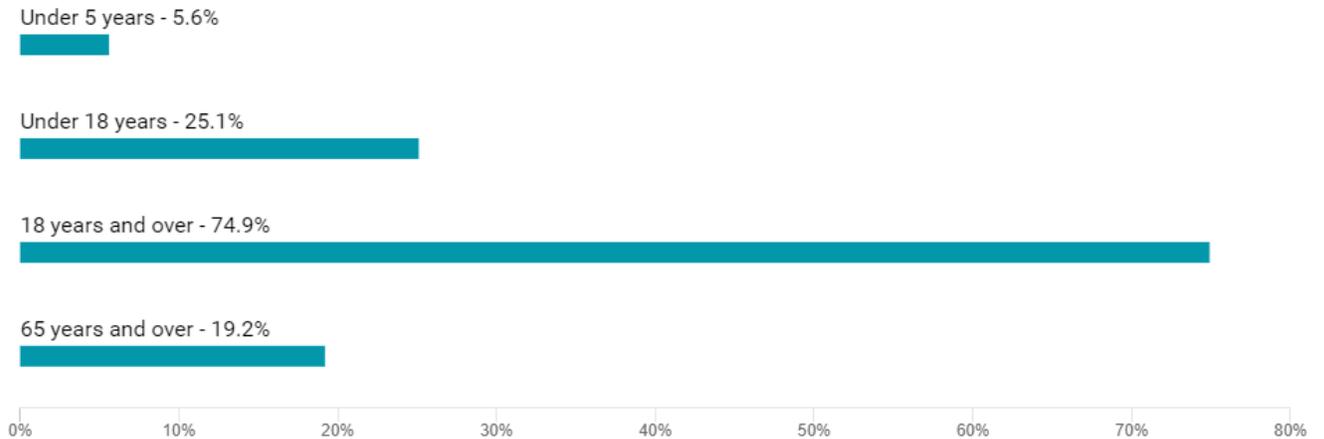
Year	Delta County	City of Gladstone
1940	34,037	4,972
1950	32,913	4,831
1960	34,298	5,267
1970	35,294	5,237
1980	38,947	4,533
1990	37,780	4,565
2000	38,520	5,032
2010	37,069	4,973
2020	36,903	5,257

Population by Race (2020 Census)

White	4,828
African American	6
Asian	15
American Indian and Alaska Native	68
Native Hawaiian and Pacific Islander	0
Other	28
Identified by two or more	312

Population by Age (2020 Census)

The median age of all the Gladstone residents is 41.7

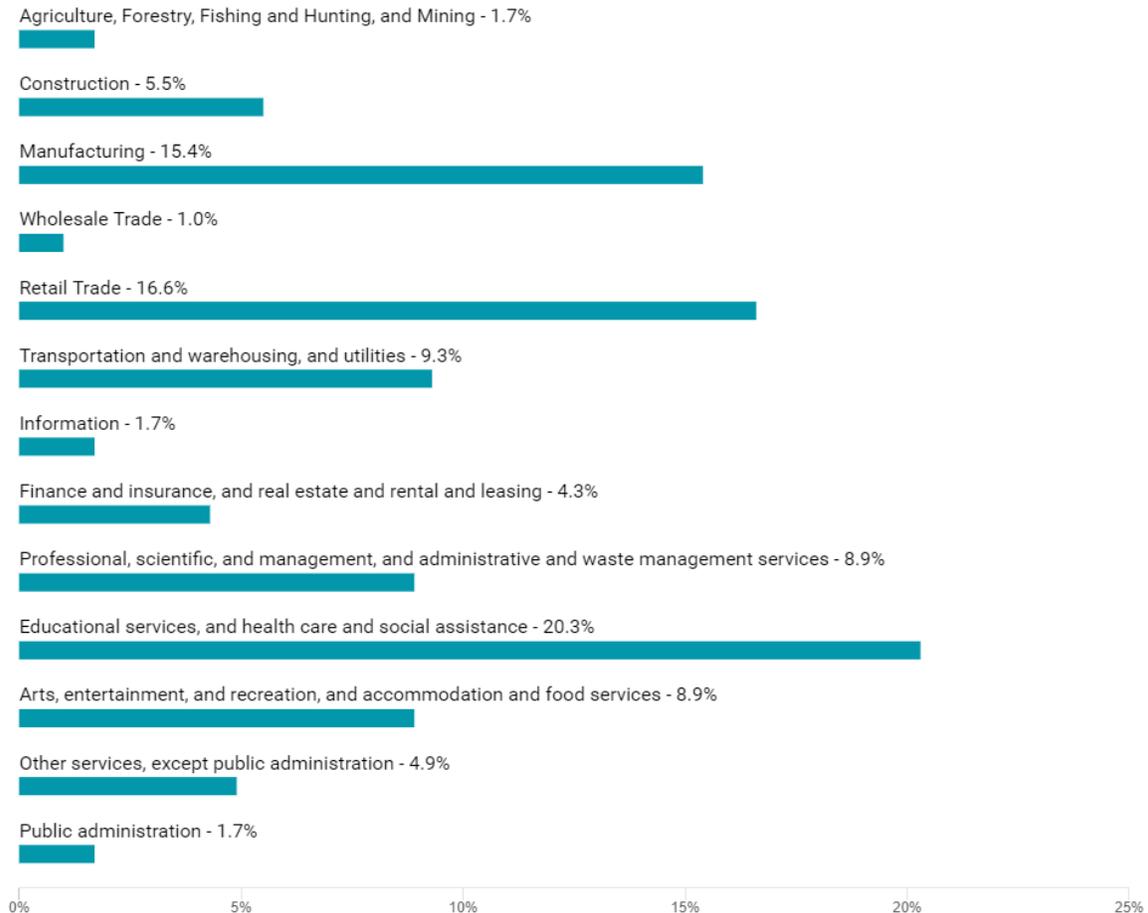


Economy

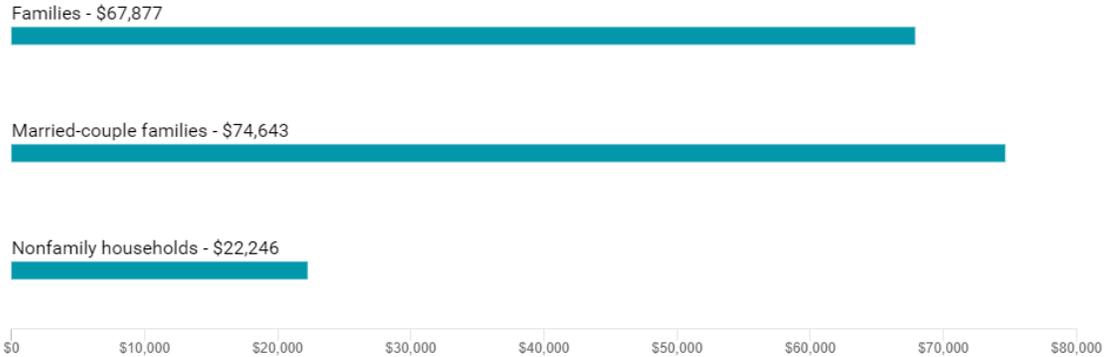
The City of Gladstone is an integral part of the Escanaba/Gladstone urban center. Many residents work in Escanaba and the surrounding area. Gladstone has two industrial parks, one, which is full while the other, offers potential for business and relocations.

The state, including Delta County, has experienced economic challenges. Delta County has shown strong employment in areas of construction and accommodation/food service. We are still attracting more tourism due to better marketing and improved facilities.

Employment Industries



Median Income by Types of Families



Average annual per capita personal income, for Delta County, in 2020 was \$51,425. These are the latest figures available.

Soils

The movement of glaciers over bedrock originated the soil of today. The dominant soil type found within the Gladstone city limits is the Rubicon association. This soil type is found in the entire western and southern portions of the city. This soil association is characterized as nearly level to very steep, well-drained sandy soil with coarse-textured subsoil. It has moderate limitations for recreational use because of its coarse texture. Within the northeast section of the city is found the Tawas-Carbondale-Roscommon association. This soil association is characterized as nearly level very poorly drained organic soils and poorly drained sandy soils with coarse textured subsoil. Due to wetness and organic nature, this soil association has severe limitations for recreational use.

Climate

During the months of May through October, the prevailing wind is from the south and the lake breeze is a moderate influence on temperature; summer months are very comfortable. During the winter months from November through April, the prevailing wind is from the north or northwest with the temperature being less modified by the lakes than the summer months.

Transportation and Land Use

The City of Gladstone's current land use pattern had evolved over many years of development. Historically, intense industrial uses sprang up along the water's edge, taking advantage of the transportation opportunities the water resource offered. Other industries followed utilizing railroad for its transportation. A common city motto was "Where the rails meet the water". Inland a commercial

business center developed in the heart of the city, and then was followed by residential homes. Further business developments such as hotels, eateries, gas stations and other service businesses have moved along Highway US-2, to benefit from higher traffic and increased visibility.

New construction in the 70's and 80 exploded. Scattered multi-family dwellings were built on available land throughout the older parts of the city, amid single-family neighborhoods, and next to industry. Significant new development occurred on the bluff in the west half of Gladstone. With the need to accommodate senior citizens housing needs, a retirement village was created. The need for affordable housing was filled with a 57 space, single-family apartment complex. The property behind these developments was sculpted into a 120-acre golf course.

The northwest corner of the city was developed into a 220-acre industrial park along with elementary and high school facilities. Residential housing in the south bluff area has high property values. Plenty of vacant land remains in the city for future growth.

The city, in cooperation with the Michigan State Housing Authority (MSHDA), and Michigan Economic Development Corporation (MEDC) are doing their part to improve existing streets and structures. Grants have been utilized for rental housing and owner-occupied properties to update and improve structures within the city limits. An MEDC Rental Rehabilitation grant is being considered for our downtown district. The Gladstone Downtown Development Authority (DDA) has recently worked on a project (9th Street) that included a complete reconstruction of a main thoroughfare in our city. It addressed water, sewer and electrical issues. MSHDA helped fund our 10th Street project which added a tremendous amount of curb appeal as well as infrastructure improvements to the city. The Community Development Department has worked with the DDA to maintain and preserve our downtown through a local façade grant program. Currently, Community Development is working on developing on our North Shore to create affordable housing and retail establishments surrounded by green space and lake front amenities.

With the downturn in the economy residential development was at an all-time low and in the last two years we have begun to see the trend reversing. Our business community is growing at a faster rate with the addition of a new medical facility, bank, and additions on our schools. Vacant store fronts are being filled with retail, restaurants, and office space. The industrial areas are seeing growth with the expansion of a marina repair service center, construction service businesses are expanding, storage facilities are being built and auto service industries are expanding. Our local grocery store is looking to double the size of their service area soon. Overall, the growth is headed up since the crash in 2008 and we look forward to continued growth.

Gladstone offers good highway connections to other communities throughout Upper Peninsula. US-2 a major east/west artery, runs through the city, in addition M-35, a state (north/south) highway connects Marquette to the north and Menominee to the south. There are about 276 miles of local streets in the city providing access from each residence to major traffic carriers.

The Canadian National Railroad runs parallel to Highway US-2, a four-lane highway. The highway and railroad corridor divide the city in half, and they act as a strong physical & geographical barrier to pedestrian traffic from one side of the city to the other. This has made it more challenging for the northwest user group to take full advantages of facilities and programs due to hazard of crossing this corridor. The northwest represents 50% of the landmass and is rapidly becoming a major population center. The city is investigating methods of crossing over the corridor by use of a pedestrian walkway. Through grants from the Health Department, many walkways have been put in place on the southeast side of this corridor to connect with a future pedestrian crossing.

Administration Structure

The Gladstone Recreation Board is a seven-person committee appointed by the Gladstone City Commission. The board meets typically the first Tuesday of every month in open meetings.

The Recreation Board has the continuing function of developing programs and plans for the Gladstone Parks and Recreation Department. The recreation board administers the city recreation plan assuring that the short and long-term objectives are periodically reviewed, and limited available funds are expended in such ways as to produce maximum benefits for the community we serve.

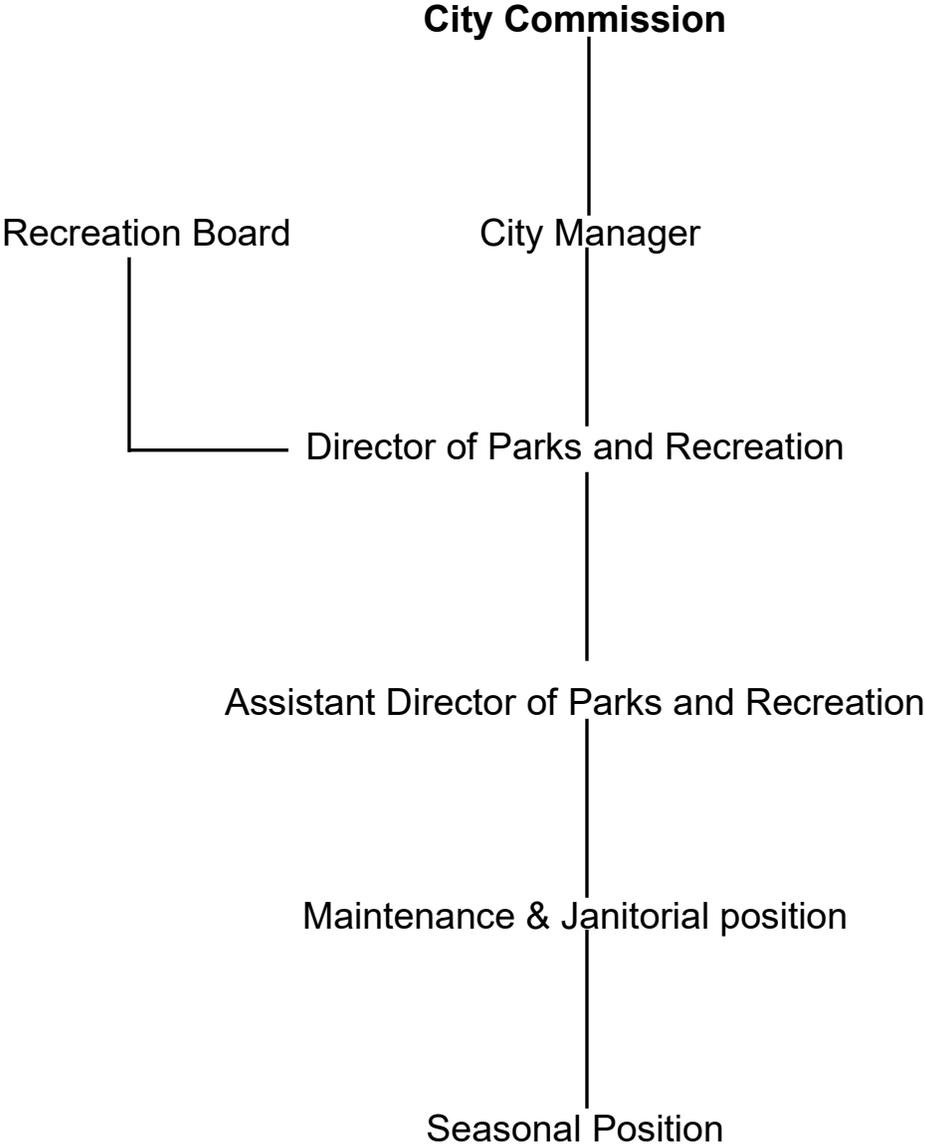
The Recreation Board adopts policies governing the use and development of new and existing facilities, acquisition of new sites and the administration of programs. The board studies and recommends the expenditures of funds for facility improvements and program provisions. Emphasis is placed on utilization of both public and private sources to maximize the development of well-balanced and functional parks and recreation programs. The Gladstone Recreation Board serves in an advisory capacity to the Gladstone City Commission. Requests made directly to the City Commission concerning parks and recreation are often referred to the Recreation Board for study and recommendations.

The City of Gladstone fiscal year run from April 1st through March 31st. The Gladstone City Commission sets annual budget allotment for the Parks and Recreation Department. The Parks and Recreation program is funded with a combination of city general fund revenue and user fees. A combination of general fund revenue, revenue sharing funds, state or federal grants, and/or contributions from individuals and service organizations accomplished past development projects.

The City of Gladstone has emphasized facility development and updating in recent years. Consequently, the budget for the Gladstone Park and Recreation Department had gone through a period of continual growth. As the economy recovers, that growth appears to be resuming. Capital improvement funds generally come from outside sources such as grants, local service groups and special programming.

Daily operations of the Parks and Recreation Department are the responsibility of the Director under the general direction of the City Manager. The Parks and Recreation Director serves as the liaison to the Recreation Board. The Director supervises and manages the operation of the department. It is the duty of the Director to plan, coordinate functions and activates, and enforces policies. Further, it is the Directors responsibility to administer personnel and to perform financial and public relation duties. The number of part-time employees fluctuates on the season and activities.

Organizational Chart



Budget Information

Recreation Capital Improvement Plan - 5 year

2022	General Fund	\$10,000	Conceptual Plan of Convention Hall/Ski Chalet
2022	MNRTF/Local/General Fund	\$430,000	Pickle Ball Courts
2022	General Fund/Cretens	\$85,000	Pavilion at Campground
2023	MNRTF/Local/General Fun	\$850,000	Bridge/Expand Beach
2023	MNRTF/Local	\$65,000	Add Tubing Runs
2023	MNRTF/Local/General Fund	\$350,000	Boardwalk Reconstruction
2024	Mary Cretens	\$100,000	Retaining Wall Beach
2024	General Fund, Mary Cretens	\$185,000	Magic Carpet
2024	Mary Cretens	\$100,000	Concrete Sidewalks through Park
2024	General Fund/Mary Cretens	\$2,500	Steps from Break wall
2024	MNRTF/Local	\$165,000	Campground Support Facility
2025	Waterways/DDA	\$225,000	Harbor Docks/Improvements Phase 2
2025	Lions/Community Donations	\$150,000	Lagoon Dyke/Dredging
2025	Mary Cretens	\$1,500	Signage for Parks
2025	Mary Cretens	\$25,000	Play Equipment
2026	MNRTF/Local/General Fund	\$3,000,000	Convention Hall/Ski Chalet
2026	M-Dot/Local MNRTF	\$1,500,000	Over Pass Hwy
2026	Waterways/DDA	\$900,000	Harbor Club and Restaurant

Long Term Projects

MNRTF/Local/General Fund	\$500,000	Roadways/Parking Lots Sports Park
MNRTF/Local/General Fund	\$200,000	Warming Hut Tubing
MNRTF/Local/General Fund	\$800,000	Break Wall by Pram
MNRTF/Local/General Fund	\$300,000	Summer Tubing
MNRTF/Local/General Fund	\$400,000	Zip-Line
MNRTF/Local/General Fund	\$325,000	Purchase Jones Property
MNRTF/Local/General Fund	\$50,000	Pump Track
MCMP/Local/Waterways	\$85,000	Replace Harbor Gas Pumps
Waterways/Local	\$350,000	Deepwater West End Port/Break walls
Mary Cretens Fund	\$70,000	Water Feature and Redesign Island
MNRTF/GLFTF/DDA	\$350,000	Harbor Reconstruction

2021-2022 Budget

Expenses	Proposed	Actual
Recreation Administration	\$165,472.00	\$89,553.00
Parks	\$99,940.00	\$66,059.00
Other Rec Facilities	\$42,900.00	\$39,673.00
Beach	\$39,150.00	\$27,519.00
Ice Rink	\$11,150.00	\$343.00
Sports Park	\$116,650.00	\$44,924.00
Campground	\$85,020.00	\$91,834.00
Rec Programs	\$.00	\$970.00
Beautification	\$14,286.00	\$12,732.00
Harbor	\$82,764.00	\$72,106.00
<u>Total</u>	<u>\$656,362.00</u>	<u>\$445,713.00</u>
Revenues		
Marina	\$82,764.00	\$83,388.00
User fees	\$249,600.00	\$320,788.00
Mary Cretens	\$138,599.00	\$138,599.00
<u>Total</u>	<u>\$470,963.00</u>	<u>\$542,775.00</u>
<u>Net Expenses</u>	<u>\$185,399.00</u>	<u>\$(97,062.00)</u>

Current funding sources that are used for park operations, maintenance, and programming are from tax dollars, user fees, and Dr. Mary Cretens fund. Capital Improvement projects are funded through city general fund, grants, foundations, fund raising and private donations.

Volunteers, Organizations and School Districts

Volunteers are used whenever possible. Volunteers are responsible for the implementation of many of the play structures throughout the parks including the Kids Kingdom wooden playground structure, and the watering system at our ball fields.

We have a strong relationship with the schools and local clubs i.e.: Key Club, Robotics, Kiwanis, Boy Scouts and Honor Roll students. These organizations help with annual events by providing staff, planning, and organizing games, running events and competitions. These events help fundraise for school sponsored trip and the local club sponsored events throughout the year.

We also work closely with the area schools to provide direction and maintenance for the school playgrounds, and the schools are able to use our greenspaces, trails and parks for programming and education classes.

We also are fortunate to have a Community Service Work Van and individuals that average appx; 200 hours of community service annually to help clean up and

maintain our park system. We are also fortunate to have many Eagle Scout projects completed throughout the park system that draw the community in our beautiful park system.

Listed below are some of the annual events and activities that the volunteers and organizations assist with:

Annual Events

- City of Gladstone 4th of July Celebration - Parade through downtown Gladstone
- Free Thursday Night Concerts in the Park
- Rockin' the Bay - music festival
- Farmers Market – May-October
- Various Marathons and Run/Walks
- Old Fashion Christmas - including the lighting of the city's Christmas tree, Santa letters, and hayrides
- Cardboard Classics at Ski Hill
- Boo Bash – Halloween in September at campground
- Fishing Competitions
- Winter Carnival

Area Recreational Activities

Summer

Kids Kingdom (Robert Leathers Playground)
Central Playground (organized summer youth activities)

Tennis

Sand Volleyball

Outdoor Basketball

Horseshoe Pits

Pram Lessons

Guarded Beach (slide, swim instructions)

Ball fields

Boardwalk

Boating

Fishing

Golfing

Camping

Swimming



Kids Kingdom



Bridge to Island



Municipal Harbor



Beach

Winter

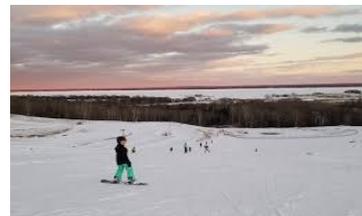
Snow tubing, downhill skiing, snowboarding

Cross country skiing

Snowmobiling

Ice skating - supervised facility with warming house

Ice fishing



John and
Melissa Besse
Sports Park

Recreation Inventory

Recreation Open Space and Facility Development Standards

To determine what type of recreation facilities should be developed for the size and quantity of open space in each community, it is necessary to follow guidelines or standards for parks, open space, recreation areas, or recreation facility development. Standards however are not specifically applicable to a given community and are only intended to serve as a guide, as each community's needs slightly differ. Therefore, the needs and deficiencies are identified through the opinions of citizens, the Gladstone Recreation Advisory Board, the Gladstone Recreation Department, and the City Commission.

The standards and facility development guidelines identifies in the section are taken from:

Community Recreation Planning, 1989, Phillip Wells, Planning Program Manager, MDNR Parks and Recreation Division, Page 15-19

Source Material for MDNR Community Recreation Planning, recreation and facility development standards are:

Roger A. Lancaster, Ed. 198. Recreation and Park Open Space Standards and Guidelines, Alexandria, Virginia: NRPA Page 56-57 and page 60-61; and MDNR 1986, Building Michigan's Recreation Future, Appendix B, Pages 100-101

Recommended Classification System for Local and Regional Open Space

This classification system is intended to serve as a guide to planning, not as an absolute blueprint. Sometimes more than one component may occur within the same site, particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component if this occurs.

NPRA suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open spaces per 1000 persons. The size and amount of "adjunct" parklands will vary from community to community but must be taken into account when considering a total, well-rounded system of parks and recreation areas.

Recreation Facilities

The City of Gladstone owns and maintains 14 parks and recreation facilities totaling 455 acres. In addition, there are four facilities available for recreational purposes through the Gladstone Area Public Schools. This inventory was established over 20 years ago and has annually been updated.

Four recreational facilities are offered through the Gladstone Area Public School. They consist of neighborhood playgrounds and community play field. The neighborhood playgrounds are connected with Cameron school, Middle school, and the High school. These school facilities offer playground equipment, basketball courts, tennis courts, multi-purpose rooms and open field.

The Michigan Department of Natural Resources provides one fishing access site; located in the Kipling area. In addition, the Armory offers an indoor basketball court and gym for recreational purposes.

The City of Gladstone is very fortunate to have such an abundance of open space to serve its population, the county, and visitors to the area. Listed below are the type of facilities, names, brief description, and accessibility rating.

Neighborhood

1. **West Buckeye Playground** - .49-acre playground, 1 basketball court, 1 composite play structure, 1 Tire swing (Accessibility Rate #2)
2. **Mary Cretens Playground** - .27-acre playground, 3 swings, 1 tornado slide, 2 teeter-totters and a basketball court (Accessibility Rate #2)
3. **5th street Playground** – 7.2-acre playground, 1 basketball, 1 merry-go-round, 2 baby swings, 1 jungle gym, 4 swings and 2 slides (Accessibility Rate #2)
4. **Wintergreen Woods** - .36-acre playground, 4 swings, basketball court, composite play structure, and picnic tables (Accessibility Rate #2)

Community

5. **Pfotenhauer Park** - 2.7 acres, field, 1 summer recreation building/ice rink warming facility, 6 tennis courts, 2 basketball courts that can be converted to tennis courts, a small pavilion and an open play field that doubles as an ice rink. (Accessibility Rate #3)
6. **Delta Avenue Pocket Park** - .18-acre pocket park in the downtown business section. Benches, paved walkway, and art display. (Accessibility Rate #3)

Regional

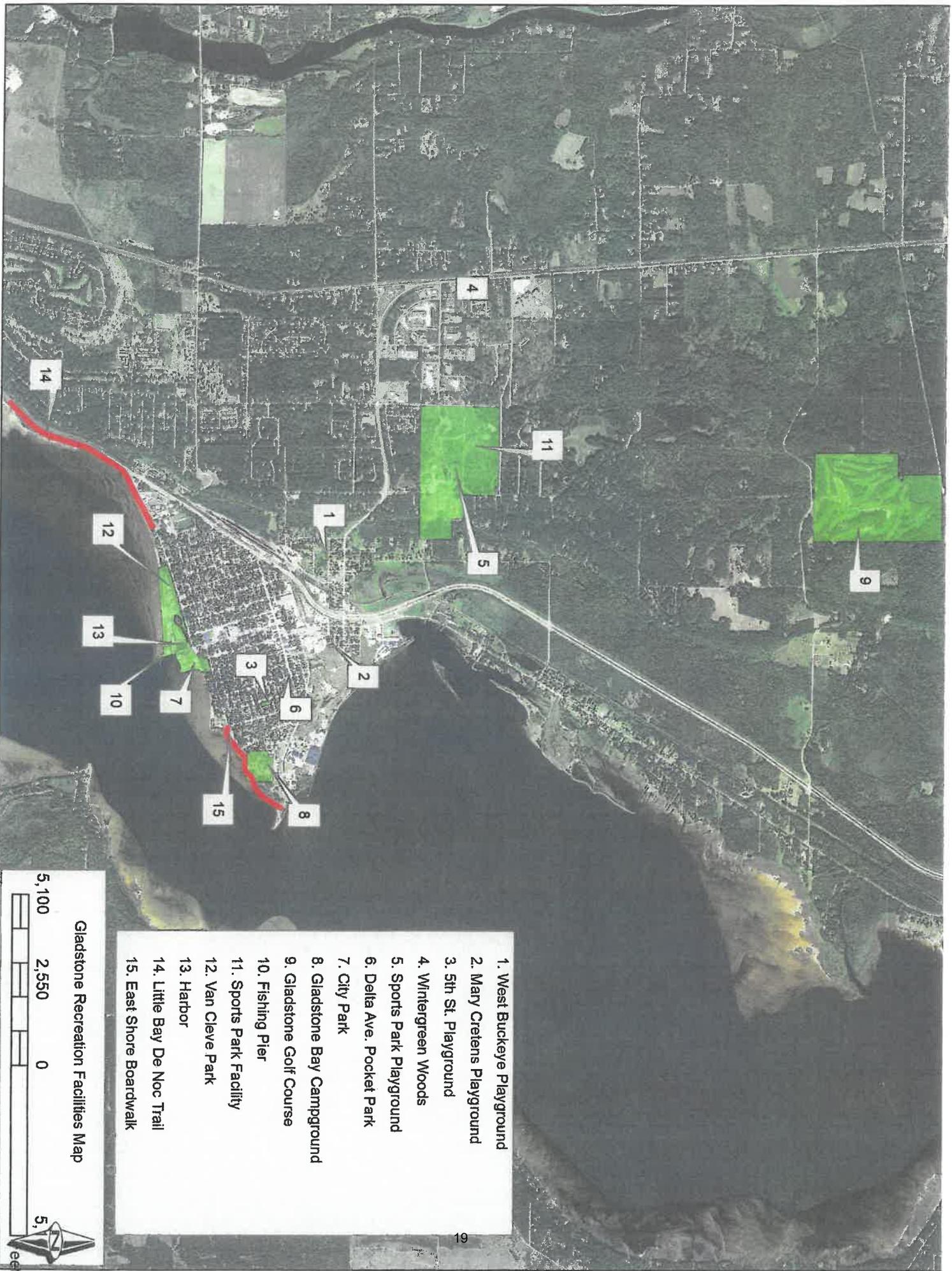
7. **City Park** - 9.2-acres, 2000 feet of water frontage 1 pavilion, 1 basketball court, 1 Softball field, 1 restroom facility, 1 pram storage building, 4 horseshoe courts and numerous picnic sites with tables, 2 large grills and 1-20 car parking lot. (Accessibility Rate #2)
8. **Gladstone Bay Campground** - 18.1-acres (2006), 1,000 feet shoreline, 1 restroom/shower facility 2001, 85 sites, 26 full hookup, 24 electric, 12 tent sites, 4 swings, 2 teeter-totters, 1500 feet of private beach, and horseshoe pits. (Accessibility Rate #3)
9. **Gladstone Golf Course** - 212.7 acre, 18-hole Special Use golf course and clubhouse (Accessibility Rate #2)
10. **Fishing Pier** - 2.1 acre (2007) with 200 feet of lighted ADA accessible fishing pier, 20 car paved parking lot, 1 modern restroom and fish cleaning station, and lighthouse (Accessibility Rate #3)
11. **Sports Park Facility** - 177.4-acres (1970), 1 downhill skiing area 110 vertical drop, 3 rope tows, 2 wire rope tows, 1 tubing area, 1 terrain garden with half pipe and rails, 1 multipurpose lodge with licensed kitchen, 2 little league field's, 1 lighted baseball field, 1 combination restroom, concession, and support facility, 1-50 car parking lot, 2-30 car parking lots. New rock playground and 27-hole Disc Golf course (2019) (Accessibility Rate #2)
12. **Van Cleve Park** - 27.5 acres, 1 beach house, 2 restroom facilities, paved parking lots 85 car total, 2 sand volleyball courts, 1-20 station fitness course, 8 swings, 2 teeter-totters, 1 slide and tot lot consisting of a jungle gym, 3 spring animals, junior slide, 1 merry-go-round, 3 baby swings. 1, water slide at beach, numerous picnic areas, tables, and benches. Kids Kingdom 1400 sq. ft wooden playground structure, 2 pavilions, 1 gazebo, 1 Skate Park and paved non-motorized trail. (Accessibility Rate #2)

Regional Special Use

13. **Harbor** - 5.8-acre harbor (reconstructed 2001) with 60 slips including 38 slips on floating docks (2014), 22 west end slips, and 8 transient slips. 1 pump out facility, 1 combination harbormaster/restroom/shower facility, 1 wall-side gas dock facility, 1 boat launch with 2 piers, 1 large outdoor grill, 7 small grills, free yellow bike rentals. 55car/trailer parking lot, 1 jib pole hoist and 1-30 car parking lot. Yacht Club located on site. (Accessibility Rate #2)

14. **Little Bay deNoc Trail** – 2.5-mile non-motorized trail (2017), with the trail head area in Van Cleve Park this area includes a bike repair station, water fill station bike racks and benches. This trail is part of a bigger trail system know as the “Iron Belle Trail” that stretches from Belle Isle to Ironwood. (Accessibility Rate #5)

15. **East Shore Boardwalk and Park** – 1400 ft wooden boardwalk, rest station, .15 – acre park, 2 tables, trash receptacles, bike path, this interconnects the boardwalks with the trail system through the parks from Saunders Point to Van Cleve Park. (Accessibility Rate #3)



- 1. West Buckeye Playground
- 2. Mary Creten's Playground
- 3. 5th St. Playground
- 4. Wintergreen Woods
- 5. Sports Park Playground
- 6. Delta Ave. Pocket Park
- 7. City Park
- 8. Gladstone Bay Campground
- 9. Gladstone Golf Course
- 10. Fishing Pier
- 11. Sports Park Facility
- 12. Van Cleve Park
- 13. Harbor
- 14. Little Bay De Noc Trail
- 15. East Shore Boardwalk

Gladstone Recreation Facilities Map





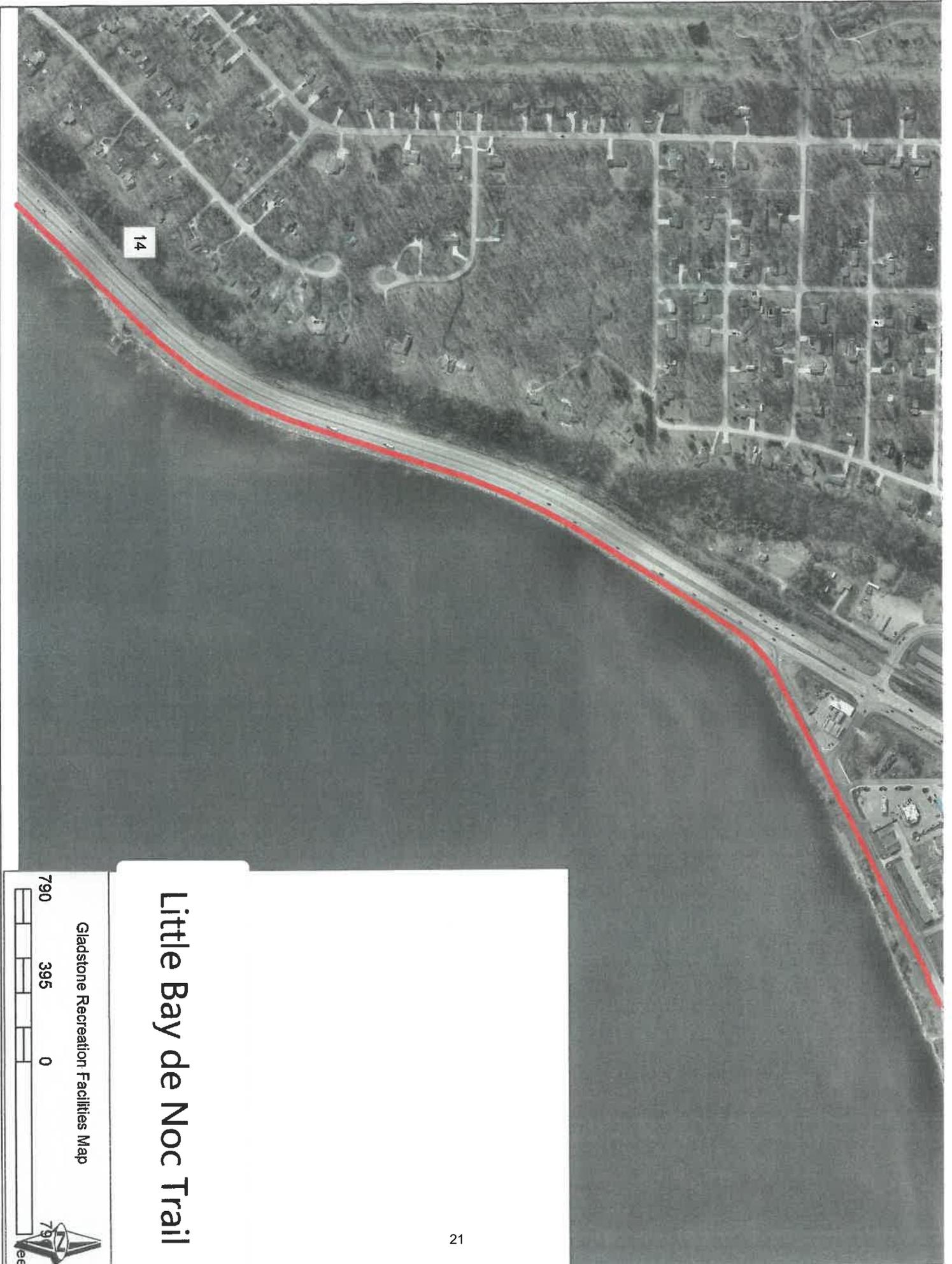
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Gladstone Recreation Facilities Map

East Shore Boardwalk

420
210
0





14

Little Bay de Noc Trail

Gladstone Recreation Facilities Map

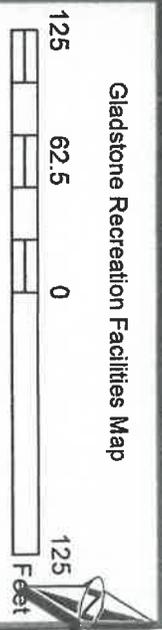
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- 07. City Park
- 10. Fishing Pier
- 12. Van Cleve Park
- 13. Harbor

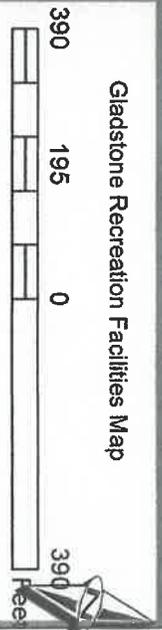
Gladstone Recreation Facilities Map





- 07. City Park
- 10. Fishing Pier
- 12. Van Cleve Park
- 13. Harbor

Gladstone Recreation Facilities Map



11. Sports Park Facility
05. Sports Park Playground



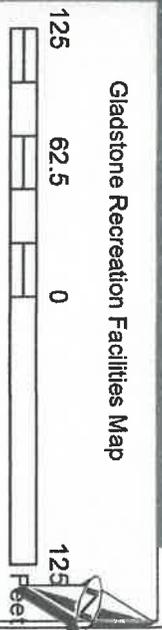
Gladstone Recreation Facilities Map

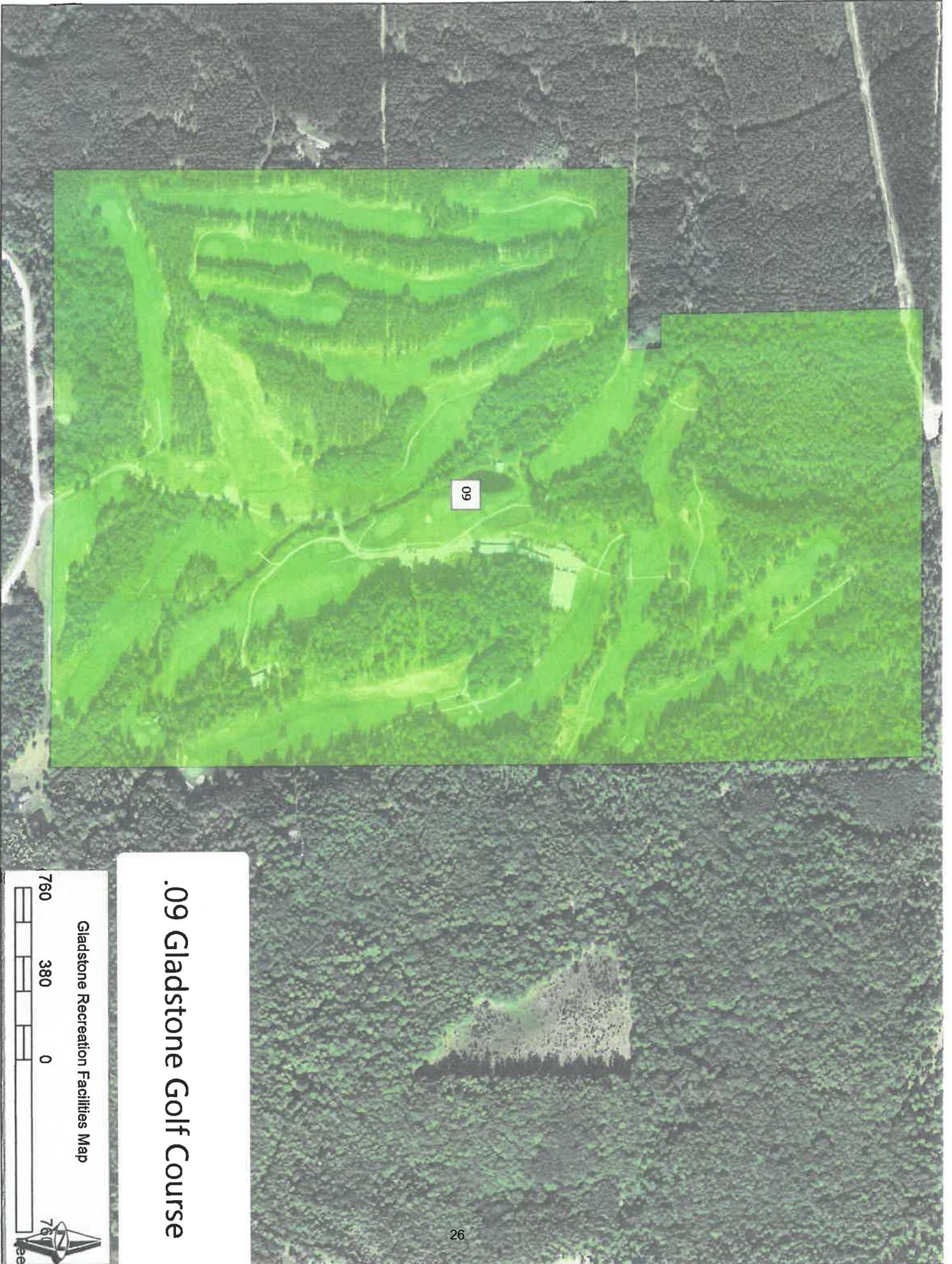
560
280
0
feet



- 10. Fishing Pier
- 12. Van Cleve Park
- 13. Harbor

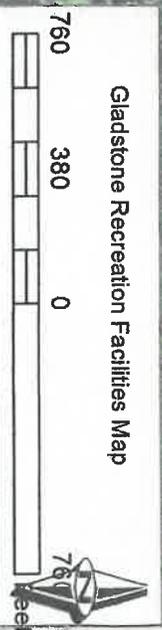
Gladstone Recreation Facilities Map





.09 Gladstone Golf Course

Gladstone Recreation Facilities Map





08

.08 Gladstone Bay Campground

Gladstone Recreation Facilities Map





- .07 City Park
- 10. Fishing Pier
- 12. Van Cleve Park
- 13. Harbor

Gladstone Recreation Facilities Map





06

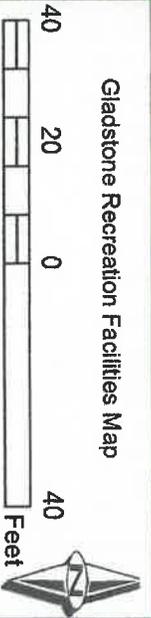
Delta Avenue Pocket Park

Gladstone Recreation Facilities Map





.05 Sports Park Playground
11. Sports Park Facility



Wintergreen Woods Playground



04

Gladstone Recreation Facilities Map



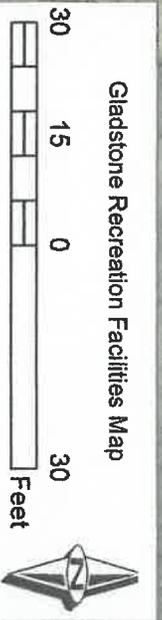
5th Street Playground



Gladstone Recreation Facilities Map



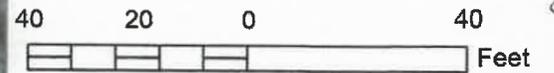
Dr. Mary Cretens Playground





West Buckeye Playground

Gladstone Recreation Facilities Map



Marina Facility Inventory

Name and location of facility – The Gladstone Marina is located at 721 south 10th street on Little Bay deNoc on the north end of Lake Michigan. This facility is open to the public and is rented on a first come first serve basis. The local amenities include gas pumps, ice, picnic areas, fireplace, fish cleaning station, fishing pier, pump out station, a variety of local restaurants, restrooms/shower facility, free yellow bikes, boat launch, kayak rental and grocery store.

Size of Facility – The harbor is located on 5.8-acres with 60 total boating slips which include: 32 floating dock slips, 22 build your own dock slips and 6 transient slips. The facility is a full-service harbor meeting the needs of the boaters. We have room for expansion on the west end. Currently we have 12 boaters on the waiting list.

ADA Accessibility – The new floating docks meet ADA accessibility standards. The docks are 8ft wide and are accessed with gangways that meet the slope requirements. The Transient and west end docks do not meet ADA standards, but we can make accommodations for anyone requiring ADA accessibility on request for these docks.

Site Development Plan – In 2006 a masterplan was completed that provided the city with all future expansions and improvements recommended by the community. The next phase of the harbor includes expanding the current head pier and updating the 4 docks on the south end of harbor, expanding our break walls, updating gas pumps and reconstruct Harbor Master building.

Marketing, Events and Partnerships – We market the harbor through the Chamber of Commerce publications, websites, Parks and Recreation brochures, and by word of mouth. The 4th of July Celebrations are located at our harbor which brings in boaters and people from all over the surrounding areas. The Yacht Club hosts “Rockin’ the Bay” music festival. We partner with the Yacht Club to help fund various aspects of our Pram Sailing class to bring enthusiasm of sailing to the youth in the community.

Dredging Information – We currently don’t have any dredging needs; our harbor was dredged to 8-feet below the low water datum in the spring of 2001. The dredging in the future would be done on a per project basis.

Maintenance and Replacement			
Annual Maintenance Schedule			
<u>Repairs and Maintenance</u>			\$ 3,000.00
Sheds			
Winterization			
Dock Lumber			
Painting			
Boat launch			
Vehicles and equipment			
<u>Annual Supplies</u>			\$ 3,800.00
Tools			
Office supplies			
Cleaning and paper products			
Hardware			
Printing			
<u>Annual Services</u>			\$ 48,214.00
Trash services			
Utilites			
Grass removal			
Cleanup			
Employee			
Inspections			
Gas pumps			
Minor and small-scale infrastructure replacement schedule			
<u>Equipment Replacement</u>	<u>year</u>	<u>projected cost</u>	
New weed whips	2022	\$ 230.00	
New pump out station	2022	\$ 6,500.00	
New garbage cans	2023	\$ 2,100.00	
Large scale maintenance and replaement schedule			
<u>Project</u>	<u>year</u>	<u>estimated cost</u>	
Phase 2 dock extension	2025	\$ 225,000.00	
Replace gas pumps	2026	\$ 85,000.00	
Dredge and Break walls	2027	\$ 350,000.00	

Status Report of Grant-Assisted Parks and Recreation Facilities

- 26-01023 J – Central Playground – This project is not present, there has not been sufficient need to have lighted tennis courts and the lights were taken down and used to light the ice rink. The tennis courts also serve as Pickleball courts and are used throughout the summer months.
- 26-01104 A – Ball Field Watering System – This project is still present, open to the public and continues to provide water to the Sports Park Ball Fields. This system has been tied into the pond watering system providing a more efficient and less costly system.
- 26-01340 – Van Cleve Park – This project is still present, open to the public and is used throughout the year. The exercise park will be updated soon because much of the equipment is reaching its peak life expectancy.
- BF89-294 – Van Cleve Park Restroom – This project is still present, open to the public and has been heavily used since its inception. This facility has seen many updates including painting, new roof, block stalls and new floor sealing.
- BF89-295 – Bill Bullen Fishing Pier – The project is still present, open to the public and has been painted and sealed over the years as needed.
- TF90-307 – Bay Campground Improvements – This project is still present, open to the public and has been working great since its inception. The pavement has been sealed as needed over the years.
- TF95-177 – East Shore Trailway – The portion of this project that included the boardwalk has been washed away or destroyed in 2019. We are currently working on granting to get this rebuilt. The bituminous trailway is still present and open to the public
- CM99-062 – Beach House – This project is still present, open to the public and is used throughout the summer season for beach operations and during the winter as a warming shelter for ice skating operations.
- 26-01640 – Gladstone Bay Campground Improvements – This project is still present, open to the public and is used heavily throughout the summer months by campers. The bathrooms have been repainted and the pathway has been sealed multiple times during the years as needed.
- TF05-021 – Gladstone 10th St. Fishing Pier – This project is still present, open to the public and fishermen and walkers use this pier throughout the year. Some of the decking and railing has been replaced. The lighting needs to be updated soon.

- TF08-014 – Van Cleve Park Harbor Point Revitalization – This project is still present, open to the public and is one of the biggest maritime attractions for visitors. The fish cleaning station, and bathroom facilities are used throughout the year.
- TF15-0100 – Bay deNoc Trail System – This project is still present and open to the public for walking throughout the warmer seasons and used as a snowshoe trail during the winter.

Description of Planning Process

Recreation Open Space and Facility Development Standards

To determine what type of recreation facilities should be developed for the size and quantity of open space in each community, it is necessary to follow guidelines or standards for parks, open space, recreation areas, or recreation facility development. Standards however are not specifically applicable to a given community and are only intended to serve as a guide, as each community's needs slightly differ. Therefore, the needs and deficiencies are identified through the opinions of citizens, the Gladstone Recreation Advisory Board, the Gladstone Recreation Department, and the City Council.

The standards and facility development guidelines identifies in the section are taken from:

Community Recreation Planning, 1989, Phillip Wells, Planning Program Manager, MDNR Parks and Recreation Division, Page 15-19

Source Material for MDNR Community Recreation Planning, recreation and facility development standards are:

Roger A. Lancaster, Ed. 198. Recreation and Park Open Space Standards and Guidelines, Alexandria, Virginia: NRPA Page 56-57 and page 60-61; and MDNR 1986, Building Michigan's Recreation Future, Appendix B, Pages 100-101

Description of Public Input Process

The city of Gladstone solicited public input during the preparation of the 2021 Recreation Plan posting a Public Notice/Meeting in the Daily Press on 6/30/19 (see-attached affidavit of publication from the publisher.

The meeting agenda focused on exploring new ideas and design concepts that were included in the 2021 Recreation Plan and the direction the citizens wanted the plan to focus on.

We invited M.I.G. Inc.'s Dennis Meyer who is a Landscape Architect to present new ideas and share what other parks and recreation facilities had done. Along with Dennis Meyer we also invited Robert Micheau who is with the Delta County Chamber of Commerce to talk about new and exciting ideas and projects going on in Delta County.

Recreation Goals

The goals the Parks and Recreation department have are closely related to the City's Master Plan that calls for developments in the park and recreation area. City planners have the foresight to recognize the continued need to maintain and expand as needed in the areas of programs and modernization of facilities. The parks department plans to capitalize on the abundance of natural and human resources that Gladstone possesses while implementing the suggestions and input of the citizens of Gladstone.

While modernizing we will comply with the intent and spirit of the Americans with Disabilities Act (ADA).

We have adopted an aggressive three-step action plan:

1. Identify deficiencies in our parks, recreation facilities and recreational programming.
2. Continue implementation of the modifications of existing Parks and Recreation Structures within a reasonable effort, and to comply with the ADA standards when new facilities are added.
3. Have an open-door policy when programming and organizing recreational activities to include opportunities for persons of all ability levels.

Gladstone is unique for a community our size because of the number of recreation opportunities we offer such as our John & Melissa Besse Sport Park complex, guarded beach, harbor, skate park, bike paths and campground. These facilities continue to be improved and expanded.

Innovative thinking and follow through have made several new facilities a reality. In the last five years, we have added a fishing pier, a fish cleaning station, non-motorized 2.5 trail and a light house. We will continue to use this kind of innovative thinking and follow through for future facilities and improvements such as a pedestrian over/underpass, harbor improvements and many additional elements to our sports park.

Gladstone also understands the need to protect the safety of our citizens. A major walking and biking trail system has been established with a policy in place to ensure any improvements to the roadway along this system will have a minimum width to conform to the needs of our population that require a non-motorized path. This trail system connects the bisected parts of our city to downtown. It has and will continue to receive a high priority.

Despite connecting the city with a non-motorized pathway, we still see the value of neighborhood parks and playgrounds. We are making a continuing effort

to update neighborhood playgrounds to provide an opportunity for outdoor recreation for the whole family close to home at no cost.

Listed below are a few key goals and objectives with descriptions that the department is focusing on and some that were addressed during our public input process:

- **Goal:** To provide recreational opportunities for the Boomers (55–75-year-olds) that is both fun and physical that they enjoy.
Objective: Construct a Pickleball complex at the Sports Park

Pickleball is the fastest growing sport in America. In the last 3 years the sports have grown 10.5% and it's estimated that there are 4.2 million players according to the USA Pickleball Association, with many players hitting up courts throughout the states as they travel. Not only does the older crowd enjoy playing but this sport is also popular with many middle aged and younger players as well.

- **Goal:** To provide the citizens and community with a new convention hall and updated Ski Chalet
Objective: Develop a conceptual plan for a new convention hall and ski chalet at the Sports Park

The Ski Chalet at the Sports Park is 40 years old, it's too small for our needs, and needs multiply costly updates. This facility is highly sought out when planning weddings, anniversaries, business parties, etc. and is rented out most weekends throughout the year. The building is rented out because of the beautiful location overlooking Lake Michigan from the bluff. This construction project is part of the Sports Park masterplan taken from input from the community.

- **Goal:** To provide the visitors to our campground with more greenspace and a pavilion to enjoy gatherings.
Objective: Apply and obtain permitting to fill in a narrow isolated low land area in our campground to start construction of a pavilion and greenspace.

The Gladstone Bay Campground is the city's biggest attraction during the summer season, bringing in visitors from all over the nation. This campground is full during the peak season, with visitors on waiting lists to get into the campground during our 4th of July and Boo Bash celebrations. We are located on the shore of Little Bay deNoc and provide campers with a secluded, clean and fun atmosphere during their stay.

- **Goal:** To increase our capacity at our tubing hill at the Sports Park, which will bring more visitors to the area.
Objective: Expand and reconfigure our tubing hill to include 4-5 more tubing runs.

The tubing hill is our biggest attraction during the winter months, bringing in 200-300 visitors per day on the weekends from all over Michigan and Wisconsin. Currently, the tubers have to wait in long lines to go down the 3 runs that we have and one of the biggest complaints is that we don't have enough runs.

- **Goal:** To provide access and complete our walking path from Saunders Point to Escanaba Township by the Little Bay deNoc Trail
Objective: Rebuild the boardwalk that was washed away during the 2019 high lake levels

The boardwalk is highly popular with citizens, visitors and organizations planning running events. This boardwalk provides access to the eastern shoreline and is accessed from the Saunders Point parking lot or the walkway from Van Cleve Park. Many citizens walk/bike this boardwalk for the exercise and view of the bay, the visitors take this boardwalk when staying in our campground and many running events use the boardwalk to complete the running loop throughout Gladstone.

- **Goal:** To increase our capacity at the Gladstone Bay Campground
Objective: Construct a restroom facility on the north side of the campground, this will allow us to expand our number of sites.

During our camping season we have to turn down quite a few campers because of our size and availability of sites. By increasing our capacity and facilities more campers will have the opportunity to visit Gladstone and enjoy our facilities and what the city and surrounding area have to offer.

- **Goal:** To update and expand our harbor to give more boaters the opportunity to stay and visit.
Objective: To expand our head pier adding additional docks, replace our gas pumps, and update harbormaster building.

Since we updated our old docks to floating docks our harbor has seen increased attention. Currently we have a waiting list with a dozen boaters, by expanding and updating our facilities we would be able to accommodate more boaters and service their needs better. The gas pumps are nearing their 30-year life span and the harbormaster needs exterior and interior updates.

Action Program

Five-Year Implementation Plan

2022

Conceptual Plan of Convention Hall/Ski Chalet

One of the items in the Sports Park Master plan is the total reconstruction of the current Ski Chalet. The suggested input from the citizens for the new building included: 3 floors with the lower level to run the Ski Hill operations, the middle floor as a convention hall completes with full kitchen and the upper level rented out to include a restaurant or lounge overlooking the Bay. We are planning to budget for the upcoming fiscal year to have a firm draw up conceptual plan for the Ski Lodge. This plan would be preliminary and be used to secure funding.

Pickle Ball Courts

The sport of Pickle ball has been growing rapidly in recent years. This sport is popular with the boomers, which is the largest age group that plays this Pickleball. Gladstone has property at the Sports Park Complex that has been approved to develop into an 8 court \$420,000 Pickle Ball Complex. This also fits into our Sports Park masterplan vision of that facility. This complex will be funded using fund raising, foundation and grant money.

Pavilion at Campground

The campground is one of the biggest attractions to Gladstone, seeing full capacity during the weekends in the peak summer months. Campers from all over the nation visit Gladstones Bay Campground located on the shoreline of Little Bay deNoc. This has spurred us to work towards getting permits and filling in a low spot between our tent and water/electric sites and building a multi-use pavilion and green space. This would be funded by and revenue from the campground.

2023

Bridge/Expand Beach

The Bridge and expansion of the beach was part of the Park System masterplan. This project is something that the community brought up during public input. This plan called for a bridge to be installed over the lagoon on the west end of the harbor, this design would reconfigure the park system and provide more parking space and less vehicle traffic throughout the parks. We would also expand the beach and create a walking boardwalk along the beach with spurs on both ends overlooking the water. We will work toward pursuing a conceptual plan to put this out for bids. This would be funded through grants and fund raising.

Add Tubing Runs

The tubing hill at the Gladstone Ski Hill is the most popular attraction for the hill. This brings in people from all over Michigan and Wisconsin. This fun outdoor activity can be enjoyed by everybody. The hill currently has plenty of room to add 4-5 more tubing runs, depending on configuration. This will allow more tubers to use the hill and in turn allow us to sell more tickets. This will fund funded through grants and donations.

Boardwalk Reconstruction

The current two boardwalk sections have been washed away or destroyed by the high-water levels in late 2019. We have sent out and received bids to have a company rebuild the boardwalks as soon as funding is available the two boardwalks were heavily used and this is a high priority for the community. The two sections of boardwalk will cost \$350,000 to design and build. This will be funded by grants and local funds.

2024

Beach Retaining Wall and Patio

We live on the shores of beautiful Lake Michigan and as such we take great pride in our shoreline, maintaining and preserving it for all to enjoy. Our guarded public beach is something the entire community enjoys. We are looking to build a retaining wall to prevent sand blowing inland from the lake and create a permanent structure that will allow the public to enjoy the beach view and get rid of our maintenance costs to control the sand erosion. Along with this, we would like to build a sun deck or patio with sufficient tables for concessions between the beach house and the proposed wall.

Magic Carpet

This is a conveyor belt lift system that would be installed at our tubing hill. This would allow more tubers to ride up and down the hill. This lift system would be eliminating the handle tow rope and will be safer and more efficient. The lift system will cost \$185,000 and would be funded using grants and local funds.

Concrete Sidewalks through the Park

The original asphalt sidewalks through the park have been repaired and sections replaced over the years. The concrete sidewalks would extend the length of the City Park, Van Cleve Park and out to the entrance to Gladstone. The concrete would be used to replace the old pavement that is almost at its end. The new sidewalks will be widened to ADA standards. These sidewalks would be funded using grants and local funds.

Steps from Break Wall

The beach is adjacent to the fishing pier and lighthouse and is currently separated by a riprap break wall. We are looking to create steps from the lighthouse area to the beach that would provide walkers a more convenient way to walk along the beach and access the fishing pier. We would remove the rip rap and place steps to provide access. This would be funded using local funds.

Campground Support Facility

With the popularity of the campground, to expand the campground, we will have to build another restroom support facility. We are looking to build the building on the northside of the Campground to serve the new sites. The restroom would allow us to expand and provide the campers with a local facility and updated sites. This project will be funded using grants and local funds.

2025

Harbor Docks (phase 2)

During this phase, the remaining 4 post docks that are 30 plus years old will be replaced with a head pier and 4 updated docks we are also looking to add a couple additional slips. At this time, the fuel docks will be replaced, and the harbormaster building will have needed updates. The mouth of the Harbor will be widened and dredged, if needed. Due to water currents the mouth of our marina stays clear from debris and has never needed to be dredged. Our Masterplan was developed in 2006 and addressed the needs of the marina including, the number of slips needed for our community and the plan addressed adding more slips in the future. The Harbor plan has helped us stay on track with our projects being phased in. Phase One of the harbor improvement addressed ADA accessibility with the new docks. This phase would complete our dock updates and give boaters accessibility. The funding for this project will be sought from the MDNR Waterways Commission with General Fund use as a match.

Lagoon Dike/ Dredging

The lagoon in Van Cleve Park was constructed to help control storm water. The lagoon provides natural filtration of a portion of our cities storm sewers prior to the runoff reaching Lake Michigan. The lagoon stretches from the harbor down along our bike path towards the beach house. There are two bridges over the lagoon; one goes to an island that has a gazebo and the other provides access to our west end of the harbor. During low water levels sediment buildups, making it extremely shallow and impossible to kayak. This project would entail building a temporary dike, pumping the water out and dredging the lagoon deeper. An additional phase would add pumps that would keep the water moving and re-route the harbor storm sewer into the lagoon. The result would be better natural water filtration, less algae buildup and deeper water depth. This project would be funded using grants and local funds.

Signage for Parks

Continue to update our park signs. Facility, playgrounds, wayfinding and interpreted signs throughout the parks. This will make it easier for visitors to locate our facilities and parks. Funded with local funds

Play Equipment at Park

We will continue to update our older equipment and add equipment as funds become available through our budget this will provide a safer play for kids of all ages. This will be funded with local funds.

2026

Convention Hall/Ski Chalet

The Sports Park Building serves a dual purpose. It is rented for banquets and meetings during the off season and serves as a ski chalet during the ski season. It is relatively small and extremely in need of replacement. We are planning on the three-story building to allow for year-round banquets, serve as a ski chalet and allow for a business opportunity. The views from the building are the best in the area and although the building is in rough shape it continues to be rented throughout the year. An updated building would be an asset to the entire community and Delta County. Rough estimates from our Sports Park masterplan were 2.5 million. This will be funded using grants, foundation, fund raising and local funds

Over pass Hwy 41

The city is bisected by Hwy 2/41 which creates a need for a safe and convenient way to cross. An over/under pass would fill this need. Funding would be significant and multiple sources are needed we will continue to search for fund as it becomes available.

Harbor Club and Restaurant

The existing Yacht Club and harbor master building are separate structures, and both are old and in need of replacement or updates. The plan is to combine both buildings and move them closer to the water. The club is private, and we would like to have a portion of the building open to the public. The harbor master building currently has Restroom and shower facilities. There is not a dock side restaurant in the area and this project would bring boaters and visitors to the area. We will fund this project through grants, and local funds

Acknowledgments

Gladstone Recreation Board

Jeremy Cook
Robert Bosk
Stacie Carter
Gary Stevenson
Jay Bostwick
Anne Pfothenhauer
Jeff Slagstadt

Gladstone City Commission

Joe Thompson
Robert Pontius
Brad Mantela
Greg Styczynski
Judy Akkala

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Robert Brown, Park Maintenance/Janitorial