



Agenda
City of Charlevoix Shade Tree & Parks Commission Regular Meeting
Thursday, April 16, 2026 - 11:00 AM
2nd Floor Conference Room, 210 State Street, Charlevoix, MI

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes from**
 - A. July 10, 2025
- 3. Old Business**
 - A. 2026 Projects Affecting ROW Trees and Parks
- 4. New Business**
 - A. Introduction of Jeff Goward, Electric Department Director
 - B. 2026 ROW Tree Planting
 - C. Master Planning Processes for Recreation and City Master Plan
 - D. Ferry Beach Management Plan and Lake Charlevoix Mariners Relocation Planning
 - E. LiDAR Measurement of Street Trees
- 5. Public Comment**
- 6. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Clerk's Office at 231-547-3250 or by email clerk@charlevoixmi.gov. A 24-hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodations requests.

Charlevoix Shade Tree & Parks Commission

Approval of Minutes from

Title: July 10, 2025
Date: April 16, 2026

Presented By:

Background:

Recommendation:

Motion to approve the minutes as presented.

Attachments:

1. Shade Tree & Parks Commission Draft Minutes 07/10/2025

City of Charlevoix
Shade Tree & Parks Commission Regular Meeting Minutes
Thursday, July 10, 2025 - 10:00 AM

2nd Floor Conference Room, 210 State Street, Charlevoix, MI

1. Call to Order and Roll Call

Chair Hodgson called the meeting to order at 10:01 a.m.

Chair:	Perry Irish Hodgson
Members Present:	Megan Cassada, David Levy, Jennifer Muladore
Members Absent:	None
Staff:	Pat Elliott, Department of Public Works Superintendent; Mark Heydlauff, City Manager
Members of Public:	John Campbell

2. Approval of Minutes

A. May 13, 2025

Motion by Muladore, seconded by Cassada to approve the minutes of May 13, 2025 as presented.

Motion carried by unanimous voice vote.

3. Old Business

A. Recent Tree/Park Activities

The Commission discussed current conditions around the City and stated the town was looking good and displayed the pride of the community. There was also discussion of locations where the highly invasive plant of garlic mustard has been popping up; this will be addressed and disposed of as appropriate.

4. New Business

A. 2025 Planting Sites

The Commission discussed upcoming tree plantings, including various varieties to consider for the future.

B. Tree Maintenance

i. Request from 503 Sherman Street

John Campbell of Site Planning presented a request to the Commission on behalf of his client at 503 Sherman Street to prune trees to enhance sunlight on the property. The Commission discussed this request and wanted to understand how the ordinance affects this request, specifically 152.02 of the City Code.

Motion by Levy, seconded by Cassada to approve the pruning of three Norway maple trees at 503 Sherman Street of up to 25% of each tree for the purpose of increasing sunlight on the property with the caveat that the City of Charlevoix will not now nor will be responsible in the future for pruning in this regard, that all such costs shall be borne by the property

owner, and that no further pruning shall be permitted without the expressed permission of the Shade Tree Commission given in writing.

Motion carried by unanimous voice vote.

C. Veteran's Park

D. Lake Charlevoix Mariners at Ferry Beach

Mr. Heydlauff discussed current discussions with the Lake Charlevoix Mariners to move their sailing school to Ferry Beach. The Commission discussed the project further.

5. Public Comment

6. Adjourn

Chair Hodgson adjourned the meeting at 11:00 a.m.

Charlevoix Shade Tree & Parks Commission

Old Business

Title: 2026 Projects Affecting ROW Trees and Parks

Date: April 16, 2026

Presented By: Pat Elliott, Public Works Superintendent

Background:

The porous tree coverings around the downtown trees will be partially replaced as needed this summer (pending DDA final approval). We'll review a couple other projects that have minimal impact on trees.

Recommendation:

Attachments:

None

Charlevoix Shade Tree & Parks Commission

New Business

Title: Introduction of Jeff Goward, Electric Department Director

Date: April 16, 2026

Presented By: Jeff Goward, Electric Department Director

Background:

Jeff Goward has significant electric industry experience having previously worked for Power System Engineering, the City of Sturgis Electric Department, and contractors for DTE and Consumers Energy. His expertise is in metering and meter systems. He began work in Charlevoix in January.

Recommendation:

Attachments:

None

Charlevoix Shade Tree & Parks Commission

New Business

Title: 2026 ROW Tree Planting

Date: April 16, 2026

Presented By:

Background:

Recommendation:

Attachments:

None

Charlevoix Shade Tree & Parks Commission

New Business

Title: Master Planning Processes for Recreation and City Master Plan

Date: April 16, 2026

Presented By: Kent Knorr, Recreation Director
Jennifer Muladore

Background:

In 2026, the Recreation Department will be leading the 5-year update to the Recreation Master Plan in coordination with Becket and Raeder. This is an important part of planning for our park projects and programming needs. This is also a required step to ensure we can obtain state grants for improvements.

Separately, the Planning Commission is working on an update to the City's Master Land Use Plan which will be completed in 2027.

Recommendation:

Attachments:

None

Charlevoix Shade Tree & Parks Commission

New Business

Title: Ferry Beach Management Plan and Lake Charlevoix Mariners Relocation Planning

Date: April 16, 2026

Presented By: Mark Heydlauff, City Manager

Background:

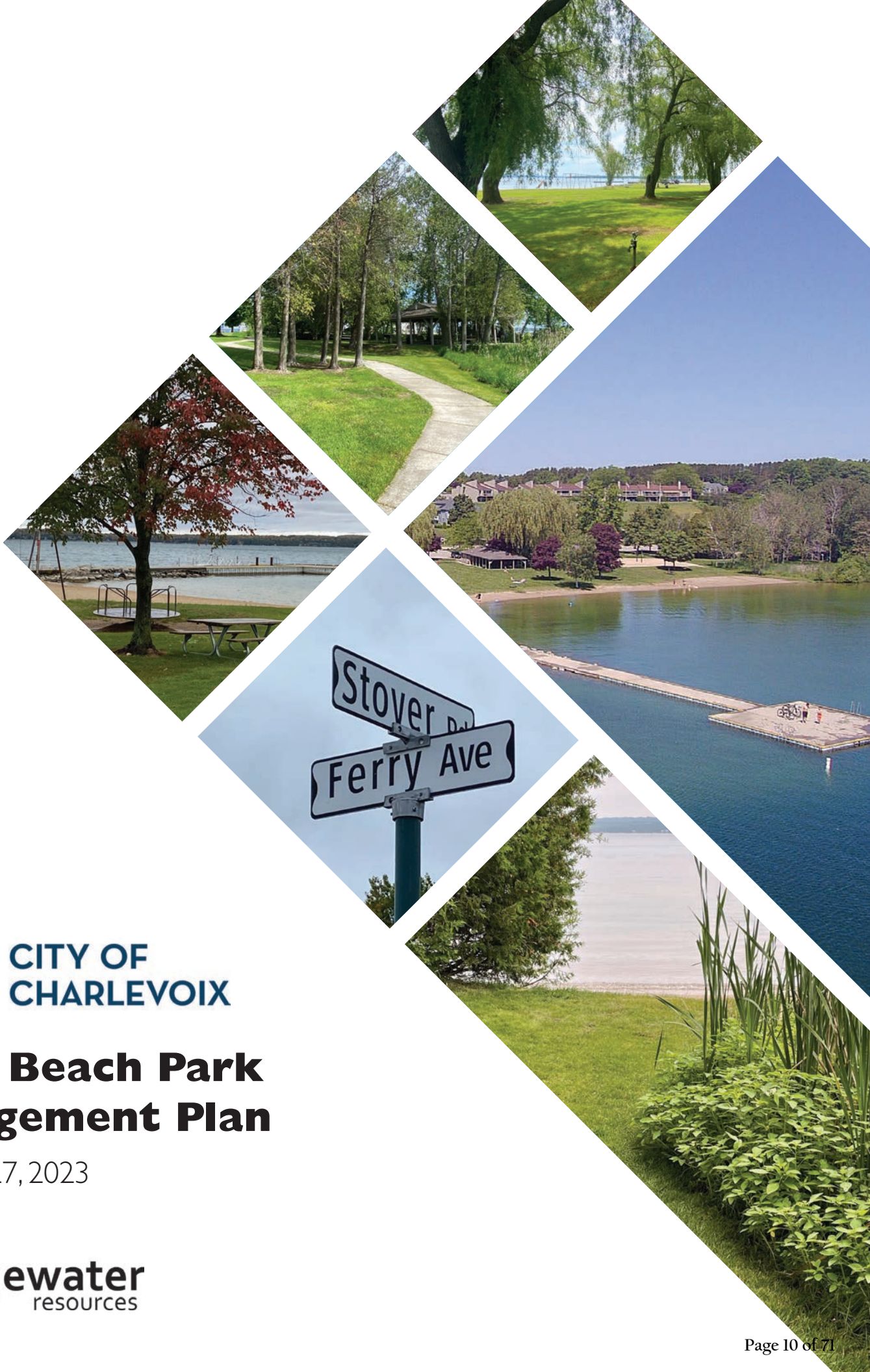
Back in 2023, we commissioned a management plan for Ferry Beach. Part of this has been executed in the way we have done some tree removals and selected pruning. We've not had a chance to discuss this with the Shade Tree Commission but it is relevant as the Lake Charlevoix Mariners are exploring a plan to move the sailing school to Ferry Beach. Edgewater developed this plan for us and they have also been engaged both for the City and the Mariners on this prospective plan.

This is a good time for the Commission to review the plan in context of any other projects you foresee at the park.

Recommendation:

Attachments:

1. 231027 FBP Management Plan FINAL



**CITY OF
CHARLEVOIX**

Ferry Beach Park Management Plan

October 27, 2023





Prepared for:

The City of Charlevoix
210 State Street
Charlevoix, MI 49720

Prepared by:



Edgewater Resources, LLC
518 Broad Street, Suite 200
St. Joseph, MI 49085

Special Thanks

City of Charlevoix Mayor
Lyle Gennett

Charlevoix City Council

Aaron Hagen Ward 1
Janet Kalbfell Ward 1
Mark Knapp Ward 2

Richard Spring Ward 2
Shane Cole Ward 3
Phillip Parr Ward 3

City Manager
Mark Heydlauff

Department of Public Works
Pat Elliott, Superintendent

Recreation Department
Kent Knorr, Director
Beth Anzell

Shade Tree and Park Commission
Perry Irish Hodgson, Chair
Jennifer Muladore
David Bertinelli
David Levy

— Executive Summary

Ferry Beach Park, located just over a mile from the popular Charlevoix downtown commercial district, is a favorite recreation destination for many locals. This nearly 10-acre community park offers a sandy beach on Lake Charlevoix, open green space, groves of shade trees, multiple picnic shelters, a restroom, and various other natural spaces and active recreation amenities.

In an effort to preserve the park's unique balance of programmed recreation space and natural spaces, City staff and the Shade Tree & Park Commission have commissioned this Park Management Plan to assess the current park condition and offer recommendations for sustainable park planning into the future.

The Ferry Beach Park Management Plan will document existing conditions, note the context of the park's function in relation to neighboring uses, assess these conditions to establish areas to preserve and areas that require improvements, and make recommendations on the long-term management of the park.





01

— **Inventory**

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— **Vision**

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Appendix B: Tree Assessment Report
Appendix C: Clean Marina
Stormwater Toolkit

01 — Inventory Introduction

What is a Management Plan?

According to the Michigan Department of Natural Resources, a successful Park Management Plan defines a long-term planning strategy to protect a site's natural and cultural resources and provide increased access to land- and water-based public recreation and educational opportunities.

PLAN PURPOSE

The purpose of this Management Plan is to assist the City of Charlevoix with future planning efforts and decision-making for improvements and maintenance within the boundaries of Ferry Beach Park. The Plan will consider the impacts of the site's context, including the Yacht Club to the north, the boat launch and restaurant to the south, and the former Street Department site and Ferry Beach Avenue corridor to the west.

The Plan will outline a proposed balance of natural areas and active park space within Ferry Beach. Natural spaces include vegetated areas, willow groves, and stormwater management zones as appropriate. Programmed spaces include active and passive recreation zones meant to be enjoyed by park visitors. Use patterns, views, preservation of unique natural resources, and enhancement of park amenities will be considered. The Plan will establish a set of management guidelines and implementation strategies to ensure that both short- and long-term improvements and maintenance of Ferry Beach Park can be completed sustainably and cost effectively. For the purposes of this Plan, short-term is defined as approximately two to five years and long-term ranges from six years and beyond.

PLAN PROCESS

The project scope included first establishing project goals with key City staff and the Shade Tree and Park Commission. Then the planning team completed site data collection and a park inventory/assessment, review of existing public input, and development of management objectives and recommendations. Maintenance and cost impacts were considered to maximize feasibility of proposed improvements.

In the interest of providing the most effective and sustainable management strategies for this plan, goals and actions have been grouped into categories to help establish and measure benefits. The three defined categories are as follows:

- Environmental Benefit: stormwater management, water quality preservation, habitat creation and protection, erosion control and sand management
- Social Benefit: recreation value, public safety, site access and equity, scenic quality, health and well-being
- Economic Benefit: reduction in operations and maintenance costs, catalyst for real estate and business investment, ability to secure grant funding

RELATED PLANNING EFFORTS

Other planning studies were reviewed throughout the plan process to build on previous efforts and identify established community needs and goals. Some of these efforts include:

- Ferry Avenue Corridor Study, 2022
- 2022-2026 Charlevoix Parks & Recreation Master Plan
- 2021 City of Charlevoix Master Plan
- Beaver Island Ferry Dock Optimization Study, 2019
- Northwest Michigan Target Market Analysis, 2019
- Lake Charlevoix Watershed Management Plan, 2012

PARK CONTEXT

Ferry Beach is a community park of approximately 8.8 acres located at 224 Ferry Avenue in Charlevoix, Michigan. The park is situated on the west shore of Lake Charlevoix, Michigan’s third-largest inland lake with a surface area of 17,200 acres. Neighbors to the south include the Backlot Bar and a municipal boat launch, one of the busiest launches in the state of Michigan. The newly renovated Charlevoix Yacht Club borders the park to the north. Southwest of the park is the 2-1/2 acre former Street Department site, which has been razed and is the subject of its own master-planning efforts to help determine best future use. Belvedere Terrace, a residential development with multiple 2-story condo units, is located across Ferry Avenue to the west.

According to the current City of Charlevoix Parks & Recreation Plan, peak park use is seen in July, followed closely by August and June. Visitors typically spend between 5-60 minutes in the park. Ferry Beach Park is a destination for locals more-so than tourists, and has a high proportion of lower-income visitors than parks such as East Park near downtown Charlevoix. These statistics indicate the park’s success as a welcoming recreation facility, equally available to all citizens. Also noted in the Parks Plan is the need to consider the entire community as park users, not just immediate neighbors or any specific age group.

Ferry Beach Park is home to a number of public events throughout the year. These events were considered throughout project planning, as many of these activities attract large numbers of visitors, which require additional parking and amenities. Some of the public events currently held annually at Ferry Beach Park include:

- Aquapalooza
- Dragon Boat Races
- Red Fox Regatta
- Bass Masters Tournament
- Venetian Festival events, including:
 - Fireworks
 - Big Band Concert
 - Volleyball Tournament
 - Basketball Tournament
 - Horseshoe Contest

PUBLIC INVOLVEMENT

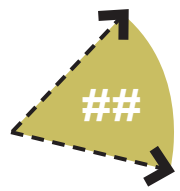
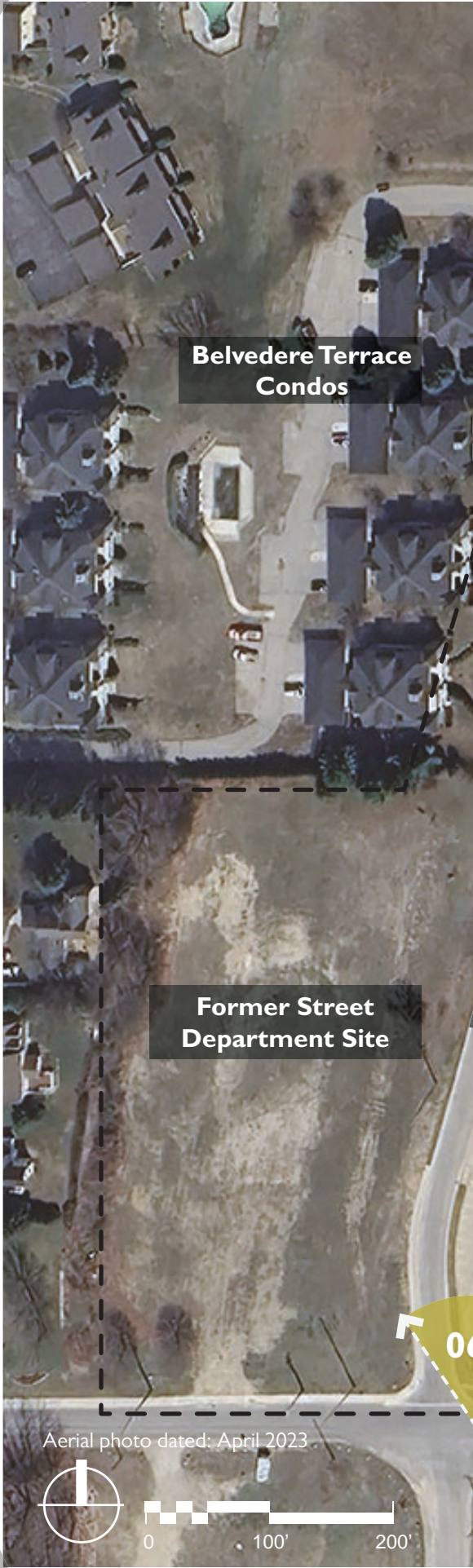
Extensive public outreach was conducted by Edgewater Resources for the Ferry Dock Optimization Study and Ferry Avenue Corridor Study. As these projects were specifically relevant to Ferry Beach Park, that input was a key component of this Management Plan.

The ‘Friends of Ferry Beach’ is an active group of park neighbors (both residential and commercial) with the goal of recognizing the critical importance of the park and boat launch. Many members of this community group provided input on the Ferry Avenue Corridor Study.



01

Inventory Project Location



Site Photos on
Following Page



Approximate Study Area

01

— Inventory

Site Photos





01

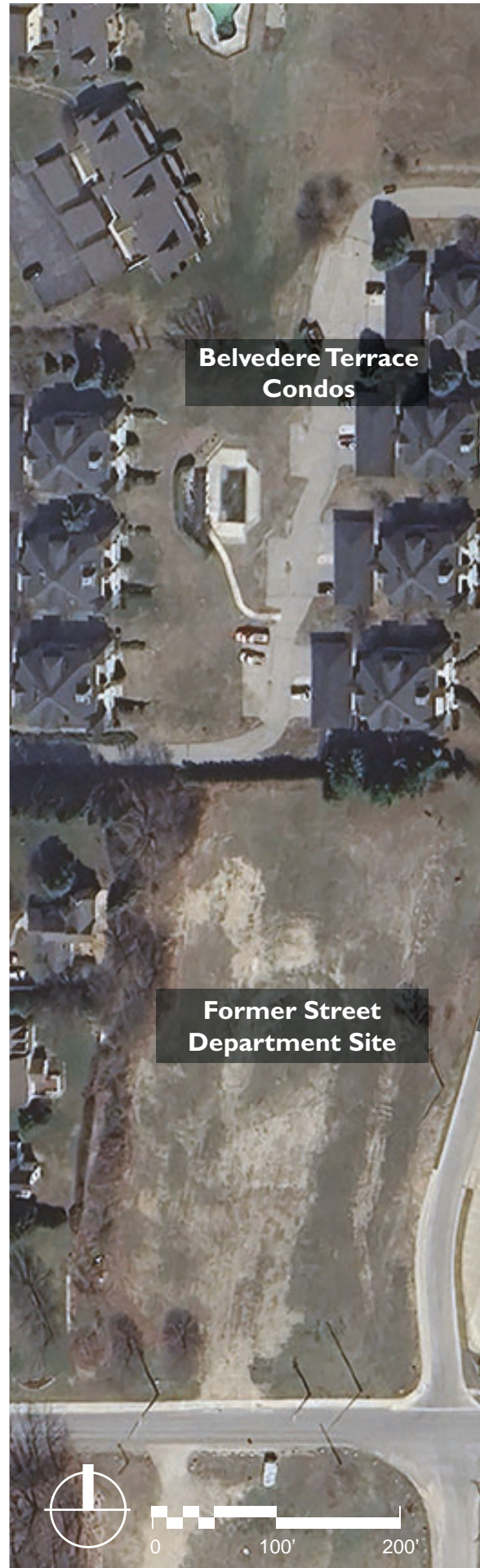
— Inventory Existing Amenities

Ferry Beach has three pavilion structures, one of which includes a restroom. There is also a boat launch restroom on the southern border of the park, adjacent to the boat launch parking lot. Parking for park users is located along Ferry Avenue. Parking lots are split into three primary areas. The smaller lot to the south includes 12 spaces, this lot was observed to be used primarily by the Back Lot Restaurant customers, as the boat launch parking lot does not allow restaurant parking. The largest central parking lot contains approximately 100 parking spaces with additional ADA spaces and has paint striping to double as a site for summer basketball tournaments. The northern most parking lot has approximately 56 spaces. No overnight parking is allowed in the park, but is allowed in the lot on the southwest corner of Ferry Avenue and Stover Road.

Edgewater Resources reviewed the park property and completed data collection, site photographs, and field observations on June 8, 2022. A topographic survey was completed by Edgewater for a limited area between the kayak launch pier and boat launch parking area on August 25, 2020 for the kayak launch project. Drone photos were taken on June 27, 2019, August 25, 2020, and October 21, 2021 for the Ferry Dock Optimization Study and for the Ferry Avenue Corridor Study.

The full Site Assessment Report is included as Appendix A with this document. The report details the condition of all park structures and amenities.

A survey of park trees was conducted by a licensed arborist in November of 2022. The full Tree Assessment Report is included with this document as Appendix B.





**Charlevoix
Yacht Club**

Legend

- 1. Pavilion #1
- 2. Pavilion #2 and Restroom
- 3. Pavilion #3
- 4. Boat Launch Restroom
- 5. Basketball Courts
- 6. Cedar Grove
- 7. Willow Grove
- 8. Park Playground
- 9. Sand Volleyball Court
- 10. Wetland Area
- 11. Horseshoes
- 12. North Beach
- 13. South Beach
- 14. Pier
- 15. ADA Kayak Launch
- 16. Beach Playground
- 17. ADA Beach Mat
- 18. Boat Launch Rain Gardens

p56

p100

p12

Ferry Ave

**The Back Lot
Restaurant**

**Charlevoix Municipal
Boat Ramp**

Stover Rd

01

— Inventory Environmental Conditions

Site Drainage

The site slopes gently from southwest to northeast, toward Lake Charlevoix. Slopes are gentle at approximately 3-4% on average across the site, with some flat areas that collect stormwater. Standing water can be observed for days after storm events in these areas. The northern-most area is not delineated as a wetland by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and is not used for recreation, but is a zone of wetland plants. The southern-most area is lawn within the Willow tree grove. This lawn is often in poor condition due to the slow drainage.

Lake Charlevoix Water Quality

Water sampling is performed weekly by the Health Department of Northwest Michigan from mid-June through late-August. The only recorded beach closure since 2005 was from 8/2/06 to 8/4/06 due to high bacteria levels.¹ Lake water quality for the park is categorized as “good” in the Lake Charlevoix Watershed Management Plan. However, one of the primary concerns for water quality for Lake Charlevoix is pollutant runoff from agricultural and urban areas.

Sand Management

In the process of site inventory and data gathering, no instances of severe erosion or need for sand nourishment within the park were noted. Water levels fluctuate with the level of Lake Michigan, and the zone of sand for the main beach has extended as wide as 70’ in low water years such as 2012, and has receded to as narrow as 20’ in high water years such as 2019. But the overall distribution of beach sand remains relatively constant in this park.

Soils

The soil in this area is East Lake Loamy sand, but the soil classification along the shoreline falls under wetland soil classification. The portion of the site to the southwest is classified as containing well-drained soils.² The park in the EaC Class soil area is approximately 48” or higher above the water table and has high groundwater recharge potential

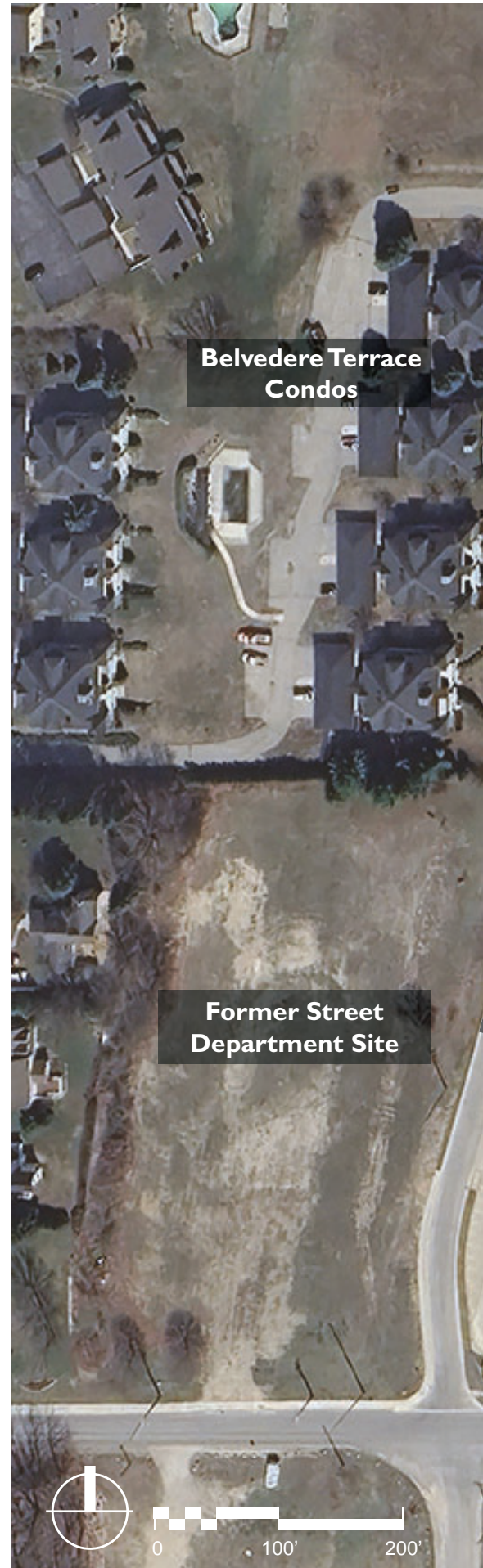
Vegetation

Historically, the vegetative cover in this region would have been Beech - Sugar Maple - Hemlock Forest³. Much of that original tree cover has been cleared, but it is still critical for water quality to maintain greenbelt zones along shoreline environments. In the Lake Charlevoix Watershed Management Plan, a ‘greenbelt’ is defined as the planted buffer immediately adjacent to a shoreline. For Ferry Beach Park, the greenbelt quality is considered poor due to its non-contiguous nature.

1. EGLE BeachGuard website: <https://www.egle.state.mi.us/beach/>

2. United States Department of Agriculture, Natural Resource Conservation Service

3. Michigan Natural Features Inventory Landcover Circa 1800



**Belvedere Terrace
Condos**

**Former Street
Department Site**



**Charlevoix
Yacht Club**

Legend

Soil Class Ep: Poorly Drained Wetland Soils

Soil Class EaC: Well-Drained Soils

Flat, Low Area

Framed Views

Direction of Site Drainage

Stormwater Discharge Pipe

Existing Rain Gardens

Approximate
4% slope

Approximate
3% slope

Ferry Ave

**The Back Lot
Restaurant**

**Charlevoix Municipal
Boat Ramp**

Stover Rd

01

— Inventory

Opportunities and Constraints

Site Drainage, Soils, and Water Quality

1. Orange zone is ideal for bioswales, could follow example of those in the boat launch parking lot
2. Willow grove is always wet and is not fully functional as recreation and/or picnic space
3. Northern 'wetland' could take in water from outfall pipes

Sand Management and Lake Levels

4. Signs of erosion on north side of pier

Vegetation

5. Trees need to be pruned and damaged trees removed
6. Trees may be strategically pruned to protect existing views while preserving greenbelt

Park Amenities

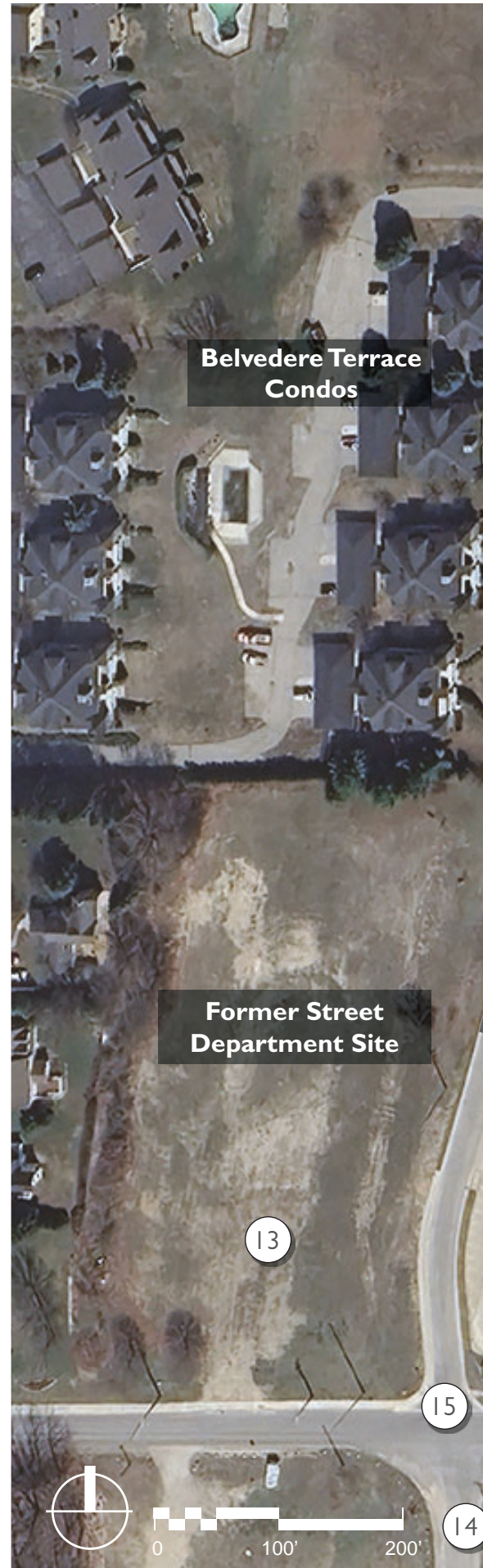
7. Restroom has steps from parking and does not have ADA fixtures and plumbing is in need of replacement/repair
8. Park pavilions, especially roof materials, are in need of renovation and repairs
9. Beach playground is not up to current code, metal gets very hot
10. Park playground is outdated and in need of repairs
11. Lack of seating and lighting at basketball and volleyball courts
12. Site furniture is a mix of styles, some items are old and in need of repairs
13. Former Street Department site could provide parking and additional park programming if developed

Connections and Access

14. Potential regional trail connection
15. Improved crosswalk needed for safety
16. If neighboring site is developed, an additional crosswalk may be needed
17. Signage could help educate users about importance of water quality/habitat, etc
18. Need kayak launch access path from parking lot
19. ADA mat to extend full extent from sidewalk to sandy beach
20. Potential water trail site, could use signage and kayak storage

Park Operations and Management

21. Dogs swim at north beach, dog bag dispenser needed
22. Provide location for kayak rental on busy summer weekends





01

— Inventory

Maintenance and Operations Considerations

REGULAR MAINTENANCE

The City of Charlevoix Public Works Department maintains the public spaces and amenities within Ferry Beach Park. Any recommendations made within this Plan consider these park functions so as not to propose incompatible solutions with the reality of park upkeep. The following is a list of annual maintenance performed in the park:

- Refresh of pavement markings throughout the parking lots.
- Spring clean up of the entire park along with all of the planting beds. This includes bed/sidewalk edging, fresh wood mulch in all beds and around trees, thatching as needed and any other required “clean up”.
- Fertilizer application on lawns.
- Irrigation start-up and maintenance throughout the season. The main turf area from the parking lot to the lake and from the North pavilion to the boat launch parking area is not irrigated. All of the other turf areas are and all of the island beds are irrigated. The water table has always been high enough to warrant any irrigation in that main area where the willows etc are.
- Maintenance crews will typically go back through and edge and freshen up all of the sidewalks and beds just before the Venetian Festival.
- Prior to Aquapalooza, temporary litter bins are placed about every 50 feet along the parking lots within the park. Trash after this event was identified as the biggest issue for the Public Works Department at Ferry Beach Park, but this solution of temporary bins along with increased crew for clean up after the event is currently working adequately to deal with the issue.

The Public Works Department also employs a crew for more frequent park maintenance duties, including:

- Daily trash removal during peak season.
- Weekly mowing. Weed whip damage to tree trunks is avoided with mulch rings around trees.
- Tree removal/pruning as needed.
- Parking lot sweeping.
- Maintenance to the three pavilions, including roof repair, cleaning etc.
- Refinish and/or rebuild picnic tables as needed.
- Repair and upkeep to all playground equipment.
- Beach grooming multiple times per season.
- During winter months, snow removal as needed with the parking lots as first priority.

PARK OPERATIONS

Through the inventory/analysis process for the development of this Plan, the park's relationship with outside vendors was unanimously supported. Current vendors within or immediately adjacent to Ferry Beach Park include The Back Lot Charlevoix, a bar and event space that is currently open daily and hosts a Food Truck yard. The yard is currently home to three food trucks that are open most days during the week, and one truck that is open daily. These trucks serve burgers, sliders, salads, wraps, fish and chips, and many more food items which are popular with park visitors.

The Charlevoix Adventure Co. is housed in the park's Pavilion #2 and faces the parking lot. This vendor provides limited concessions, and outdoor seating area, kayak and stand up paddleboard (SUP) rentals, and nighttime "glow and row" tours of Lake Charlevoix.

These vendors have proven to not only support park use, but enhance the experience for park visitors. All recommendations within this plan have considered these vendors so as not to conflict with their operations.



02

— Vision

Community Input

PUBLIC ENGAGEMENT

For the recent Ferry Avenue Corridor Study, two public meetings were held and an online survey was conducted to gather insight on the corridor adjacent to Ferry Beach Park and to get opinions for future development of the former Street Department site. The public visioning session was held at the Backlot restaurant in late 2021 and a concept plan review session was held in Pavilion #2 at Ferry Beach Park in spring of 2022.

The following is a summary of feedback from the Ferry Avenue Corridor Study’s public input process. Only information that is relevant to Ferry Beach Park is included.

Concerns:

- Any changes in park could impact park neighbors (residential and commercial) and the function of the boat launch.
- Pedestrian safety crossing Ferry Avenue should be improved.
- More parking needed for boat launch operations, not just trailer parking but staging areas, kayak storage, and overnight parking.

Opportunities/Ideas:

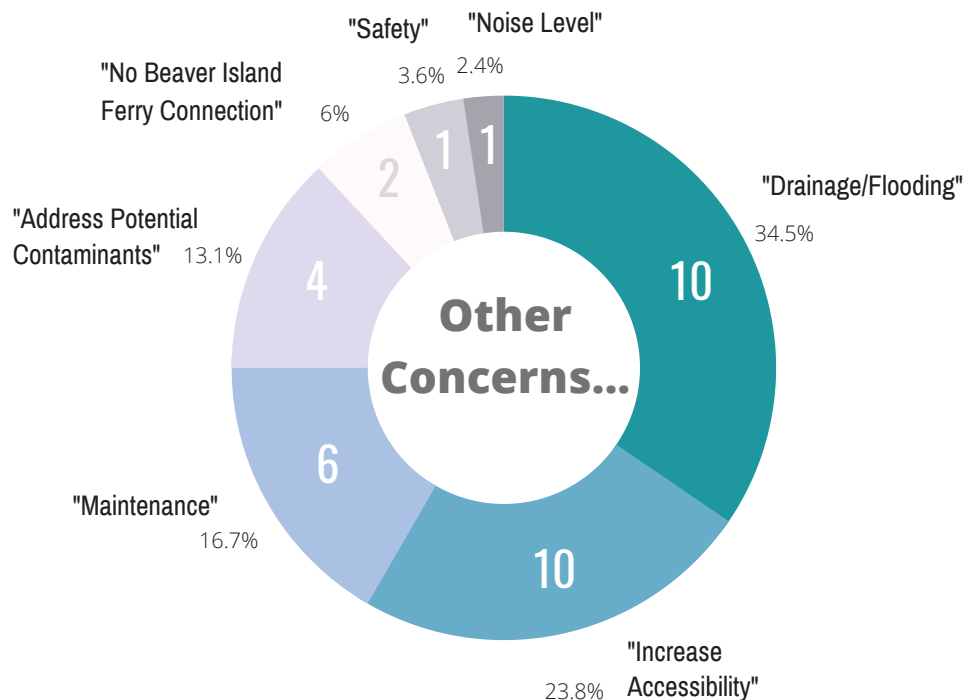
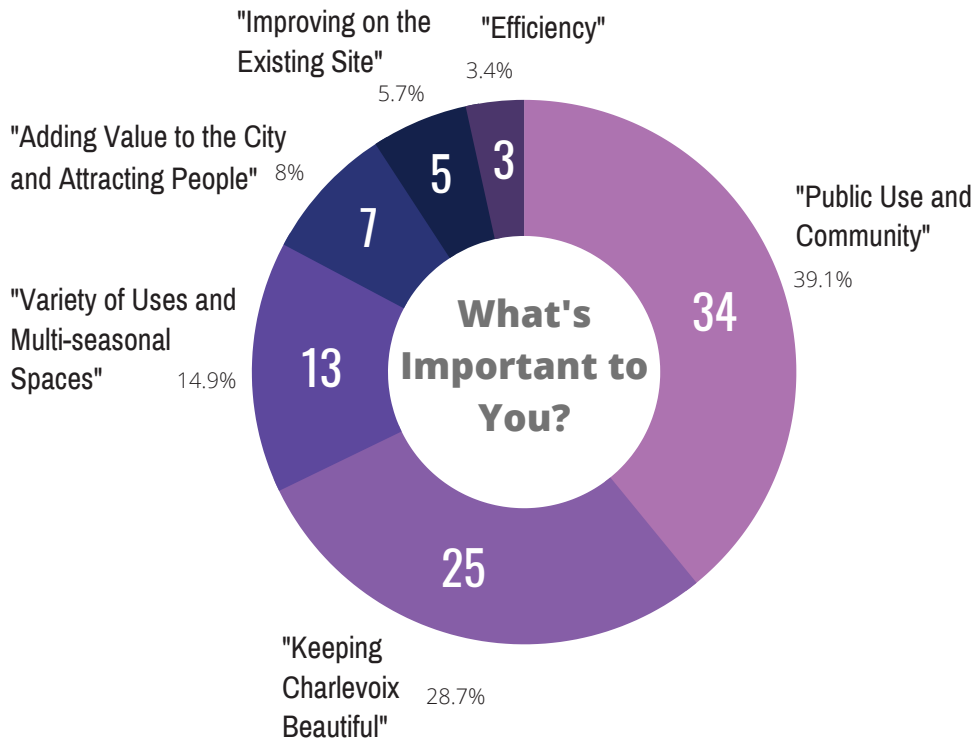
- Active recreation, such as pickleball or basketball courts should be located elsewhere, let Ferry Beach be more natural in character.
- Consider multi-generational play with outdoor exercise equipment for all age groups.
- Keep green space for passive recreation, fits with existing corridor.
- Consider connection to future regional trail from the south.



ONLINE SURVEY

An online survey was conducted for the Ferry Avenue Corridor Study in October of 2021. The purpose of the survey was to gain public input on the best use for the former Street Department site. More specifically, results were used to help evaluate alternative programming locations, desired parking locations and quantities, needed and/or desired recreation opportunities, and demand for housing options. Current use and future development of Ferry Beach Park was considered as a key consideration for improvements at this site.

- 727 total responses
- 69% of respondents were full-time residents
- See Ferry Avenue Corridor Study for complete survey results



02

— Vision Goals and Objectives

OVERVIEW

The primary goal of this Plan is to work with the Shade Tree & Park Commission, City staff, and the community to establish a shared vision for the future of Ferry Beach Park. The Plan’s broad goals for consideration include managing unique natural areas within the park, improving public access and amenities, and streamlining maintenance requirements. A longer-term goal for all improvements within Ferry Beach Park will be to help prioritize Capital budgets for park improvements and attract potential grants and private funding to supplement those funds.

For the purpose of organizing the plan into action items with the best chance of successful implementation, park goals have been organized into three categories based on desired outcome:

Environmental Benefit

Objectives to improve water and soil quality, increase habitat, and improve tree health.

Social Benefit

Objectives to improve visitor amenities, increase access to park and shoreline, and encourage park stewardship.

Economic Benefit

Objectives to maximize available budgets, and help prioritize and fund improvements.

ENVIRONMENTAL BENEFIT

Goal: Manage site drainage and improve water quality of Lake Charlevoix.

Objectives:

- Direct on-site stormwater to bioswales instead of outfall pipes directly into the lake.
- Direct drainage to existing 'wetland' zones, keep more functional lawn spaces dry for recreation.
- Limit pollutants from upstream uses such as fertilizers on lawns and parking lot oils entering the lake.
- Improve groundwater recharge.
- Maximize natural areas on site where possible to increase stormwater infiltration.

Goal: Manage sand movement to limit erosion and address fluctuating water levels.

Objectives:

- Maintain sand around kayak dock, there is currently some evidence of erosion.
- Maintain lawn and trees in park to keep beach from shifting over time.

Goal: Manage vegetation within the park to provide long-term canopy cover and to increase biodiversity and habitat.

Objectives:

- Plant new shade trees, prune and trim existing trees.
- Consider existing view corridors, trim trees appropriately in these corridors while allowing the remainder of tree canopy to fill in.
- Manage invasive plants in wetland areas.



02

— Vision

Goals and Objectives, Continued

SOCIAL BENEFIT

Goal: Improve equitable public access to the park.

Objectives:

- Improve restrooms with universally accessible routes, entries, and fixtures.
- Consider addition of family rooms.
- Improve universal access to beach from ADA parking.
- Allow for multi-generational play activities.
- Allow universally accessible use of kayak launch.
- Provide seating at active recreation facilities.

Goal: Improve quality of park amenities.

Objectives:

- Update playgrounds to modern codes and safety standards.
- Renovate picnic shelters, replace roof materials.
- Upgrade site furniture with eco-friendly materials.

Goal: Improve safe and functional pedestrian and cyclist connectivity to the park.

Objectives:

- Accommodate future Lake to Lake regional trail connection.
- Consider additional crosswalk to former Street Department site, if improvements are built there in the future.
- Improve wayfinding signage.
- Add water trail stop in park.

Goal: Improve safety for all park visitors.

Objectives:

- Provide lighting for all active recreation areas of the park.
- Review need for security cameras.
- Provide logical organization of site during big events for crowd management.

Goal: Improve stewardship of public spaces by educating park visitors about the unique qualities of the park.

Objectives:

- Educate visitors about invasive vs native plants, pollinator habitat, T&E species, etc

ECONOMIC BENEFIT

Goal: Optimize park operations.

Objectives:

- Work with local businesses to supplement park staff for key activities.
- Understand stormwater flow to aid in any future stormwater management projects.

Goal: Streamline maintenance requirements.

Objectives:

- Control spread of invasive species.
- Reduce repair requirements at restrooms.
- Limit mowing and landscape maintenance requirements.

Goal: Prioritize improvement projects based on availability of applicable grant funding.

Objectives:

- Supplement capital improvement budgets with State and Federal grants where possible.

03

— Actions

ENVIRONMENTAL BENEFIT

Goal: Manage site drainage and improve water quality of Lake Charlevoix.

Actions:

- Bioswales would function best in orange zone from page 16 (well-drained soils, 48” or more above water table). These should handle all parking lot runoff prior to going to lake. If parking lots are ever resurfaced, lots could be regraded to add bioswales in the middle of parking or along Ferry Avenue side.
- Consider native grasses/perennials in areas where turf isn’t necessary. Strategically placed native grass/perennial/shrub beds down-slope from paved areas could supplement rain gardens.
- Plant willow grove with wetland plants to make another ‘wetland’ zone, improving greenbelt function.
- Maintain planted buffer along shoreline to north of site. The current “poor” greenbelt rating¹ suggests that it is critical to protect the existing trees in the park, and even encourage the planting of more native trees as time goes on (and as the health of the willows fails).
- If additional development of recreation facilities is needed in the future, such as sports courts, consider the former Street Department site, to preserve the more natural character of the park.

Goal: Manage sand movement to limit erosion and address fluctuating water levels.

Actions:

- Nourish sand on north side of pier as needed when lake levels are low. Add riprap if needed to supplement sand.
- Mark edge of lawn area with benches or other site furniture to track any beach movement. If soil erosion occurs, minimizing lawn space, replace lawn back to historic limits.

Goal: Manage vegetation within the park to provide long-term canopy cover and to increase biodiversity and habitat.

Actions:

- Complete arborist evaluation of tree health and update Tree Assessment Report every 5-8 years.
- Monitor and remove invasive plant species in wetland zones annually.
- Implement tree replacement program to ensure continuous canopy cover. Plant new shade trees every 5-8 years based on arborist Tree Assessment Report.
- Establish annual tree trimming schedule to maintain long-term health of mature trees.
- Use native, pollinator-friendly plants in wetland areas.
- Potential tree species used to supplement existing trees could include American Beech, sugar or red maples, yellow birch, hemlock, white pine, cottonwood, and quaking aspen.

Additional Tree Management Recommendations:

Minimize tree removal and maximize tree canopy. Trees:

- Reduce runoff 14% more efficiently than lawn space and 81% more efficiently than pavement.
- Hold soil in place and prevent erosion, an especially important function along shorelines.
- Provide habitat for terrestrial and aquatic life.
- Increase the quality of public space by providing shade, visual interest, wildlife habitat, and unique character.

A note on Willow trees:

- *Salix babylonica* is a species native to China and is non-native & potentially invasive in this region.
- As existing trees reach the end of their natural life (*S. babylonica* is short lived; typically 30-50 years), replace with native moisture-tolerant trees. In addition to eliminating non-native plant competition along shorelines and in waterways, a mix of native trees will provide more year-round interest (including an array of fall foliage colors and evergreen trees), increased habitat availability for native birds, mammals, and invertebrates, and an increased visual interest in the park. Recommended species include:
 - *Populus grandidentata* (big-tooth aspen)
 - *Populus deltoides* (trembling aspen)
 - *Betula allegheniensis* (yellow birch)
 - *Pinus strobus* (white pine)
 - *Larix laricina* (American larch)
 - *Acer rubrum* (red maple)
- *S. babylonica* removal should include stump grinding or topical herbicidal application, as this species can readily send up sprouts from stumps and cut roots.

So that mature trees will be a continuously available amenity in the park, it is recommended to plant young trees, if possible, before established trees fail and require removal. This way, younger trees will have had time to mature and can provide structure & shade immediately upon the removal of larger, older trees.

03 — Actions

SOCIAL BENEFIT

Goal: Improve equitable public access to the park.

Actions:

- Regrade entry and remove any steps at Pavilion #2 restroom.
- Renovate restroom with accessible handles, faucets, soap dispensers, and driers.
- Add at least one family restroom stall along with gendered restrooms.
- Add baby changing stations in all restrooms.
- Add multi-generational play equipment to park, such as large swings or outdoor exercise equipment.
- Improve ADA mat to extend full length from sidewalk to beach, with no gaps.
- Add accessible path from boat launch parking to kayak dock.
- Add seating at basketball and volleyball courts.

Goal: Improve quality of park amenities.

Actions:

- Renovate playground with more open-ended play programming and use of natural materials.
- Remove outdated, unsafe play equipment on south beach.
- Implement schedule of pavilion roof cleaning to remove moss, prolong lifespan of shingles. Replace roof materials in regular cycle of one pavilion per 5-8 years.
- Replace plumbing and sewer lines to restroom to limit need for regular maintenance.
- All new light fixtures to be dark-sky compliant.
- Update site furniture to City standards, use recycled materials. This includes benches, litter bins, bike racks.
- Add EV charging station in parking lot.

Goal: Improve safe and functional pedestrian and cyclist connectivity to the park.

Actions:

- Improve crosswalk at Ferry Avenue and Stover Road.
- Add trail signage, bike racks, and bike fix-it station near parking along Ferry Avenue to create a cyclist trailhead to connect to regional trail.
- Consider crosswalk across Ferry Avenue to connect to Ferry Beach Park northern parking lot. As this would be a mid-block crossing, adequate signage is critical and possibly an on-demand light.
- Add water trail map at kayak launch, and space for locking a kayak.

Goal: Improve safety for all park visitors.

Actions:

- Add lighting at basketball and volleyball courts.
- If determined to be beneficial, add security cameras at restroom, other pavilions, and sports courts.
- Use former Street Department site for overflow parking during events.

Goal: Improve stewardship of public spaces by educating park visitors about the unique qualities of the park.

Actions:

- Add signage in wetland zones, both to north and in willow grove area.

ECONOMIC BENEFIT

Goal: Optimize park operations.

Actions:

- Allow kayak rental business to set up near boat launch parking area on summer weekends.
- Complete topographic survey of the entire site to more closely understand stormwater flow patterns.

Goal: Streamline maintenance requirements.

Actions:

- Complete regular monitoring for both invasive and Threatened and Endangered species.
- Replace plumbing and sewer lines at restrooms.
- Use low maintenance native plants.
- Only install City standard site furniture and lighting to aid in ease of repair and securing replacement parts.

Goal: Prioritize improvement projects based on availability of applicable grant funding.

Actions:

- Consider future parking lot improvements to allow for bioswales in upland areas, meeting requirements of EGLE water quality improvement grants.
- Apply for grants with projects that increase accessibility such as playgrounds or restroom renovations.



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Implementation

Potential Funding Sources

Grant Opportunities

The chart on this page outlines Federal, State, and local grant programs that may be applicable for various scope items in the development of improvements at Ferry Beach Park.

Other potential funding sources include:

Grant and Philanthropy Programs

- Michigan Department of Natural Resources funding:
 - A. Michigan Natural Resources Trust Fund: Projects shall protect resources, provide recreation opportunities, demonstrate need. (No dollar limits for acquisition, \$15-300k for development, 25% match minimum.)
 - B. Land and Water Conservation Fund: Projects shall preserve land for public outdoor recreation. (\$30-500k for development, 50% match.)
 - C. Recreation Passport Grant Program: Intended for public recreation facilities, renovation of existing facilities and projects that fulfill unmet recreation needs. (\$7.5-150k for development, 25% match minimum.)
 - D. Waterways Program Grant: Intended for recreational boating facilities. (50% of total cost.)
 - F. Community Forestry Grants: Intended for programs, such as tree planting and inventories that address the urban forestry needs of municipal governments, schools, nonprofit organizations, and volunteer groups. (Up to \$20k.)
 - G. Recreational Trails Program Grants: Projects shall demonstrate need, balance of trail uses, adequate distribution. (No dollar limit.)
- Other State and Federal Grants. Special gifts, contributions, or scholarships from local citizens or organizations supportive of public open space.
- Park Endowment Fund: Interest to be used for dedicated park expenses after ten years, or other established time period.

Generate Revenue

- Improve/update facilities such as the waterfront TIF (Tax Increment Financing) District to attract more use, increase efficiency, increase taxable values.
- Create revenue-generating amenities/programming at existing facilities, such as: boat rentals, concessions, etc.
- Increase Taxes:
 - A. General Obligation bond issues, supported by the community for special projects.
 - B. Special millage, also subject to voter approval, for major programs such as waterfront development.
- Consider strategic private development opportunities to increase tax base.

Reallocate Existing Funds

- Community Development Block Grant funds eligible for capital expenditure, or other federal funds that may become available.
- General fund appropriations for projects that can be phased in predictable increments.

Partner to Share Costs

- Partner with non-profit groups, schools, Township and County.
- Private and non-profit park sponsorships (Adopt-a-Park programs).
- Work with Tip of the Mitt Great Lakes Protection Fund (GLPF) on grant applications.



Michigan Department of Natural Resources
Grants Management Section

RECREATION GRANT PROGRAMS

	ELIGIBLE APPLICANTS	PREREQUISITE TO APPLY/MATCH	ELIGIBLE PROJECTS	APPLICATION DEADLINE	MINIMUM AND MAXIMUM GRANT REQUEST AMOUNTS	AWARD RECOMMENDATION DATE	SITE CONTROL REQUIRED FOR DEVELOPMENT PROJECTS
Michigan Natural Resources Trust Fund (MNRTF) Approximately \$21 million available annually	*State and Local units of government authorized to provide public outdoor recreation. *Huron-Clinton Metropolitan Authority and Regional Recreation Authorities. *School Districts that are the primary provider of outdoor recreation for their area.	*Applicant must have a current, five-year recreation plan that has been approved by the DNR prior to the application deadline. Match – minimum 25%	*Acquisition Projects: acquisition of land or specific rights in land (i.e. easements). AND * Development Projects: for public outdoor recreation such as: trails, campgrounds, ball fields, tennis courts and restrooms.	*April 1 Submitted electronically online	*Acquisition Projects: no minimum or maximum grant request. *Development Projects: \$15,000 minimum and \$300,000 maximum grant request.	*In early December, the MNRTF Board makes final recommendations to the Legislature for funding.	Private land not eligible. Public land not owned by applicant must have a minimum of 25-year lease and landowner commitment to long-term maintenance and perpetual encumbrance.
Land and Water Conservation Fund (LWCF) Approximately \$4 million available annually	*State and Local units of government authorized to provide public outdoor recreation. *Huron-Clinton Metropolitan Authority and Regional Recreation Authorities. *School Districts that are the primary provider of outdoor recreation for their area. *Federally-recognized Native American Tribes.	*Applicant must have a current, five-year recreation plan that has been approved by the DNR prior to the application deadline. Match – 50%	*Development Projects (only): for public outdoor recreation such as: trails, picnic areas, beaches, campgrounds, boating access and fishing areas.	*April 1 Submitted electronically online	*Development Projects: \$30,000 minimum grant request and \$500,000 maximum grant request.	The DNR Director announces projects selected for LWCF funding in November.	Private land not eligible. Applicant must possess sufficient title and adequate legal control of the property.
Recreation Passport (RP) Approximately \$2 million available annually	*Local units of government authorized to provide public outdoor/indoor recreation. *Huron-Clinton Metropolitan Authority and Regional Recreation Authorities. *School Districts, if certain conditions are met.	*Current annual Capital Improvement Plan (CIP): OR *Approved five-year recreation plan on file with the DNR. Match – minimum 25% *Applicant must agree not to incur any income above \$5 per pumpout. Match – 25%	*Development Projects (only): for public outdoor and indoor recreation such as: trails, picnic areas, beaches, campgrounds, boating access and fishing facilities is emphasized.	*April 1 Submitted electronically online	*Development Projects: \$7,500 minimum grant request and \$150,000 maximum grant request.	The DNR Director announces projects selected for Recreation Passport funding in November.	Private/public lands. If private, applicant must have site control for 20 years for non-structures and 40 years for enclosed structures.
Clean Vessel Act – Boat Pumpout (CVA) Approximately \$200,000 available annually	*Public and private boating facilities open to the public.	*Applicant must agree not to incur any income above \$5 per pumpout. Match – 25%	*Pumpout stations at large boating or mooring facilities with a minimum of 15 slips and upgrading of old pumpout systems.	Applications are typically accepted in the spring with a potential second cycle in the fall.	N/A	Approximately 6-12 months following application.	Applicant must have ownership of the facilities and marina or written agreement from the new owner or lessee to comply with grant provisions throughout the useful life of the pumpout station.

For more detailed information on these and other DNR grant programs, please go to www.michigan.gov/dnrgiants or call (517) 284-7268 (517-28-GRANT)

Rev. 11/29/2020

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Implementation

Worksheets

The color-coded worksheets on the following pages sort recommended actions by overall goal, with suggested time-frame for implementation and potential funding source for each action. These worksheets are meant to be used by local government for planning purposes and can be updated and revised regularly as needed.

Time-frame

- Immediate: Within One Year
- Short-Term: From Two to Five Years
- Long-Term: Six + Years
- On-going: Continuous Action, No Set End Date

Potential Funding Source

- GP: Grant and Philanthropy
- GR: Generate Revenue
- REF: Reallocate Existing Funds
- PSC: Partner to Share Costs

ENVIRONMENTAL BENEFITS			
GOAL 1: Manage site drainage and improve water quality of Lake Charlevoix.			
ACTION		TIMEFRAME	FUNDING
1	Bioswales would function best in orange zone from page 16 (well-drained soils, 48" or more above water table). These should handle all parking lot runoff prior to going to lake. If parking lots are ever resurfaced, lots could be regraded to add bioswales in the middle of parking or along Ferry Avenue side.	Long-Term with future parking improvements	GP
2	Consider native grasses/perennials in areas where turf isn't necessary. Strategically placed native grass/perennial/shrub beds down-slope from paved areas could supplement rain gardens.	Immediate	GP, PSC
3	Plant willow grove with wetland plants to make another 'wetland' zone, improving greenbelt function.	Short-Term	REF, PSC
4	Maintain planted buffer along shoreline to north of site. The current "poor" greenbelt rating suggests that it is critical to protect the existing trees in the park, and even encourage the planting of more native trees as time goes on (and as the health of the willows fails).	Immediate	REF
5	If additional development of recreation facilities is needed in the future, such as sports courts, consider the former Street Department site, to preserve the more natural character of the park.	On-going, pending land use	GP, GR
GOAL 2: Manage sand movement to limit erosion and address fluctuating water levels.			
ACTION		TIMEFRAME	FUNDING
1	Nourish sand on north side of pier as needed when lake levels are low. Add riprap if needed to supplement sand.	Short-Term	REF
2	Mark edge of lawn area with benches or other site furniture to track any beach movement. If soil erosion occurs, minimizing lawn space, replace lawn back to historic limits.	Long-Term as water levels fluctuate	REF
GOAL 3: Manage vegetation within the park to provide long-term canopy cover and to increase biodiversity and habitat.			
ACTION		TIMEFRAME	FUNDING
1	Complete arborist evaluation of tree health and update Tree Assessment Report every 5-8 years.	On-going	REF
2	Monitor and remove invasive plant species in wetland zones annually.	Short-Term	REF
3	Implement tree replacement program to ensure continuous canopy cover. Plant new shade trees every 5-8 years based on arborist Tree Assessment Report.	On-going	REF
4	Establish annual tree trimming schedule to maintain long-term health of mature trees.	Immediate, On-going	REF
5	Use native, pollinator-friendly plants in wetland areas.	On-going	REF, PSC
6	Potential tree species used to supplement existing trees could include American Beech, sugar or red maples, yellow birch, hemlock, white pine, cottonwood, and quaking aspen.	On-going	-

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Implementation

Worksheets

SOCIAL BENEFITS		
GOAL 1: Improve equitable public access to the park.		
ACTION	TIMEFRAME	FUNDING
1 Regrade entry and remove any steps at Pavilion #2 restroom.	Short-term	GP
2 Renovate restroom with accessible handles, faucets, soap dispensers, and driers.	Short-term	GP
3 Add at least one family restroom stall along with gendered restrooms.	Short-term	GP
4 Add baby changing stations in all restrooms.	Short-term	GP
5 Add multi-generational play equipment to park, such as large swings or outdoor exercise equipment.	Short-term	GP, GR
6 Improve ADA mat to extend full length from sidewalk to beach, with no gaps.	Immediate	GP, REF
7 Add accessible path from boat launch parking to kayak dock.	Complete!	-
8 Add seating at basketball and volleyball courts.	Short-term	GP
GOAL 2: Improve quality of park amenities.		
ACTION	TIMEFRAME	FUNDING
1 Renovate playground with more open-ended play programming and use of natural materials.	Short-term	GP, GR
2 Remove outdated, unsafe play equipment on south beach.	Short-term	REF
3 Implement schedule of pavilion roof cleaning to remove moss, prolong lifespan of shingles. Replace roof materials in regular cycle of one pavilion per 5-8 years.	Short-term	GP
4 Replace plumbing and sewer lines to restroom to limit need for regular maintenance.	Short-term	GP
5 All new light fixtures to be dark-sky compliant.	On-going	GP, GR
6 Update site furniture to City standards, use recycled materials. This includes benches, litter bins, bike racks.	On-going	REF
7 Add EV charging station in parking lot.	Short-term	GP, PSC
GOAL 3: Improve safe and functional pedestrian and cyclist connectivity to the park.		
ACTION	TIMEFRAME	FUNDING
1 Improve crosswalk at Ferry Avenue and Stover Road.	Short-term	GR, REF
2 Add trail signage, bike racks, and bike fix-it station near parking along Ferry Avenue to create a cyclist trailhead to connect to regional trail.	Long-term	GP
3 Consider crosswalk across Ferry Avenue to connect to Ferry Beach Park northern parking lot. As this would be a mid-block crossing, adequate signage is critical and possibly an on-demand light.	Long-term	GR, REF
4 Add water trail map at kayak launch, and space for locking a kayak.	Immediate	GP, PSC
GOAL 4: Improve safety for all park visitors.		
ACTION	TIMEFRAME	FUNDING
1 Add lighting at basketball and volleyball courts.	Short-term	GP, REF

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Implementation

Worksheets

ECONOMIC BENEFITS		
GOAL 1: Optimize park operations.		
ACTION	TIMEFRAME	FUNDING
1 Allow kayak rental business to set up near boat launch parking area on summer weekends.	Immediate	PSC
2 Complete topographic survey of the entire site to more closely understand stormwater flow patterns.	Short-term	REF
GOAL 2: Streamline maintenance requirements.		
ACTION	TIMEFRAME	FUNDING
1 Complete regular monitoring for both invasive and Threatened and Endangered species.	Immediate	REF
2 Replace plumbing and sewer lines at restrooms.	Short-term	GP, REF
3 Use low maintenance native plants.	Immediate, and On-going	REF, PSC
4 Only install City standard site furniture and lighting to aid in ease of repair and securing replacement parts.	Immediate, and On-going	REF
GOAL 3: Prioritize improvement projects based on availability of applicable grant funding.		
ACTION	TIMEFRAME	FUNDING
1 Consider future parking lot improvements to allow for bioswales in upland areas, meeting requirements of EGLE water quality improvement grants.	Long-term	GP
2 Apply for grants with projects that increase accessibility such as playgrounds or restroom renovations.	Short-term	GP

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— Implementation

Next Steps

REGULATORY OVERVIEW

Communication with permitting agencies will be critical to successful project implementation. In the project implementation phase, the first step for design consultants should be to hold a permit pre-application meeting with EGLE for any proposed work at or below Ordinary High Water.

As Lake Charlevoix is under federal jurisdiction, the US Army Corps of Engineers should also be included in any of these early meetings if any projects propose to impact the lakebed. Meetings are also suggested with the Charlevoix County Planning Department and the local Zoning Administrator to discuss proposed improvements and any needed County-level review.

Early discussions with various permitting agencies will help guide the process and prioritize construction methods and details, and also schedule, as seasonal issues such as fish spawning habitat must be considered.

POTENTIAL PARTNERSHIPS

Friends of Ferry Beach Park
Department of Public Works
Parks and Shade Tree Commission
Tip of the Mitt Watershed Council
Charlevoix County
Great Lakes Protection Fund (GLPF)
Sea Grant Michigan
Back Lot Bar Charlevoix
Charlevoix Adventure Co. Rentals and Tours

CONCLUSION

Ideally, this Management Plan will be used as a guidebook to streamline communication between City leaders, City staff, and members of the Charlevoix community. By focusing on implementable action items that carefully consider the unique character of Ferry Beach Park, the park will continue to provide both passive and active recreation opportunities and water quality improvement for many years to come.

By considering the environmental, social, and economic benefits of any proposed improvements to the park, decisions can be made for the overall benefit of all Charlevoix visitors and residents.





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FERRY BEACH PARK

CHARLEVOIX, MICHIGAN



SITE ASSESSMENT REPORT

Ferry Beach Park Management Plan
June 8, 2022

Prepared for:



City of Charlevoix
Shade Tree Commission

Prepared by:



Edgewater Resources, LLC
518 Broad Street, Suite 200
St. Joseph, Michigan 49085

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PURPOSE

Ferry Beach Park in Charlevoix, Michigan was assessed during a site visit on June 8, 2022 by Landscape Architect Suzanne Fromson, Edgewater Resources LLC. Joining for the initial site walk were Parks Director Kent Knorr and Public Works Director Pat Elliott. The purpose of this Site Assessment Report is to assist the City of Charlevoix with identifying how the current park is used and assess the general condition of park amenities. The site visit was also conducted to identify the existing physical condition of the park's pavilion structures and other park amenities. This assessment will inform the final Park Management Plan. The Plan's broad goals for consideration include improving public access, addressing safety and accessibility challenges, preserving unique natural areas within the park, considering lake views through the park, addressing the impacts of stormwater management within the park and sand movement at the beach, streamlining maintenance requirements, and enhancing visitor amenities. A longer-term goal for all improvements within Ferry Beach Park will be to attract potential grants and private funding. This site assessment includes the park itself but takes into consideration the adjacent park uses.

PARK LOCATION AND HISTORY

Ferry Beach is a community park of approximately 8.8 acres located at 224 Ferry Avenue in Charlevoix, Michigan. The park is located on the west shore of Lake Charlevoix and neighbors include a municipal boat launch to the south and the Charlevoix Yacht Club to the north. Southwest of the park is the 2-1/2 acre former City of Charlevoix Street Department site, which has been razed and is now undergoing study to determine future use. Belvedere Terrace is located across Ferry Avenue to the west, which is a residential development with multiple 2-story condo units.



Ferry Beach has three pavilion structures, one of which includes a restroom. There is also a boat launch restroom on the southern border of the park, adjacent to the boat launch parking lot. Parking is located along Ferry Avenue. Parking lots are split into three primary areas. The smaller lot to the south includes 12 spaces, this lot was observed to be used primarily by the Back Lot Restaurant customers, as the boat launch parking lot does not allow restaurant parking. The largest central parking lot contains approximately 100 parking spaces with additional ADA spaces and has paint striping to double as a site for summer basketball tournaments. The northern most parking lot has approximately 56 spaces. No overnight parking is allowed in the park, but is allowed in the lot on the southwest corner of Ferry Avenue and Stover Road.

According to the City of Charlevoix Parks & Recreation Plan 2022 Update, peak park use is seen in July, followed closely by August and June. Visitors typically spend between 5-60 minutes in the park. Ferry Beach Park is a destination for locals more-so than tourists, and has a high proportion of lower-income visitors than parks such as East Park near downtown Charlevoix. These statistics indicate the park's success as a welcoming recreation facility, equally available to all citizens. Also noted is the need to consider the entire community as park users, not just immediate neighbors or any specific age group.



Ferry Beach Park is the venue for multiple community events, including Aquapalooza events in July, Dragon Boat races, the Red Fox Regatta, Venetian fireworks and live music, basketball and volleyball tournaments, horseshoe contests, and a Bass Masters Tournament, among others.

PARK AMENITY ASSESSMENT

Edgewater Resources reviewed the park property and completed data collection, photographs, and field observations on June 8, 2022. A site survey was completed by Edgewater for a limited area between kayak launch pier and boat launch parking area on August 25, 2020 for the kayak launch project. Drone photos were completed on June 27, 2019, August 25, 2020, and October 21, 2021 for the Ferry Dock Optimization Study and for the Ferry Avenue Corridor Study.

The following page includes a location map of park facilities included in this assessment.

LEGEND:

- | | |
|-------------------------|----------------------|
| 1. PAVILION 1 | 9. VOLLEYBALL COURT |
| 2. PAVILION 2 | 10. WETLAND AREA |
| 3. PAVILION 3 | 11. HORSESHOES |
| 4. BOAT LAUNCH RESTROOM | 12. NORTH BEACH |
| 5. BASKETBALL COURTS | 13. SOUTH BEACH |
| 6. CEDAR GROVE | 14. PIER |
| 7. WILLOW GROVE | 15. ADA KAYAK LAUNCH |
| 8. PARK PLAYGROUND | 16. BEACH PLAYGROUND |

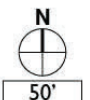


Ferry Beach Park

Charlevoix, Michigan

Site Inventory

June 8, 2022



Pavilions and Restrooms

All of Ferry Beach Park's pavilions are single story, open wooden structures with concrete floors and shingle roof material. All pavilions are approximately 40 years old and are showing signs of wear and/or damage that likely require updates. All pavilions are available for rental.



Pavilion 1



Pavilion 2



Pavilion 3



Boat Launch Restroom

Pavilion 1 is moderately shaded and is in poor condition with evidence of damaged or rotting timbers and an aging roof that will need replacing within 5 or fewer years to function properly. Many support timbers also show signs of wear and damage. Pavilion 1 is approximately 60' long by 30' wide. The pavilion has multiple free-standing picnic tables, litter bins, two grills, and a nearby water spigot.

Pavilion 2 is approximately 80' long by 30' wide, and includes a stone-veneer restroom with separate men and women's rooms and storage space. The restroom is not insulated or heated, and is therefore winterized and closed in winter months. The pavilion is in moderate condition and also has multiple free-standing picnic tables, litter bins, two grills, a wall-mounted drinking fountain, and electrical outlets in the pavilion portion. The pavilion has an AED (defibrillator) mounted on the south side. This pavilion is closest to the playground. The restrooms and drinking fountain are not compliant with current ADA standards. There are no changing rooms. There are 2 steps connecting this structure to the parking lot. It was noted that the sewer lines to this restroom require clearing once a week in busy summer months.

Pavilion 3 is approximately 40' long by 30' wide and is in a heavily shaded location under shade trees. This may be contributing to the poor condition of the roof, which will need replacing within 5 or fewer years to function properly. The pavilion is in moderate/poor condition.

The boat launch restroom adjacent to the park has stone-veneer exterior walls and separate men and women's rooms. The building is approximately 30' long by 20' wide and has small windows that provide some daylighting. The restrooms are winterized and closed in winter months. There is an adjacent drinking fountain and litter bins. The structure and interior fixtures need basic functional updates to be ADA compliant. Plumbing fixtures appear dated and worn. Toilet partitions are metal and show signs of wear with chipped paint and rust. There are no changing rooms.

Playgrounds and Athletic Facilities

The park has two playgrounds. One is a single post and platform structure of approximately 800 square feet near Pavilion 2 and looks to be 20+ years old. There are no ADA accommodations at this playground. The surface is sand, which may not meet current fall surface guidelines. The structure has three slides, multiple climbers, a bridge, and three toddler swings.

The second playground is directly on the beach and consists of metal play equipment that likely does not have proper fall surface. Equipment includes a slide, a climber, a merry-go-round, and a spring-mounted car. The equipment appears to be 30+ years old and does not meet current safety guidelines for play equipment and would get extremely hot in the direct sun.



Park Playground



Beach Playground

Athletic facilities include two basketball courts (both 40' wide, one 60' long and one 80' long), a sand volleyball court, and two horseshoe pits. The basketball courts are in good condition. No seating or lights directly adjacent to courts were observed. The sand volleyball court is in good condition but also has no seating. The horseshoe pits are in moderate condition and are located north of Pavilion 3.



Basketball Courts



Sand Volleyball Court



Horseshoe Pits

Beach and Natural Areas

Some of the most unique features of Ferry Beach Park are the stands of mature trees within the park. These trees provide valuable habitat and provide shade for park users. There is a stand of mature cedar trees between the parking lot and Pavilion 1. Focused pruning only as needed to remove dying or damaged limbs/trees would help maintain this feature. The grove of willow trees on the south end of the park are in a low area near Pavilion 1. This area holds water after large storm events. There is minimal site furniture within this low area, a few grills, litter bins, and moveable picnic tables are the exception. One willow tree appears to be in poor condition and may require pruning or removal. It should be noted that there are many mature trees within the park but not many smaller understory trees or younger trees to eventually replace the older trees.



The wetland area near Pavilion 3 is approximately 17,000 square feet, contains a moderate diversity of plants, and appears successfully to function as a retention basin. This area forms a barrier between the Pavilion 3 zone and the north beach, and the rest of the park. Educational signage, birdhouses, and other features may help indicate that this is a desirable native area.



The total length of waterfront in Ferry Beach Park totals over 700 feet, but is broken up into multiple zones by vegetation and the pier. The smaller north beach is about 60' long and is separated from the main beach by heavy tree overgrowth. It was noted that people take dogs here to swim off leash as it is separated from larger crowds on south beach. There is a large culvert that empties here, it was not obvious where the drainage is originates.

ATTACHMENT A

The popular south beach is about 500 feet long north of the pier and 150 feet long south of the pier. The area north of the pier shows some evidence of sand erosion. The area south of the pier appears to collect sand, as the beach is wider here. The ADA mat just south of the volleyball court extends from sidewalk to beach, but does not quite extend all the way to the sidewalk, and does not extend into the sand.



North Beach



South Beach



ADA Mat

The concrete pier that extends from the beach is approximately 270 feet long and 10 feet wide, and does not have ADA access from parking areas but does have an attached ADA compliant kayak launch. The pier shows evidence of some under-cut erosion.



Pier (viewing east)



Pier (viewing west)

Site Furniture

Site furniture consists of wooden benches, some with backs some without, moveable steel-tube picnic tables with wooden table and benches, steel-tube 'wave' style bike racks near the parking lot, charcoal grills, litter barrels with lids, and a water-spigot style drinking fountain. Lighting consists of pedestrian fixtures with a traditional flared-base fluted style, green in color, with double or single crook downlights. Luminary type was not observed. There is also a small 'take a book/leave a book' library near Pavilion 2, with a plaque stating it is sponsored by the Girl Scouts. The backed benches with steel arms, painted green, are the new City standard and also function as memorial features with dedication plaques affixed to the backs. Most site furniture in Ferry Beach Park is outdated and in need of upgrades.



Backed Bench



Backless Bench



Picnic Tables



Bike Rack (Light Poles in Background)



Grill and Litter Barrels



Drinking Fountain

GENERAL OBSERVATIONS

Ferry Beach is a very well-maintained and clean park, with abundant water views and large areas of shaded lawn for passive recreation. Pavilions and recreation amenities appear to be well-used and easily accessible. The quantity of site furniture appears to be adequate for typical use (not accounting for large events). The layout of the park successfully provides multiple zones for varying use types, with trees and wetland vegetation that help define these boundaries and likely buffer noise and activities from one another.

Many of the park’s amenities, however, are outdated or in need of repairs and/or replacement. ADA improvements, both related to access paths and to fixtures, and various material and finish upgrades would improve park access and reduce maintenance requirements.

Site features that would require additional evaluation include a detailed tree inspection by a licensed arborist to determine tree health and any tree in need of pruning or removal. It would also be beneficial to review storm drain layout and site drainage patterns to determine if existing drainage is adequate or in need of improvements.

LIMITATIONS OF REPORT

This assessment contains a preliminary evaluation of the park, based upon visually apparent elements only. Subsurface, underwater, and other concealed elements are excluded from this evaluation. We did not complete a detailed analysis or testing of utility systems (electric, water, storm water, etc.) to gauge current capacity or observe compliance with applicable building codes and regulations, as this was beyond the scope of this evaluation. We recommend that an evaluation of these utility systems frequently by experienced and licensed utility professionals (electricians, plumbers, etc.) to further evaluate their existing conditions. Full review of the structural integrity of existing structures and buildings was not within the scope of this evaluation.



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Tree Assessment Report

Ferry Beach Park
224 Ferry Ave, Charlevoix Mi 49720

Prepared by:
Jason Porkka
ISA Certified Arborist Mi-4494 A
Drost Landscape

11/15/2022

Scope:

General tree assessment and overview of Ferry Beach Park located at 224 Ferry Ave, Charlevoix Michigan. Four main areas of concern include:

1. Willow Grove and Pavilion 1.
2. Cedar Grove
3. Wetland Area and Pavilion 3.
4. Pavilion 2.

These main areas were inspected from the ground visually for tree stability, health, and safety of both park goers and the structures. *Please note a wind storm came through this area several days before I was on site.

Observations:

On November 15th, 2022 I visited the park to give a general assessment of the trees and conditions associated with them. No special tools, climbing or aerial lifts were used during this assessment. All observations were made from ground level visually. While the four highlighted areas were my top priority, I did not see any potential high risk trees near or around the parking areas other than 1 small tree.

Recommendation near parking areas:

Planted trees near the parking areas, roadway, and bathrooms consisting of numerous maples, honey locust, river and white birches which were all in good health.

- 1 small dead mountain ash was present near the middle of the parking area between the pavilions. Recommend removal and stump grinding this tree.

Recommendations (main areas):

A total of 11 large weeping willow trees are located in the grassy areas between the lake and parking lot close to pavilions 1 and 2. These willows are taking advantage of the wet soil conditions associated with the lake and are growing fast.

- **Pavilion 1:** Recommend removing 2 total willow trees. 1 of the large willow trees near pavilion #1 and remove 1 other just south east of pavilion #1. Both these trees have decay and weak branch unions both near the ground and higher in the canopy. These trees are more likely to fail during a wind event (**see pages 4 & 5**). Also recommend grinding each stump.
- **Cedar Grove Area:** Remove several weak and damaged cedar trees/stems hanging in the canopies associated from the last wind storm. Also trim as needed (**see page 6**).
- **Pavilion 2:** Prune large willow tree overhanging the pavilion growing close to the structure along the north side. This tree will be pruned structurally and reduced as needed to help eliminate potential branch failure.
- **Remaining 8 Willows (Willow Grove):** These trees seem to be in decent to good health. Fast growers, willows tend to create weak wood and often drop branches throughout their lives. Recommend pruning the remaining 8 large willow trees. These trees will be pruned structurally, reduced as needed and dead wood removed from the canopies creating a safe environment.

Many of the trees have some type of storm damage located in them that will need to be addressed before the busy park season. Soil conditions at the park favor the willow trees and their growth. A yearly inspection and scheduled pruning would benefit this area and the safety of individuals enjoying the grounds.

- **Wetland Area and Pavilion 3:** This area consisted of a variety of trees including balsam poplar, white birch, weeping willow, and northern white cedar. While the cedars and birch are in good health many of the poplars are damaged, decaying, dead, or unstable and close to the pavilion. Recommend removing **ALL** (13) of the poplar trees in this area and trimming the large willow tree nearby (**see pages 7 & 8**). All accessible stumps will be ground.

Conclusion:

Based off my general visual inspection of the park I suggest the City of Charlevoix will take in to consideration my recommendations towards the park, its park goers, and structures associated with it. To emphasize all large trees have a certain degree of risk. Other major weather events could cause failure of any tree. This report is only valid at the time of inspection.



Removal Picture #1: Decay in trunk sections and weak damaged canopy.



Removal Picture #2: Weak trunk and branch unions.



Cedar Grove: One example of broken cedars. Remove and trim damaged stems and branches.



Wetland Area and Pavilion #3: Remove all (13) poplar trees in this area.



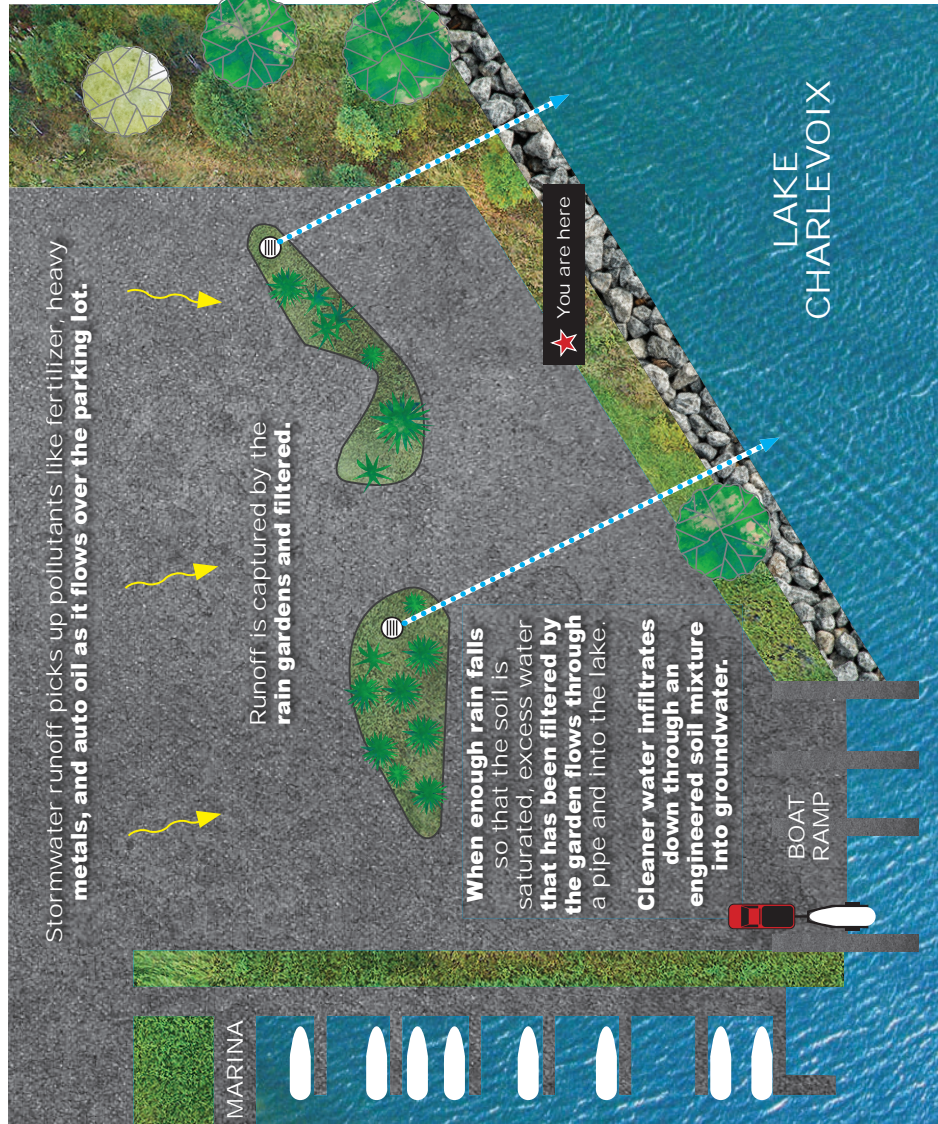
Wetland Area and Pavilion #3: Dead or weak poplars (same area, different view).



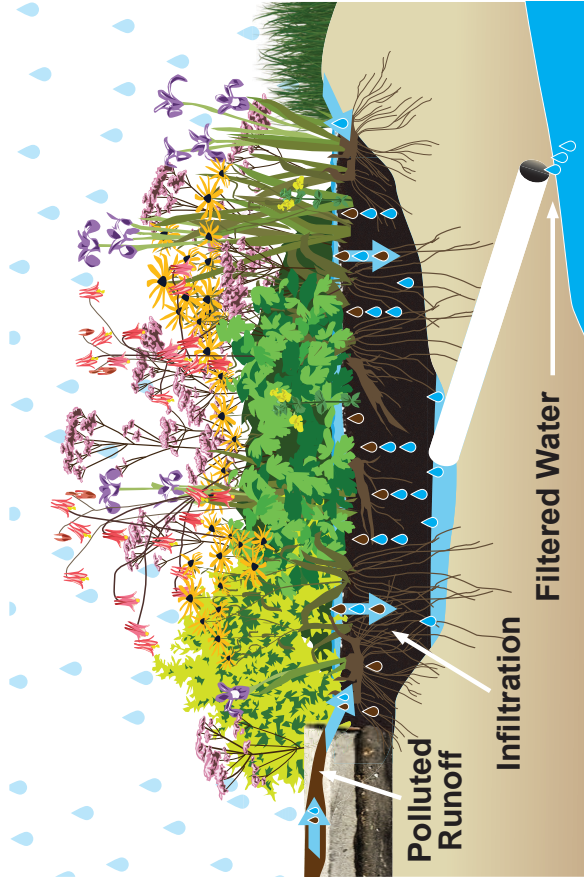
ADVANCING STORMWATER MANAGEMENT AT MARINAS IN THE GREAT LAKES

Rain Gardens help keep the lake clean.

This coastal resilience project shows how green infrastructure methods can help improve water quality. It also shows how communities and citizens can help protect the Great Lakes.



How Does Infiltration Work?



How Can You Help?

Green infrastructure methods slow down, store, and filter rain water before it reaches the storm drain, or in this case, Lake Charlevoix. These methods improve water quality and increase flood protection. Green infrastructure comes in many different shapes and sizes, from large networks of urban parks and wetlands to smaller projects like bioswales, rain gardens, green roofs, and rain barrels.



Learn more about how you can take action to improve water quality by scanning the QR code.



Charlevoix Shade Tree & Parks Commission

New Business

Title: LiDAR Measurement of Street Trees

Date: April 16, 2026

Presented By: Jennifer Muladore

Background:

Recommendation:

Attachments:

None