



# Emmet Neighborhood Plan

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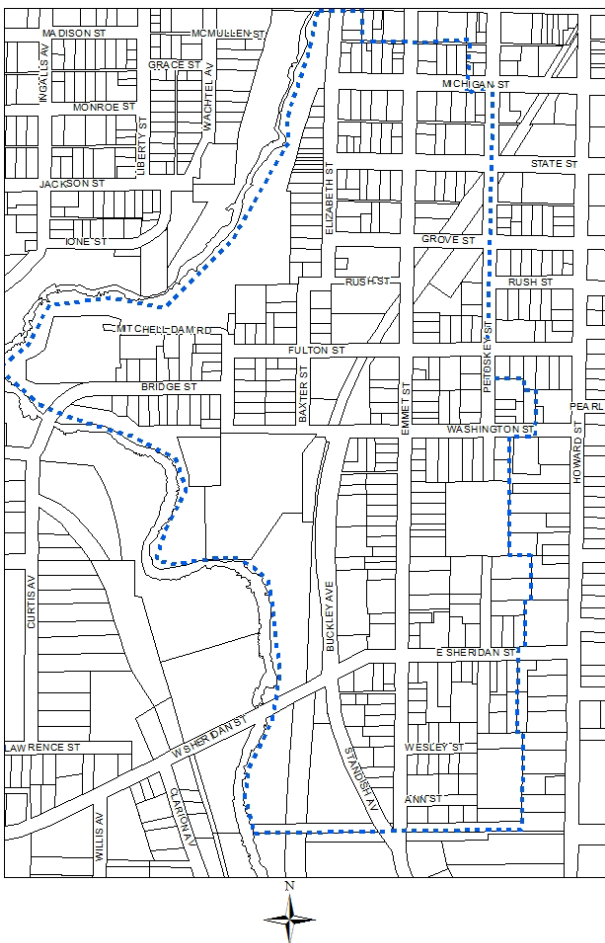
## Why A Neighborhood Plan?

The Emmet Neighborhood is a unique part of the City, both for its rich history, and its prime location bordered by the downtown to the north and the Bear River to the west. It is, and has been historically, an important corridor of the community, but has often been seen as an area to pass through rather than an area to care about. Building upon the neighborhood assets is the focus of the planning process, which requires the participation of residents working together to change negative perceptions about the area.

Given the relatively small geographical area, demographics are difficult to acquire from the U.S. Census, and are therefore not a focus of this document.

The Emmet Neighborhood boundaries are shown in Figure 1. The neighborhood is generally bordered by the Bear River on the west, downtown Petoskey on the north, Petoskey Street on the east and the intersection of Emmet Street and Buckley Avenue on the south, with some exceptions shown in Figure 1, as revised at the neighborhood open house held May 11, 2013.

**Figure 1**  
**Emmet Neighborhood**



Historically, the neighborhood housed many industries that took advantage of the Bear River, including several mills and power generating plants. The neighborhood has ten properties currently listed on the National Register of Historic Places, with many others that would meet the criteria to be placed on the register. Emmet Street bisects the neighborhood and was historically the main road into Petoskey from the south. As a major collector thoroughfare, the street continues to carry significant traffic.

### I. Existing Land Use and Zoning

The predominant land use is residential, including a mix of single, two and multiple family units, however industrial uses continue as well, including warehousing, materials storage and metal fabrication. The “four corners” of Emmet and Washington Streets is the commercial center of the neighborhood and has most recently been known for its cluster of resale shops. The corner also houses a convenience store. Other commercial and manufacturing facilities also continue to operate and are generally located south of Rush Street, where historically the rail line was essential. In all, there are 29 commercially assessed properties. There are also several institutional uses in the neighborhood including Emmanuel Evangelical Church, a building on Emmet Street owned by the Little Traverse Bay Bands of Odawa, and the

Family of Christ Church on Bridge Street.

Public lands include the Bear River Valley Recreation Area, which was completed in 2010, on the west border of the neighborhood and Washington Park on the east border. The neighborhood is also home to several churches and non-profit organizations.

The entire neighborhood is within one-quarter mile of a park, and the Downtown Greenway Corridor will create an additional pedestrian connector between the neighborhood, downtown and the waterfront (see Figure 2).

### Future Downtown Greenway



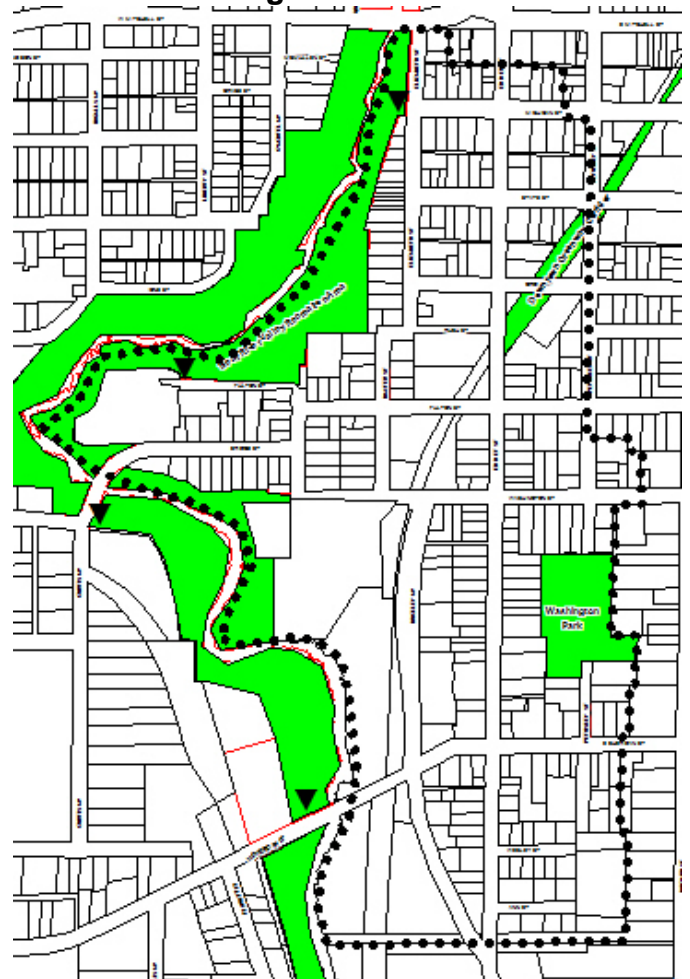
Washington Park is a 3.61 acre park that currently has some play equipment and a ball field used by Little League for practices. Input from public meetings indicate that area residents would like additional amenities in the park, such as picnic tables and a shelter as there are few shade trees. The City does have improvements to park access in the Capital Improvement Plan for 2016, but an overall park master plan is truly needed.

### Washington Park



The Emmet Neighborhood residential areas are predominantly single family in character, however, only approximately 64% of the single family dwellings are owner occupied, with the remainder as rental units, several of which have been divided into two or more dwellings. The largest multiple family development is Riverview Terrace, a 64 unit senior housing development on Bridge Street, with several other buildings in the neighborhood with between 6 and 8 units. The neighborhood is also home to several transitional housing facilities, including the Nehemia and Mary Margaret Houses for the homeless, Harbor Hall Substance Abuse Treatment residential facility, and the Community Mental Health transitional housing facility. The mix of housing in the neighborhood does create a more transitional situation than other neighborhoods in the City. Increasing the number of owner-occupied units would help to stabilize the neighborhood.

**Figure 2**  
**Emmet Neighborhood Parkland**



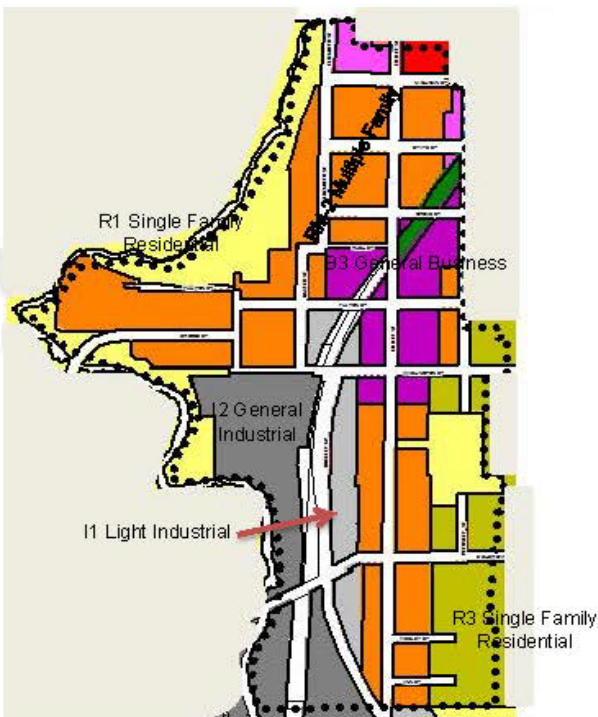
As one of the City's oldest neighborhoods, some of the housing stock has suffered from deferred maintenance. Through use of the International Property Maintenance Code, many of the worst properties have been removed or cleaned up. The City was also awarded funding of \$426,800 through the Michigan State Housing Authority and administered through the Northwest Michigan Community Action Agency that provides loans to assist property owners with maintenance and safety issues. The grant administration is through the Northwest Michigan Community Action Agency and is anticipated to help between 12 and 15 property owners over the two-year grant period.

The neighborhood property values are among the lowest in the City, with the area significantly impacted by the foreclosure crisis; of all foreclosures within the City from 2009 to 2011, 24% were within the Emmet Neighborhood. However, the good news is that the crisis resulted in several properties changing owners, and new investment occurring. Other City neighborhoods have shown that investment in public infrastructure leads to additional private investment and neighborhood confidence. In addition to upcoming infrastructure projects detailed in this plan, programs such as Rental Rehabilitation, Neighborhood Enterprise Zones<sup>1</sup> have also been considered to assist property owners in the area.



As illustrated in Figure 3, the existing zoning in the neighborhood ranges from single family to general industrial. The City Master Plan discusses decreasing the amount of general industrial zoned land to encourage a mix of uses more conducive to the existing and desired neighborhood character (see text box below).

**Figure 3 Neighborhood Zoning**



**Blueprint Petoskey**  
 “Looking to the future, it is unlikely that industry will locate in the City in any significant manner. The reasons for this are primarily location and access to markets, however, the lack of available large tracts of land for industrial uses is another reason. While considered several years ago, the development of a City industrial park is unlikely. However, light industry and smaller-scale startup manufacturing may be appropriate in some of the currently vacant buildings and land due to the availability of rail service. Every effort should be made to retain existing businesses by working to ensure they have the ability to expand in place. However, there is currently a larger area than needed zoned for heavy industrial uses which should be reclassified into a mixed-use area that allows light industry, commercial and residential development to take advantage of access to the Bear River Valley.” (Land Use Chapter, Page 7-6)

<sup>1</sup> See Appendix C for summaries of these programs.

## II. Infrastructure

The neighborhood has all the essential infrastructure and utilities of an urban area, including municipal water, sewer, and electric, as well as broadband availability. As noted above, the area is bisected by a major thoroughfare as well as a rail corridor, which is restricted north of Fulton Street for passenger rail service only. The majority of streets have sidewalks, but there are several gaps on streets that have terrain challenges (Washington, Petoskey and Fulton) or lack curb and gutter (e.g., Buckley Avenue). The City Sidewalk Plan identifies those areas that are a priority for sidewalk construction and Washington Street between Emmet and Howard is one of the priority streets identified. The neighborhood electric lines are still overhead and their relocation underground would greatly improve the streetscapes, particularly of Emmet Street.



**Emmet Street at 30 feet**



**Emmet Street at 40 Feet**

The majority of streets in the neighborhood have 66 feet of right-of-way, some with wide tree lawns and parallel parking, while others are fully paved with angled parking that when used overhangs the sidewalk. Emmet Street is a designated major thoroughfare, with a mix of residential and commercial sections. The pavement has varying width, from 40 feet at the north end to 30 feet south of Sheridan Street (curb back to curb back). Traffic calming bump-outs were added at the intersections with Michigan and State Streets in 2012 and the section from State Street to Washington Street is planned for reconstruction in 2016.

Traffic counts were taken from August 1, 2013 to August 8, 2013 in the 1000 block of Emmet Street, which provided an average daily traffic of 5,461 vehicles, 96% of which were either cars, or pick-up trucks- including those that may be pulling trailers or recreational vehicles. A count during the same period in the 100 block of East Sheridan Street resulted in an average daily traffic count of 5,678 vehicles, 95.6% as cars or pick-up trucks. Interestingly, the average speed of traffic during the count on both streets was 23 MPH in the 25 MPH zone. Future counts will be taken to measure speed further north on Emmet Street, which has wider pavement.

### III. Stakeholder Input

To begin the input process, a neighborhood walk was held on May 4, 2013 to get people out observing and talking about their neighborhood. A neighborhood open house was then held on May 11, 2013, to provide updates to the stakeholders on upcoming public projects and to ask for input on what they would like to see protected, enhanced or transformed in the neighborhood. All property owners in the neighborhood were mailed an invitation to the meeting. The summary of the meeting, as well as a grouping of the responses into categories by the Emmet Advisory Committee is included as Appendix A. Interestingly, the issue of safety was not brought up, which is an indication that while there may be a different perception of the neighborhood by the larger community, the residents feel it is a safe area.



### IV. Implementation

The neighborhood open house provided valuable input on what the residents believe should be the priorities for area improvement. The most frequent comments dealt with traffic on Emmet Street, property maintenance and Washington Park. Using the input from the meetings, the following goals and strategies have been developed to enhance the neighborhood.



#### Goal 1: Improve traffic safety on Emmet Street

The issue of traffic speed is not unique to this neighborhood but is clearly a concern of area residents. There are many methods to calm traffic, however, not all methods are appropriate for all areas. A summary of traffic calming techniques – those currently used in the City as well as some used in other communities – is provided in Appendix B to this plan.

#### Strategies:

- Continue monitoring traffic speeds to determine whether traffic calming measures are necessary and test various methods temporarily through the use of striping and/ or barrels.
- Introduce crosswalk flags at various crossings on Emmet Street to alert drivers of crossing pedestrians.
- Add street trees as a traffic calming and streetscape improvement measure.

**Goal 2: Improve property maintenance**

As noted above, there are several properties in the neighborhood that have deferred maintenance issues – some to the point that renovation is not a cost-effective solution. In addition, trash and un-kept yards give a perception that the neighborhood is not cared for or cared about.

**Strategies:**

- Seek additional funding to assist property owners with property maintenance issues.
- Hold neighborhood clean-up days.
- Establish a Neighborhood Enterprise Zone to stimulate residential structure rehabilitation and new construction, particularly for owner-occupied units.
- Continue to enforce the Nuisance and International Property Maintenance Ordinances.

**Goal 3: Improve public spaces**

The neighborhood has access to several parks, but access to the parks and park amenities need to be enhanced.

**Strategies:**

- Develop a master plan for Washington Park that balances the needs of various users and increases the feeling of safety in the park.
- Create a “Friends of Washington Park” group to raise funds for park improvements.
- Complete the Downtown Greenway Corridor to Emmet Street (anticipated in 2016).
- Create a welcoming access to Washington Park from Emmet Street, as well as improved entries from Washington and Sheridan Streets (anticipated in 2016).
- Place overhead wires underground.

**Goal 4: Enhance neighborhood identity**

The Emmet Neighborhood is rich in history, has a central location and many positive attributes, but has a negative perception by the community at large. Therefore, efforts need to be made to change the neighborhood reputation.

**Strategies:**

- Establish a neighborhood brand to develop a positive identity for the area.
- Hold neighborhood events such as picnics, block parties, neighborhood clean-up days, etc. to increase neighborhood interaction and identity.
- Hold “Who are the people in your neighborhood” sessions and neighborhood walkabouts to get residents out in the neighborhood, and to provide information and history about the area.
- Form a neighborhood association that will work to organize activities, disperse information, raise funds for neighborhood projects and generally guide implementation of the neighborhood plan.
- Establish a neighborhood watch program.
- Create neighborhood identity through signage or repetitive landscaping.

- Initiate an historic district in the neighborhood.

**Goal 5: Address land use issues**

Due to its industrial history, the Emmet Neighborhood has the widest range of land uses of any area of the City. While most of the uses co-exist with relative ease, there are areas that need to be addressed for neighborhood enhancement.

**Strategies:**

- Rezone industrial properties for less intensive uses and review the existing commercial districts, continuing to allow a mix of residential, commercial and light industrial.
- Consider re-zoning predominately single family areas to single and two-family versus multiple family zoning.

**Goal 6: Promote appropriate economic development**

Again, due to its unique mix of uses and availability of infrastructure, the area has potential to increase or transform the economic activity to benefit the neighborhood.

**Strategies:**

- Encourage formation of a neighborhood business association to increase area-specific identity through joint marketing.
- Work with commercial property owners to recruit businesses to vacant spaces such as a small restaurant that would provide the neighborhood with a gathering place.
- Test the market for commercial uses through temporary measures such as a farmer's market, food carts, pop-up shops, etc.
- Maintain data on traffic and pedestrian counts.
- Reduce parking requirements and develop public parking areas to improve viability of commercial buildings.
- Maintain information on potential redevelopment sites.
- Review and update ordinances to streamline the temporary use process.

**V. Summary**

The Emmet Neighborhood has many assets to be built upon, creating great potential to transform the neighborhood from an area to drive through to an area worth caring about. Development of this neighborhood plan is an important first step in identifying the priorities of stakeholders. The continued dedication and participation of neighborhood residents will be necessary to turn the suggested strategies in this plan into action.

## **APPENDIX A OPEN HOUSE PUBLIC INPUT**

On May 11, 2013 an open house was held to get input from stakeholders on what they want enhanced, preserved or transformed in their neighborhood. The meeting was attended by 40 stakeholders, plus the seven members of the Emmet Neighborhood Advisory Committee. The agenda for the meeting included a review and discussion of the neighborhood boundary, a review of upcoming neighborhood public projects anticipated for the next five years, and input on the question: What can be done in the Emmet Neighborhood in the coming years to make it the best it can be? Participants were asked to identify whether the idea was one of enhancement, preservation or transformation. Below are the comments provided from the meeting attendees.

The comments provided were then put into common subject areas, a summary of which is also below.

### **TRANSFORM**

- More trash cans and dog bags at Washington Park entrances (3)
- Fix fence at ball field in Washington Park
- Add a system to increase safety/ability to monitor Washington Park - For example, web cams connected to streaming options
- A neighborhood that feels worth and respect will work to preserve what is created
- Provide City utility funded grants like TC Saves or other value driven initiatives which improve housing and ultimately tax revenue
- Grants for landlords to improve properties
- Attract and allow small in home businesses
- Slower traffic – additional stop signs
- Side streets safer – sidewalks
- Coffee Shop/Deli/General Store – keep the old town feel – like Lake Street Market in Boyne City
- Picnic tables and family enhancements at Washington Park
- Street signs saying “Emmet Street Neighborhood” on key entry points
- Supervision to Washington Park – how to make it more public/safer
- Enforcement of building/property maintenance ordinances, especially pertaining to rental properties and especially safety-related
- Coffee Shop/Deli – something to bring people to the Emmet neighborhood
- Better management of rental properties
- Zone out old Petoskey Plastics for green space and high to medium income housing
- Summer/weekend food options – food trucks, stands, etc. (late evening)
- Buckley Avenue improvements – sidewalks and grass
- Enforce rubbish/porch junk cleanup
- Community Center - after School programs for children
- River access at end of Washington Street
- Finish Railroad Greenway to Emmet Street because it will be a gateway to Emmet Street and bring more pedestrians to the area
- Dog park associated with Gruler’s new store – this would bring more people to the community and keep it beautiful and happy

- Transform huge factory on Sheridan by river into something unique – Renaissance renewal? Conference center? Or knock it down?
- Zone out industrial and zone in retail and restaurants
- Washington Park a destination for concerts, recreation, tennis, Frisbee, dog park
- One way street going north from Washington to Sheridan (on Emmet)
- Municipal trash cans for 7-11 debris
- Action group to help people paint and clean up yards
- Get rid of trash trees (locust, elm) replace with consistent planting like red maples
- Less traffic on Emmet Street
- Trash cans (nice looking ones)
- Bring more restaurants/gift shops to Emmet Street due to heavy traffic to transform the street and make it more like East Lake or Mitchell
- Benches and tables at Washington Park;
- Better management of rental properties

## **ENHANCE**

- Buckley/Sheridan sidewalk curb on NW corner needs removal
- Bridge Street bridge needs cleaning under bridge
- Get Boy Scouts to clean up Bear Creek rec center
- Change out street lights
- Edge the grass off curbs and sidewalks
- Create an “Emmet” music fest like “Water Hill” in Ann Arbor
- “Driveway Parties”
- Garbage management/lawn litter
- Better snow removal on sidewalks
- Enhance current small businesses (i.e. Tom n’ Dicks/Gold Mine)
- Ask men from Harbor Hall to pick up trash when they take their walks
- Bring more landscape to the Emmet Street, better sidewalks
- Safer crossing for children across Emmet Street – picnic tables in Washington Park
- Walkways to/through Washington Park
- Keep houses, but renovate them
- Make Emmet Street a new destination where there are places to eat, hear music, dance, walk in the park
- Require fixing doors and areas that are broken down to grants to do so
- Pave from Fulton to steps at access to river
- Put pavilion, port-a-potty at Washington Park
- Better traffic control on Emmet Street
- Microbusiness zone – food trucks, co-working spaces, etc.
- Clean up alleys in area (behind 7-11 and Family Video)
- Slow down traffic on Emmet Street – stop signs and disallow heavy trucks (we have so much dust accumulation)
- Change street lights so they look nice
- More enforcement of building blight codes
- More 4-way stops on Emmet to decrease speed
- Emmet Street feels industrial would be helpful to beautify the street – electrical lines underground, planting flowers (like Charlevoix), boulevard style street (islands), and trash cans (so much trans in our yard)
- Sidewalks to create safe front yards for kids – friendlier

- Music on the streets in summer (once a month) – bring people to the neighborhood
- Rental units/apartment – code minimum of one parking place per apartment that is off street
- Wi-fi neighborhood
- Better utilization of the space at Washington Park – more space for games and playgrounds
- Assist with blight management, removal outside homes, especially in rental areas/properties
- Use Washington Park for more kids activities, pop warner, etc.
- Enhance the rental properties to attract more people
- Enforcing trash, toy, junk cleanup
- Trash cans/dog bags along Emmet Street
- Improve treacherous approach to river walk off Fulton and add trash receptacles
- Enhance what is here – more green trees
- Treat property owners and/or residents no differently than East Mitchell or Bay Harbor
- Improve the street lights
- Stop sign and cross walk across Emmet to Washington Park entrance (this will slow traffic)
- Make a walkway from Emmet to Washington Park
- Organize neighborhood with a name (i.e. Mill District) create market with value perception (Bear River Corridor)
- Community dog park development
- Flowering bushes and trees in vacant lots
- Maybe the guys at Harbor Hall could have projects of picking up trash in the neighborhood while on their walks
- Better parking
- Mini mountain bike course for kids at Washington Park maintained by local mountain bike shops
- My main concern is that children crossing Emmet Street have as safe a crossing as possible
- Safer commuting for residents – bike lanes, well lit walk paths
- Add trash and recycling bins on the streets most used
- Neighborhood wi-fi
- Community flowers/gardens

## **PRESERVE**

- The lovely river valley
- Encourage preservation of Emmet and Washington as original downtown Petoskey
- Fix sidewalks with cement not just grind them down
- River walk natural side
- Old industrial buildings
- Develop a museum for logging history of Petoskey
- Old feel of neighborhood preserve
- Treat ash trees especially ones that are large – they are not easily replaced
- Clean-up crew for the Bear River Valley
- trees and shrubs on city property
- Save the buildings

## **PUBLIC COMMENTS GROUPED BY SUBJECT**

### **Washington Park**

- More trash cans and dog bags at Washington Park entrances (3)
- Fix fence at ball field in Washington Park
- Add a system to increase safety/ability to monitor Washington Park - For example, web cams connected to streaming options
- Picnic tables and family enhancements at Washington Park
- Supervision to Washington Park – how to make it more public/safer
- Washington Park a destination for concerts, recreation, tennis, Frisbee, dog park
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- Make a walkway from Emmet to Washington Park
- Mini mountain bike course for kids at Washington Park maintained by local mountain bike shops
- Walkways to/through Washington Park
- Picnic tables in Washington Park

### **Emmet Street Traffic**

- Slower traffic – additional stop signs
- One way street going north from Washington to Sheridan (on Emmet)
- Less traffic on Emmet Street
- Better traffic control on Emmet Street
- Slow down traffic on Emmet Street – stop signs and disallow heavy trucks (we have so much dust accumulation)
- More 4-way stops on Emmet to decrease speed
- Improve the street lights
- Stop sign and cross walk across Emmet to Washington Park entrance (this will slow traffic)
- Safer crossing for children across Emmet Street

### **Property Maintenance/ Management**

- Grants for landlords to improve properties
- Enforcement of building/property maintenance ordinances, especially pertaining to rental properties and especially safety-related
- Better management of rental properties
- Enforce rubbish/porch junk cleanup
- Action group to help people paint and clean up yards
- Better management of rental properties
- Garbage management/lawn litter
- Keep houses, but renovate them
- Require fixing doors and areas that are broken down to grants to do so
- Clean up alleys in area (behind 7-11 and Family Video)

- Change street lights so they look nice
- More enforcement of building blight codes
- Assist with blight management, removal outside homes, especially in rental areas/properties
- Enhance the rental properties to attract more people
- Enforcing trash, toy, junk cleanup
- Rental units/apartment – code minimum of one parking place per apartment that is off street

### **Neighborhood Identity**

- A neighborhood that feels worth and respect will work to preserve what is created
- Street signs saying “Emmet Street Neighborhood” on key entry points
- Create an “Emmet” music fest like “Water Hill” in Ann Arbor
- “Driveway Parties”
- Organize neighborhood with a name (i.e. Mill District) create market with value perception (Bear River Corridor)
- Music on the streets in summer (once a month) – bring people to the neighborhood
- Community flowers/gardens
- The lovely river valley
- Encourage preservation of Emmet and Washington as original downtown Petoskey
- River walk natural side
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- Develop a museum for logging history of Petoskey
- Old feel of neighborhood preserve
- Save the buildings

### **Land Use**

- Zone out old Petoskey Plastics for green space and high to medium income housing
- Zone out industrial and zone in retail and restaurants

### **Economic Development**

- Attract and allow small in home businesses
- Coffee Shop/Deli/General Store – keep the old town feel – like Lake Street Market in Boyne City
- Coffee Shop/Deli – something to bring people to the Emmet neighborhood
- Summer/weekend food options – food trucks, stands, etc. (late evening)
- Transform huge factory on Sheridan by river into something unique – Renaissance renewal? Conference center? Or knock it down?
- Bring more restaurants/gift shops to Emmet Street due to heavy traffic to transform the street and make it more like East Lake or Mitchell
- Enhance current small businesses (i.e. Tom n’ Dicks/Gold Mine)
- Make Emmet Street a new destination where there are places to eat, hear music, dance, walk in the park
- Microbusiness zone – food trucks, co-working spaces, etc.
- Wi-fi neighborhood
- Neighborhood wi-fi

### **Downtown Greenway/ Park Connections/ Park Enhancements**

- Finish Railroad Greenway to Emmet Street because it will be a gateway to Emmet Street and bring more pedestrians to the area
- Improve treacherous approach to river walk off Fulton and add trash receptacles
- Community dog park development
- Dog park associated with Gruler's new store – this would bring more people to the community and keep it beautiful and happy

### **Streetscape/ Beautification/ Landscaping**

- Side streets safer – sidewalks
- Buckley Avenue improvements – sidewalks and grass
- Municipal trash cans for 7-11 debris
- Get rid of trash trees (locust, elm) replace with consistent planting like red maples
- Trash cans (nice looking ones)
- Buckley/Sheridan sidewalk curb on NW corner needs removal
- Bridge Street bridge needs cleaning under bridge
- Get Boy Scouts to clean up Bear Creek rec center
- Edge the grass off curbs and sidewalks
- Better snow removal on sidewalks
- Bring more landscape to the Emmet Street, better sidewalks
- Pave from Fulton to steps at access to river
- Emmet Street feels industrial would be helpful to beautify the street – electrical lines underground, planting flowers (like Charlevoix), boulevard style street (islands), and trash cans (so much trash in our yard)
- Sidewalks to create safe front yards for kids – friendlier
- Trash cans/dog bags along Emmet Street
- Enhance what is here – more green trees
- Flowering bushes and trees in vacant lots
- Maybe the guys at Harbor Hall could have projects of picking up trash in the neighborhood while on their walks
- Better parking
- Change out street lights
- Fix sidewalks with cement not just grind them down

### **Other**

- Treat property owners and/or residents no differently than East Mitchell or Bay Harbor
- Provide City utility funded grants like TCSaves or other value driven initiatives which improve housing and ultimately tax revenue
- Community Center - after School programs for children

## Appendix B Traffic Calming Methods

Traffic speed is a frequent concern in Petoskey neighborhoods. This appendix provides a summary of different traffic calming techniques that may be used, but not appropriate in all situations. Consideration for roadway category, slope, cost, enforceability and impact on emergency vehicles must all be taken into consideration with each method. Additional information on traffic calming can be found at <http://www.pps.org/reference/livememtraffic/> and [http://safety.fhwa.dot.gov/speedmgt/traffic\\_calm.cfm](http://safety.fhwa.dot.gov/speedmgt/traffic_calm.cfm).

### Road Narrowing

The wider a travel lane, it has been shown that drivers will tend to drive faster. That is why recent street projects have narrowed the pavement width to create areas for sidewalks and tree lawns. As an example, the reconstruction of Atkins Street reduced the travel width from a 37 foot roadway with no sidewalks to a 28 foot roadway with sidewalks that continues to allow two travel lanes and on-street parking. On-street parking can itself act as a traffic calming method as cars have to slow to allow on-coming traffic to pass safely.

*Atkins Street Before*



*Atkins Street After*



### Bump-outs/ Neckdowns



Bump-outs or curb neckdowns are effective tools for slowing traffic at intersections and mid-block locations where there is significant pedestrian crossing. This method eliminates parking close to an intersection, makes pedestrians more visible and shortens the pedestrian crossing distance. The area can be used to provide additional green space or tree canopy, benches or other streetscape amenities such as bike racks. These have

been used in Downtown Petoskey, and at the intersections of Michigan and State with Emmet (above). Bumpouts are typically the width of a parking space, but could be as small as 6 feet.

### **Mid-block Deflector Islands or Mid-block pedestrian islands/ crosswalks**

This measure works very well on streets with long blocks or slope. They cause drivers to deflect their travel paths on otherwise straight streets, requiring them to slow down. They can



also slow traffic entering a neighborhood, and may also serve as a pedestrian refuge area on wide streets. If a block is unusually long, such as the 1000-1100 block of Emmet, it may be appropriate to install a pedestrian crossing island, both to slow traffic and to provide a safe crossing area for pedestrians. These have been used several places within the City including two on Atkins Street.

### **Chicanes**

This tool realigns an otherwise straight street to form a S-curve, designed as a series of lateral shifts rather than a continuous curve. They can be accomplished by taking stretches of curbs and angling them out on one side, then doing the same further down the street on the alternate side. If parking demand is high, parking lanes alternating back and forth along the block can be an



inexpensive measure to accomplish the same effect. As shown in the figure below, a combination of islands and chicanes were used on the hill portion of East Mitchell Street as a straight curbed island alone would not have caused vehicles to slow. Observing traffic using the brakes as they enter the City or go down the hill indicates that these measures have had their desired effect.

### **Psycho-Perception Measures**

Measures such as edge striping, adding bike lanes, parking lanes, street trees and instant feedback signs are examples of things that make the driver perceive the need to slow down. Emmet Street currently has some on-street parking spaces painted, which could be changed to a continuous parking lane on one or both sides, again narrowing the lane of traffic. This street also has the ability, if the wide tree lawns are maintained and trees added, to create a tunnel of trees effect that would enhance the streetscape, help treat vehicle exhaust, and slow traffic. Tree planting is one of the most inexpensive and effective methods to improve a streetscape, particularly if the timing of tree planting could be coordinated with removal of overhead power lines.

### **Stop signs**

While many residents request additional stop signs to be installed, this is not always appropriate for a collector thoroughfare street and does not always slow traffic between intersections. Vehicles may stop and then speed up between stop signs, or simply roll through stop signs instead of coming to a complete stop.

### **Residential Traffic Circles**

Because of the issue with stop signs, some communities are instead – or in addition- installing residential traffic circles, which are essentially miniature roundabouts. Again, as a physical barrier, they require approaching traffic to enter at a slow speed and yield to any vehicle already in the circle. The intent is to keep traffic flowing in a counter-clockwise direction. The raised circle in the middle is relatively small, typically no more than 16' – 24' in diameter for residential roads 25' – 36' in width.



### **Speed Humps/ Raised Crosswalks**

Speed humps are devices used to reduce vehicle speed and volume on residential streets, but are not placed on major roads. They are combined with warning signs and have pavement markings to enhance visibility. They slow. Humps are placed across the road to slow traffic and are often installed in a series of several humps in order to prevent cars from speeding before and after the hump. They can be made of asphalt or rubber speed humps are also made.

## **Appendix C**

### **Summary of Property Owner Programs**

#### **Neighborhood Enterprise Zones**

The neighborhood enterprise zone program provides a tax incentive for the development and rehabilitation of residential housing and to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur.

A community can reduce the taxes on property for up to 15 years in designated areas to promote the revitalization of those neighborhoods by creating a NEZ. Developers and owners must then seek approval for the NEZ benefits before starting a project in the zone, which fall into two categories.

1. **Rehabilitated Facility**

An existing structure or a portion of an existing structure with a current true cash value of \$80,000 or less per unit that has or will have as its primary purpose residential housing consisting of 1-8 units.

2. **A new facility is a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner occupied as a principal residence. This definition includes a new individual condominium unit, in a structure with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. A new facility would only include apartments if all of the following criteria apply:**

- a. Rented or leased or is available for rent or lease.
- b. A mixed-use building or located in a mixed use building that contains retail business space on street level floor.
- c. Located in a qualified downtown district (DDA, Principal Shopping District, or boundaries identified by the local government in an area zoned and primarily used for business).

#### **Rental Rehabilitation**

A program of the Michigan State Housing Development Authority's Community Development Division's (CD), Rental Rehabilitation program is designed to improve investor-owned properties and spur economic development in Michigan's downtowns, therefore the program may only apply to a portion of the Emmet Neighborhood. Funding for Rental Rehab is generally provided through the unit of local government with jurisdiction for code enforcement and/or rental licensing.

- Property owners fund at least 25% of project costs
- Affordability at initial occupancy
- \$35,000 per unit maximum for the creation of rental units in previously non-residential space

- \$25,000 maximum for any unit in legal residential use and occupied during the last 5 years

Rental Rehab projects targeted at downtown business districts often have a long-term positive impact resulting from (a) increased activity in the downtown, (b) increased revenue to downtown property owners, and (c) productive use of space which is often inappropriate for homeownership. Applications that are part of a comprehensive downtown or gateway strategy for economic development have priority. Additionally, **CD will give preference to applications that meet the following criteria:**

1. The projects are ready to go with owner financing for the leverage portion in place at time of application submittal, (proof of leverage funds must be submitted with application).
2. Projects of 4-16 units must demonstrate long term financial viability.
3. Projects that create new units in the upstairs of commercial buildings in the downtown.
4. Projects that are strongly supported by the municipality, by tax incentives given to building owners. This could be a Neighborhood Enterprise Zone, Brownfield, or other program that reduces the taxes for the property owner.
5. Program/Projects with historic buildings that are eligible for historic tax credits (placed in service prior to 1936), and that are in a historic local district.
6. Programs/Projects in a Michigan Main Street Community.
7. Projects that preserve the historic character of the building.
8. Projects that include "green" standards using recyclable materials, and projects that achieve high energy efficiency standards.
9. Projects that create units with at least 750 square feet (SF) per unit (and at least one bedroom per unit). Projects less than 750 SF could be considered, but MSHDA would award a maximum of \$25,000 for these units.

## **Appendix D**

### **Forming a Neighborhood Association**

As the creation of a neighborhood association is a proposed strategy in this plan, the following general information is provided. The City of Petoskey does not currently have any formal neighborhood associations, but many other cities do and there are many resources that can be found on-line.

#### ***What is a Neighborhood Association?***

A neighborhood association is a voluntary organization of residents who work together to improve and maintain the quality of life in their neighborhood. Associations can form out of concern over a particular issue, or as a means of enhancing the "sense of community" in the neighborhood.

Features of a Neighborhood Association:

- Membership is open to all residents in the neighborhood but participation is optional;
- Boundaries are established by the association
- Dues are voluntary
- There is no legal authority to enact or enforce maintenance or design requirements beyond those established by City ordinances
- To ensure a visibly democratic process, the organization establishes formal or informal bylaws to provide for at least one general membership meeting per year and require an annual election of officers
- Association position statements are reached through consensus

#### ***Benefits to Organizing Neighborhood Associations***

Through neighborhood organizing, residents get to know each other better while working to improve their community. Some of the benefits of having an organized association include:

- Facilitate achieving common neighborhood goals
- Provide the neighborhood with a common voice and an effective means of communicating with government officials and other instrumental groups
- Empowered neighborhoods can have input in events happening in their area members take part in the decision making that affects their neighborhoods
- Organize and help members work for preservation and improvements in their neighborhood
- Planning and holding social activities for the neighborhood
- Organizing neighborhood improvement projects