APPENDIX A

VILLAGE OF DEXTER
PARKS AND RECREATION COMMISSION

RESOLUTION OF ADOPTION
2009 PARKS AND RECREATION MASTER PLAN

WHEREAS, development of adequate parks and recreation facilities requires a proactive action plan based on a combination of community input, analysis of existing conditions, analysis of the basic needs of the current population, parks and recreation expertise, as well as a prioritized capital improvements program and potential funding opportunities; and

WHEREAS, the Village of Dexter Parks and Recreation Commission, along with assistance of Village staff, has prepared the Village of Dexter Parks and Recreation Master Plan, dated, February 17, 2009 which includes all the above elements; and

WHEREAS, the said plan meets the requirements of the Michigan Department of Natural Resources, thereby making the Village eligible for state and federal grants administered by the Michigan Department of Natural Resources; and

WHEREAS, the Village of Dexter Parks and Recreation Commission held numerous public meetings over the last year to discuss the Parks and Recreation Master Plan, a specific Mill Creek Park Stakeholder public meeting on September 29, 2008 and December 17, 2008 and the Village of Dexter Parks and Recreation Commission held a public hearing on the master plan on February 17, 2009 for the purpose of receiving community input on the master plan;

BE IT FURTHER RESOLVED, the Village of Dexter Parks and Recreation Commission recommends that the Village Council adopt the 2009 Village of Dexter Parks and Recreation Master Plan dated February 17, 2009.

MOVED BY: Coy **SECONDED BY:** Covert

YEAS: Covert, Semifew, Coy, Brassow, Henkemeyer, Coreen **NAYS:** —

ABSENT: Hermann

RESOLUTION DECLARED ADOPTED THIS 17th DAY OF February 2009.

Alan Green
Parks and Recreation Commission Chair

Carol Jones
Village Clerk

APPENDIX B

VILLAGE OF DEXTER
VILLAGE COUNCIL

RESOLUTION OF ADOPTION
2009 PARKS AND RECREATION MASTER PLAN

WHEREAS, the Village of Dexter Council has established, by ordinance, the Parks and Recreation Commission to "prepare, update and maintain the Dexter Village Parks Master Plan, ensuring that the plan is kept current and is reflected in the village master plan"; and

WHEREAS, development of adequate parks and recreation facilities requires a proactive action plan based on a combination of community input, analysis of existing conditions, analysis of the basic needs of the current population, parks and recreation expertise, as well as a prioritized improvements program and potential funding opportunities; and

WHEREAS, the Village of Dexter Parks and Recreation Commission, along with assistance of Village staff, has prepared the Village of Dexter Parks and Recreation Master Plan, dated, February 17, 2009 which includes all the above elements; and

WHEREAS, the said plan meets the requirements of the Michigan Department of Natural Resources, thereby making the Village eligible for state and federal grants administered by the Michigan Department of Natural Resources; and

WHEREAS, the Village of Dexter Parks and Recreation Commission held numerous public meetings over the last year to discuss the Parks and Recreation Master Plan, a specific Mill Creek Park Stakeholder public meeting on September 29, 2008 and December 17, 2008 and the Village of Dexter Parks and Recreation Commission held a public hearing on the master plan on February 17, 2009 and for the purpose of receiving community input on the master plan; and

WHEREAS, the Parks and Recreation Commission has recommended approval of the 2009 Parks and Recreation Master Plan;

BE IT FURTHER RESOLVED, that the Village Council adopt the 2009 Village of Dexter Parks and Recreation Master Plan, dated February 17, 2009 and approved by the Village Council on February 23, 2009.

MOVED BY: Semifero **SECONDED BY:** Carson

YEAS: Tell, Carson, Fisher, Cousins, Smith, Semifero, Keough
NAYS: None
ABSENT: None

RESOLUTION DECLARED ADOPTED THIS 23rd DAY OF February 2009.

CERTIFIED BY:

Shawn Keough, Village President

Carol Jones, Village Clerk

APPENDIX C

The Village of Dexter

Washtenaw County Michigan

Thank you for your participation!

Every five years the Village of Dexter Parks Commission updates the Parks and Recreation Master Plan. The plan provides direction for the acquisition and development of outdoor recreation opportunities in the Village of Dexter and also make the Village eligible for recreation grants and funding.

As part of the updates to the Parks and Recreation Master Plan the Parks Commission conducts a survey of the local residents to understand the situations, priorities and opinions of residents relative to recreation opportunities within the Village and surrounding the Village.

Your opinions are important to us and will help us accurately represent the needs and wants of our resident for our locals parks. Your participation in taking the survey should take approximately 10 minutes. Your participation is voluntary and very much appreciated by the Village of Dexter and the Parks Commission. If you should have any comments or questions please feel free to contact Allison Bishop at 734-426-8303 ext. 15 or abishop@villageofdexter.org. If you would prefer to take the survey in paper form please contact the Village and we will mail you a copy. The survey is also available at the Village Offices.

Thank you again for your participation.

Please click here to start the survey.

SECTION 1 - FACILITY USAGE

1. How frequently do **you or an adult** member of your household use the following type of park or recreation facility?	1-2 x/wk.	1-2 x/mon.	1-2 x/yr.	Not at all
=> Village Park	○	○	○	○
=> School Facilities (tennis courts, basketball courts, etc.)	○	○	○	○
=> Private Recreation Facility (aerobics, gym, etc.)	○	○	○	○
=> Library, Museum	○	○	○	○
=> Metro Parks	○	○	○	○

2. How frequently does a **child or other dependent** member of your household use the following type of park or recreation facility?	1-2 x/wk.	1-2 x/mon.	1-2 x/yr.	Not at all
=> Village Park	○	○	○	○
=> School Facilities (tennis courts, basketball courts, etc.)	○	○	○	○
=> Private Recreation Facility (aerobics, gym, etc.)	○	○	○	○
=> Library, Museum	○	○	○	○
=> Metro Parks	○	○	○	○

3. How do you or an **adult member** of your household travel to the following park or recreation facility?	Car	Bike, Roller Blade, etc.	Walk	N/A
=> Village Park	○	○	○	○
=> School Facilities (tennis courts, basketball courts, etc.)	○	○	○	○
=> Private Recreation Facility (aerobics, gym, etc.)	○	○	○	○
=> Library, Museum	○	○	○	○
=> Metro Parks	○	○	○	○

4. How does a child or other dependent member of your household travel to the following park or recreation facility:	Car	Bike, Roller Blade, etc.	Walk	N/A
=> Village Park	○	○	○	○
=> School Facilities (tennis courts, basketball courts, etc.)	○	○	○	○
=> Private Recreation Facility (aerobics, gym, etc.)	○	○	○	○
=> Library, Museum	○	○	○	○
=> Metro Parks	○	○	○	○

5. How could the Village make the village parks more accessible, valuable, useful or enjoyable to you and your family?	

6. Do you think that the Village of Dexter should duplicate the types of recreation, indoor and outdoor, that is available at the schools, regional recreation providers, etc?	Yes ○	No ○
=> If Yes, what types of facilities should be duplicated?		

7. What specific recreation facilities would you like to see in the Village of Dexter?	

Continue

SECTION 2 - LEVEL OF SATISFACTION

Please indicate your level of satisfaction with the Village of Dexter park and recreation facilities by the following statements:

No.	**Question/Statement** (These questions pertain to the Village of Dexter only)	**Strongly Agree**	**Agree**	**Disagree**	**Strongly Disagree**	**N/A**
8	I am satisfied with the amount and availability of existing Village of Dexter **parkland.**	○	○	○	○	○
9	I am satisfied with the amount and availability of existing Village of Dexter **recreational facilities.**	○	○	○	○	○
10	There are sufficient park and recreation opportunities for **children** in Village of Dexter.	○	○	○	○	○
11	There are sufficient park and recreation opportunities for **adults** in the Village of Dexter.	○	○	○	○	○
12	There are sufficient park and recreation opportunities for the **handicapped** in the Village of Dexter.	○	○	○	○	○
13	Village parks and recreation facilities are easily accessible by Dexter residents.	○	○	○	○	○
14	Dexter school recreation facilities are easily accessed.	○	○	○	○	○
15A	The Village of Dexter needs more publicly-owned, **active** park and recreation areas.	○	○	○	○	○
15 B	If so, please choose one of the items to the right that you feel should be added.	Baseball/Softball fields ○		Soccer fields ○		
		Lacrosse field ○		Rugby pitch ○		
		Basketball court ○		Skate park ○		
		Volleyball court ○		Tennis Courts ○		
		Ice Rinks ○		Other ○		
16	The Village of Dexter needs more publicly-owned, undeveloped, passive open space areas (trails, preserves, etc.)	○	○	○	○	○
17	I will support a millage to provide additional recreation facilities and programs for the **Village of Dexter residents**.	○	○	○	○	○
18	I will support a millage to make Village owned park and recreation facilities more **handicapped** accessible and usable.	○	○	○	○	○
19	I will support a millage to purchase additional parkland for **Village of Dexter residents**.	○	○	○	○	○
20	I will support a user fee program to help offset parks and recreation facility costs.	○	○	○	○	○
21	I will support a program that requires new developments to provide sufficient public park and recreation facilities to meet increased demand caused by new development.	○	○	○	○	○

Continue

SECTION 3 - PLANNING

From the list of Parks and Recreation Facility Improvement options listed below, choose the three options you would like to see implemented. Rank order your three selected options, where a value of "1" is the option you are most interested in. Additionally, for the three options you have selected, evaluate the relative importance of each option using the scale provided.

No.	Park and Recreation Facility Improvement Options	Rank	Very Important	Important	Not Very Important	No Opinion
22	Acquisition and improvement of land along Mill Creek and the Huron River for **open space and passive recreation** facilities (picnic areas, hiking, etc.).		○	○	○	○
23	Acquisition and improvement of land along Mill Creek and the Huron River for **active recreation** facilities (canoeing, fishing, etc.)		○	○	○	○
24	Purchase new parkland.		○	○	○	○
25	Develop and improve existing parkland.		○	○	○	○
26	Increase park and recreational facility accessibility by **creating pathways** to parks from other parks and residential areas.		○	○	○	○
27	Increase park and recreational facility accessibility by providing more **park signage**.		○	○	○	○
28	Increase park and recreational facility accessibility by providing more **parking spaces**.		○	○	○	○
29	Provide additional facilities for targeted groups of users, such as paved walking paths, playgrounds and ball fields.		○	○	○	○
30	Develop bike paths along key roadways.		○	○	○	○
31	Coordinate and jointly fund recreational facility improvements with the **school district**.		○	○	○	○
32	What Park and Recreational Facility Improvements or Programs would you like to see offered in Dexter?		○	○	○	○
33	Coordinate and jointly fund recreation facility improvements with **Huron Clinton Metropolitan Authority and Washtenaw County Parks**?		○	○	○	○
34	What parks and recreation facility improvements or programs would you like to see offered in the Village of Dexter? How can the Village of Dexter Parks and Recreation Facilities better serve you?					
35	What suggestions or comments do you have for the Dexter Parks and Recreation Plan?					
36	Would you be willing to work on a citizen-team that periodically donates time to improve park and recreational facilities?		Yes ○		No ○	
37	How often would you be able to participate on this citizen-team?		Monthly ○	Quarterly ○	Semi-Annually ○	Not Interested ○

Continue

SECTION FOUR - DEMOGRAPHICS					
38	How long have you been a Village of Dexter resident?	< 1 year ○	1-5 years ○	5-10 years ○	>10 years ○
39	In which area of Dexter do you reside?	Village of Dexter ○	Scio Township ○	Dexter Township ○	Webster Township ○
40	How many people live in your household in the following age groups?				
=>	Under 5 yrs. of age				
=>	5-10 yrs. of age				
=>	11-17 yrs. of age				
=>	18 - 24 yrs. of age				
=>	25.54 yrs. of age				
=>	55 yrs. of age and older				

continue

The Village of Dexter

Washtenaw County Michigan

That concludes our survey.

Thank you for your participation!

Please click here to visit the Village website..

Village of Dexter

Parks and Recreation Plan - Questionnaire

The Village of Dexter Parks Commission appreciates your assistance with this questionnaire. The Commission is always looking for interested volunteers to serve as Parks Commissioners or provide assistance as needed. If you have an interest in serving or have questions/comments reagrdng the questionaire or the Parks and Recreation Plan plannign process, please contact Allison Bishop at 734-426-8303 ext. 15 or abishop@villageofdexter.org

SECTION 1 - FACILITY USAGE					
1	How frequently do **you or an adult** member of your household use the following type of park or recreation facility?	1-2 x/wk	1-2 x/mon.	1-2 x/yr	Not at all
⇨	Village Park				
⇨	School Facilities (tennis courts, basketball courts, etc.)				
⇨	Private Recreation Facility (aerobics, gym, etc.)				
⇨	Library, Museum				
⇨	Metro Parks				
2	How frequently does a **child or other dependent** member of your household use the following type of park or recreation facility?	1-2 x/wk	1-2 x/mon.	1-2 x/yr	Not at all
⇨	Village Park				
⇨	School Facilities (tennis courts, basketball courts, etc.)				
⇨	Private Recreation Facility (aerobics, gym, etc.)				
⇨	Library, Museum				
⇨	Metro Parks				
3	How do you or an **adult member** of your household travel to the following park or recreation facility?	Car	Bike, Roller Blade, etc.	Walk	N/A
⇨	Village Park				
⇨	School Facilities (tennis courts, basketball courts, etc.)				
⇨	Private Recreation Facility (aerobics, gym, etc.)				
⇨	Library, Museum				
⇨	Metro Parks				
4	How does a **child or other dependent** member of your household travel to the following park or recreation facility:	Car	Bike, Roller Blade, etc.	Walk	N/A
⇨	Village Park				
⇨	School Facilities (tennis courts, basketball courts, etc.)				
⇨	Private Recreation Facility (aerobics, gym, etc.)				
⇨	Library, Museum				
⇨	Metro Parks				
5	How could the Village make the village parks more accessible to you and your family?				
6	Do you think that the Village of Dexter should duplicate the types of recreation, indoor and outdoor, that is available at the schools, regional recreation providers, etc?	Yes	No		
⇨	If Yes, what types of facilities should be duplicated?				
7	What specific recreation facilities would you like to see in the Village of Dexter?				

SECTION TWO - LEVEL OF SATISFACTION

Please indicate your level of satisfaction with the Village of Dexter park and recreation facilities by the following statements:

No.	Question/Statement (Note: Dexter includes Scio, Webster, Dexter Township and Village of Dexter)	Strongly Agree	Agree	Disagree	Strongly Disagree	N/A
8	I am satisfied with the amount and availability of existing Village of Dexter **parkland.**					
9	I am satisfied with the amount and availability of existing Village of Dexter **recreational facilities.**					
10	There are sufficient park and recreation opportunities for **children** in Dexter.					
11	There are sufficient park and recreation opportunities for **adults** in the Village of Dexter.					
12	There are sufficient park and recreation opportunities for the **handicapped** in the Village of Dexter.					
13	Dexter parks and recreation facilities are easily accessible for Dexter residents.					
14	Dexter school recreation facilities are easily accessible.					
15	The Village of Dexter needs more publicly-owned, developed, **active** park and recreation areas (ball fields)					
16	The Village of Dexter needs more publicly-owned, undeveloped, passive open space areas (trails, preserves, etc.)					
17	I will support a millage to provide additional recreation facilities and programs for the **Village of Dexter residents.**					
18	I will support a millage to make publicly owned park and recreation facilities more **handicapped** accessible and usable.					

Parks and Recreation Plan - Questionnaire

19	I will support a millage to provide additional parkland for **Village of Dexter residents.**					
20	I will support a program that requires park and recreation facilities to pay an additional fee for additional services.					
21	I will support a program that requires new development to provide new public park and recreation facilities due to increased demand caused by new development.					

SECTION THREE - PLANNING

From the list of Parks and Recreation Facility Improvement options listed below, choose the three options you would like to see implemented. Rank order your three selected options, where a value of "1" is the option you are most interested in. Additionally, for the three options you have selected, evaluate the relative importance of each option using the scale provided.

No.	Park and Recreation Facility Improvement Options	Rank	Very Important	Important	Not Very Important	No Opinion
22	Acquisition and improvement of land along Mill Creek and the Huron River for **open space and passive recreation** facilities (picnic areas, hiking, etc.).					
23	Acquisition and improvement of land along Mill Creek and the Huron River for **active recreation** facilities (canoeing, fishing, etc.)					
24	Purchase new parkland.					
25	Develop and improve existing parkland.					
26	Increase park and recreational facility accessibility by **creating pathways** to parks from other parks and residential areas.					
27	Increase park and recreational facility accessibility by providing more **park signage**					
28	Increase park and recreational facility accessibility by providing more **parking spaces.**					
29	Provide additional facilities for targeted groups of users, such as paved walking paths, playgrounds and ball fields.					
30	Develop bike paths along key roadways.					
31	Coordinate and jointly fund recreational facility improvements with the **school district.**					
32	What Park and Recreational Facility Improvements or Programs would you like to see offered in Dexter?					
33	Coordinate and jointly fund recreation facility improvements with **Huron Clinton Metropolitan Authority and Washtenaw County Parks?**					
34	What parks and recreation facility improvements or programs would you like to see offered in the Village of Dexter? How can the Village of Dexter Parks and Rcreation Facilities better serve you?					
35	What suggestions or comments do you have for the Dexter Parks and Recreation Plan?					
36	Would you be willing to work on a citizen-team that periodically donates time to improve park and recreational facilities? (circle one)	**Yes**	**No**			
37	How often would you be able to participate on this citizen-team? (circle one)	**Monthly**	**Quarterly**	**Semi-Annually**	**Not Interested**	

SECTION FOUR - DEMOGRAPHICS

38	How long have you been a Dexter resident? (circle one)	< 1 year	1-5 years	5-10 years	> 10 years	
39	In which area of Dexter do you reside? (circle one)	Village of Dexter	Scio Township	Dexter Township	Webster Township	
40	How many people live in your household in the following age groups?					
⇨	under 5 yrs of age					
⇨	5-10 yrs of age					
⇨	11-17 yrs of age					
⇨	18- 24 yrs of age					
⇨	25-54 yrs of age					
⇨	55 yrs of age and over					

Thank you for your participation!!

APPENDIX D

Play Setting Recommendations

The following outline is a list of play setting standards created by The Recreation Access Advisory Board.

1. **Policy on Play Area Access**
   a. Play settings provide physical challenges
   b. Play setting provide social opportunities

2. **Plat Settings**
   a. Every play area must be accessible
   b. Accessible play components places throughout each activity area
   c. Similar play opportunities provided

3. **Route of Travel**
   a. Accessible surface is firm, stable, slip resistant, and resilient as described by ASTM F1292 within use zone
   b. When surfacing is not accessible, access routes are required
      i. Accessible route must connect all activity areas and all accessible activities
   c. Requirements for access routes
      i. 60" minimum width
      ii. 1:50 maximum cross slope
      iii. 1:20 maximum slope on ground level
      iv. 1:16 maximum slope of ramp on ground level ADAAG requirements apply except for handrails
      v. Treatment to prevent wheelchair from tipping into loose fill
      vi. Changes in level consistent with ADAAG
         1. Changes in level >1/4" and <1/2" must be beveled
         2. Changes in level >1/2" must be ramped
      vii. Auxiliary pathways are permitted
         1. 36" minimum width
         2. Every 20' requires turnaround
         3. Textured or bumpy for 5'
         4. Auxiliary pathway must be in close proximity
   d. Surfacing material shall not splinter, scrape, puncture, or abrade skin when crawling on

4. **Play Equipment Access**
   a. Provide a means of getting on, through (experience), and off the equipment for children with range of mobility impairments
   b. Options include transfer platform, transfer system, berm, ramp
      i. Requirements for transfer platform
         1. 11" - 14" above surface for 2-5 yr. Olds
         2. 14" – 17" above surface for 5-12 yr. Olds
         3. Minimum clear space 24" width x 14" depth

4. Means of hand support
5. Made of material that will not cut, scrape, or burn skin on contact
6. Be located on an accessible route
7. Provide parking space 30" x 48" minimum
8. Provide turning space 60" in diameter or T-shaped
9. Circulation path can not be reduced to less than 36"

ii. Requirements for transfer system
1. Meet requirements for transfer platform
2. Each adjacent deck be 24" x 14"
3. Maximum rise of 6" for 2-5 yr. Olds
4. Maximum rise of 8" for 5-12 yr. Old

iii. Requirements for berm
1. Meet access route requirements
2. If berm exceeds slope1: 16, route is considered a ramp and ADAAG applies except for handrails

iv. Requirements for ramp onto equipment
1. Minimum width of 36"
2. Cross slope not to exceed 1:50
3. Running slope not to exceed 1:12
4. Ramp run not to exceed 12'
5. Handrails 26"-28" above ramp on each side
6. Edge to prevent wheelchair from falling
7. Landing at bottom and top of each run
    a. 60" minimum diameter
    b. Means of preventing wheelchair from falling off
    c. Landing with play activities require minimum 30" x 48" play space at each play component, circulation clear space of 36" required.
    d. Transfer platform on landings must meet all transfer requirements

5. Play Opportunities

a. Criteria for ground level activities
i. At least 1 of each similar activity be accessible
ii. Be located on access route
iii. Surrounded by firm, stable, slip resistant, and resilient per ASTM F1292
iv. Surfacing shall not be punctured, burn, cut, or abrade skin when crawling on
v. Accessible opportunities mixed throughout all areas

b. Criteria for activities and equipment elevated (less than 12)

i. Ground level access to all different ground level play components
ii. A minimum of ½ of elevated events accessible by transfer system
iii. One half or more of those events accessible by transfer system must be similar to those not accessible by transfer system

c. Requirements for activities and equipment elevated (12 or more)
   i. Ground level access to all different ground level play components
   ii. Ramp at last ½ of those ramped must be similar to those not ramped
   iii. At least ½ of those ramped must be similar to those not ramped
   iv. Additionally a transfer system is require to access minimum of ½ of the play components on the structure
   v. Where a sliding experience is provided at least one must be accessible by a ramp
   vi. A transfer platform shall be provided on elevated deck where the parking space 30" x 48" can not overlap the turning space
   vii. A parking space at a play component/event/activity can overlap as long as a minimum of 36" of circulation is maintained
   viii. When an accessible play events egress is different from its access point e.g. a slide; a means of returning the user to the access transfer point is required

6. Swings

a. At least one swing in each group should have accessible surfacing
   i. Accessible surfacing under full arch of swing
      1. Provide parking space 30" x 48" clear swing use zone
      2. Provide turning space at swing entry point
   ii. Area for wheelchair uses to push swing
      1. Returning space needed 4" beyond swing area

b. Swings should provide body support

7. Water Play

a. Water play areas need to provide wheelchair access
b. If water is to be played with, it must be useable by all
c. Storage area for water toys must be accessible
d. Special Requirements
   i. Forward reach 36" – 20"
   ii. Side reach 36" – 20"
   iii. Wheelchair clear space 36" x 55"

8. Sand Play

a. Access to sand area
b. Access to sand toys storage
c. Transfer in and out of sand area when >100 sq. ft.
   i. Back support 12" height, 6" – 15" width

ii. Consider providing shade

d. Raised sand play
   i. Top height to sand 30" – 34"
   ii. Leg Clearance: 27"
   iii. Side reach: 36" – 20"
   iv. Forward reach" 36" – 20"
   v. Clear space wheelchair" 36" x 55"

9. Gathering Places

a. Areas that contain fixed elements that support play, eating, watching, talking, or assembling
b. Gathering places serve all ages
c. When provided a portion should be accessible
   i. By an access route
   ii. All benches adjacent to access routes shall have back rest and arm supports
d. Every fixed picnic table shall be accessible
   i. Table top dimensions for children are: 27" minimum clear underneath, 30" maximum to top of table, and 36" wide space
e. When game tables are provided, accessible seat spacing required:
   i. Fewer than five tables: require one four-seat table to have one accessible seat
   ii. More than 5 tables:
      1. A minimum of one, or 10% of tables shall have two accessible spaces
      2. A minimum of two, or 10% shall have one accessible seat space

f. Storage Areas
g. Shade Areas

10. Garden Settings

a. Garden programs must provide a minimum of one accessible garden area
   i. Be located on accessible route
   ii. Be raised area or have transfer point
b. Raised areas located with main garden
   i. Raised area 20" – 30" above ground
   ii. Requires access by side or forward reach 20" - 36"
c. Potting areas when provided shall have access by forward or side reach
d. Storage areas have access shelves 36" off ground
e. Main circulation aisle around garden be minimum 44"

11. Vegetation, Trees, and Topography

a. When landscaping is a feature in a play setting a means of access up to and around it should be provided

b. Hardware and site furniture used in conjunction with feature must not entrap wheel, canes, and crutches

12. Entrances

13. Signage

a. ADAAG provisions apply

14. Safety and Access

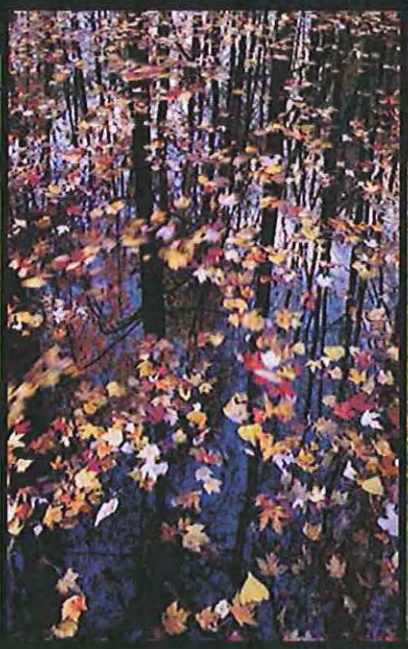
a. Safety first in compliance with standards such as ASTM and USCSPG when based on actual risk and anthropometric data
b. Access criteria may modify criteria if it can be demonstrated that the unsafe condition is just a perception

15. Consolation and Documentation

a. Every new play setting developed shall require consultation between operator, manufacturer or designer, and people with and without disabilities who reside in the community
b. Documentation of route of travel
c. Documentation of accessible point of access to elevated equipment
d. Documentation of accessible similar play events
e. Documentation of numbers of accessible play events
f. Documentation of return to point of egress

APPENDIX E

MILL CREEK PARK
RECREATION MASTER PLAN
January 26, 2009



JJR

ECT

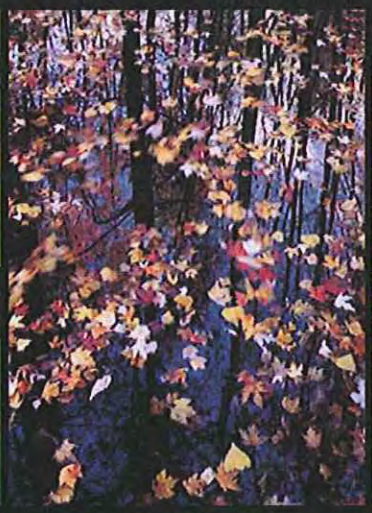
MILL CREEK PARK
RECREATION MASTER PLAN
January 26, 2009

Mill Pond Park Planning Team
Scott Bell, Planning Commission
Allison Bishop, Community Development Manager
Paul Cousins, Village Council Trustee
Alan Green, Chair, Parks Commission
Thom Phillips, Planning Commission
Joe Semifero, Village Council Trustee
Gary Vander Haagen, Downtown Development Association

Parks Commission
Alan Green, Chair
Joe Semifero, Ex officio
John Coy
Kim Covert
Toni Henkemeyer
Brian Brassow

Village Council
Shawn Keough, President
Carol Jones, Clerk
Donna Fisher
Jim Carson
Ray Tell
James Smith
Joe Semifero
Paul Cousins

Allison Bishop, Community Development Manager



JJR 110 Miller Avenue
Ann Arbor, MI 48104

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SECTION I • INTRODUCTION

The Village of Dexter (Village) in southeast Michigan is a pleasant community in the center of Washtenaw County that has retained much of its historic charm. Dexter was established on the banks of Mill Creek in the 1820s when Samuel Dexter moved to the area and built a dam across the creek about ¼ mile upstream from the Huron River, which created Mill Pond. The dam served as an economic engine for the Village in that it provided hydropower for the sawmills and gristmills that supplied much of the timber and flour for the growing community within the Village and its surrounding farmlands.

By the 21st century, the Village had evolved into a bedroom community serving Ann Arbor and the Detroit metropolitan area, and the dam no longer served its original purpose. The dam was removed in 2008 and Mill Pond dissipated, which presented the opportunity to reshape the landscape adjacent to Mill Creek and provided the catalyst for the planned development of Mill Creek Park, a linear park that includes Warrior Creek Park, the Mill Pond land, and adjacent areas.

Other significant projects that were catalysts for the development of this area as a park include the following:

- Replacement of Main Street Bridge over Mill Creek – Provides a pedestrian linkage between Warrior Creek Park and the drained pond area. Rapids were also constructed, providing a unique water-related recreation opportunity.
- Expansion of the commercial district along Jeffords Street – Creates a physical connection to the drained pond area, allowing for the development of street-side park amenities.
- Construction of new high school to the south – Creates the opportunity to provide a non-motorized linkage to the downtown and also contributes to the restoration of the Outdoor Education Area for students.
- A new residential development to the west of the Village – Creates increased demand for park amenities and the need for a non-motorized connection to the downtown.
- Construction of a new library and Farmers Market on the north and east sides of Warrior Creek Park – Creates an opportunity to revisit park uses in this area and develop more compatible recreational experiences.
- Plans to develop a non-motorized trail connecting the Hudson Mills, and Dexter-Huron Metroparks via a connector trail through the Village – Provides non-motorized access to downtown.
- Plans to develop a trail connecting the downtown to the Scio Township Park to the south.

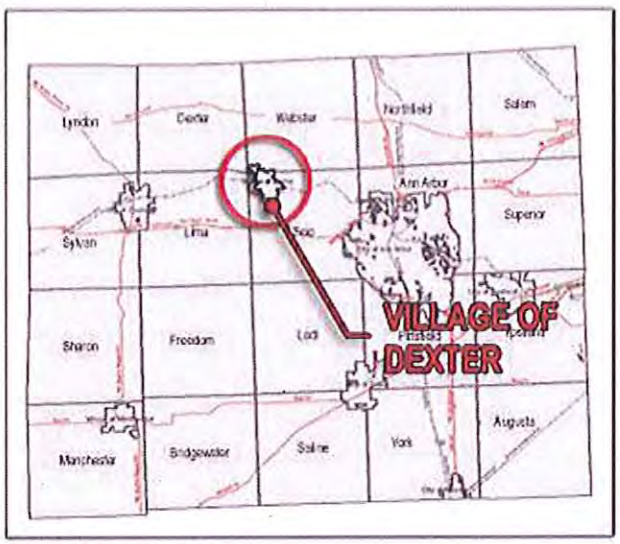


Figure 1: Location Map

The Mill Creek Park Recreation Master Plan articulates a new vision for Mill Creek, one in which the creek valley serves as a new amenity for downtown Dexter and as a link in a regional system of water- and land-based trails for hikers, bikers, and paddlers. The study area for the Mill Creek Park Recreation Master Plan is roughly bounded by the Norfolk Southern Railroad on the north, the Village on the east, Shield Road on the south, and Dexter-Chelsea Road on the west. More specifically, Mill Creek Park is 56 acres located on the east side of the creek, including a large area that was formerly inundated by the Mill Pond.

The land area that makes up Mill Creek Park is owned by three entities:

Warrior Creek Park	3 acres	Village of Dexter
Mill Pond Area	24 acres	Village of Dexter and Forest Lawn Cemetery
Remainder of Park	29 acres	Dexter Community Schools

A PURPOSE OF THE MASTER PLAN

The purpose of the Mill Creek Park Recreation Master Plan (Master Plan) is twofold:

- Prepare a document that will guide capital improvements at the park through the creation of a long-term, multi-year phasing strategy.
- Secure funding from private and public sources for the implementation of the capital improvements.

B DESIGN PROCESS

The design process was a collaborative effort between a variety of stakeholders including the Mill Creek Park Concept Planning Committee (Committee), ECT, JJR, the Village, Dexter Downtown Development Authority (DDA), and the public. The Committee played an instrumental role during all phases of the design process. They provided timely decisions and direction to the design team and technical support throughout the process.

Development of the Master Plan consisted of five distinct phases: data collection, analysis, public input, design alternatives, and final design.

The data collection phase consisted of gathering relevant information from public and private sources. A significant portion of data was supplied by the Village. Their project documentation extends back to 1824 when the Village was first established, and support documents included construction drawings, architectural renderings, and other relevant information. Other relevant data included proposed road alignments, site plans, topographic surveys, and historic photographs. The Dexter Area Historical Museum provided a collection of writings and photographs to document the history of the Village.

After collection, the data was organized, interpreted, and evaluated based on its importance to the park (analysis phase). Significant features catalogued under this phase included the natural and physical characteristics of the site. The natural characteristics consist of prominent landforms, vistas, water resources, and plant communities. The physical characteristics include the arrangement of existing recreation facilities on the site, adjacent land uses, and infrastructure improvements.

Public input was obtained during two critical phases. Prior to the development of the three design alternatives, the public provided valuable feedback about their future vision of the park. Following this public forum, goals and objectives were refined that helped guide the creation of the design alternatives. The alternatives were then reviewed internally with the Committee and refined into the concept design. The concept design was then presented at the second public forum, which contributed heavily to the development of the Master Plan presented in this report.

The final design phase included the development of the Master Plan, budget estimate, and phasing strategy. Refinements were made based on input from the Committee and critical stakeholders, and the end product is presented in the Final Design section of this report.

SECTION II • DATA COLLECTION

A PARK HISTORY

The dam that formed the Dexter Mill Pond was originally built by Samuel Dexter in 1824. Over time, the dam served several sawmills and grist mills, and the 22-acre impoundment was used by Village residents for a variety of recreational activities including fishing, boat races, racing horses on the frozen surface, and ice skating. The dam was last upgraded in 1932 when the Main Street Bridge was reconstructed in this location. The last mill served by the dam was demolished in the late 1950s. The Village Fire Station sits on the site of a former grist mill that was built on the east side of the Mill Creek dam.

By the early 21st century, the Main Street Bridge had deteriorated to the point that in 2008 it was demolished and replaced with a new structure. Because the dam was dependent on the bridge abutments to maintain its structural integrity, a decision was made to remove the dam as part of the bridge replacement project, and dam removal was completed in the fall of 2008.

Downtown Dexter is located on the east side of Mill Creek between the Norfolk Southern railroad and Forest Street. Warrior Creek Park is located on the north side of Main Street, and the new Dexter District Library and Dexter Farmers Market have been built on the east and north sides of the park. Land uses on the south side of Main Street include a gas station, village parking lot, and several commercial, and light industrial businesses. Forest Lawn Cemetery is south of the downtown area. A mix of light industrial, commercial and residential uses lie along Grand Street and Baker Road on the east side of the former Mill Pond. The Creekside Middle School is located at the south end of the project area and occupies most of the land at the northwest intersection of Baker and Shield Roads. The school site includes the Outdoor Education Area, which consists of the wooded natural area between Mill Creek and the school's athletic fields. The Outdoor Education Area includes trails and overlooks, provides a setting for students to conduct outdoor studies and is open to the public.

The land on the west side of Mill Creek is located within Scio Township. Single-family residences make up the majority of land uses on the west side of the creek, with the exception of the Mill Creek Sport Indoor Gun store north of Main Street, and the American Legion Post and Knights of Columbus Hall, both located just south of Main Street on Dexter-Chelsea Road. The Bates Farms Subdivision occupies a large tract of land along Mill Creek just north of Shield Road. The Dexter High School is located on the west side of Mill Creek south of Shield Road; the school property includes approximately ½ mile of frontage on Mill Creek south of the project area. The Bates Grist Mill was built in 1840 near the crossing of Mill Creek under Shield Road. Residential subdivisions, the historic Gordon Hall property, the Smith Woods Park and Miller Preserves (owned by Washtenaw County Parks and Recreation Commission) lie further west of the Village beyond Dexter-Chelsea Road.

Most of the land on the east side of Mill Creek in the project area is owned by the Village of Dexter, Dexter Community Schools, and the Forest Lawn Cemetery.

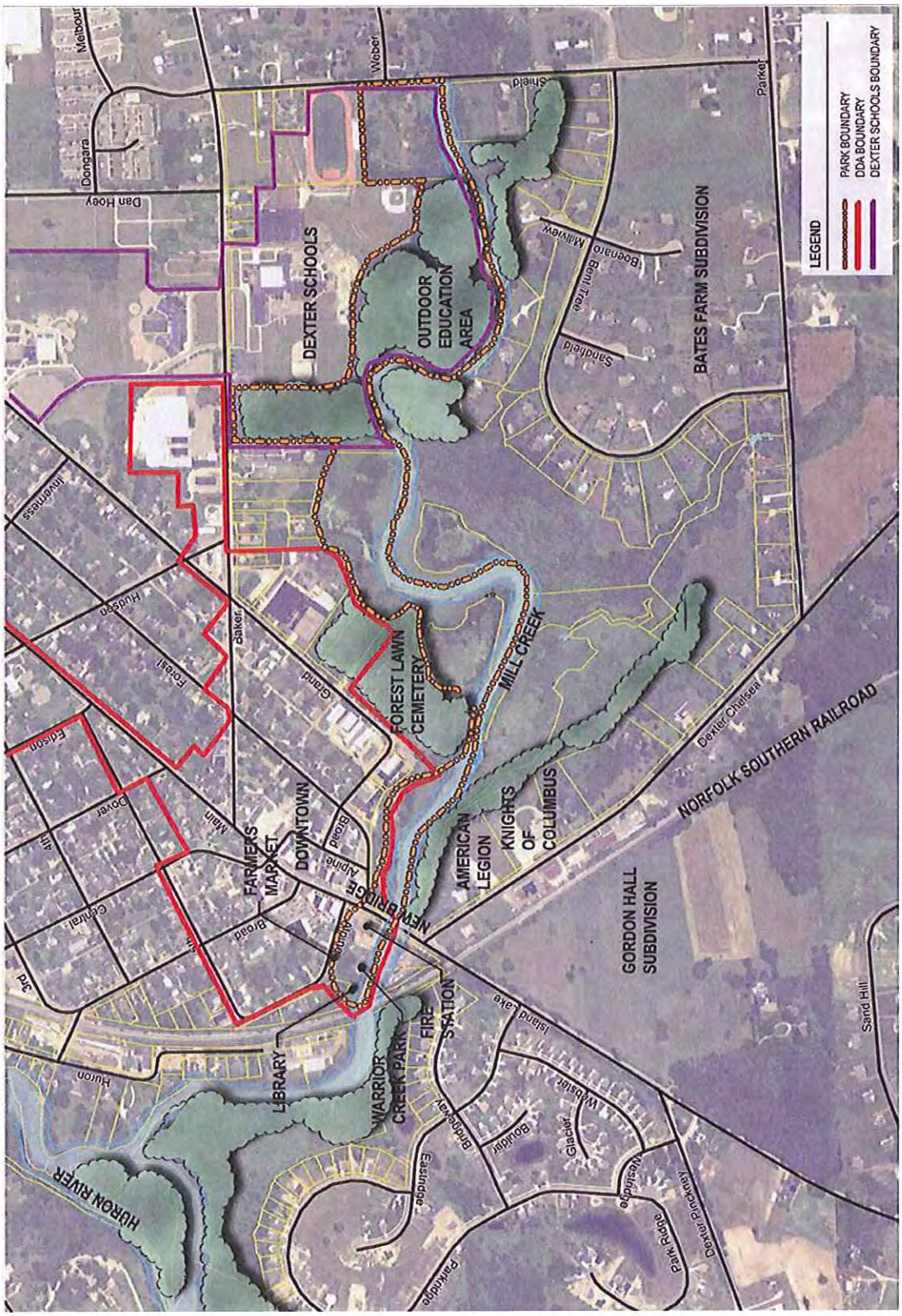
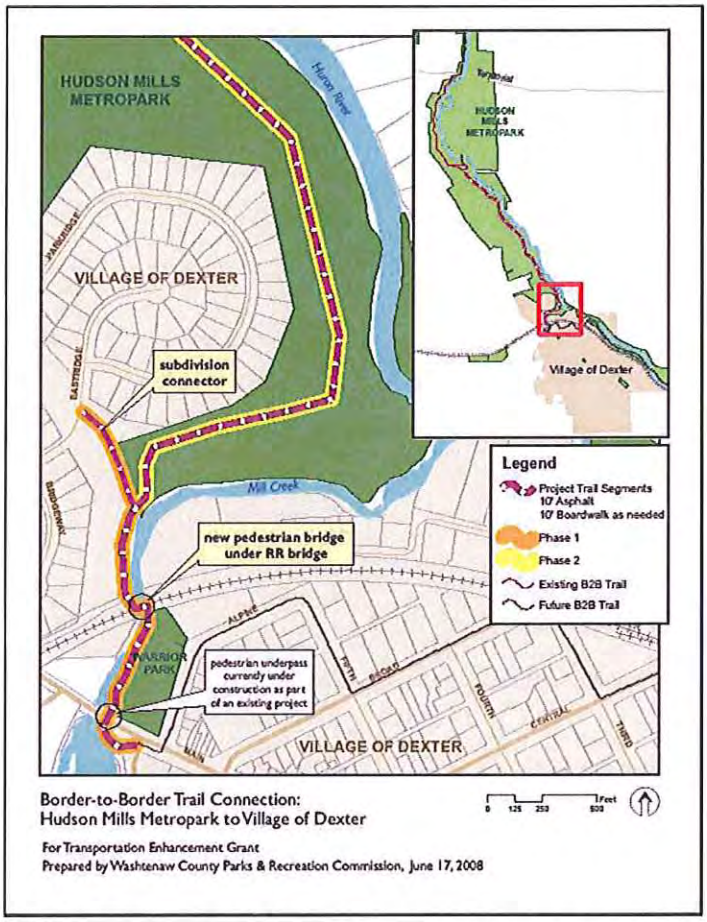


Figure 2: Existing Conditions

1. Regional Context



There are several ongoing activities occurring beyond the limits of the Village that can affect the development of Mill Creek Park. Washtenaw County Parks and Recreation Commission, in collaboration with local communities and organizations, is developing the Border to Border Trail, which is planned to run along the Huron River from Portage Lake near the northern county line to Belleville Lake near the eastern county line just east of Ypsilanti. Plans for the trail include a connection to the Village via a trail that extends from Hudson Mills Metropark south along Mill Creek. Several routes are being evaluated to determine the best route to connect the Village including building the trail through the Mill Creek viaduct, boring a tunnel under the railroad, and utilizing Island Lake Road through the existing railroad overpass. Completion of this trail system will allow trail users to include a visit to downtown Dexter as part of their excursion along the Huron River.

Scio Township recently secured funds to purchase a 67-acre parcel on Mill Creek, just south of the Village. Acquisition of this parcel, which includes about a ½ mile of frontage on the west side of Mill Creek, combined with the high school property, creates the potential to extend a future trail system south along Mill Creek, eventually extending to Marshall Road and beyond.

2. Natural Features

Mill Creek is the largest tributary to the Huron River. The creek has been altered by human development since European settlers first arrived in the area in the 1820s. Samuel Dexter built a dam across Mill Creek in 1824 shortly after arriving in the area, before the Village of Dexter existed. Farmers cleared much of the forests and prairies in the watershed, and the channel of Mill Creek was dredged and straightened as early as 1904 to facilitate drainage of low-lying areas and enhance crop production.

The dam created a significant barrier between the Huron River and the upper reaches of Mill Creek. The number of fish species observed in Mill Creek is less than would be expected in similar habitats due to the dam, the inundation of high-gradient habitat, and the effects of channelization. Existing fish species include green sunfish, Johnny darter, white sucker, common shiner, creek chub, greenside darter madtom, and yellow bullhead. Removal of the dam will allow fish species from the Huron River to recolonize the creek. These species may include small mouth bass, northern pike, rock bass, hornyhead chub, grass pickerel, rainbow darter, and black redhorse. Removing the dam was the number one priority for ecological rehabilitation and restoration of Mill Creek (Seelback and Wiley, 1996, HRWC, 2006).

The channel of Mill Creek is somewhat dynamic as it establishes a new course within the sediments of the former impoundment. While the channel and banks are somewhat unstable, the Michigan Department of Environmental Quality (MDEQ) requires that these conditions be addressed as part of the bridge replacement and dam removal project. It is expected that additional improvements will be needed to address ongoing changes in the stream geomorphology, expedite the restoration of stream channel habitats, and facilitate the return of fish species that are expected to recolonize the stream now that the dam has been removed. The extent of the post-dam removal floodplain is currently under study, but it is expected that the floodplain will extend across the lower elevations of the Park extending outward to the adjacent upland slopes.

The area within the former Mill Pond supported a mix of emergent and submergent wetlands. The newly-exposed bottomlands are being colonized with emergent wetland plants that can survive the dry conditions, plants from the seedbank that are responding to the lack of inundation, and upland species that are invading from adjacent upland areas. Species observed in the former Mill Pond bottom include soft rush, bidens, common plantain, common ragweed, common milkweed, cattail willow, and invasive species including purple loosestrife, reed canary grass and several upland grasses. It is likely that these vegetation communities will continue to evolve as soil moisture conditions within the former impoundment respond to the removal of the dam.

Forested wetlands occupy most of the riparian areas upstream from the Mill Pond. Most of these wetland areas are dominated by non-native invasive species including purple loosestrife and reed canary grass. The upland areas adjacent to the pond are typically manicured landscapes and old field areas associated with light industrial, commercial, residential, and educational land uses.

The wildlife found in the study area is typical of that found in the region. One rare species, the Blandings turtle, has been known to occur at the Creekside Middle School Outdoor Education Area; however, the wetland habitat in that area is not expected to be affected by removal of the dam. Species that will be most directly affected by removal of the dam include wetland-dependent species such as waterfowl, mink and muskrat, reptiles, and amphibians. Most of these species are widespread and can find suitable similar habitats locally (Wolinski, 2002, Schaeffer, undated). It may be possible to restore or enhance some wetland habitats as part of the Master Plan.

Soils can be categorized into three types (figure 3), including organic or muck soils, pond sediments, and fine textured loam. Organic soils occur in the low-lying areas adjacent to Mill Creek. These soils are unsuitable for many types of development but are highly suitable for habitat restoration such as wetlands and floodplains. Pond sediment is currently unclassified but can be considered a mosaic of fine silts, sand, and clays transported from upstream agricultural fields that exist throughout the watershed. The dam removal has exposed these soils, which have naturally drained and hardened. This soil type can be suitable for both trail construction and habitat restoration depending on its depth to groundwater.

Fine textured loamy soils exist predominately on the school district property in the lower elevations of the site. They have moderate to severe limitations for most types of development due to high seasonal water tables, but if properly drained, would result in very stable trails and parking areas.

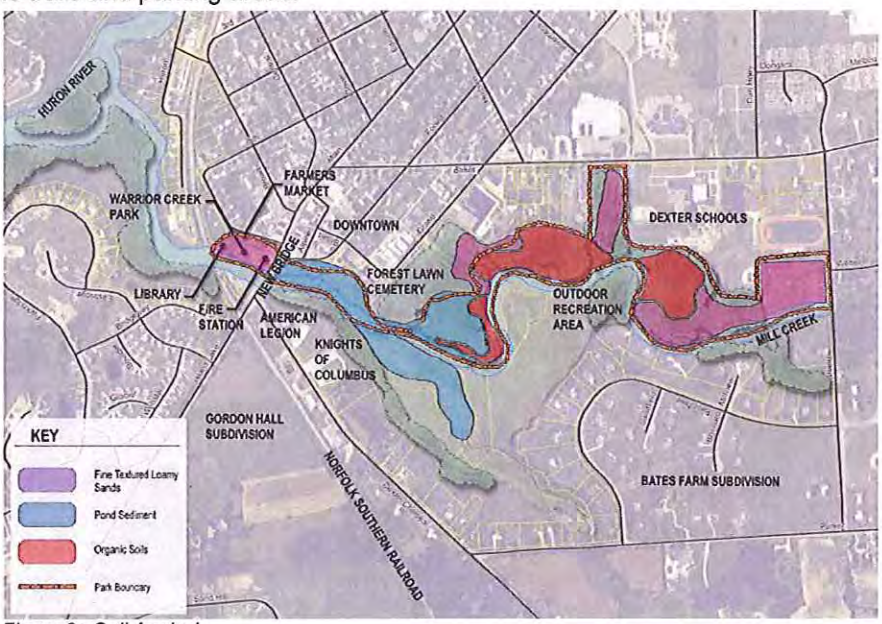


Figure 3: Soil Analysis

3. Mill Creek Park Framework Plan

Creation of Mill Creek Park offers significant opportunities to meet many environmental, recreational, and downtown development goals of the Village and the region. Removal of the dam and restoration of the riparian ecosystem can address the restoration goals identified in the Mill Creek Subwatershed Plan. Mill Pond Park can provide an attractive waterfront setting for the Village that complements the goals of the Dexter Downtown Development Strategic Plan and provides opportunities to link the Dexter school system, local neighborhoods, and downtown Dexter with the Border to Border Trail and future non-motorized trails to the south.

The purpose of the framework plan is to delineate areas of the project site with common conditions to guide future development and provide a context for the site's physical opportunities and limitations. The Mill Creek Park Framework Plan is shown in figure 4 and discussed in more detail below.

a. (1) Stream Channel and Riparian Zone The channel and riparian zone will experience the most dramatic changes as a result of the removal of the Mill Creek dam, particularly between the dam itself and the CreeksideSchool Outdoor Education Area. The formerly inundated creek channel and adjacent land adjacent will be replaced by a meandering, free-flowing channel and exposed bottomlands. The vegetation community will change from submergent and emergent wetland plants to a mix of emergent, shrub-scrub, and forested wetlands, and, in some cases, upland habitats.

Removal of the 10-foot-high dam restored a high-gradient reach of Mill Creek and allows fish populations that were once separated by the dam to swim freely between the Huron River and the headwaters of Mill Creek. The Washtenaw County Road Commission, as part of the conditions of its MDEQ permit for the project, is installing a series of rock sills to absorb the change in grade and manage the headcutting of the Mill Creek channel within the sediment that has accumulated behind the dam. The rock sills are designed to allow fish passage between the Huron River and the upper reaches of Mill Creek. During high flows, these rock sills also create whitewater rapids that can provide a challenge to canoeists and kayakers that is unique in the region.

(1) Opportunities: Aquatic habitat enhancement, streambank stabilization, stream buffers, canoeing and kayaking, fishing, stormwater management

(2) Constraints: Ongoing changes in channel geomorphology as the stream adapts to post-dam removal conditions; rapids may require portaging in low water conditions; partnerships with adjacent landowners are needed to accomplish aquatic habitat enhancement goals on both sides of the creek

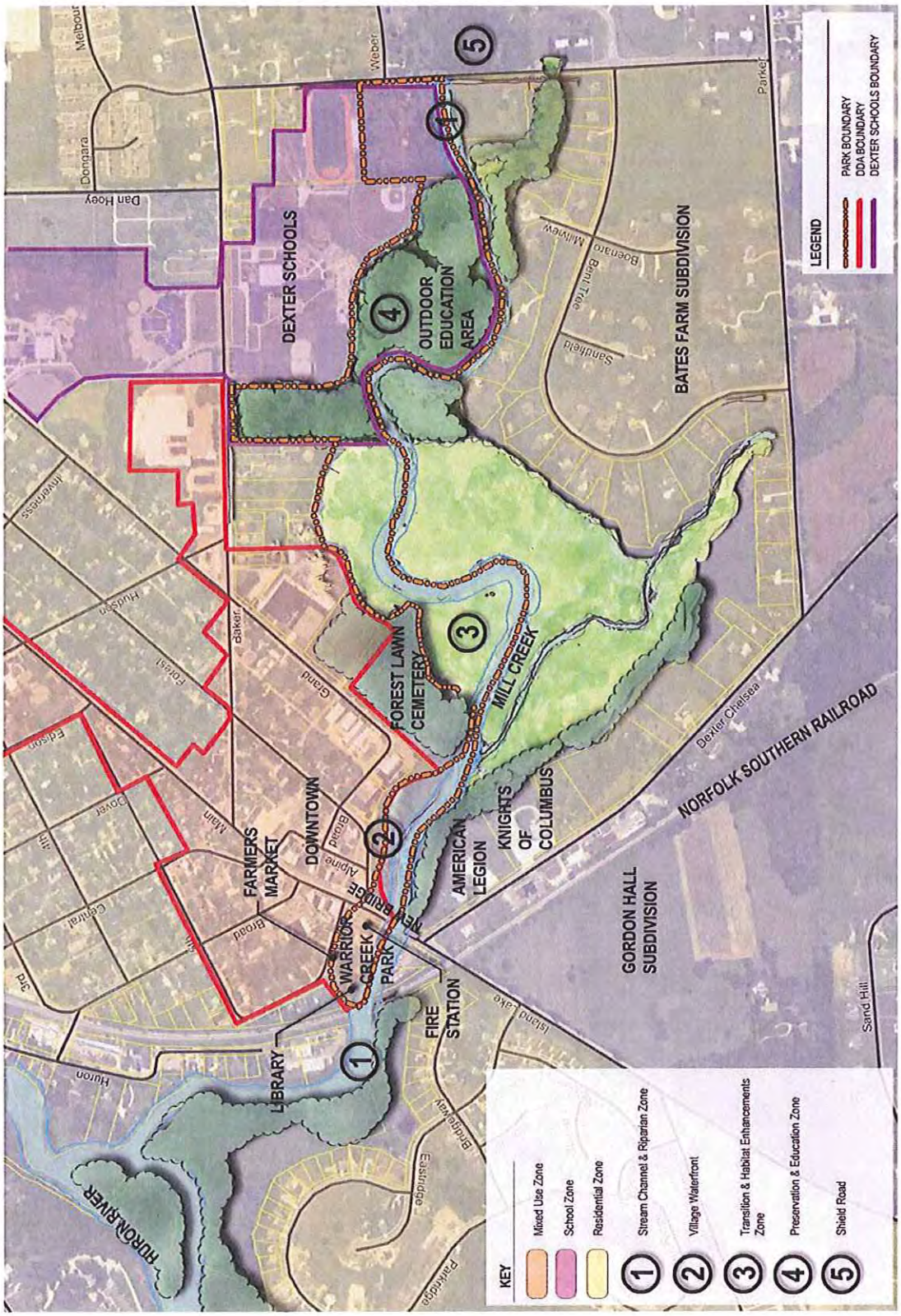


Figure 4: Mill Creek Park Framework Plan

b. (2) Village Waterfront The area between the railroad and Grand Street provides an opportunity to create a waterfront amenity for the Village. The proposed Border to Border Trail is planned to enter the Village near the point where Mill Creek crosses under the railroad at Warrior Creek Park. The Main Street Bridge includes a pedestrian underpass that allows pedestrians to travel between Warrior Creek Park and Mill Pond Park without having to navigate traffic on Main Street and creates an opportunity for a hiking trail that would connect the Dexter schools with the downtown, Hudson Mills Metropark, and other destinations along the Border to Border Trail.

The DDA completed its Downtown Development Strategic Plan in 2006. In that plan, Village residents and the DDA recognized the potential to create a waterfront park in the area that was occupied by the former Mill Pond that would serve as a focal point for future downtown development. Since then, the DDA purchased land on the west side of Jeffords and is implementing a streetscape improvement project with newly-aligned roads, parking areas, and amenities such as new light fixtures, street trees, benches, and planters (figure 5). These improvements are intended to provide the impetus for future mixed-use development that would include additional retail, office, and residential uses. Mill Creek Park would provide an attractive setting for downtown Dexter and serve as a gathering point during festivals such as Dexter Daze. The sidewalk areas along Jeffords Street can provide informal gathering space for vendors, musicians, performers, and artists. The open space between Jeffords Street and the creek can provide attractive views of the creek valley; a pleasant environment for strolling, picnicking, and other passive recreation activities; and an opportunity to enjoy a natural environment within the Village setting. The downtown area can serve as a hub to a regional land and water trail system serving the hikers and bikers on the Border to Border Trail, and paddlers plying the waters of Mill Creek and the Huron River. The park can also serve as a gateway to the Village for visitors entering from the west.

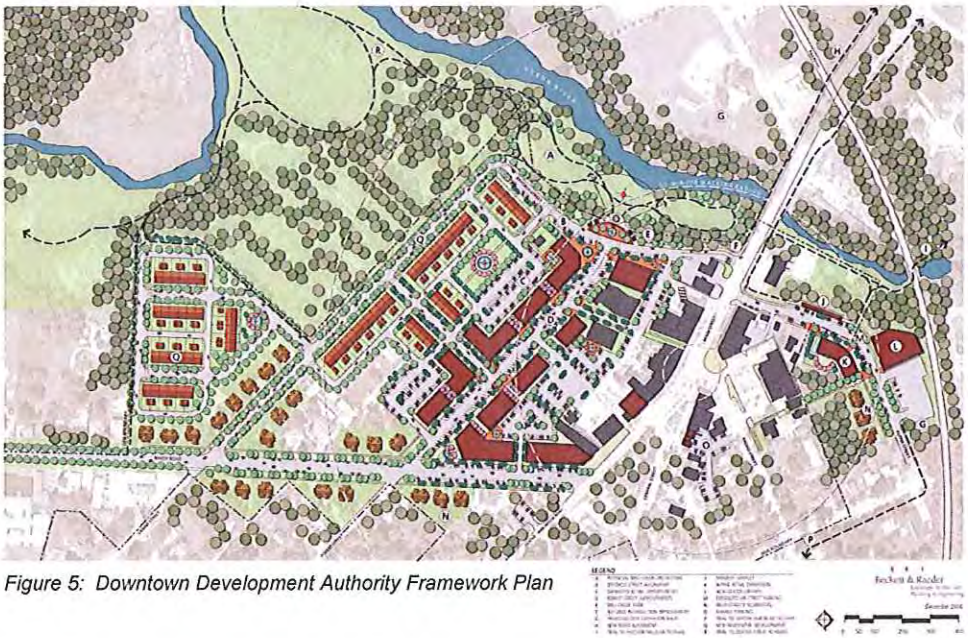


Figure 5: Downtown Development Authority Framework Plan

There is a significant change in elevation between Jeffords and Alpine Streets and the land adjacent to the creek in Warrior and Mill Creek Parks. This change in grade will likely require the connection of steep slopes to transition between the downtown area and the park areas below. Pedestrian access will require ramps and steps, and providing universal access to users of all abilities may prove to be challenging.

There are three locations where stormwater from downtown is discharged into the creek. Plans for the new Main Street Bridge and Jeffords Street improvements include installation of swirl concentrators designed to remove sediments, grease, and oils from the stormwater before it enters the creek. While it will be necessary to convey this stormwater across Mill Creek Park in this area, there are opportunities to utilize this water as an amenity through the creation of decorative drainage channels that look like streams when the water is flowing during storms or like dry creek beds once the rain has stopped. Shallow basins that can detain stormwater can also be located in this area to treat stormwater prior to discharging it into the creek. Depending on the amount of water discharged and soil conditions, these basins can be designed to be dry between storms or to hold water and act as a water feature.

(1) Opportunities: Pedestrian trails connecting the downtown with schools and the Border to Border Trail; access for canoeing, kayaking and fishing; picnicking; informal performance and vendor space; historic site interpretation; stormwater management; stormwater features

(2) Constraints: Large change in grade; challenges in providing access for users of all abilities; provide flooding limiting the types of recreation experiences.

c. (3) Habitat Enhancement Zone The dam created inundated or saturated conditions in this zone, and this area is primarily emergent wetland. Most of this wetland is dominated by reed canary grass, with the exception of lower areas that support emergent species that prefer deeper water. Linear mounds of earth on either side of the Mill Creek channel, and the uniform channel cross-section in this area are evidence of past dredging activities. The change in water levels resulting from removal of the dam is expected to shift the vegetation community to a complex of forested wetlands interspersed with vernal pools. The presence of reed canary grass is a concern in this area, since this aggressive non-native species can crowd out native species that are necessary for diverse plant and wildlife communities.

Three storm sewer systems discharge in this area. The northern discharge is a 30" storm sewer that discharges water from the Grand South (D-14) drainage district through an unstable, eroded stream channel. The southern discharge is a 30" storm sewer that discharges stormwater from the Kensington drainage district (D-15). These are the two largest drainage districts in the Village, at approximately 50 and 90 acres, respectively. The third larger diameter pipe discharges stormwater from the residential areas south of Dan Hoey Road in the vicinity of the Outdoor Education Area. The stormwater discharged from these outfalls is untreated, since most of the

developed area served by these systems was built prior to the enactment of current stormwater regulations.

(1) Opportunities: Creation of stormwater treatment wetlands; habitat enhancement; trail to connect Village and schools; environmental interpretation and education

(2) Constraints: Aggressive non-native species such as reed canary grass can interfere with establishment of a diverse native plant community; untreated stormwater discharges; eroding stream channel

d. (4) Preservation and Education Zone This zone includes the Creekside Middle School and its Outdoor Education Area. The natural areas in this zone consist largely of forested riparian areas and wetlands interspersed with vernal pools and a remnant oxbow of Mill Creek. It is expected that this area will experience the least amount of change as a result of the removal of the dam. The Outdoor Education Area includes trails, boardwalks, and overlooks, and provides important opportunities for environmental education for Dexter students. Some sections of these trails are in disrepair and would need to be upgraded to serve students of all abilities. There is an existing parking lot serving the Outdoor Education Area from Baker Road that can serve as a hub for a trail system that connects the Dexter school system with Mill Creek, the Village, and the Border to Border Trail. Dexter Community Schools has purchased the parcel on the northeast quadrant of Mill Creek and Shield Road. This site can provide parking and a canoe launch, thus serving as an important regional hub for a canoe system that can serve Mill Creek and the Huron River.

(1) Opportunities: Environmental education; habitat protection and enhancement; parking; canoe launch

(2) Constraints: Sections of existing trail system are in need of repair

e. (5) Shield Road This zone includes the new high school, which is located on the southwest quadrant of Mill Creek and Shield Road. The high school property includes about a ½ mile of forested riparian area on Mill Creek, which can be developed to include environmental education opportunities and extend a trail system further south towards the Scio Township Park property. An unpaved parking lot exists in this location and can serve as parking for hikers. A canoe launch in this area may be a possibility. There are no sidewalks in this area; the school system is currently studying potential pedestrian links between the Dexter High School and Creekside Middle School.

(1) Opportunities: Parking area; boat launch; connection to potential trail systems extending south along Mill Creek

(2) Constraints: Pedestrian-vehicle conflicts on Shield Road in vicinity of bridge over Mill Creek

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SECTION III • MASTER PLAN

This section of the report describes the last three phases of the design process and includes public input, design alternatives, and final design.

The final master plan represents a culmination of the previous data collection and analysis of the natural and physical characteristics of the site and surrounding land. The public input process and the goals and objectives established the direction of the Master Plan, while the design alternatives identified and sorted through the various design features to be included in the final design. The final design includes the Master Plan illustrative graphics, its supporting narrative, phasing strategy and budget estimate.

In October 2007, the Village Council established the Mill Pond Park Concept Planning Committee (Committee) and empowered the seven members to act within the following parameters:

- The Committee will provide a single distinct channel for any and all ideas, historic and new, relative to the Mill Pond redevelopment to be shared and researched.
- The overall goal is to use this open information exchange to create a redevelopment plan that takes into account stormwater, aesthetic, recreational, ecological, and financial objectives.
- Any funding required must be requested through the Village Manager, who will determine availability.

Over the course of the following year, the Committee met periodically to define the project scope and vision. Individual members contributed their personal priorities for guiding the future development at the park, and as a result, a series of goals and strategies were developed to help the Committee establish a focus to serve as a guide for the future of the park.

The following is a summary of this year-long effort:

A Vision Statement

The Mill Creek Park planning team will recommend to Village Council a concept for a linear park in the area of the existing Mill Pond, Warrior Creek Park, and adjacent areas. We will seek the input of stakeholders and integrate the work of prior study groups and the lessons of other communities. By thoughtfully considering aesthetic, cultural, ecological, financial, historical, and recreational objectives, we will develop a vision that attends to the needs and preferences of today while protecting the creek and its watershed for the future.

B Goals and Objectives

1. Goal: Restore and protect the Mill Creek and its watershed consistent with today's best practices of system stewardship.

   Objectives:

   - Improve water quality and erosion control through the implementation of effective stormwater management techniques including bioretention and biofiltration.
   - Develop a process by which sediment control is effectively maintained long term.
   - Restore native habitat including wetlands and bottom vegetation.
   - Restore and improve the creek's natural riparian buffers.

2. Goal: Select, develop, and enhance site appropriate passive and low-impact active recreation opportunities.

   Objectives:

   - Develop ecologically sound boardwalks, pathways, small decks, and/or other infrastructure conducive to:
     - Wildlife watching.
     - Photography.
     - Painting, drawing, and sketching.
     - Sitting, contemplation, and conversation.
   - Develop areas conducive to fishing, both traditional and fly fishing, including an elevated dock or deck for children.
   - Develop and maintain the creek for navigation by canoe and kayak paddlers including a landing or landings for easy loading/unloading and creek access.
   - Consider pathways that will allow use by:
     - Walkers/hikers.
     - Walkers with strollers.
     - Physically-challenged persons.
     - Inline skaters.
     - Skateboarders.
     - Cyclists.

  - Cross-country skiers.
  - Snowshoers.
- Consider the installation of a dual-purpose skating area accommodating both summer and winter skating activities.
- Develop assets supportive of education, both static information for casual visitors and programmed activities provided by Dexter Community Schools and other interested agencies or groups. They should include information kiosks, species or habitat identifiers, and a larger area for small group gathering. Assets will focus on site-specific natural features, flora and fauna, natural history, and local history.

3. Goal: To develop the park as a trail system hub and a link to adjacent recreation areas and community assets.

Objectives:

- Design and develop pathways linking:
  - Adjacent recreational areas including the Smith Woods Park and Miller Preserve, and the county's Border to Border Trail.
  - Community landmarks including Monument Park and the historic Gordon Hall estate.
  - Neighborhoods including Westridge, the Cedars of Dexter retirement community, Island Hills Estates, and Bates Farms.
  - Schools including Creekside Intermediate and Dexter High.
- Develop and install wayfinding signage to assist visitors in identifying where they are and in navigating to their next destination.
- Develop the park in a way that will allow it to anchor and be integrated into a larger, unified linear park stretching from the Huron River to Shield Road and points beyond, should it be desirable in the future.
- Integrate park access points into the adjacent vision of the DDA.

4. Goal: Build on "Dexter as a Destination" promotional efforts and stimulate additional economic activity.

Objectives:

- Develop and install wayfinding signage to assist park visitors in navigating to community assets including the historic downtown business district.
- Develop the park with an eye towards ecologically sound activities that will increase visitors to our community year-round.
- Identify future adjacent or park-inclusive retail space supporting park visitors and activities.
- Consider the need for increased parking demand caused by park visitors and any potential solutions within and/or outside of the park.

5. Goal: Foster community development through collaborative planning amongst Village, township, county, regional, and state commissions, authorities, agencies, and stakeholders.

Objectives:

- Identify and meet with various stakeholders and subject matter experts.
- Communicate our meetings and our activities to the public and stakeholders in as open and transparent a manner as possible.
- Invite input throughout the process and adopt changes that will improve our concept recommendation and/or its goals and strategies.

C PUBLIC INPUT

Public input during the design process is a valuable tool that helps to shape the direction of all master plans. The first opportunity for public input occurred early in the design process and helped to shape the development of the design alternatives. This public forum was convened as a stakeholder workshop held on September 29, 2008, at the Senior Citizens Center to generate ideas and facilitate discussion on intended uses for the Master Plan. Approximately 50 people attended. Participants broke into groups representing topics on: 1) Mill Creek Valley – Recreation, 2) Mill Creek Valley – Ecology, 3) the Village/DDA Zone, and 3) the Warrior Creek Park Zone. Following the group discussions, the participants were asked to provide a summary of their discussions.

The findings of the stakeholders validated the goals and strategies assembled by the Committee and provided sufficient clarity for the development of the design alternatives.

Over the following three months, the design team and Committee met monthly in open meetings (workshops) at the Village Hall to review, discuss, and refine the alternatives. Over this time period, five alternatives were evaluated and cross-checked with the goals and strategies. From this dialogue, the concept plan (illustrative graphics) was prepared.

On December 15, 2008, a second public forum was held at the Senior Citizens Center to present the concept plan and obtain input. Over 60 residents attended. Input was very positive, and the concept plan was well received by the audience.

Following the public forum, the design team and Committee met again and determined that the concept plan required very minimal revisions.

Over the course of the following six weeks, the plan was presented to the DDA, Village Parks and Recreation Commission, and Village Planning Commission. On January 26, 2009, the Village Council unanimously approved the Master Plan.

D FINAL DESIGN

The final design for Mill Creek Park includes the Master Plan (illustrative graphics), accompanying text describing the park's design features, the phasing strategy, and the budget estimate.

Park Design Overview

The Master Plan represents a refinement of the design alternatives following feedback from the public meetings and direction from the Committee. It represents a long-term vision of the Village and is intended to serve as the framework for future improvements. Like all master plans, it should be considered a flexible document that is subject to change as the park continues to evolve and improvements are implemented.

In accordance with the goals and objectives, the park will be developed with a variety of recreation experiences for all age groups. When completed, park users will:

- Use the park as a multi-use trail system linking the downtown to areas within and outside the Village.
- Experience water recreation including canoeing, kayaking, and fishing.
- Learn about the parks ecosystem, environmental stewardship, and the historical events that have shaped the present day character of the park.
- Enjoy a leisurely stroll along Mill Creek to observe wildlife and experience nature.
- Experience community-organized events such as performances and concerts, art in the park, and other community activities.
- Sit on a grassy knoll eating lunch or reading a book and enjoying the view.
- Join a volunteer group to lead nature walks, maintain wildflower meadows, and pull invasive species such as purple loosestrife.
- Use the many park features including playground, picnic shelter, restrooms, ice-skating rink, cross-country ski trails, and other activities.

The park is intended to be open to the public year-round, but dawn to dusk hours of operation for portions of the park should be considered. Maintenance and security are also important issues to be considered by the Village in determining when and how the park improvements will be constructed. Partnerships between Washtenaw County, Huron-Clinton Metropolitan Authority (HCMA), Dexter Community Schools, adjacent landowners, adjacent townships, and the DDA are opportunities to be understood by the Village as part of the overall strategies to phase, finance, maintain and monitor the park areas.

Lastly, the Village has the opportunity to expand the park trail system, develop related compatible uses, and restore habitat functions on the west side of Mill Creek where these amenities are currently not planned and will require partnerships with adjacent landowners.

1. Master Plan

The Master Plan is presented in two illustrative graphics that are titled:

- Overall Trail System Plan
- Village Waterfront and Warrior Creek Park Enlargement Plan

Proposed improvements identified on each plan are described in detail below as design features. At the end of each description, the feature is prioritized based on a three-level phasing plan. There is no specific timeframe for implementation of the design feature and will be based on the most appropriate sequencing of the work, the needs of the park users, or the availability of financing for its implementation. As with the Master Plan, the phasing is flexible and should be periodically reviewed and updated.

Refer to part 2, of this section (Estimating) for cost information.

a. Overall Trail System Plan (Figure 6) The Overall Trail System Plan identifies the project boundary, primary access points into the park, non-motorized shared-use path, secondary trails, trailhead parking, habitat enhancement zones, and key points of interest. The following is a brief description of each design features shown on this plan.

(1) Shared-Use Path (red symbol) Approximately 1.8 miles in length, the shared-use path is intended to provided connectivity to the downtown, residential areas in the Village and adjacent townships, the school system, Hudson Mills Metropark, the planned Scio Township Park, and points of interest to the south and west of the Village. It will become an important link to the planned trail system to be constructed along the Huron River, in-part through a partnership between Washtenaw County Parks and Recreation Commission and Huron-Clinton Metroparks. The shared-use path is anticipated to expand southward to Jackson Road in Scio Township as part of future partnerships and coordination between the Village, Scio Township, and Dexter Community Schools.

The northern connection to the Hudson Mills trail system is anticipated to occur west of the Village via a new or existing underpass below the elevated railroad tracks. Other options are being considered, but this location is the most logical. The Washtenaw County Parks and Recreation Commission is expected to identify the preferred connection point in 2009. This path will utilize the Main Street surface where pavement markings will identify bicycle lanes. Six-foot-wide sidewalks will be provided across the new Main Street Bridge and will be widened to eight feet east of the bridge. Turning south on Jeffords Street, the shared-use path will continue to be road surface until it merges onto the park trail system near the Forest Lawn Cemetery. At this point, the path will become non-motorized and continue south to Shield Road. Most of the shared-use path will parallel the creek bank taking

advantage of existing higher ground. When the path enters the Dexter Community Schools property, the path will traverse the existing intermittent creek in an east/west direction and connect to the east trailhead access point at Baker Road. It will also extend north/south along the west edge of the athletic fields until it re-enters the large woodlot and forested floodplain area.

The east trailhead is the existing parking area adjacent to Baker Road on property owned by Dexter Community Schools. There are two possible locations for the south trailhead at either of the two proposed parking areas adjacent to Shield Road. This property is also owned by Dexter Community Schools. South of Shield Road, the path will continue to the new high school and eventually extend south until it connects with Jackson Road in Scio Township.

The path will be fully accessible and designed to meet AASHTO standards (including signage), constructed on grade wherever possible. A 10- to 12-foot-wide asphalt surface suitable for a variety of non-motorized uses is strongly recommended; however, other sustainable materials should be considered. On the Dexter Community Schools property, limited earthwork will be required to construct the trail at a slope not to exceed 5%, and some tree clearing will be required in the woodlot adjacent to the south terminus. During the winter months, the path will not be maintained except for possible grooming as a cross-country ski trail.

Construction of this design feature is a high priority.

(2) Secondary Trails (black symbol) Secondary trails are intended for pedestrian use only and are situated in areas that access unique natural or man-made features. The trails adjacent to the Village Waterfront and within Warrior Creek Park are described under the next section of this report. The remainder of the trail segments occur south of the Village Waterfront improvements. The siting of these trails will provide the users with a range of experiences including wildlife viewing, environmental interpretation, and access to unique natural features. The trail system located on the Dexter Community Schools property will provide access through and around the existing wetland and wooded floodplain and provide opportunities for outdoor classrooms that emphasize environmental education. The existing trail does not meet accessibility requirements, has fallen into disrepair, and will be abandoned.

These trails will be fully accessible, 5 to 6 feet wide, and constructed with wood and recycled decking or other sustainable materials. They will be

situated as close to existing grade as possible, negating the need for railing except where adjacent to open water.

Construction of this design feature has varying priorities ranging from high to low depending on financing, implementation of habitat enhancements, available financing, and the needs of Dexter Community Schools.

(3) Trailhead Parking The trailhead parking areas are located along the south and east terminus points of the park. The east trailhead is the existing parking lot accessed from Baker Road and is currently used for vehicular parking by Dexter Community Schools. Improvements at this location will be limited to signage, litter receptacles, portable restrooms, benches, and trail development.

At Shield Road, two opportunities for trailhead parking are identified. Both parking areas would be gravel surface and sized to accommodate 10 to 15 vehicles. On the north side of Shield Road, the residential parcel recently acquired by Dexter Community Schools could serve as a new access point to the creek for boating and to the trail. This site is currently lawn and woodland and would require full site development. On the south side of Shield Road, the trailhead parking would utilize the existing cleared and graded area, but would also need to be enlarged. Access to the creek for canoe/kayak launching would be more difficult than on the north side due to distance and topography. Conversely, this location would offer interpretive opportunities because it is the location of the former Bates Grist Mill. The stone wheel is on display at the Dexter Area Historical Museum and could be easily relocated to this area.

Trailhead signage, litter receptacles, portable restrooms, and benches will also be provided at each location.

Construction of this design feature is a high priority and should be coordinated with the shared-use path (feature 1).

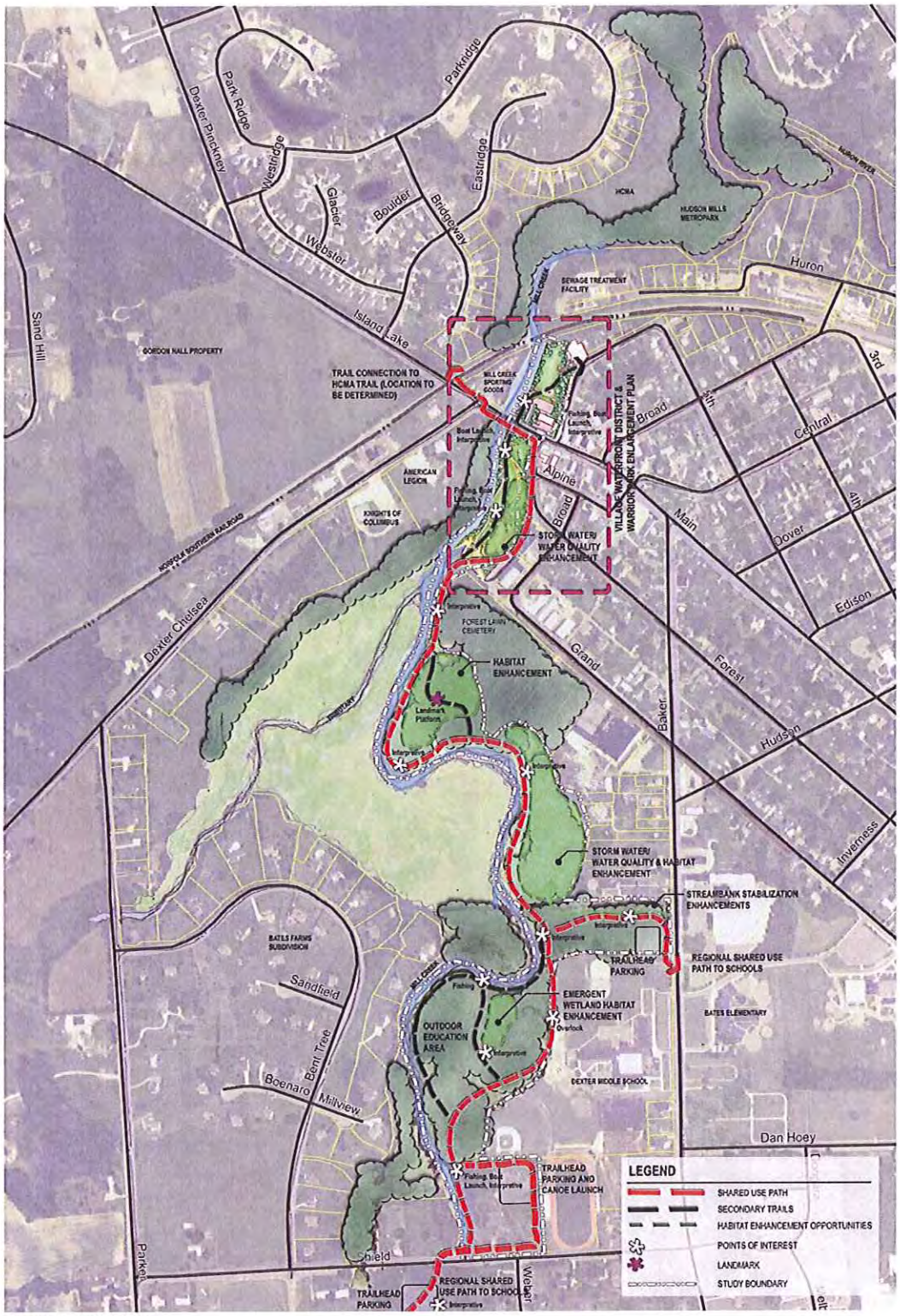

Figure 6: Overall Trail System

(4) Habitat Enhancement Zones Habitat enhancement opportunities will focus on:

- Replacing habitat lost as a result of the dam removal.
- Stabilizing Mill Creek banks and the channel bottom to restore spawning, feeding, and rearing functions associated with aquatic species habitat.
- Providing stormwater pre-treatment prior to its discharge to the creek.
- Reducing sediment deposits in the creek and wetlands from the small tributary that originates at the stormwater outfall at Baker Road.
- Providing environmental education, wildlife viewing, and improved habitat for migratory birds, waterfowl, and mammals.
- Controlling invasive and exotic plant species.

These enhancement opportunities are considerable and will require a phased approach to implementation. Volunteer groups could be created to assist in invasive species control, environmental education, vegetation installation, associated bio-engineering measures including streambank stabilization and constructing habitat structures, and long-term monitoring.

More extensive improvements that will require heavier construction equipment (backhoe, small bulldozers, and front-end loaders) will be completed by licensed contractors. The types of enhancements utilizing contractors will be earthwork for stormwater pre-treatment facilities and more extensive habitat enhancements associated with streambank stabilization and creek bottom restoration. Herbiciding large areas of reed canary grass will also require professional assistance from licensed herbicide applicators with specialized equipment.

Construction of this design feature has varying priorities ranging from high to low depending on financing, implementation of secondary trails, and the needs of Dexter Community Schools.

(5) Key Points of Interest Key points of interest are stopping points along the shared-use path and secondary trail system. The focus of each point of interest will vary. Each location would be identified by a widening of the path and will include benches and interpretive signage to explain its purpose. The focus of each point will require the development of a theme and/or program. Topics will include, but not be limited to: habitat enhancement interpretation, prominent views, fishing access to the creek, environmental education, historical sites, or a location where users could take a rest and enjoy the scenery.

Construction of this design feature has varying priorities ranging from high to low depending on financing, implementation of habitat enhancements, available financing, and needs of Dexter Community Schools.

(6) Landmark Feature The landmark feature is located near the center of the park in the vicinity of the creek or habitat restoration area. This feature is planned to be an observation platform that will provide extensive views of the natural areas of the site. The tower will be approximately 20 feet tall, constructed of wood and recycled materials, and be mostly ADA accessible. Portions of the tower will be enclosed with a roof and screening to protect the users from inclement weather and biting insects. It will also contain interpretive signage and seating areas where outdoor classes could be conducted with small groups. The structure will also be visible from the Village Waterfront and Main Street area and a short hiking distance for downtown visitors.

Construction of this design feature is a moderate to high priority and should be coordinated with the secondary trail (feature 2) and habitat enhancement zones (feature 4).

b. The Village Waterfront and Warrior Creek Park Enlargement Plan (Figure 7 and 8)
The Village Waterfront and Warrior Creek Park improvements represent the greatest intensity of park improvements. This only seems logical based on their proximity to the downtown area. Bisected by Main Street and flanked by steep landforms, access into these areas creates barrier-free accessibility challenges that are reflected in the design. These two park areas will provide a variety of recreation experiences and will serve as an important recreation opportunity in the downtown. Four-season events including concerts, ice-skating, fishing, canoeing/kayaking, art and sculptural exhibits, walking tours, and historic and environmental education programs are major components of this plan.

This plan identifies 21 design features. Each feature represents an area of the park that should be constructed under one phase of construction unless otherwise described. Sequencing with other features is an important consideration when determining their priority. The following is a description of each feature.

(1) Jeffords Street/DDA Walkway and Plaza (Figure 8) This feature is represented on the plan by the linear system of walks and circular plaza's situated along Jeffords Street. In conjunction with the current street and utility upgrades in this area, the walkway and plazas are intended to:

- Provide connectivity to the park, downtown, and the expanding commercial district.
- Create an accessible area that will provide additional space in the downtown for existing and future special events and programs.
- Create a transition space between the urban areas of the Village and the natural areas of the park.

This design feature includes the development of four circular plazas aligned with the street systems east of Jeffords Street. These plazas are linked with a curvilinear sidewalk system completing the street-side pedestrian system. Proposed improvements will include many of the same design features that currently exist in the downtown area and will create a feeling of continuity along the street. Concrete sidewalks, pavers, historic light fixtures, litter receptacles, benches, maintained landscape planting, and an irrigation system are part of this feature. Rain gardens could be integrated into the street side planting beds for treatment of stormwater runoff. The entire area is intended to be fully accessible and will require ramps, pedestrian crosswalks, and appropriate traffic calming measures. The grades of this area will be closely aligned with Jeffords Street. Due to the steep drop-off along the west edge of the sidewalks and plazas, a short stone retaining wall to complement the stone seating area is suggested above the accessible ramp (feature 3A) to provide maintainable slopes.

The four plaza areas will serve as multi-use space. Uses could include sculpture displays, vendor displays during special events, overlooks to the park and Mill Creek watershed, and interpretive panels.

Construction of this design feature is a high priority due to the road and infrastructure improvements under construction along Jeffords Street.

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KEY:
1 Jefferds Street / DDA Walkway and Plazas
Concrete Walks
Special Paving
Street lights
Stone Retaining wall
Benches/Litter Receptacles
Landscape and Irrigation
2 Stone Seating Area
Random Rock Outcroppings
Performance Area - Special Paving
Electricity
Lawn
3A ADA Ramp
Concrete Walk - 10 Feet Wide
Ramps and Landings @ 8%
Handrails
3B ADA Ramps
Concrete Walk – 10 Feet Wide
Ramps and Landings @ 8%
Handrails
Retaining walls
Preserve Large Oak Trees on Slope
3C Concrete Walk
Width's Vary
On Grade Installation
4 Stormwater Treatment Area (optional)
Forest/Grand Stormwater Discharge Treatment
Wet Meadow Wetland Vegetation
Interpretive Signage
5 Stormwater Feature
Culvert Pipe Outlets
Rock Lined Dry Creek bed
Interpretive Signage
6 Boardwalk
Pressure Treated w/ Recycled Decking – 8 Feet Wide
Railing at Creek Edge Only
Slightly Elevated for Floodwater Conveyance
Interpretive Signage
Benches
7 Boardwalk Platforms
Pressure Treated w/Railing
Benches and Litter Receptacles
Fishing and Wildlife Viewing
Interpretive Signage
8 Canoe/Kayak Access Point
Gravel Launch
Rock Outcroppings for Water Access
9 Riparian Buffer Zone
Native Trees and Shrubs
Streambank Stabilization / Habitat Enhancements
Rock Outcroppings for Water Access
Interpretive Signage
10 Unmowed Slopes
Native Upland Grasses and Forbs
Scattered Rock Outcroppings
Scattered Trees and Shrub Massings
Steep Slopes
11 Lawn Areas
Mowed Lawn
Scattered Rock Outcroppings
Scattered Trees and Shrub Massings
12 Sloped Steps (Perron) - Warrior Park
Concrete
Handrails
Cobble Edge Between Steps and Drive
Short Retaining Wall East Side of Steps
13 Pervious Parking Lot - Warrior Park
Porous Pavement (Pavers, Concrete, Asphalt)
Infiltration Stormwater Basin Below Pavement
14 Picnic Shelter - Warrior Park
25' x 25' Farmers Market Style Architecture
Built - In Stone Fireplace
Electric
Drinking Fountain
ADA Accessible
15 Restroom Structure (4 - Season Building) - Warrior Park
25' x 25' Farmers Market Style
All Utilities
ADA Accessible
16 Play Apparatus - Warrior Park
Multiple Elements
ADA Accessible
Safety Fall Material
Benches
17 Multi - Use Lawn Area - Warrior Park
Ice Skating
Picnic
Bocce
Informal Game Area
18 Wood Platform w/Steps - Warrior Park
Pressure Treated Structure on Concrete Piers
Railing and Landings
Benches
Linkage between Park and Farmers Market and Library
19 Slope Restoration - Warrior Park
Extensive Planting Program
Removal of Hillside Debris and Non-Native Vegetation
Steep Slope stabilization
LIBRARY
MILL CREEK SPORTING GOODS
MILL CREEK
FARMERS MARKET
FIRE STATION
Main Street
GAS STATION
National City Bank
Jefferds Street
PROPOSED MILL CREEK BUILDING
FUTURE DDA DEVELOPMENT
SHARED USE PATH
MILL CREEK PARK- RECREATION MASTER PLAN
VILLAGE WATERFRONT & WARRIOR PARK ENLARGEMENT PLAN
January 2009
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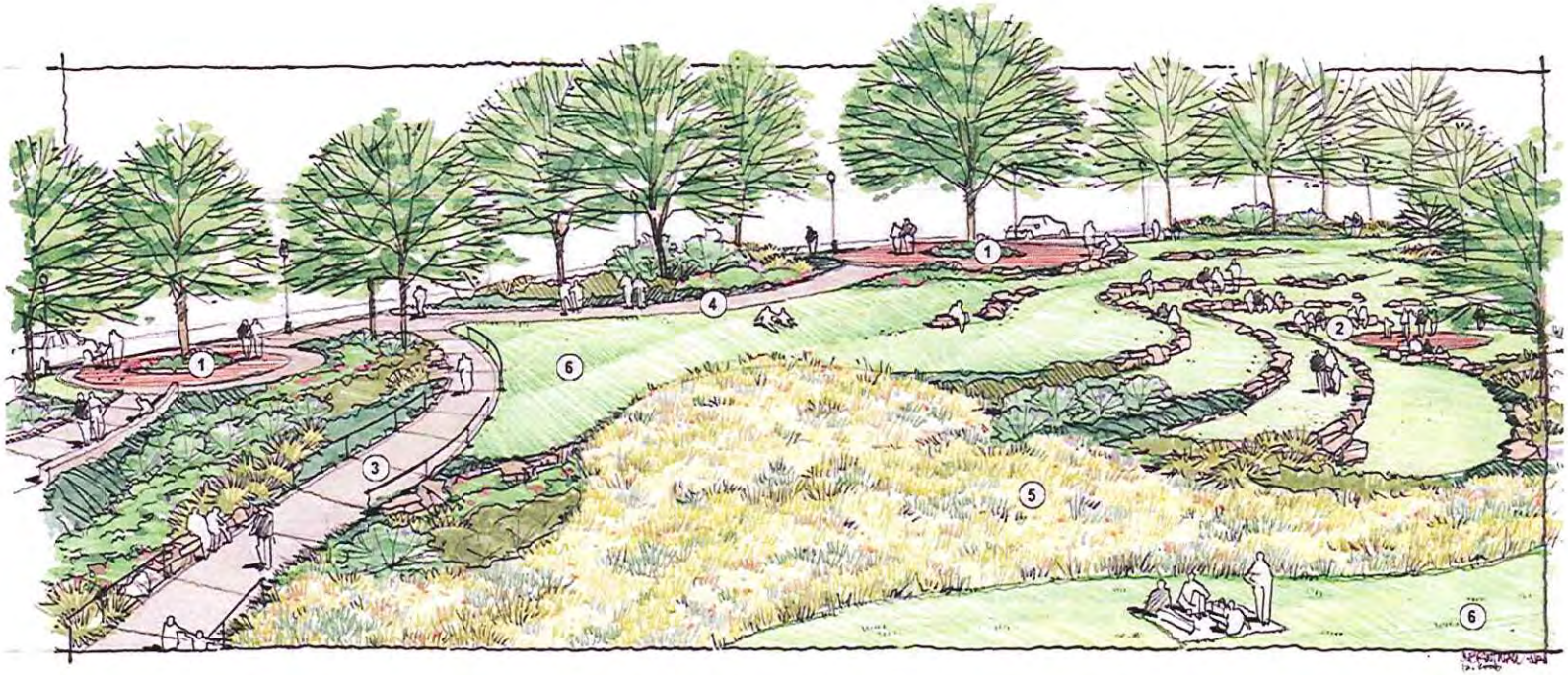

1 Jeffords Street / DDA Walkway and Plazas
- -Concrete Walks
- -Special Paving
- -Street Lights
- -Stone Retaining Wall
- -Benches / Litter Receptacles
- -Landscape and Irrigation

2 Stone Seating Area
- -Random Rock Outcroppings
- -Performance Area / Special Paving
- -Electricity
- -Lawn

3 ADA Ramp
- -Concrete Walk 10' Wide
- -Ramps and Landings at 8%
- -Handrails

4 Concrete Walk
- -Widths Vary
- -On-Grade Installation

5 Unmowed Slopes
- -Native Upland Grasses and Forbs
- -Scattered Rock Outcroppings
- -Scattered Trees and Shrub Massings
- -Steep Slopes

6 Lawn Areas
- -Mowed Lawn
- -Scattered Rock Outcroppings
- -Scattered Tree and Shrub Massings

Figure 8: Village Waterfront

(2) Stone Seating Area The stone seating area will provide multiple uses including a performance area, sculpture displays, and general public seating when no formal activities are underway.

This feature includes randomly placed limestone rock outcroppings in appropriate sizes and patterns that will serve as seating, a paved performance area (pavers to match feature 1 pavers), electricity for temporary lighting and sound amplification, gently sloping mowed lawn for additional seating, and a landscaped backdrop. While the area is not accessible to those with limited mobility, the circular plaza on Jeffords Street (feature 1) is in close proximity to this area and will become the accessible seating area during performances.

Construction of this design feature is considered a high priority and will be incorporated into the unmowed slopes (feature 10) at the time they are constructed and stabilized.

(3A) Accessible Ramp This feature will create the primary accessible access to the lower areas of the park, including Warrior Creek Park via the sidewalk underpass below the new Main Street Bridge. The grade change between Jeffords Street and the connecting sidewalk to this bridge underpass is approximately 20 feet and will require this ramp to be in excess of 300 feet in length.

The ramp will be 10 feet wide, concrete pavement, and designed to meet accessibility guidelines. Other sustainable pavement materials should be considered as a concrete substitution. Maximum slopes will not exceed 8.33% and will include appropriate sized landings and decorative handrails. Wherever possible, openings in the handrail system should be provided for access to this ramp from the adjacent lawn areas (feature 11).

Construction of this design feature is considered a high priority and should be proceed in conjunction with feature 1.

(3B) Accessible Ramp – Warrior Creek Park This feature will serve as an important secondary accessible ramp that will provide access to Warrior Creek Park from the intersection of Main and Alpine Streets. It is considered important due to the expectations that the Main Street Bridge underpass will be inundated with creek floodwater during periodic rain events and will negate the ability to access the park from the 3A ramp. Its design and construction must take into consideration the steep slopes that exist in this area, the timing of construction of the sidewalks along Alpine Street, and the future site improvements that may occur at the fire station. Current grade change between Main Street and Warrior Creek Park is approximately 22 feet and will require this ramp to be in excess of 325 feet in length.

The ramp construction will be the same as the feature 3A ramp except that segmented block retaining walls will be necessary due to the excessively steep slopes below the Dexter Farmers Market, to protect the two large oak trees near the bottom of this ramp, and to maintain parking on the east side of the fire station.

Construction of this design feature is considered low priority due to the uncertainty of future improvements at the fire station, which may provide alternative means of access to Warrior Creek Park.

(3C) Walks All walks in Warrior Creek Park will be concrete. Other sustainable materials should be considered as a concrete substitution. The pavement will have varying widths based on location and use (between 5 and 10 feet wide). Intended for pedestrian use only, this feature will serve as the primary walking surface in the park. It will be constructed on grade and will not require railing.

Construction of this design feature is considered high to low priority depending on its location in the park and the timing of construction of other features.

(4) Stormwater Treatment Area Down slope and immediately to the south of the Stone Seating Area (feature 2), a 0.5-acre stormwater treatment wetland is proposed. This feature will be designed to improve the quality of stormwater discharge from the existing and future streets and building rooftops located to the east of Jeffords Street. The wetland will generally be dry (saturated soil) except after rain events. After each rain event, stormwater will be discharged into this wetland via two storm sewer pipes (feature 5). Nutrients and suspended sediments will be filtered through dense wetland vegetation. The accumulated rainwater will percolate into the ground, and surplus rainwater will reach Mill Creek via overland flow. Other benefits to this wetland will be to compensate for lost resources attributed to the dam removal and to create a transition area from the mowed lawn areas (feature 11) and the floodplain and wetland areas to the south.

The wetland will require up to 3 feet of excavation and occur as part of the overall mass grading of the site. Excavated soil will be placed on the slope areas above the wetland to meet the fill requirements necessary to construct features 1, 2, 10 and 11. Once excavated, the wetland will be seeded with a wet meadow seed mix that will contain a diverse collection of wetland grasses and forbs. Long-term maintenance of this wetland will be required to control invasive plant species (volunteer program). Native shrubs and small trees and bird houses will be strategically located around the perimeter of the wetland to provide habitat for birds and small mammals. Interpretive signage will also tell the story of the wetland and its multiple functions.

In the future, should it be desired, the site could be maintained as a mowed lawn area.
Construction of this design feature is considered a high priority since the earthwork to be excavated from this area will be used as part of site mass grading.

(5) Stormwater Features In three locations, stormwater outlets will be constructed or are already in place along the east edge of the park. These outlets create the opportunity to develop a creative and functional approach to outletting the water to the creek in lieu of extending pipes directly to the creek bank. In these locations, the outlet pipes will be extended or slightly altered so that they discharge into small rock-lined stream channels. Two of the channels will outlet into the stormwater treatment wetland (feature 4) while the third will discharge into Mill Creek.

These features will be sized based on the amount of anticipated flow and constructed with boulders, rock outcroppings, and smaller aggregate, and will be dry except during rain events. A natural edge of native grasses, forbs, and shrubs is suggested to create an appearance of a small stream. Interpretive signage will be included.

Construction of this design feature is considered a high priority for the two outlet pipes that currently discharge onto the site.

(6) Boardwalk Trails through and along the floodplain areas of the park require the development of a walking surface that will minimize impacts to these areas, create safe passage during and after minor flood events and minimize permitting issues associated with wetland and floodplain fill.

This feature will be 8 feet wide and constructed of wood and recycled decking or other sustainable materials. They will be situated as close to existing grade as possible (slightly elevated for floodwater conveyance), negating the need for railing except where adjacent to or cantilevered over the open water. Interpretive signage will be added where applicable to provide information on the creek ecosystem, riparian buffers, and the stormwater wetland.

Construction of this design feature is considered a high priority and will be built when funding becomes available.

(7) Boardwalk Platform At two strategic locations north and south of the Main Street Bridge, wood observation platforms will give pedestrians direct access to the water's edge. These platforms are situated where park users can view and learn about stream ecology, observe the rapids below the bridge, fish, and observe wildlife.

Each platform will be wheelchair accessible, constructed of wood and recycled decking or other sustainable materials, and have benches, interpretive signage, and decorative safety railing. They will be slightly elevated above existing grade and cantilevered over the creek banks.

Construction of this design feature is considered a high to moderate priority and will occur in conjunction with or subsequent to the boardwalk (feature 6).

(8) Canoe/Kayak Access Non-motorized boating on Mill Creek will be an important activity in the park. It is envisioned that canoeists and kayakers will use the creek for recreation, to access the downtown area, and to paddle to various destination points along Mill Creek and the Huron River. Tubing would also be considered a viable form of water recreation. There are no plans for canoe rentals, but the plan provides three locations where paddlers can enter and exit the creek. As discussed under the Overall Trail System Plan, a canoe/kayak launch is proposed at the Shield Road trailhead. Boaters will be able to travel downstream and either "shoot" the rapids below the Main Street Bridge or safely take-out and carry the boat around to the Warrior Creek Park access. At Warrior Creek Park, boaters can re-enter the creek and continue downstream. Conversely, boaters will also navigate upstream from the Huron River and take-out at the park.

Each access point will be designed for paddlers to safely exit and enter the creek. The banks will be broken to allow for perpendicular access along the shoreline. Each access point will be graded as a ramp so canoes/kayaks can be safely beached on a sand and gravel surface without the use of handrails. The access points will be 20 feet deep by 10 to 15 feet wide, and the banks will be stabilized with large stone (similar to stone used in feature 2). The stone will also double as seating.

The construction of this design feature is considered a high priority and will occur in conjunction with the boardwalk (feature 6) and concrete walks (feature 3C).

(9) Riparian Buffer The success of habitat restoration along the creek edge in Mill Creek and Warrior Creek Park is related to the extent that the creek banks are stabilized; sufficient habitat is provided for fish, other aquatic species, mammals, and birds; and a sufficient buffer is provided where lawns and park users have limited access to the creek edge.

In the short period of time following the dam removal, the creek channel and its configuration has been undergoing a continuous evolution. Shifting of the channel bottom and the formation of meanders and riffle/pool complexes are ongoing events that will most likely continue. This process has resulted in the downstream migration of remnant pond sediments. While the MDEQ permit for the bridge construction and dam removal requires that the streambanks be stabilized as part of that project, additional habitat enhancements and streambank stabilization measures will help to further stabilize the channel and banks and expedite the return of aquatic species to the creek. The interpretive opportunities to educate the park users on these processes are significant and should be part of the restoration strategy. This feature will include in-stream habitat structures, bank stabilization measures, native landscape plantings, limited rock outcroppings for secondary access to the water's edge, and interpretive signage.

A phased habitat restoration program should be developed for the creek between Warrior Creek Park and Shield Road. Prioritization of design features identified in the restoration program should focus first on Warrior Creek Park and the creek section adjacent to the village waterfront. The village waterfront area should include both east and west banks of Mill Creek and should be considered high priority. Upstream of these areas, a less aggressive approach to restoration will focus on restoration activities in critical locations that can be accomplished without the use of heavy equipment while allowing the rest of the area to naturalize to its new post-dam removal habitat.

(10) Unmowed Slopes (Figure 8) As part of the overall mass grading of the park immediately to the west of the Jeffords Street/DDA Walkway and Plaza (feature 1), a transitionary slope will be required that will vary in height from 10 to 20 feet. Once mass grading is completed, the park will have an upper terrace that follows the grades of Jeffords Street and a lower terrace that generally follows the slope of Mill Creek. The lower terrace will fall within the creek floodplain. The slope that separates these terraces will be too steep to mow and requires stabilization to minimize erosion. These slopes will vary and will be graded to create a landform that emulates a naturally occurring bluff that typically occurs between bottom land and upland glacial landforms. These areas will be stabilized with a native seed mix that contains a diverse collection of native grasses and forbs, informal plantings of native trees and shrubs, and scattered rock outcroppings that create an extension of the stone seating area (feature 2).

Maintenance (volunteer program or hired personnel) will be necessary to control invasive plant species and the encroachment of low-quality pioneer tree and shrub species that may otherwise dominate these areas.

Construction of this design feature is considered a high priority to stabilize the slopes and protect the completed improvements along Jeffords Street. This work should be completed in conjunction with the completion of features 1, 2, and 3. Native vegetation could be phased over time, but a temporary slope stabilization seed mix will be necessary.

(11) Lawn Areas The gentle to moderate slopes on the upper and lower terraces of the park along Jeffords Street will provide an excellent opportunity for the establishment of lawn areas for informal activities such as lounging, picnicking, and enjoying close and distant views to the park and creek. These areas will be graded to complement the configuration of the unmowed slopes and will be maintained by village personnel as a mowed lawn. Scattered rock outcroppings and small groupings of native and ornamental trees and shrubs will be blended into the area to provide shade and seating to enjoy the views. A lawn sprinkler system will not be necessary, but could improve the quality of lawn.

Construction of this design feature is considered a high priority and will be completed in conjunction with features 1, 2, 3A, 4, and 10.

(12) Sloped Steps – Warrior Creek Park Between the fire station and the newly constructed access drive into Warrior Creek Park, pedestrian access to and from Main Street is provided. This feature is designed as a series of sloped and elongated step sections with ornamental handrail, referred to as a peron. Constructed of concrete to match the sidewalk materials, these steps will become an important feature during flood events when the sidewalk below the Main Street Bridge is flooded. It is not a handicapped-accessible walk, and during flood events, wheelchair access will not be possible to Warrior Creek Park until the feature 3B ramp is installed.

Due to the grade change in the lawn areas and adjacent drive, the steps will require a sloped retaining wall on the east side and a rocked lined swale on the west side.

Construction of this design feature is considered a high priority and will occur in conjunction with other sidewalk improvements along Main Street in front of the fire station.

(13) Pervious Parking Lot – Warrior Creek Park As part of the Village's efforts to improve the quality of the stormwater entering Mill Creek, the plan to develop a pervious parking lot to replace the existing gravel lot and storm sewer is provided. This feature will consist of a deep gravel/sand drainage layer with small diameter drain pipe below precast pavers designed for this application. The small diameter drain pipes will slowly release the water to the creek after being filtered through the sand/gravel medium.

Construction of this design feature is a low priority until the future of the fire station is determined.

(14) Picnic Shelter – Warrior Creek Park An accessible picnic shelter will provide park users with a central location in Warrior Creek Park to stage small group picnic events. When combined with the other site improvements (features 3C, 15, 16, and 17), this feature will greatly increase the use of this park throughout the year. A prefabricated shelter sized for medium-sized groups is proposed. The shelter design should complement the Dexter Farmers Market pavilion on the hillside above. In addition, a two-sided stone fireplace is suggested on the north side of the shelter adjacent to the multi-use lawn area (feature 17) for use principally during the winter months when this area will be utilized for ice-skating. Other features of the shelter will include a drinking fountain, and electricity and lighting for evening use and sound amplification.

Construction of this design feature is a moderate to high priority since there is already ample parking and existing site amenities to accommodate group picnic events.

(15) Restroom Structure – Warrior Creek Park

Constructed with building materials to match the picnic shelter and Dexter Farmers Market pavilion, this four-season accessible restroom will include separate facilities for men and women. It will be connected to the Village sewer system and will be equipped with running water, lights, and electricity. When combined with features 3C, 14, 16, and 17, this feature will greatly increase the use of the park and provide improved facilities.

Construction of this design feature is a low priority until the future of the fire station is determined. The existing portable restrooms should be maintained until a permanent structure can be provided.

(16) Play Apparatus – Warrior Creek Park The current play apparatus has use limitations for the disabled. This feature will be upgraded to a medium-sized, multi-use structure that will be designed to be universally accessible. The style of the apparatus will complement the picnic shelter and restroom architecture. Safety fall material will be designed to include ADA approved surface materials. When combined with features 3C, 14, 15, and 17, this feature will greatly increase park use.

Construction of this design feature is a moderate to high priority so that children of all abilities can have a place to play.

(17) Multi-Use Lawn Area – Warrior Creek Park A ¾-acre lawn area will provide sufficient space for a variety of low impact uses. The feature will require minor earthwork and will be maintained as mowed lawn. Types of activities that will be suited to this location with minor site modifications will include: bocce and rock climbing,

group picnic events, ice-skating, and informal games. When combined with features 3C, 14, 15, and 16, this feature will greatly increase park use.

Construction of this design feature is high priority since the improvements will greatly increase use of this area. Existing playground equipment will require relocation.

(18) Wood Platform w/Steps – Warrior Creek Park Connectivity to Warrior Creek Park and the Main Street Bridge underpass from the neighborhood area to the east can be greatly improved through the construction of this feature. Secondary access benefits will also be gained for users at the Dexter Farmers Market and outdoor classrooms that will be sponsored by the new library.

The design and construction of this feature will be similar to the boardwalk (feature 6). A series of steps and landings designed to emulate a series of switchbacks will be necessary based on the steep slopes and limited space for this feature. At the uphill end, the steps will be connected to the pavement system constructed at the library site. At the downhill end, the steps will be terminated at a wood platform that will be sized for small groups. It will then connect to the proposed sidewalk system. No accessible ramps are proposed.

Construction of this design feature is a moderate priority. Since the library is completed, this feature's construction will not impact other features.

(19) Slope Restoration – Warrior Creek Park The steep slopes surrounding Warrior Creek Park are currently well vegetated and stable. The embankment adjacent to the Dexter Farmers Market is overgrown with invasive, low quality trees and understory plants, and the slopes around the fire station are mostly lawns that are difficult to maintain. Improvements with this feature will include the removal of undesirable plant species, minor grade modifications to the slopes, debris removal, and planting native and ornamental trees, shrubs, and groundcover. When planning these improvements, long-term maintenance costs will need to be considered.

The implementation of this feature will entail a phased approach that requires coordination with other site improvements. At the west side of the fire station, slope restoration could be completed in conjunction with the sloped steps (feature 12) and construction of the new driveway into the park. However, the uncertain future of the fire station could limit the extent of this restoration effort on the east and west side of the building. The steep slope below the Dexter Farmers Market will require coordination with the accessible ramp and wood platform (features 3B and 18).

2. Phasing/Estimating

Estimating is based on current pricing and prepared at a level commensurate with master planning. As such, design contingencies are reflected at 15% of the estimate, and engineering, permitting, and material testing services are included at and additional 15% of construction costs. Numbers are rounded to the nearest dollar increment. Pricing will require periodic updating based on demands for products and services, inflation, and other predictable factors.

A three-phase implementation strategy was developed by prioritizing each of the proposed design features as High, Moderate and Low Priority. High Priority features should be implemented in the first phase of construction while lesser priority features would be constructed in future phases. The timeframe for implementation of these features has no specific dates; however, it is the intent of the Village to complete a substantial number of these features in the next 3 to 5 years. As with the Master Plan, the phasing is flexible and should be periodically reviewed and updated as the plan is implemented.

High Priority: (red bullet ●)
These features are ranked High Priority based on one or more of the following criteria:

- It provides the highest level of benefit in meeting the stated goals and objectives.
- It provides ADA accessibility to the park.
- It improves pedestrian safety and access to the downtown.
- Funding is currently available for implementation.

Moderate Priority (yellow bullet ●)
These features are ranked as moderate priority based on one or more of the following criteria:

- It creates a secondary benefit but not essential to meeting the stated goals and objectives.
- It is related to a high priority design feature but cannot be constructed. in advance of the related high priority design feature.
- Funding is not currently available for implementation.

Low Priority (Blue Bullet ●)
These features are ranked as low priority based on one or more of the following criteria:

- It contributes the least value in meeting the stated goals and objectives.
- It cannot be completed in advance of a related higher ranked priority.
- Future land use decisions could alter, or negate the need for this design feature.
- Funding is not currently available for implementation.

In several instances, multiple priorities are identified for the same feature. Under Part III of this report, each design feature description is followed by an explanation of the synergies with other design features and the rationale for multiple priorities.

It should be noted that, in certain instances specific components of a design feature could also have different priorities. For instance, interpretive signage is identified as a component of several design features but could be constructed at a later date.

DESIGN FEATURE PRICING SUMMARY

a. Overall Trail System Plan (Figure 6)

(1)	Shared-Use Path	$ 733,850
(2)	Secondary Trails	$ 606,190
(3)	Trailhead Parking	$ 42,900
(4)	Habitat Enhancement Zones	$ 163,150
(5)	Key Points of Interest	$ 113,100
(6)	Landmark Feature	$ 224,900

b. Village Waterfront and Warrior Creek Park Enlargement Plan (Figure 7)

(1)	Jeffords Street/DDA Walkway and Plaza	$ 379,340
(2)	Stone Seating Area	$ 107,900
(3A)	Accessible Ramp	$ 67,340
(3B)	Accessible Ramp – Warrior Creek Park	$ 155,480
(3C)	Walks	$ 29,120
(4)	Stormwater Treatment Wetland (Optional)	$ 53,495
(5)	Stormwater Swales	$ 66,300
(6)	Boardwalk	$ 390,000
(7)	Boardwalk Platform	$ 99,840
(8)	Canoe/Kayak Access	$ 10,270
(9)	Riparian Buffer	$ 461,500
(10)	Unmowed Slopes	$ 113,100
(11)	Lawn Areas	$ 188,110
(12)	Sloped Steps – Warrior Creek Park	$ 25,220
(13)	Pervious Parking Lot – Warrior Creek Park	$ 106,600
(14)	Picnic Shelter – Warrior Creek Park	$ 88,855
(15)	Restroom Structure – Warrior Creek Park	$ 181,025
(16)	Play Apparatus – Warrior Creek Park	$ 96,200
(17)	Multi-Use Lawn Area – Warrior Creek Park	$ 11,050
(18)	Wood Platform w/Steps – Warrior Creek Park	$ 86,970
(19)	Slope Restoration – Warrior Creek Park	$ 120,900

Total Cost – Park Improvements ..... $ 4,904,705

4. Funding and Community Support

When the design features (capital improvements) listed above are complete, the park will be a major attraction and source of pride for the Village and community at large.

A wide variety of funding and management assistance can be made available to help realize this vision.

Partnerships: Several partnership opportunities are available to the Village and are as follows:

The *DDA* has a vested interest in financing portions of the park that will help to attract new businesses to the downtown. The list of design features that will attract these businesses is long. The *HCMA* is interested in the development of a shared-use trail system. Financing, maintenance, and security could be provided for portions of the trail system that overlaps with this trail system. The *Washtenaw County Parks and Recreation Department* is interested in expanding its park system in the region and completing the Border to Border Trail along the Huron River. Land acquisition, financing, maintenance, and security could be provided to the park to help realize these interests. *Dexter Community Schools (DCS)* maintains ownership of a portion of the park and additional land to the east and south. DCS is interested in the development of a system of connecting non-motorized trails and the reestablishment of the CreeksideSchool Outdoor Education Area, and could provide financing, maintenance, and security to those portions of the park situated on DCA property. *Scio Township* is also interested in the development of a park and connecting trail system to the Village. Land south of Shield Road and adjacent to Mill Creek is targeted for this use. Revenue sharing with the Village could help to realize a greater trail connection and expansion of Mill Creek Park south of Shields road to include this land. *Riparian landowners* share a significant common boundary with the park on the west side of the creek. Land-sharing or acquisition of these natural areas will vastly increase the size of the park.

Grants and other revenue streams: The Michigan Department of Natural Resources and other state and federal grant programs dedicated to habitat restoration, environmental programming, and trail system design and development are available to communities on an annual basis. The primary stipulation for receiving financial assistance under these programs is in the form of matching finances from the Village or a government partner identified above. Other sources of financing, maintenance, and security exist through individual donors such as landowners and businesses, non-profit organizations and foundations, and contributions and volunteers from the Village and its citizens.

The collective assortment of partnerships, grants, and other revenue streams identified above will serve to provide a continuing resource stream for the park for many years into the future.

APPENDIX A: ITEMIZED CONSTRUCTION COST ESTIMATE

Description	Quantity	Total Cost
a OVERALL TRAIL SYSTEM PLAN		
(1) Shared Use Path		
Clearing	1 Acre	$10,000
Earthwork	2,700 CYD	$11,000
Asphalt Path (12 feet wide)	6,000 LFT	$520,000
Signage and Pavement Markings	Allowance	$10,000
Culvert Pipe Crossing	Allowance	$7,500
Restoration	1.5 Acre	$6,000
Engineering and Contingency (15% & 15%)		$169,350
Total Shared Use Path:		**$733,850**
(2) Secondary Trail		
Clearing	0.5 Acre	$5,000
Earthwork	250 CYD	$1,300
Boardwalk (5 feet wide)	11,500 SFT	$460,000
Engineering and Contingency (15% & 15%)		$139,890
Total Secondary Trail:		**$606,190**
(3) Trailhead Parking (2 locations)		
Clearing	Allowance	$2,000
Earthwork	CYD	$4,000
Gravel Surfacing	12,000 SFT	$15,000
Perimeter Fencing	600 LFT	$6,000
Traffic Control Signage	Allowance	$1,000
Trailhead Signage	2 Each	$4,000
Litter Receptacles	4 Each	$1,000
Engineering and Contingency (15% & 15%)		$9,900
Total Trailhead Parking:		**$42,900**
(4) Habitat Enhancement Zones		
Landmark Platform Area		
Invasive Plant Species Controls	6 Acres	$12,000
Low Head Berm	Allowance	$10,000
Stabilized Outlet	Each	$5,000
Restoration Seeding	6 Acre	$18,000
Bird Boxes/Nesting Platforms	5 Each	$500
Engineering and Contingency (15% & 15%)		$13,650
Total:		**$59,150**
Stormwater Area		
Invasive Plant Species Controls	8 Acres	$16,000
Low Head Berm	Allowance	$10,000
Storm water Structure (overflow)	Allowance	$5,000
Restoration Seeding	3 Acres	$9,000
Bird Boxes/Nesting Platforms	5 Each	$500
Engineering and Contingency (15% & 15%)		$12,150
Total:		**$52,650**
Streambank Stabilization (Small Stream on School Property)		
Clearing and Debris Removal	Allowance	$10,000

	Earthwork	500 CYD	$5,000
	Bank Stabilization	700 LFT	$105,000
	Site Restoration	Allowance	$20,000
	Engineering and Contingency (15% & 15%)		$42,000
	Total:		**$182,000**
	Outdoor Education Area (School Property)		
	Invasive Plant Species Controls	10 Acre	$20,000
	Stabilized Outlet	Each	$1,000
	Site Restoration - wetland seeding	6 Acres	$18,000
	Bird Boxes/Nesting Platforms	5 Each	$500
	Engineering and Contingency (15% & 15%)		$11,850
	Total:		**$51,350**
	Total Habitat Enhancement Zones:		**$163,150**
(5)	**Key Points of Interest (9 locations)**		
	Canoe/Kayak Launch	Each	$8,000
	Wood Platforms w Railing and Benches	6 Each	$46,000
	Asphalt Areas with Railing and Benches	3 Each	$15,000
	Interpretive Signs	9 Each	$18,000
	Engineering and Contingency (15% & 15%)		$26,100
	Total Key Points of Interest:		**$113,100**
(6)	**Landmark Feature**		
	Structure	625 SFT	$155,000
	Interpretive Signage	6 Each	$18,000
	Engineering and Contingency (15% & 15%)		$51,900
	Total Landmark Feature:		**$224,900**
	TOTAL OVERALL TRAIL SYSTEM PLAN:		**$2,066,090**
(1)	**Jeffords Street/Waterfront Walkway and Plaza**		
	Earthwork	3,000 CYD	$30,000
	Concrete Pavement (Main Street sidewalk included)	11,000 SFT	$44,000
	Plaza Pavement	2,500 SFT	$25,000
	Concrete Planter Curb in Plaza Areas	150 LFT	$1,800
	Ornamental Street Lights (included Main Street)	15 Each	$75,000
	Boulder Edge Retaining Wall (2' high)	65 Ton	$13,000
	Litter Receptacles	4 Each	$8,000
	Ornamental Benches	8 Each	$16,000
	Topsoil	200 CYD	$4,000
	Landscape Plantings and Restoration	Allowance	$75,000
	Engineering and Contingency (15% & 15%)		$87,540
	Total Jeffords Street/Waterfront Walkway and Plaza:		**$379,340**
(2)	**Stone Seating Area**		
	Earthwork	2,000 CYD	$20,000
	Rock Outcroppings	150 Ton	$30,000
	Plaza Pavement	700 SFT	$14,000
	Electrical Supply	Allowance	$10,000
	Topsoil	150 CYD	$3,000
	Landscape Plantings and Restoration	Allowance	$6,000
	Engineering and Contingency (15% & 15%)		$24,900
	Total Stone Seating Area:		**$107,900**

(3A)	**Accessible Ramp (South Side of Main Street)**		
	Earthwork	1,000 CYD	$10,000
	Concrete Pavement - 10 Feet Wide	3,200 SFT	$12,800
	Handrail	600 LFT	$24,000
	Site Restoration	Allowance	$5,000
	Engineering and Contingency (15% & 15%)		$15,540
	Total Accessible Ramp:		**$67,340**
(3B)	**Accessible Ramp - Warrior Creek Park**		
	Clearing	Allowance	$7,000
	Earthwork	1,000 CYD	$10,000
	Concrete Pavement - 10 Feet Wide	3,800 SFT	$15,200
	Handrail	760 LFT	$30,400
	Site Retaining Walls	400 LFT	$52,000
	Site Restoration	Allowance	$5,000
	Engineering and Contingency (15% & 15%)		$35,880
	Total Accessible Ramp:		**$155,480**
(3C)	**Concrete Walks (Various Widths)**		
	Earthwork	70 CYD	$700
	Concrete Pavement	5,300 SFT	$21,200
	Restoration	Allowance	$500
	Engineering and Contingency (15% & 15%)		$6,720
	Total Concrete Walks:		**$29,120**
(4)	**Storm water Treatment Wetlands (Optional)**		
	Earthwork	2,500 CYD	$25,000
	Seeding	1 Acre	$4,000
	Bird Boxes/Nesting Platforms	3 Each	$150
	Landscape Plantings	Allowance	$7,000
	Stabilized Wetland Outlet Swale	Allowance	$1,000
	Interpretive Sign	2 Each	$4,000
	Engineering and Contingency (15% & 15%)		$12,345
	Total Storm water Treatment Wetlands:		**$53,495**
(5)	**Storm Water Feature - 3 Locations**		
	Pipe Extensions	200 LFT	$10,000
	Drainage Structure	3 Each	$9,000
	Dry Stream Channel	175 LFT	$26,000
	Interpretive Sign	3 Each	$6,000
	Engineering and Contingency (15% & 15%)		$15,300
	Total Storm water Feature:		**$66,300**
(6)	**Boardwalk**		
	Timber Structure with Recycled Decking Products (8 Feet Wide)	5,800 SFT	$290,000
	Wire Mesh Railing with Wood Frame	120 LFT	$6,000
	Interpretive Sign	2 Each	$4,000
	Engineering and Contingency (15% & 15%)		$90,000
	Total Boardwalk:		**$390,000**

(7)	**Boardwalk Platform (3 Locations)**		
	Timber Structure with Recycled Decking Products (8 Feet Wide)	1,200 SFT	$60,000
	Wire Mesh Railing with Wood Frame	80 LFT	$4,000
	Interpretive Sign	4 Each	$8,000
	Bench	8 Each	$4,000
	Litter Receptacle	3 Each	$800
	Engineering and Contingency (15% & 15%)		$23,040
	Total Boardwalk Platform:		**$99,840**
(8)	**Canoe/Kayak Access Point (2 Locations)**		
	Earthwork	60 CYD	$600
	Gravel Surface	1,000 SFT	$1,300
	Rock Outcropping	30 Ton	$6,000
	Engineering and Contingency (15% & 20%)		$2,370
	Total Canoe/Kayak Access Point:		**$10,270**
(9)	**Riparian Buffer Zone**		
	Earthwork	2,500 CYD	$25,000
	Topsoil	800 CYD	$16,000
	Landscape Plantings	Allowance	$60,000
	Bank Stabilization/Habitat Development	2,400 LFT	$240,000
	Rock Outcroppings	50 Ton	$10,000
	Interpretive Signage	2 Each	$4,000
	Engineering and Contingency (15% & 15%)		$106,500
	Total Riparian Buffer Zone:		**$461,500**
(10)	**Unmowed Slopes**		
	Earthwork	5,500 CYD	$55,000
	Topsoil	400 CYD	$8,000
	Native Seed Mix	0.5 Acre	$2,500
	Erosion Control Blanket	0.5 Acre	$2,500
	Rock Outcropping	70 Ton	$14,000
	Landscape Plantings	Allowance	$5,000
	Engineering and Contingency (15% & 15%)		$26,100
	Total Unmowed Slopes:		**$113,100**
(11)	**Lawn Area**		
	Earthwork - Fill	2,500 CYD	$25,000
	Earthwork - Cut	4,600 CYD	$46,000
	Topsoil	1,900 CYD	$38,000
	Lawn Seed Mix	2.4 Acre	$7,200
	Erosion Control Blanket	2.4 Acre	$10,500
	Rock Outcropping	40 Ton	$8,000
	Landscape Plantings	Allowance	$10,000
	Engineering and Contingency (15% & 15%)		$43,410
	Total Lawn Area:		**$188,110**
(12)	**Sloped Steps - Warrior Creek Park**		
	Earthwork	100 CYD	$1,000
	Concrete Pavement 6' Wide	720 SFT	$3,600
	Railing	120 LFT	$4,800
	Retaining Wall (3 Feet High)	LFT	$9,000
	Cobble Edge	15 Ton	$1,000

Engineering and Contingency (15% & 15%)		$5,820
Total Sloped Steps:		**$25,220**
(13) Pervious Parking Lot - Warrior Creek Park		
Earthwork	600 CYD	$6,000
Infiltration System	CYD	$6,000
Underdrainage	Allowance	$5,000
Pavement	7,800 SFT	$62,000
Sidewalk	625 SFT	$2,500
Restoration	Allowance	$500
Engineering and Contingency (15% & 15%)		$24,600
Total Pervious Parking Lot:		**$106,600**
(14) Picnic Shelter - Warrior Creek Park		
Earthwork	25 CYD	$250
Pre-Fab Structure (25' x 25')	Each	$35,000
Stone Fire Place	Allowance	$10,000
Concrete Pavement and Walk	825 SFT	$4,100
Tables	10 Each	$5,000
Grille	2 Each	$1,500
Electricity	Allowance	$5,000
Drinking Fountain	Allowance	$6,000
Litter Receptacle	4 Each	$1,000
Restoration	Allowance	$500
Engineering and Contingency (15% & 15%)		$20,505
Total Picnic Shelter:		**$88,855**
(15) Restroom Structure - Warrior Creek Park		
Earthwork	25 CYD	$250
Building (25' x 25')	Each	$125,000
Utilities	Allowance	$10,000
Concrete Pavement	750	$3,500
Restoration	Allowance	$500
Engineering and Contingency (15% & 15%)		$41,775
Total Restroom Structure:		**$181,025**
(16) Play Apparatus - Warrior Creek Park		
Earthwork	50 CYD	$500
Structure	Each	$30,000
Safety Fall Material	2,200 SFT	$40,000
Bench	2 Each	$3,000
Restoration	Allowance	$500
Engineering and Contingency (15% & 15%)		$22,200
Total Play Apparatus:		**$96,200**
(17) Multi-Use Lawn Area - Warrior Creek Park		
Site Removals	Allowance	$1,000
Earthwork	Allowance	$5,000
Lawns	0.7 Acre	$2,500
Engineering and Contingency (15% & 15%)		$2,550
Total Multi-Use Lawn Area:		**$11,050**

(18) Wood Platform With Steps		
Clearing	Allowance	$3,000
Wood Structure with Recycled Decking Products	1050 SFT	$63,000
Concrete Pavement	100 SFT	$400
Restoration	Allowance	$500
Engineering and Contingency (15% & 15%)		$20,070
Total Wood Platform with Steps:		**$86,970**
(19) Slope Restoration - Warrior Creek Park		
Debris Removal	Allowance	$5,000
Tree Clearing	Allowance	$5,000
Earthwork	500 CYD	$5,000
Landscape Plantings	Allowance	$75,000
Slope Stabilization Fabric	Allowance	$3,000
Engineering and Contingency (15% & 15%)		$27,900
Total Slope Restoration:		**$120,900**
GRAND TOTAL		**$4,904,705**

APPENDIX B: POTENTIAL GRANT SOURCES

Grant	Funding Agency	Amount	Match	Time Line	Special Requirements	Description
Clean Michigan Initiative (CMI)	State of Michigan (DEQ)	No Min or Max	25%	2009 deadline not yet posted, Last known deadline was October, 2008	Community must have a Watershed Management Plan filed with the State	Provide funding to address sources of non point source pollution and best management practices improvements.
Federal Clean Water Act 319	State of Michigan (DEQ)	No Min or Max	25%	2009 deadline not yet posted, Last known deadline was October, 2008	Community must have a Watershed Management Plan filed with the State	Provide funding to implement non point source activities identified in DEQ approved watershed management plans.
Michigan Natural Resources Trust Fund	State of Michigan (DNR)	$15,000 to $500,000	25%	2009 deadline not yet posted, Last known deadline was April 1, 2008	Community must have a DNR approved 5 year recreation plan on file	Provide funding for development for public outdoor recreation.
Land and Water Conservation Fund	State of Michigan (DNR)	$30,000 to $75,000	50%	2009 deadline not yet posted, Last known deadline was March 1, 2008		Provide funding to develop land for outdoor recreation
Great Lakes Fish and Wildlife Restoration Act	U.S. Fish and Wildlife Service	No Min or Max	25%	Pre-Proposals due: January 23, 2009		Provide funding for cooperative conservation, restoration and management of the fish and wildlife resources. and their habitats in the Great Lakes Basin.
Economic Stimulus Package	Federal?	?	?	?	Implementation must occur within 120 days?	Greening and Infrastructure?

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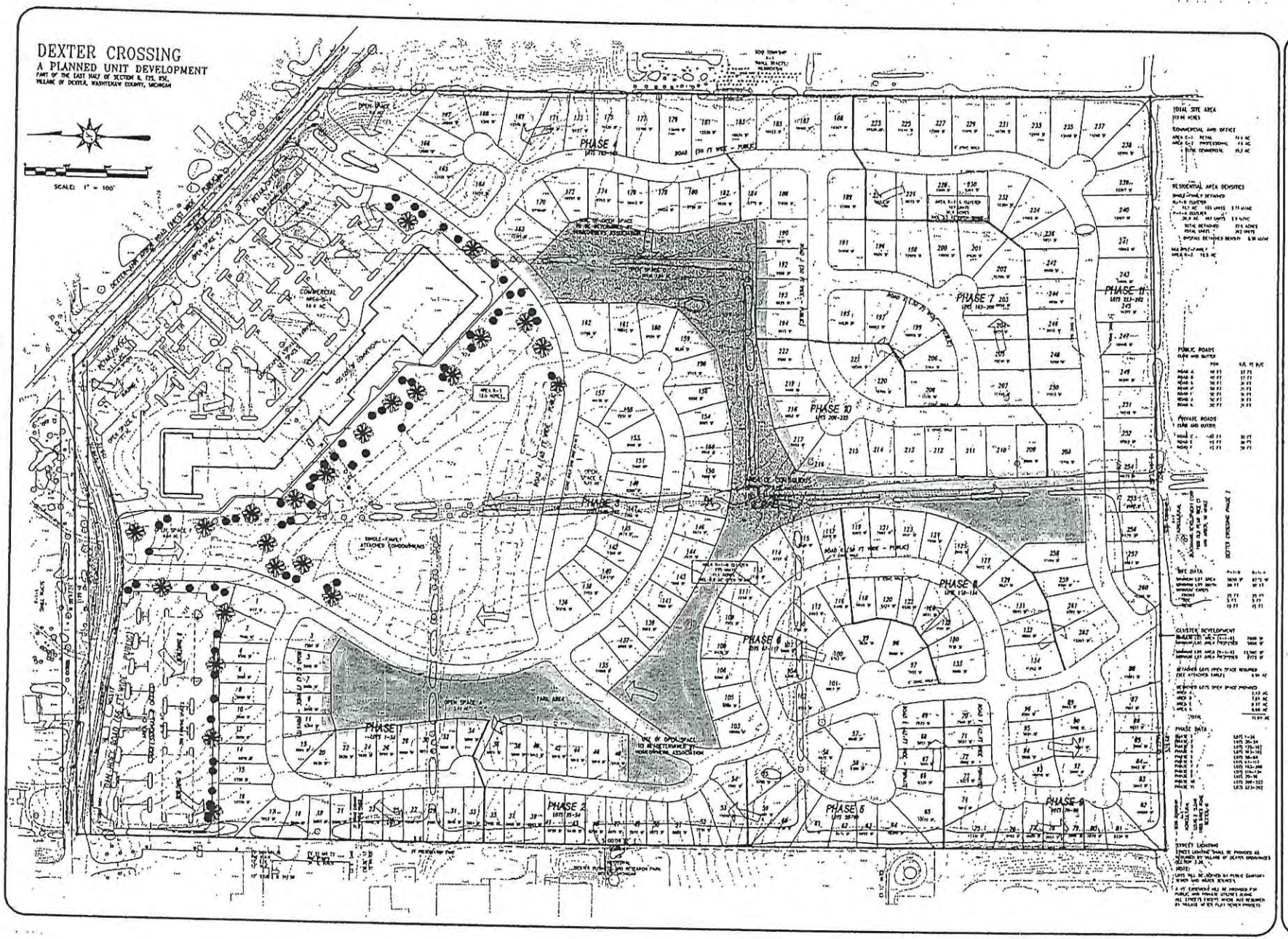
APPENDIX F



DEXTER CROSSING
P.U.D.

MIXED USE
DEVELOPMENT

COMMERCIAL USES:
RETAIL
PROFESSIONAL/OFFICE

RESIDENTIAL USES:
SINGLE-FAMILY
DETACHED UNITS
MULTI-FAMILY
CONDOMINIUMS

DEVELOPER:
BLACKHAWK DEVELOPMENT
CORPORATION
1909 OLD PLAIN TREE CT
ANN ARBOR, MI 48103
313/741-1222

ENGINEER:
ENGINEERING TECHNOLOGIES
CORPORATION
405 NORTH MAIN
ANN ARBOR, MI 48104
313/930-0868
FAX 313/930-1829

DRAWN BY: RCT
CHK'D BY: RCT
CAD FILE: DXTCRSNG

DRAWING TITLE:
EXHIBIT 2:
AREA PLAN

ISSUE DATE:
12 JUNE 1995

SHEET NO.:
1

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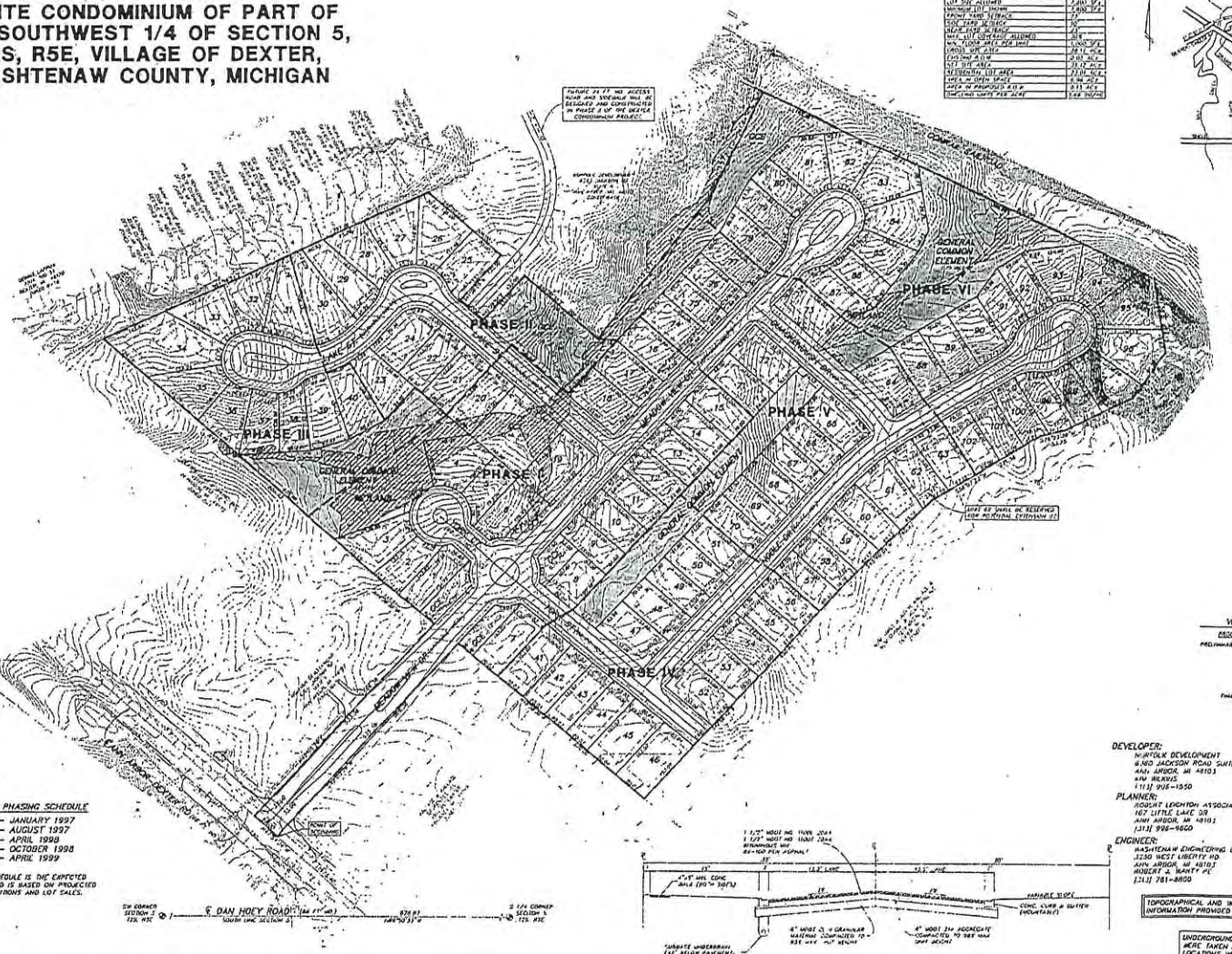
Exhibit 4: Open Space Plan

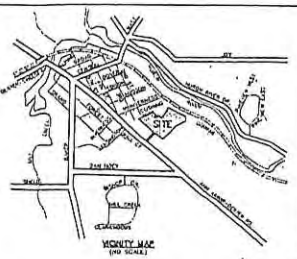
HURON FARMS

A SITE CONDOMINIUM OF PART OF THE SOUTHWEST 1/4 OF SECTION 5, T2S, R5E, VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN



SITE DEVELOPMENT DATA

EXISTING ZONING	R-1B
LOT SIZE ALLOWED	7,200 SQ. FT.
MINIMUM LOT WIDTH	70 FT.
REQUIRED YARD SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	25'
MAX. LOT COVERAGE ALLOWED	40%
MIN. FLOOR AREA PER UNIT	1,000 SQ. FT.
GROSS SITE AREA	38.11 ACRES
LESS 1/2 R.O.W.	2.00 ACRES
NET SITE AREA	36.11 ACRES
RESIDENTIAL LOT AREA	21.01 ACRES
AREA IN OPEN SPACE	5.94 ACRES
AREA IN PROPOSED R.O.W.	8.11 ACRES
MAXIMUM UNITS PER ACRE	3.88 UNITS



UNIT AREAS

UNIT	SQ FT±	UNIT	SQ FT±	UNIT	SQ FT±
1	9,358	33	10,861	65	8,113
2	11,240	34	8,475	66	7,980
3	12,346	35	8,171	67	8,044
4	12,397	36	8,351	68	11,042
5	9,488	37	8,358	69	11,042
6	9,153	38	10,220	70	10,784
7	10,311	39	10,498	71	9,348
8	10,715	40	10,313	72	7,980
9	9,223	41	9,184	73	7,980
10	8,310	42	8,184	74	7,980
11	8,310	43	8,184	75	8,044
12	8,445	44	12,244	76	8,824
13	8,340	45	12,244	77	7,801
14	9,310	46	10,598	78	12,033
15	8,445	47	9,369	79	10,529
16	9,310	48	8,112	80	12,042
17	9,310	49	8,113	81	11,167
18	10,905	50	8,113	82	8,173
19	13,079	51	10,363	83	8,173
20	9,310	52	9,350	84	8,031
21	10,910	53	8,108	85	8,310
22	9,310	54	8,180	86	9,892
23	9,241	55	7,982	87	9,858
24	11,015	56	7,394	92	7,800
25	9,979	58	6,967	93	10,870
26	12,648	60	9,800	95	10,247
27	11,142	61	10,893	96	13,241
28	10,160	62	9,972	99	12,205
29	11,939	63	8,634	97	10,425
30	12,323	64	11,359	98	7,918
31	12,328	65	10,712	99	8,743
32	10,838	66	8,182	100	8,334
33	10,321	67	7,983	101	8,180
34	21,487	68	8,113	102	8,180

VILLAGE OF DEXTER APPROVAL SCHEDULE

PROCEDURE		AGENCY	APPROVAL
PRELIMINARY SITE PLAN	A	VILLAGE OF DEXTER PLANNING COMMISSION	
	B	VILLAGE OF DEXTER BOARD	
FINAL SITE PLAN	A	MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	
	B	PUBLIC UTILITIES	
	C	VILLAGE OF DEXTER PLANNING COMMISSION	

ANTICIPATED PHASING SCHEDULE

PHASE I – JANUARY 1997
PHASE II – AUGUST 1997
PHASE III – APRIL 1998
PHASE IV – OCTOBER 1998
PHASE V – APRIL 1999

THE ABOVE SCHEDULE IS THE EXPECTED START DATE AND IS BASED ON PROJECTED ECONOMIC CONDITIONS AND LOT SALES.

DEVELOPER:
NORFOLK DEVELOPMENT
2350 JACKSON ROAD SUITE F
ANN ARBOR, MI 48103
ATN: MENUS
(313) 996-1550

PLANNER:
ROBERT LEICHTON ASSOCIATES, INC
167 LITTLE LAKE DR
ANN ARBOR, MI 48103
(313) 996-9650

ENGINEER:
WASHTENAW ENGINEERING COMPANY
3230 WEST LIBERTY RD
ANN ARBOR, MI 48103
ROBERT J. WANTY PE
(313) 761-8800

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

TOPOGRAPHICAL AND WETLAND INFORMATION PROVIDED BY OTHERS

UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.

TYPICAL URBAN LOCAL & RESIDENTIAL

LEGEND
LIGHT POLE, UTILITY POLE, GUY ANCHOR, HYDRANT, POST, COLUMN, GATE VALVE, SIGN, HANDICAP
FENCE, CONCRETE, ASPHALT
EXISTING STORM, EXISTING SANITARY, EXISTING WATER, EXISTING GAS, EXISTING ELECTRIC, EXISTING TELEPHONE
WETLAND BOUNDARY

MARK 1" IRP SPIKE IN UTILITY POLE NORTH SIDE OF ANN ARBOR RD. 4.38' NORTH OF DAN HOEY RD EL.=933.45
1/2" IRF AT GATE WELL ON THE NORTH SIDE OF DEXTER-ANN ARBOR ROAD 107' NW OF WEST LINE OF FOURTH OF SECTION 5

REVISIONS
10-10-96 RWS PER 1ST APPROVAL
10-22-96 RWS PER ROW
11-20-96 RWS PER ROW/REVIEW
11-27-96 ROW PER REVIEW
12-18-96 RWS PER ROW/REVIEW
01-13-97 RWS PER ROW

SCALE: HORIZONTAL 1" = 100 FEET

PREPARED BY: ROBERT J. WANTY PE, MI. #4686

SECTION 5 T2S R5E 2 OF 5 TOTAL
RELATIVE TO DEXTER
BENCH MARK
BASIS OF BEARINGS
DATE
CHECKED
FILE NO. PROJECT
SHEET 2 OF 28

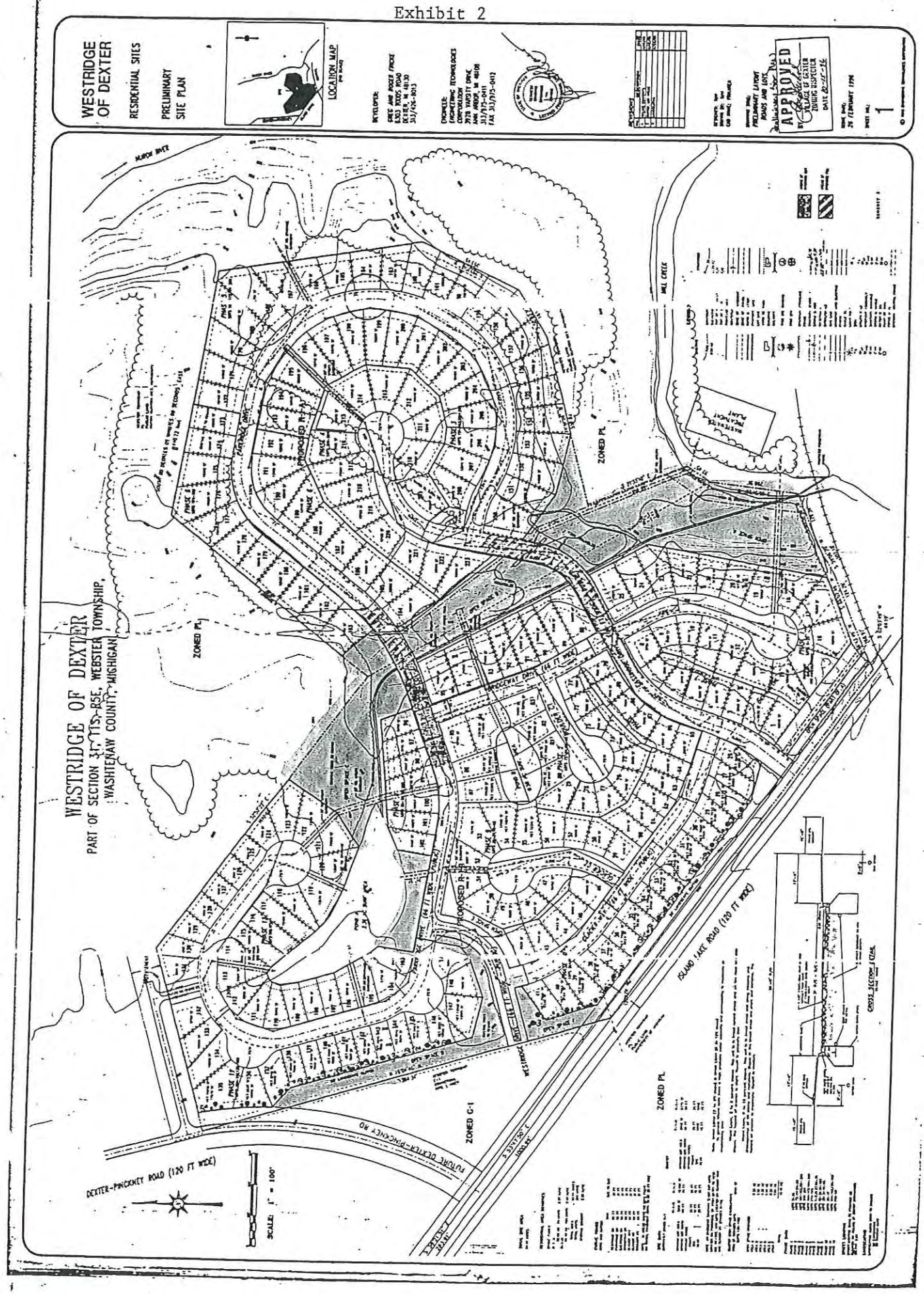
WASHTENAW ENGINEERING
CIVIL ENGINEERS SURVEYORS
P.O. BOX 1394 3230 WEST LIBERTY RD ANN ARBOR MICHIGAN 48106
TELEPHONE 313-761-8800

FINAL SITE PLAN

CLIENT NORFOLK DEVELOPMENT

HURON FARMS

Exhibit 2


WESTRIDGE OF DEXTER
RESIDENTIAL SITES
PRELIMINARY SITE PLAN
LOCATION MAP
APPROVED
WESTRIDGE OF DEXTER
PART OF SECTION 31, T1S-R5E, WEBSTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
ZONED PL
ZONED C-1
ISLAND LAKE ROAD (120 FT WIDE)
DEXTER-PINCKNEY ROAD (120 FT WIDE)
FUTURE DEXTER-PINCKNEY RD
SCALE: 1" = 100'

APPENDIX G

VILLAGE OF DEXTER
PARKS COMMISSION REGULAR MEETING
Tuesday, May 20, 2008 @ 7:00 PM
Location: Village Offices, 8123 Main Street

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

Vacancy	Paul Kepler, Vice Chair	Joe Semifero – Ex Officio
Toni Henkemeyer	John Coy	
Karen Jovanelly, Secretary	Alan Green, Chair	

3. **APPROVAL OF THE MINUTES – April 15, 2008 Regular Meeting minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC HEARINGS - None**

6. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

7. **REPORTS AND COMMUNICATION**
   - A. Chair
     - a. Skatepark Update
     - b. Vacancy Update
   - B. Commissioners and Ex Officio
   - C. Community Development Office Report
     - a. Play Court Project Update
     - b. Mill Pond Park Update
     - c. Maintenance Update
     - d. Tree Planting Update

8. **OLD BUSINESS**

   A. Recreation Plan – Review Updates (emailed)

   B. Smith Woods Donation Update

9. **NEW BUSINESS**

   A. Review of Ryan Drive roadway improvements and cost estimate

   B. Community Park – Pathway seal coat, bollards and landscaping

10. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

11. **PROPOSED BUSINESS FOR NEXT MEETING**
    - A. Community Park Play Court
    - B. Recreation Plan
    - C. Mill Pond Park Update

12. **ADJOURNMENT**

13. **Communications**

VILLAGE OF DEXTER
PARKS COMMISSION REGULAR MEETING
Tuesday, June 17, 2008 @ 7:00 PM
Location: Village Offices, 8123 Main Street

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

Vacancy	Kim Covert	Joe Semifero – Ex Officio
Toni Henkemeyer	John Coy	
Karen Jovanelly, Secretary	Alan Green, Chair	

3. **APPROVAL OF THE MINUTES – May 20, 2008 Regular Meeting minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC HEARINGS - None**

6. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

7. **REPORTS AND COMMUNICATION**
   - A. Chair
     - a. Vacancy Update
   - B. Commissioners and Ex Officio
   - C. Community Development Office Report
     - a. Play Court Project Update
     - b. Community Park Buffer Planting Update
     - c. Mill Pond Park/Dam Street Bridge Project Update
     - d. Smith Woods Update
     - e. Ryan Drive Update

8. **OLD BUSINESS**

   A. Recreation Plan Update

9. **NEW BUSINESS**

   A. Skatepark Information Presentation

   B. Reappointment Update and Election of Officers

10. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

11. **PROPOSED BUSINESS FOR NEXT MEETING**
    - A. Recreation Plan Update
    - B. Mill Pond Park Update

12. **ADJOURNMENT**

13. **Communications**

VILLAGE OF DEXTER
PARKS COMMISSION REGULAR MEETING
Tuesday, August 19, 2008 @ 7:00 PM
Location: Village Offices, 8123 Main Street

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

Vacancy	Kim Covert	Joe Semifero – Ex Officio
Toni Henkemeyer	John Coy	
Karen Jovanelly, Secretary	Alan Green, Chair	

3. **APPROVAL OF THE MINUTES – July 15, 2008 Regular Meeting minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC HEARINGS - None**

6. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

7. **REPORTS AND COMMUNICATION**
   - A. Chair
     - a. Vacancy Update
   - B. Commissioners and Ex Officio
   - C. Community Development Office Report
     - a. Ryan Drive Update
     - b. Main Street Bridge/Dam Update
     - c. Mill Creek Park Update

8. **OLD BUSINESS**

   A. Recreation Plan Update

   B. Skatepark Discussion/Field Trip

9. **NEW BUSINESS**

   A. Parks Commission Bylaws

   B. Parks Commission Ordinance Amendment

10. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

11. **PROPOSED BUSINESS FOR NEXT MEETING**
    - A. Recreation Plan Update
    - B. Mill Pond Park Update
    - C. Main Street Bridge/Dam Update
    - D. Ryan Drive Traffic Calming Update

12. **ADJOURNMENT**

13. **Communications**

VILLAGE OF DEXTER
PARKS COMMISSION REGULAR MEETING
Tuesday, September 16, 2008 @ 7:00 PM
Location: Village Offices, 8123 Main Street

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

Brian Brassow	Kim Covert	Joe Semifero – Ex Officio
Toni Henkemeyer	John Coy	
Karen Jovanelly, Secretary	Alan Green, Chair	

3. **APPROVAL OF THE MINUTES – August 19, 2008 Regular Meeting minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC HEARINGS - None**

6. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

7. **REPORTS AND COMMUNICATION**
   - A. Chair
   - B. Commissioners and Ex Officio
   - C. Community Development Office Report
     - a. Main Street Bridge/Dam Update
     - b. Mill Creek Park Update – Stakeholders Workshop – September 29, 7-9pm
     - c. Parks and Recreation Plan
     - d. Parks and Recreation Commission Ordinance

8. **OLD BUSINESS**

   A. Ryan Drive Traffic Calming Project Update

   B. Skatepark
      a. General Discussion
      b. Field Trip

9. **NEW BUSINESS**

10. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

11. **PROPOSED BUSINESS FOR NEXT MEETING**
    - A. Recreation Plan Update
    - B. Mill Pond Park Update
    - C. Main Street Bridge/Dam Update
    - D. Ryan Drive Traffic Calming Update

12. **ADJOURNMENT**

13. **Communications**
    - A. Parks and Recreation Commission Bylaws

VILLAGE OF DEXTER
PARKS AND RECREATION COMMISSION REGULAR MEETING
Tuesday, December 16, 2008 @ 7:00 PM
Location: Village Offices, 8123 Main Street

AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

Brian Brassow, Secretary	Kim Covert	Joe Semifero – Ex Officio
Toni Henkemeyer	John Coy	
Vacancy	Alan Green, Chair	

3. **APPROVAL OF THE MINUTES – November 18, 2008 Regular Meeting minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC HEARINGS - None**

6. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

7. **REPORTS AND COMMUNICATION**
   - A. Chair
   - B. Commissioners and Ex Officio
   - C. Community Development Office Report
     - a. Westside Connector and HCMA Phase 2 Trail Grant Application Update (if available)
     - b. U of M Studio Class - Spring Landscaping Bed Improvements
     - c. Recreation Plan Approval Timeline –
       - i. December 16, 2008 – Set Public Hearing for Parks and Recreation Master Plan
       - ii. January 12, 2009 – Preliminary Presentation to Village Council
       - iii. February 17, 2009 – Public Hearing at Parks Commission

8. **OLD BUSINESS**
   - A. Mill Creek Park Preliminary Conceptual Plan Review – Timeline Attached
   - B. Outdoor Skating Rink Discussion

9. **NEW BUSINESS**
   - A. Resolution of Support for HCMA Phase 2 Hike Bike Trail Connection
   - B. Set a public hearing to hear public comment on the 2009 Parks and Recreation Master Plan update on Tuesday, February 17, 2009 at 7:00 pm at the Village Offices, 8123 Main Street, second floor.

10. **CITIZENS WISHING TO ADDRESS THE COMMISSION**

11. **PROPOSED BUSINESS FOR NEXT MEETING**
    - A. Mill Creek Park Update
    - B. Vacancies
    - C. CIP (January)
    - D. Annual Budget Review
    - E. Parks and Recreation Plan-DRAFT review

12. **ADJOURNMENT**

13. **Communications**
    - A.

DRAFT

DEXTER VILLAGE PARKS COMMISSION

February 17, 2008
Regular Meeting

Alan Green called the meeting to order at 7:05 P.M. at the Village Offices, 8123 Main Street, 2nd Floor.

Present: Green, Brassow, Coy, Semifero, Covert, Henkemeyer
Absent: Hermann (Approved – Ill)
Bishop, staff also present.

Approval of the Minutes- January 20, 2009 Regular Meeting minutes. – Approved as presented.
Moved Covert, support Henkemeyer to approve the minutes as presented.
Voice Vote: Unanimous Motion Carried

Approval of the Agenda -
Moved Semifero, support Covert to approve as presented.
Voice Vote: Unanimous Motion Carried

Public Hearings
2009 Parks and Recreation Master Plan
Staff Presentation:
Allison Bishop summarized the content of the master plan.
Public Comment - Open at 7:06, Closed at 7:25
Paul Cousins commented if the master plan should have specific details about expected timelines for grant applications. Commission response to request was that the master plan should have a framework for the parks and recreation plans without specific details that would change throughout the lifecycle of the plan. Shawn Keough requested the plan contained a statement regarding a commitment by the Parks and Recreation Commission to preserve existing parkland through whatever means necessary.
Commission Discussion
Alan requested the addition of a graphic that shows the projected head count demographics for Dexter Schools previously used in skate park documents
John Coy commented on being against any firm wording in master plan that would handcuff village council from modifying parkland for other greater needs such as public safety.
Allison to update master plan based on team feedback.

Citizens Wishing to Address the Commission
None

Reports and Communications
A. Chair Green reported that the Mill Creek park project made the 1st cut for the U of M Masters program. He also reported that he had seen the U of M presentations for improvements to Peace, Loins, and Monument Parks. Presentations will be available at a later.
B. Commissioners and Ex Officio.
John Coy commented that the tree board is looking into modifications to street tree removal process based on citizen input.
C. Community Development Officer Report – Included in packet.
a. Recreation Plan Approval Timeline – Master Plan to be presented to Village Council on February 23rd.

Old Business

A. 2009-2014 Capitol Improvements Plan, Parks and Recreation Worksheets – Team reviewed CIP in detail with no changes requested.

Moved Semifero, support Covert to approve the 2009-2014 Capitol Improvements Plan as presented.

Voice Vote: Unanimous Motion Carried

New Business

A. Resolution to recommend council to adopt the 2009 Parks and Recreation Master Plan.

Moved Coy, support Covert to adopt the 2009 Parks and Recreation Master Plan as amended.

Voice Vote: Unanimous Motion Carried

B. Ryan Drive Traffic Calming

Semifero moved to recommend to Village Council to accept the G & M Sons bid for $24,501.00 and the request a $5000 budget amendment to complete the project. Supported by Coy.

Voice Vote: Unanimous Motion Carried

C. Annual Budget Review

Coy moved to postpone review on annual budget to March 17th, 2009 regular meeting. Supported by Green.

Voice Vote: Unanimous Motion Carried

D. 2008-2009 Tree Planting Locations/Species Selection

Coy moved to postpone selecting planting locations until further definition of current park improvements is resolved. Supported by Brassow.

Voice Vote: Unanimous Motion Carried

D. Community Park Court Signage

Commission discussed revisions to sign from template provided by vendor. Revisions accepted by Allison.

Citizens Wishing to Address the Commission

None

Proposed Business For Next Meeting

A. MNRTF Public Hearing
B. U of M Projects Update
C. Mill Creek Park Updates
D. Annual Budget Review

Adjournment

Moved Covert, support Henkemeyer to adjourn the meeting at 8:38 P.M.

Voice Vote: Unanimous Motion Carried

Respectfully Submitted,

Brian Brassow
Secretary, Village of Dexter Parks Commission

VILLAGE OF DEXTER-8140 MAIN STREET-DEXTER-MICHIGAN-48130

VILLAGE UPDATE

VOLUME 9, ISSUE 1 JANUARY 2009

MESSAGE FROM THE VILLAGE PRESIDENT

Hello and Happy New Year to each of you! 2009 is already several weeks old and 2008 is in our rear view mirror. As I reflect back over the past year, I think most would agree that 2008 was a very productive year in the Village of Dexter.

While the economy continued to present challenges to all of us, 2008 will be remembered by many as one long construction season in the Village. The Village was effectively able to use local tax dollars and grant money obtained from the State of Michigan for the Main Street Bridge reconstruction and the Dexter Ann Arbor Road improvements at one time. We planned these projects during the same calendar year to take advantage of the funding opportunities that became available and we have succeeded in getting these improvements in place and the corridor open to safe travel for 2009.

The major construction on the Main Street Bridge project is complete. Although work will continue into the Spring of 2009, the new bridge is open to two way traffic and there has been much enthusiasm in the planning of future park and recreational improvements along our new riverfront corridor.

Dexter Ann Arbor Road was reconstructed using both federal surface transportation dollars and state grant money through the Local Jobs Today Program. The widening from Lexington to Meadowview included new bike lanes, improved turning movements at the Mill Creek school entrance and a new sidewalk along the south side of the roadway. We appreciated the cooperation and patience on this project from the Dexter School System during these improvements and know that we have created a safer intersection for the many students and pedestrians that cross through this intersection.

In early Spring 2008, Third Street was completely reconstructed from Central Street to east of Inverness with drainage and utility improvements. This much needed project was identified in the Village's Capital Improvement program and we are proud to have been able to complete it this past year. Sidewalk was also added along the south side to provide connectivity with other streets for safe pedestrian travel.

Last, the Village's Downtown Development Authority (DDA) has been making parking lot and pedestrian access improvements in the area of Jeffords and Forest. This project will continue in the Spring and early Summer of 2009 and will bring functionality and access to our new park area near Mill Creek.

I know for many residents the construction from one end of the Village to the other was an inconvenience at times and you probably wondered if it would ever end. On behalf of all the Village staff, elected officials and volunteers that worked hard during the different phases of these projects, I want to thank all of our residents, business owners and the surrounding community that visits or passes through our Village for your patience this past year.

Best wishes to everyone in 2009. I hope to see you around town!
Shawn Keough, Village President

INSIDE THIS ISSUE:

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DELINQUENT REAL PROPERTY TAXES	6
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Congratulations to Carol Jones, our new Village Clerk.

Winning reelection in November were Village President Shawn Keough and Trustees Paul Cousins, Joe Semifero and James Smith.

Thank you to our former Village Clerk, David Boyle, who served the Village well for the past four years. Mr. Boyle did not seek reelection.

GORDON HALL UPDATE

The Dexter Area Historical Society and Museum is continuing its renovation of Gordon Hall. In late spring the decking of the front porch was restored just in time for the first wedding of the season. Late this summer a new roof was installed. This new roof stopped the leaks into the building, which is essential to the restoration process. After initial estimates of close to $100,000 the total cost of the project, including the rebuilding of two chimneys, was actually $30,000 of which $8,000 has been made back through their ongoing fundraising efforts.

The Ann Arbor Questors have chosen to renovate the old milk house with their grant dollars. A viewing window into the structure will be constructed as part of their project which is slated for spring 2009.

As always the Society welcomes new memberships and volunteers. Come help the Girl Scouts with spring garden clean-up or find out how to become part of the summer lawn mowing team.

If you are interested in more information about Gordon Hall please contact the Dexter Area Historical Society and Museum at 734-426-3352 or visit their website at www.hvcn.org/info/dextermuseum/.

Village Trustee Donna Fisher is the Council Representative to the Gordon Hall Management Team and she can be reached with questions at dfisher@villageofdexter.org.

MILL CREEK PARK

Over the last year the Village's Mill Creek Park Planning Team has been planning for the redevelopment of the land reclaimed as part of the Main Street dam removal. The concept plan is now complete and available for viewing on the village's website (Reference Desk) www.villageofdexter.org.

Below is a conceptual sketch of the proposed park.

The Parks and Recreation Commission will now incorporate the concept plan and master plan text into the Parks and Recreation Master Plan. A public hearing will be held on the Parks and Recreation Master Plan on February 17, 2009 at the Village Offices.

The Village will also be applying for funding through the State of Michigan and will be holding a public hearing on the grant application on March 17, 2009 at the senior center. For more details on the projects please contact Allison Bishop at abishop@villageofdexter.org

Think Spring!

Mark your calendars for daylight savings time, which begins on March 8th Remember to set your clocks forward one hour and check your smoke detector batteries.

AFFIDAVIT OF PUBLICATION

VILLAGE OF DEXTER
NOTICE OF PUBLIC HEARING
PARKS AND RECREATION COMMISSION
PARKS AND RECREATION MASTER PLAN

Pursuant to Michigan Public Act 110 of 2006, as amended, notice is hereby given that the Dexter Village Parks and Recreation Commission will hold a public hearing at 7:00 p.m., Tuesday, February 17, 2009 at the Village Offices, 8123 Main Street, Dexter, Michigan, Second Floor of the National City Bank for the purpose of hearing public comment on the Village of Dexter Parks and Recreation Master Plan. The plan update included, but was not limited to the following, Village background study updates, including demographic information, public survey analysis, parks and recreation needs analysis, capital improvement planning and updates and extensive goal and objective review and revisions.

Information regarding the updated Parks and Recreation Master Plan is available for public inspection at the Village Offices, 8123 Main Street, Dexter, weekdays between 9:00 a.m. to 5:00 p.m. or by phone at (734) 426-8303 Ext. 15. Written comments regarding the proposed amendments to the Parks and Recreation Master Plan should be submitted to the Village Offices, and must be received no later than 5:00 p.m., Tuesday, February 10, 2009. Sign language interpreter, or other assistance, is provided upon request to the Clerk, at least 72 hours in advance of the meeting. Minutes of all meetings are available at Village Offices and on the Village website.

Publish: January 8, 2009
January 15, 2009

STATE OF MICHIGAN,

County of Wayne ss.

Lorraine L. Logsdon, being duly sworn

deposes and says the annexed printed copy of a notice was taken from

The Chelsea Standard/Dexter Leader

a newspaper printed and circulated in said State and County, and that said notice was published in said newspaper on

the 8th of January

A.D.2009 Representative of said newspaper and knows well the facts stated herein.

Lorraine L Logsdon

Subscribed and sworn to before me 8th

day of January A.D.2009

Mary Anne Coghlan

Notary Public Wayne County, Michigan

My Commission Expires on MARY ANNE COGHLAN State of Michigan ~~My Commission Expires 2-27-2014~~

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(734) 246-0800

AFFIDAVIT OF PUBLICATION

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A.D.2009 Representative of said newspaper and knows well the facts stated herein.

Lorraine L Logsdon

Subscribed and sworn to before me 15th day of January A.D.2009

Mary Anne Coghlan

Notary Public Wayne County, Michigan
MARY ANNE COGHLAN
State of Michigan
My Commission Expires 2-27-2014

My Commission Expires on

PRINTER'S BILL

Folios Insertions

Notary Fees

Total

HERITAGE NEWSPAPERS
ONE HERITAGE PLACE, Ste. 100
SOUTHGATE, MI 48195
(734) 246-0800

VILLAGE OF DEXTER - PARKS AND RECREATION COMMISSION
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

February 24, 2009

SEMCOG
535 Griswold Street, Suite 300
Detroit, MI 48226-3602

RE: Village of Dexter Parks and Recreation Master Plan

Ladies and Gentleman,

On behalf of the Village of Dexter Parks and Recreation Commission and Village Council, I am pleased to announce the adoption of the Parks and Recreation Master Plan. On February 17, 2009 the Parks and Recreation Commission held a public hearing and recommended approval of the plan, and on February 23, 2009 the Village Council approved the plan.

A copy of the plan has been included for your records. If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

Allison Bishop, AICP
Community Development Manager

CC: Donna Dettling, Village Manager

VILLAGE OF DEXTER - PARKS AND RECREATION COMMISSION
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

February 24, 2009

Mr. Robert Tetens
Washtenaw County Parks and Recreation
2960 Washtenaw Avenue
PO Box 8645
Ann Arbor, MI 48107-8645

RE: Village of Dexter Parks and Recreation Master Plan

Dear Mr. Tetens,

On behalf of the Village of Dexter Parks and Recreation Commission and Village Council, I am pleased to announce the adoption of the Parks and Recreation Master Plan. On February 17, 2009 the Parks and Recreation Commission held a public hearing and recommended approval of the plan, and on February 23, 2009 the Village Council approved the plan.

A copy of the plan has been included for your records. If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

Allison Bishop, AICP
Community Development Manager

CC: Donna Dettling, Village Manager

Mill Creek Park
STAKEHOLDERS

Washtenaw County Parks and Recreation – WCPARC – Coy Vaughn and Bob Tetens
vaughnc@ewashtenaw.org
tetensr@ewashtenaw.org
PO Box 8645
Ann Arbor, MI 48107

Huron Clinton Metropolitan Authority – HCMA – Sue Nyquist
sue.nyquist@metroparks.com
13000 High Ridge Drive
Brighton, MI 48114-9058

Huron River Watershed Council – HRWC – Laura Rubin
lrubin@hrwc.org
1100 N. Main Street
Ste. 210
Ann Arbor, MI 48104

Detroit Edison – DTE – Paul Ganz
ganzp@dteenergy.com
841 Broadway
Ann Arbor, MI 48104

Mill Creek Properties – Rick Berner
rick@bernerscientific.com
8415 Dexter Chelsea Rd
Dexter, MI 48130

Bates Farms HOA

Mark Roberts
8415 Sandfield Ct
Dexter, MI 48130

Jeff Bourdon
2780 Bent Tree Dr
Dexter, MI 48130

Dam Task Force

Matt Fry, MDNR
FRYM1@michigan.gov
517-373-6868

Dan Hayes, MSU
hayesdan@msu.edu
334C Natural Resources
E Lansing, MI 48824-1222
517-432-3781

Jim Hayes, MDNR
HayesJ1@michigan.gov
517-35-3171

Dick Wolinski, MDOT, Transportation
wolinskiR@michigan.gov
517-335-2633

Trouts Unlimited
Gary Slauter
gslauter@sigmarep.com
734-558-8191

Dan Rockafellow
rockafellowd@michigan.gov
525 W Allegan St
PO Box 30273
Lansing, MI 48909-7773

Ron Sell
Unadilla@worldnet.att.net
734-433-1651

Carlos Fetterolf
8200 Pinecross Lane
Ann Arbor, MI 48103
734-426-2975

Gil Campbell
8375 Dexter Chelsea Rd
Dexter, MI 48130

Downtown Development Authority

Dan OHaver
dano@hackneyhardware.com
8105 Main Street
Dexter, MI 48130

Steve Brouwer
stevebrouwer@arbrouwer.com
7444 Dexter Ann Arbor Rd – Suite F
Dexter, MI 48130

John Iacoangeli
jri@bria2.com
535 W William
Ann Arbor, MI 48103

Carol Jones
dextercofc@aol.com
7545 Third Street
Dexter, MI 48130

Dick Lundy
dlundy@dexter.k12.mi.us
1855 N Parker Rd
Dexter, MI 48130

Fred Model
fredmodel@aol.com
7615 Grand Street
Dexter, MI 48130

Fred Schmid
Fredrx68@aol.com
8059 Main Street
Dexter, MI 48130

Gary Vanderhaggen
Garyvh2@att.net
825 Stone Gate
Ann Arbor, MI 48103

Tom and Kim Covert
tcovert@atwell-hicks.com
kccovert@yahoo.com
3550 Edison Street
Dexter, MI 48130

Rich Bellas
8221 Webster Dr
Dexter, MI 48130

Planning Commission

Matt Kowalski
mkowalski@ci.ann-arbor.mi.us

7652 Grand Street
Dexter, MI 48130

Scott Bell
sbell@limno.com
3232 Glacier Ct
Dexter, MI 48130

Kim Clugston
kclugston@boaa.com
7014 Ulrich
Dexter, MI 48130

Derk Wilcox
derkwilcox@comcast.net
3584 S Wilson Ct
Dexter, MI 48130

Mary Kimmel
mikimmel@aol.com
3290 Central Street
Dexter, MI 48130

Matt McCormack
matt@newlinegenealogy.com
3379 Central Street
Dexter, MI 48130

Thom Phillips
tphillips@hobbs-black.com
7175 Ulrich
Dexter, MI 48130

John Bellefluer
jb@oxfordcompanies.com
8437 Parkridge Dr
Dexter, MI 48130

Village Council

Shawn Keough
sckeough@comcast.net
8222 Webster Dr.
Dexter, MI 48130

Ray Tell
ellistell@aol.com
3539 Hudson Street
Dexter, MI 48130

Paul Cousins
Millpond89@comcast.net
7648 Forest Street
Dexter, MI 48130

Jim Smith
jdsmith@umich.edu
7765 Forest Street
Dexter, MI 48130

Donna Fisher
d.fisher@dexter.k12.mi.us
3035 Inverness
Dexter, MI 48130

Joe Semifero
jrsemifero@yahoo.com
3214 Boulder Ct
Dexter, MI 48130

Jim Carson
jcarson@aiserv.net
402 Cambridge
Dexter, MI 48130

Parks Commission

John Coy
jcoy@aiserv.net
8033 Huron Street
Dexter, MI 48130

Alan Green
Alan.green@mac.com
8368 Parkridge
Dexter, MI 48130

Toni Henkemeyer
alhenk@umich.edu
3242 Fieldstone
Dexter, MI 48130

Karen Jovanelly
jovanelly@comcast.net
7002 Ulrich
Dexter, MI 48130

Tree Board

Cindy Henes
richcdi@aol.com
3374 Central Street
Dexter, MI 48130

Sandy Hansen
hkpland@sbcglobal.net
7880 Fifth Street
Dexter, MI 48130

Jeff Peters
dnweller@comcast.net
3452 Central Street
Dexter, MI 48130

Staff

Donna Dettling
ddettling@villageofdexter.org
8140 Main Street
Dexter, MI 48130

Courtney Nicholls
cnicholls@villageofdexter.org
8140 Main Street
Dexter, MI 48130

Allison Bishop
abishop@villageofdexter.org
8140 Main Street
Dexter, MI 48130

Other

Dexter Library
Paul McCann
pmccann@dexter.lib.mi.us
8040 Fourth Street
Dexter, MI 48130

Forest Lawn Cemetery

Ed Coy
11677 N Territorial Rd
Dexter, MI 48130

Dexter Community Schools
Superintendent
7714 Dexter Ann Arbor
Dexter, MI 48130

Chamber of Commerce
3215 Central Street
Dexter, MI 48130

URS
Mike Donahue
Michael_donahue@urscorp.com
3950 Sparks Dr. SE
Grand Rapids, MI 49546-6146

Lisa Brush
Michigan Stewardship Network
lbrush@stewardshipnetwork.org

Scio Township
Charles Neilson
827 N Zeeb Rd
Ann Arbor, MI 48103

Webster Township Supervisor
John Kingsley
5665 Webster Church Rd
Dexter, MI 48130

Robert and Jean Bedard
8491 Dexter Chelsea Rd
Dexter, MI 48130

K of C
8265 Dexter Chelsea Rd
Dexter, MI 48130

American Legion
8225 Dexter Chelsea Rd
Dexter, MI 48130

Dorothy Knaupp
7651 Dan Hoey
Dexter, MI 48130

Henry and Yvonne Kopinski
7965 Grand Street
Dexter, MI 48130

Armona Pettit
7997 Grand Street
Dexter, MI 48130

Ernest Cameron
2865 Baker Rd
Dexter, MI 48130

James Devine
8465 Dexter Chelsea Rd
Dexter, MI 48130

Sean and Melissa Kesterson
8200 Shield Rd
Dexter, MI 48130

Generations Together

2801 Baker Rd
Dexter, MI 48130

Judith Brown
2845 Baker Rd
Dexter, MI 48130

John and Virginia Weber
10331 Flemming Road
Dexter, MI 48130

Gary and Sheryl Unrath
2861 Baker Rd
Dexter, MI 48130

Mill Creek Sporting Goods
Ray Kroske
8180 Main Street
Dexter, MI 48130

Mill Creek Sporting Goods
Ray Kroske
10943 Colony Dr.
Pinckney, MI 48169

Lisa Almindinger
Ann Arbor News
lallmendinger@sbcglobal.net

Sean Dalton
Dexter Leader
sdalton@heritage.com

Village of Dexter

The dam is gone and the first step in preparation for Mill Creek Park is complete.

The **Mill Creek Park Planning Committee** is inviting you to a visioning workshop on Monday September 29th at the Senior Center.

What: Mill Creek Park Stakeholder Workshop
When: Monday, September 29th, 7:00-9:00pm
Where: Dexter Senior Center at 7720 Ann Arbor Street

Moderated by JJR and ECT, we will review the Committee's goal and objectives developed for the Park and then "roll up our sleeves" to discuss and evaluate existing and proposed programming and recreational opportunities. This information will be used to develop alternatives and, ultimately, a final Master Plan for Mill Creek Park. This plan will be the basis for establishing budgets, fundraising and grant writing and a phased implementation for this tremendous natural and recreational resource.

Please RSVP to 426-8303 ext. 15 to help us verify the quantity of materials to have available.

Mill Pond Park Master Plan — **September 29, 2008**
Stakeholder Workshop Agenda — **7:00-9:00**

1. Welcome/Mill Creek Park Overview — 30 min.

2. Breakout Sessions — 30min.

A. Mill Creek Valley – Recreation
- Appropriate passive/low-impact active recreation opportunities:
  - Boating (canoe, kayak), fishing, birding, local/regional connectivity, non-motorized trails, interpretation.....

B. Mill Creek Valley - Ecology
- What types of ecological uses are appropriate for this area?
- What should this area look like?
- What types of strategies should be employed for:
  - Stormwater management?
  - Vegetation management?
  - Streambank stabilization?
  - Habitat enhancement?
- Collaboration between Village and adjacent landowners.

C. Village/DDA Zone
- What types of amenities/physical items should be provided in this space?
- What does the interface between the Riverwalk and Mill Creek Park look like?
  - gradual slope, walls, terraces.....
- How and where should the Riverwalk connect to Mill Creek Park?
- What types of attractions/events would bring people to downtown Dexter?
- Consider locations to meet increased parking demand.
- Thoughts on connections to Village/Warrior Park.
- Opportunities for stormwater management.

D. Warrior Park Zone
- What types of uses are appropriate for this area?
- How can the park be more fully integrated into downtown Dexter?
  - Connections to the library, farmers market, etc
  - Other adjacent land uses
- Thoughts on connections to Village and south of bridge.

3. Reporting/Dot Vote — 30 min

4. Summary: What we heard — 15 min

Mill Creek Park Master Plan	50094.000	September 29, 2008	
PROJECT	PROJECT NO.	MEETING DATE	
Senior Citizens Center			
MEETING LOCATION			
Neal Billetdeaux		MS	
ISSUED BY		SIGNATURE	
PARTICIPANT		COMPANY	
See attached sign in sheet			

A Stakeholder Workshop was held on September 29, 2008 at the Senior Citizens Center to generate ideas and facilitate discussion on intended uses for the Mil Creek Park Master Plan. Forty three people signed in; there were several in attendance that did not. Following an introduction to the project, participants broke out to 7 tables representing topics on: 1) Mill Creek Valley – Recreation, 2) Mill Creek Valley – Ecology, 3) the Village/DDA Zone, 3) the Warrior Park Zone. Each table discussed their particular topic for 30 minutes and reported a summary of main points to the group. Following this discussion, each participant was asked to place 2 dots on the topics most important to them. A result of the summary from each table is found below (dot counts are in parenthesis).

Mill Creek Valley – Recreation (Table A)
Summary of Main Points
Canoeing
Fishing/fishing dock/Warrior Creek & elsewhere
Paddle sport landing
- For times of year creek can be paddled
- Launches @ N/S. ends
- Parking for launches

Trails throughout site/walking healthy community
Rest areas/benches/picnic tables – do not want to walk far with picnic gear
Public restrooms (1 dot)
Pre-treat stormwater at all 5 outlets/manage stormwater
Access points close to parking – school, downtown, Shield Road
Connection to other trails/rec areas (1 dot)
ADA accessibility
Gazebo at Warrior Park/amphitheatre (already one at high school)
Riverwalk (1 dot)
Add new face to west side of Village
Popular activities by Village/natural areas further south
Boardwalks/signage – western gateway
Sediment area – activity space
Skateboarders on trails
Cater to bike, include bike lockers
Recreation education/interpretation
Geocaching
Trail sign w/map
Trail type depends on habitat/soil conditions

Pedestrian lighting along walks
Drinking fountains
Integrated naturalistic stormwater detention w/camouflaged outlets (1 dot)
Boardwalks/varying alignments w/fishing spots
Combat invasive plant species
Main entrance to park at end of Forest with open access along
Identity feature at corner of Main/Jeffords (2 dots)
Wide sidewalk access from Main St. corner to pedestrian crossing under bridge

Village/DDA Zone (Table B)
Summary of Main Points
Another gazebo/amphitheatre
Combination of walls and terraces at Riverwalk (2 dots)
Access – primary at Forest, another at Water
Events – accommodate large (up to 1,000, not 4,000) & small
Consider seating in valley
Main/Jeffords – a focal point
Parking – more planned at Dapco building
Consider botanical garden – native, all season (1 dot)
Artwalk
Creek valley – more functional in Village zone (lawn), transition to native upstream

Village/DDA Zone (Table C)
Summary of Main Points
Riverwalk
Pedestrian streetscape/plaza
Outdoor entertainment
Universal design
Historical/educational exhibits
Civic space (1 dot)
Access points along creek
Walk buffer
Skating pond

Mill Creek Valley – Ecology
Summary of Main Points
Leave it alone
Private landowners have an impact – some want to help learn what they can do
Trespassing may be a concern (2 dots)
More people may scare wildlife
Control pedestrian access
Need on-going monitoring (1 dot)
Scout projects, volunteers
Need lines of communication between private landowners & Village (6 dots)

Warrior Creek Park Zone
Summary of Main Points
Connectivity
- path from HCMA
- tunnel at north end? (WWTP)
- tunnel at south end? (viaduct)

Impact of human ecology (3 dots)
Control access to protect nature/property values
Communicate with neighbors (2 dots)
Consider soil bearing capacity to accommodate improvements
Leave it alone
Warrior Park/creek connection
Viewsheds – protect/enhance (1 dot)
Buffers – separate urban use from natural (1 dot)
Improve parking facilities (1 dot)
Clean up water's edge
Partnership
Remove fire station (1 dot)
Considering branding – 1 name for entire park
Protect nature
Consider multiple, year-round uses
Connect to outdoors (7 dots)

- Barrier free/universal design
- Active and passive
- Link to other projects/hub

Main entrance @ Forest Street
Get out of the car/pedestrian friendly
Terraces/multilevel at Riverwalk (3 dots)
Focal point/observation nodes (1 dot)
Story telling/interpretive opps

P:\50094\000\stakholder workshop\Workshop Summary 09 29 08.doc

Mill Creek Park Master Plan
Stakeholder Workshop
Mill Creek Valley - Recreation

	Name	Address/Phone
1.	Mary Kimmel	
2.	JOHN HANSEN	7880 FIFTH REPHANSEN@AOL.COM
3.	Karen Slagell	2756 BENT TREE DR
4.	Ron Sell	8255 Huron River Dr unadilla@ATT.net
5.	Tom Edsall	2152 Georgetown A2 Carole@IC.Net
6.	GARY SLAUTER	6747 Brassow LN Dexter
7.	Mary Marshall	7714 Ann Arbor St. marshall@dexter.k12.MI.US
8.	Chuck Ream	4500 W. Liberty Rd
	Charles Nielsen	827 N. Zeeb Rd. A2 48103

9/29/2008

Mill Creek Park Master Plan
Stakeholder Workshop
Village/DDA Zone

	Name	Address/Phone
1.	RICHARD BELCAS	8221 : WEBSTER DR
2.	JEFF BOURDON	2780 Bent Tree Dr. 426-6454
3.	TOM COVERT	3550 EDISON DEXTER MI 426-0058
4.	Matt McCormack	3379 Central St. 426-3886
5.	James Smith	7765 Forest St 426-8885
6.	Rob Glass	Dexter Schools- Copeland 424-4100 x1001
7.	Jim CARSON	402 Cambridge Dr. 424-9288
8.	JOE INDELICATO	5457 PARKRIDGE DR 734 904-4305

9/29/2008

Mill Creek Park Master Plan
Stakeholder Workshop
Warrior Park Zone

	Name	Address/Phone
1.	Paul Evanoff	17401 Bowdish Rd.
2.	SHAWN KEOUGH	8222 WEBSTON DRIVE 734.426.5486
3.	Jim Valenta	8405 Shield Road
4.	Donna Dettling	840 Main St. Dexter MI 48130
5.	Kim Clugston	7014 Ulrich, Dexter, MI 48130
6.	Paul Cousino	7648 Fort Dexter, MI. 48130
7.		
8.		

9/29/2008

Village of Dexter

The **Mill Creek Park Planning Committee** is Inviting you to a presentation on Monday December 15th at the Senior Center.

What: Mill Creek Public Meeting
When: Monday, December 15th, 7:00-9:00pm
Where: Dexter Senior Center at 7720 Ann Arbor Street

After months of goal setting, public input and team meetings, the Mill Creek Planning Team would like to invite you to comment on the preferred concept park development plan created by the team and their consultants, JJR and ECT.

A short presentation will begin at 7:15 and a question and answer period will follow. There will be comment forms for attendees to fill out to provide public input as the team continues to refine the concept plan in preparation for submittal to the Michigan Department of Natural Resources (MDNR) for grant funding to build the park and restore the creek.

Please RSVP to 426-8303 ext. 15 to help us verify the quantity of materials to have available.

Mill Creek Park Master Plan
Comments from Public Meeting, 12.15.08

1. Thank you for the presentation. I would like to see an outdoor basketball court in the downtown park area. A significant contingent of basketball players in Dexter is in need of a place to play. Also let me say that I heartily endorse the idea of a downtown ice skating/hockey area in the winter months.

2. It would be nice if the shared use path through the more natural areas south of town were a more natural surface material rather than asphalt paving.

3. Please don't make the entire trail system of impervious materials!!

4. Excellent meeting, a positive feeling.

5. Excellent plan thus far. Looking forward to its evolution and implementation. Need to work with Scio Twp. To get west bank engaged.

6. If funding does not go through for the park system what will be done to stabilize soil from dam removal?

7. I really think that composite materials should be investigated for the boardwalk to reduce future upkeep costs. Have you looked at the types of water permeable concrete that they use in large cities (Chicago) as a possibility for the sidewalks?

Mill Creek Park Master Plan
Public Meeting
December 15, 2008

Name	Address/Phone
Joe Schulz	(734) 213-0552 150 S. First Ave #203, Ann Arbor, MI 48104
Bill Brown	2845 Baker Rd 426-8405
James Kropp	13000 High Ridge 810-227-2757
Gerry Kangas	2180 Zeeb 734-769-8099
Mark Roberts	8415 Sawfield Ct Dexter 426-5506
Scott Bell	3232 Glacier Ct. Dexter
Nancy Hedberg	824 Honey Crk., Az (Scio Twp.) 48103 665-2123
Jim Carson	402 Cambridge Dr. Dexter 48130 424-9289
Carl Burkel	8395 Millview Ct. Dexter 426-6867
Joe Semifero	3214 Boulder Ct Dexter 424-2739
* Lee Burkel	2055 Jananne Dexter 426 0966
Tom Edsall	2152 Georgetown Blvd Az
Dick Sloan	1850 N. Parker Rd Dexter
Thom Phillips	7175 Ulrich

Mill Creek Park Master Plan
Public Meeting
December 15, 2008

Name	Address/Phone
Sean Kesterson	8200 Shield Road Dexter MI 48130
Jim Dempsey	11717 Island Lake Rd / American Legion
Sara Toth	8495 Mast Rd / Dexter, 48130
Rita Rotsamel	7833 Kookaburra Ct. Apt. 102 (Dexter - 48130)
Paul Evanoff	17401 Bowdish Rd. 734-498-2298
Alan Green	8368 Parkridge Dr., Dexter
Gil & Marge Campbell	8375 Dexter-Chelsea Rd
Toni + Ken Spears	7412 Black Forest - Dexter
Gil Gildner	6864 Wellington - Dexter / 424-3510
Ron Sell	8255 Huron River Dr. Dex 4331651
Dave / Jeanette Lovas	8432 Boenaro Dexter
GARY SLAUTER	6747 Brassow Ln Dexter, MI 48130
Jon HARTMAN	2516 WYLIE Rd., Dexter, MI 48130
James Smith	7765 Forest St Dexter MI 48130

Mill Creek Park Master Plan
Public Meeting
December 15, 2008

Name	Address/Phone
Ryan Podwin	A2, MI 734.255.3013
Joe Nowak	Dexter 424-2940
El Wier	1135 Wing A2 769-3538
Spaulding Clark	Scio Twp 665 2123
Jerusha Clark	Dexter 248-390-2614
John Coy	8033 Huron 734-665-7207
Shawn W. Keough	8222 Webster Dr. 734.426.5486
Paul Cousins	7648 Forest 426-4765
Christine Cale	Livonia 734-466-4575
Gary & Sheryl Unrath	2861 Baker Rd 424-3362
Laura Rubin	1100 N. Main St. Ste. 210 769.5123
Mark Ouimet	BOC
Donna Fisher	Village
Jeff Surfus	8447 Boenaro Ct 48130 426-1984
Coy Vaughn	570 Fairways Lane, Chelsea MI 48119 734-368-0073

Mill Creek Park Master Plan
Public Meeting
December 15, 2008

Name	Address/Phone
Sherry + Don Thackrey	6863 Wellington D. 426.7072
Klaus & Deborah Walter	10576 Fleming 426-3064
Chuck Hushes	2803 Bent Tree 4265336
Sean Dalton	Dexter Leader
Carol Jones	7545 Third 426-8114
Ryan + Megan Schrauben	2620 N Parker 424 2689
JACK KNOWLES	3420 WOODLEA A2 663.3082
GARY VANDER HAAGEN	825 STONEGATE 741-8583
Brian Brass[illegible]	5756 [illegible]
Debi Weiker	3595 Forshee Lane, Dexter
RICHARD A. WOLINSKI	2450 BAKER ROAD 660-2803
Raymond C. Tall	3539 Hudson 426.3398
Toni Henkemeyer	3242 Fieldstone Dr 426-2368
NEAL BILLETDEAUX	18378 HERMAN, MANCHESTER 4288265

A2 News 12/10/08

Input sought on new park

Dexter residents can view proposed design on Monday

BY LISA ALLMENDINGER
News Special Writer

As Dexter's Mill Creek Park Planning Committee refines a concept design for a new village park, the group is looking for feedback at a public meeting Monday.

The new park will encompass an area between Main and Forest streets in downtown Dexter and runs south along Mill Creek to Shield Road. Its creation comes on the heels of the restoration of the waterway following the removal of the Main Street Dam.

A concept design for part of the park, created by consultants JJR and Environmental Consulting Technologies, both of Ann Arbor, will be on display Monday.

A seven-member Mill Creek Park planning committee was appointed by the Village Council in March to develop the park plan and has been meeting for many months.

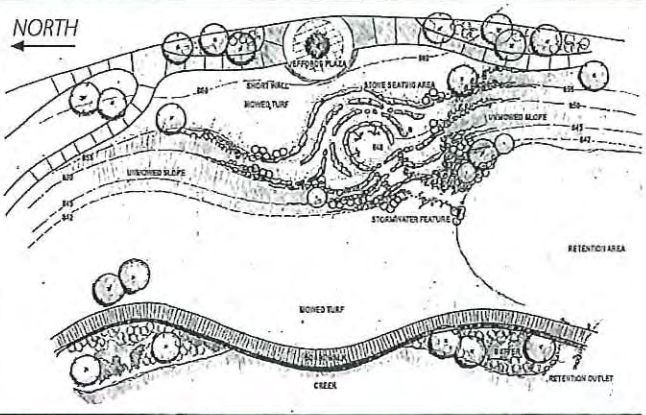
"We have a very aggressive timeline from here through the spring to get the (Village) Parks and Recreation Master Plan updated, and grant and funding applications in by the deadlines," said Joe Semifero, the council's representative to the village Parks Commission and a member of the planning committee.

The committee plans to apply for Michigan Department of Natural Resources grant funding to build the park and restore the creek, said Allison Bishop, the village's community development manager.

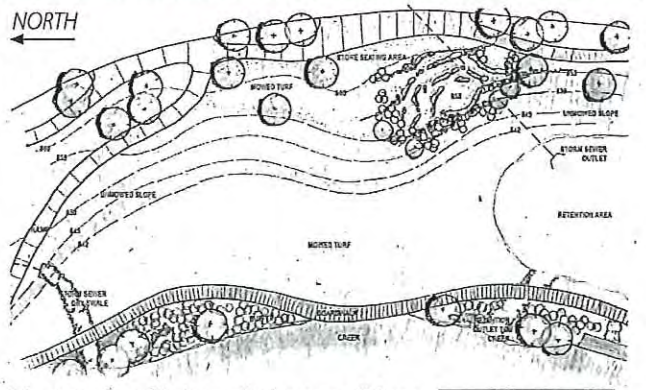
Mill Creek Park concept plans unveiled

Concept designs for a new park along the Mill Creek in Dexter Village will be on display Monday during a public meeting that begins at 7 p.m. at the Dexter Senior Center. Mill Creek Planning Team members are encouraging public input on the project.

Mill Creek Park • Option A



Mill Creek Park • Option B



Diagrams A and B are preliminary renditions of what will become the preferred concept for the park.

Mill Creek Planning Team timeline

Dec. 15:	Public input on preferred concept
Dec. 16:	Parks commission review of preferred concept
Dec. 17:	Park planning team review of public comments/changes for concept
Jan. 5:	Final plan presented to Village Planning Commission
Jan. 8:	Final plan presented to Downtown Development Authority
Jan. 10:	Final plan presented to Village Parks and Recreation Commission
Jan. 12:	Final plan presented to Dexter Village Council
Jan 21-Feb. 7:	Park planning team adopts final concept plan
Feb. 17:	Public hearing for adoption of parks and recreation plan by parks commission
Feb. 23:	Village council adoption of parks Master Plan
April 1:	Deadline for Michigan Natural Resources Trust Fund grant application

Source: JJR, Ann Arbor and Environmental Consulting Technologies, Ann Arbor

TAMMIE GRAVES, THE ANN ARBOR NEWS

Following the public meeting, the village Parks and Recreation Commission will review the concept on Tuesday and the planning team will meet Wednesday, Dec. 17, to discuss comments gathered at the previous two meetings.

The park will also serve as a key point on the proposed border-to-border trail to link areas in the region, he said.

Monday's meeting will be at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, from 7 to 9 p.m.

Lisa Allmendinger can be reached at lallmendinger@sbcglobal.net or at 734-433-1052.

Dec 18, 2008

THE DEXTER LEADER

Mill Creek Park plan presented to the public

By Sean Dalton
, Staff Writer

The Dexter Senior Center was packed Monday night for a presentation of the Mill Creek Park master plan by the village's consulting firm JJR.

The park project is being touted as a regional attraction that will make Dexter village a regional destination.

The plan envisions a park that will include lush natural features, opportunities for water-based activities such as fishing, canoeing and kayaking, and even live performances. Plan architects will also be preserving some wetlands and native vegetation, which they say will be positive for the environment and conducive to educational opportunity partnerships with local school districts.

A major component of the park is integration of walking and biking trails with trail systems in the Huron Metropark system, a park that will be built in Scio in the future and pathways into and off of the Dexter Community Schools shared campus. A school connection would happen at Shield Road. Walkways would be both asphalt and some form of "boardwalk" construction depending on land conditions.

The entire length of the project is roughly 7,000 feet or between one and one-and-a-half miles, when measuring the paths involved in the project.

"This is the hub or intersection of a number of different projects," said Parks Commission Chairman Alan Green at the outset of the presentation.

The Village Planning Commission and Council will recommend the plan by April 1 in order to apply for state dollars through the Michigan Department of Natural Resources.

Shoring up the necessary funding and starting the project in a timely manner are key to the park project, as the village has many other projects happening around it both geographically and from a timeliness standpoint.

The Mill Creek dam removal is expected to be finished by spring. The Downtown Development Authority also has projects on Fourth Street and Jeffords, the latter of which is on hold until park plans move forward.

"We are waiting for (the Mill Creek Park) project to be finalized before (we) proceed with Jeffords Street," said DDA Chairman Dan O'Haver.

O'Haver says that the DDA wants to "link up" the Jeffords Street project, which will expand that street to three lanes at Main Street, with the parks project template.

Once the dam comes down and Mill Pond fully regresses back to being a creek, new opportunities for fish habitats and passage will arise, according to JJR consultant Andrea Goldner.

"Fish blocked from the Huron River can come back downstream," Goldner said. "With opportunities for wetland areas the village can turn back towards Mill Creek as a front yard and treat it as an amenity that adds value to the village itself."

On the east side of the bank, the village will consider stream bank stabilization efforts such as tree plantings and tree snags, as well as other restorations to the natural state of Mill Creek, although the west side will depend on private owners and Scio township committing to improvements of their own.

Jackson Dempsey, commander of the American Legion Post that is one of those private entities owning creek-front property expressed his desire to do his part to meet the village's improvements within his needs. He added that as a private property owner his means were limited and would be incumbent upon Scio Township's involvement.

The project will be a phased development, meaning that phases will be planned as funding becomes opportunities become available.

"We could build the whole thing as soon as next year," said JJR's Neil Billetdeaux. "Phasing and financing issue still need to be worked out. Once projects like this get the money they go very quickly."

Village President Shawn Keough says he is hoping to review available grant opportunities for various aspects of the project soon.

"There might be a grant for protecting riparian areas along the stream," Keough said. "We will research those opportunities and work with consultants if need be."

He said that the next step is getting cost estimates for the project together after integrating the Mill Creek Park plan into the village's Parks and Recreation Master Plan.

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THE DEXTER LEADER

Village responds to park response

By Sean Dalton
, Staff Writer

Days after a presentation by Dexter Village consultants on the master plan for the proposed Mill Creek Park project, officials say they are ready to react to public feedback.

"Last Monday evening we shared our latest vision for the new Mill Creek linear park plan," Village Parks Commissioner Chair Alan Green said Monday. "The participation of community residents and stakeholders ... has been vital to developing a concept that works."

During the presentation the public asked several questions of consultant representatives from consultant JJR, including how much the project would cost, how much of the master plan would happen, how it wound be funded and other questions regarding details of the park plan.

The plan will be incorporated into the village's greater schematic for parks and recreation in the community - the Parks and Recreation Master Plan. This is a requirement in the next 90 days to apply for state money in order to win approval for those funds in 2009.

The project is expected to start as soon as grants are won and the village knows exactly how many dollars it will need to commit for matching funds.

"We still have much to do," Green said. "On Wednesday, the project team met to discuss the collected feedback and made a few tweaks to improve the plan. Some ideas have been logged for future consideration as we get into the more detailed design and engineering phase."

He added that the village Parks and Recreation Commission is tasked with settling the finer details, such as benches and signage.

Ultimately the goal is to get shovels in the ground by 2010. Leading up to that point the commission will break the vision presented in the Mill Creek Park master plan into phases, based on the financial circumstances.

In the meantime, Green says to keep on eye out on the village web site for further details.

"Of course, we want to know what this beautiful park will cost to install and operate," Green said. "Identifying those costs and the funding sources to pay for them are among our highest remaining priorities."

The plan is expected to go through the Planning Commission, which will recommend adoption by the Village Council.

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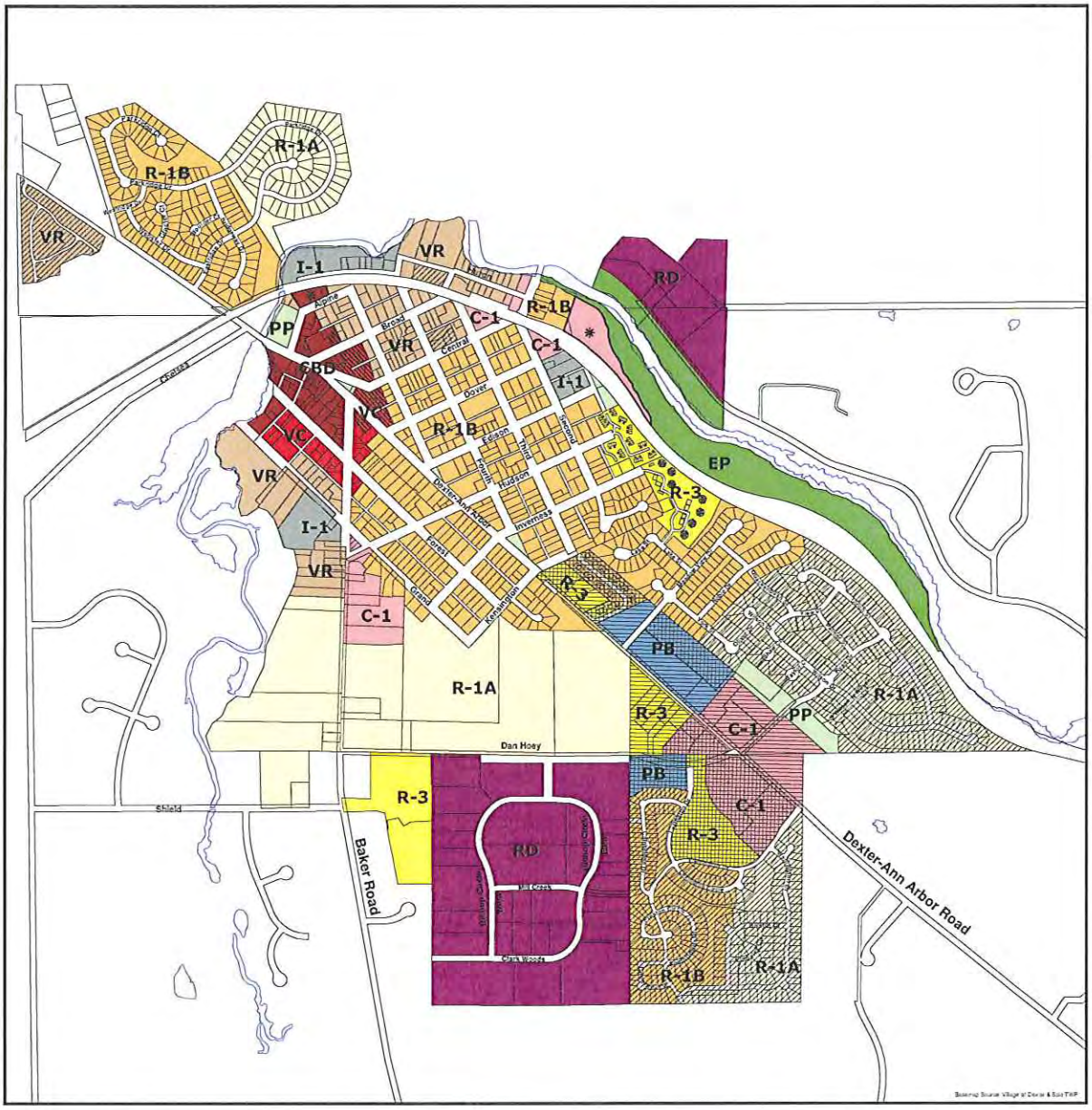
APPENDIX H

Village of Dexter, Michigan



Zoning Districts

- R-1A One Family Residential - Large Lot
- R-1B One Family Residential - Small Lot
- R-3 Multiple Family Residential
- VR Village Residential
- C-1 General Business
- VC Village Commercial
- CBD Central Business District
- PB Professional Business
- RD Research & Development
- I-1 Limited Industrial
- EP Environmental Protection
- PP Public Park
- Dexter-Ann Arbor Road Corridor Over Lay District
- PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
- PUD Planned Unit Development
- HOD Historic Overlay District
- * Conditionally Rezoned

Zoning Map

0 500 1,000 Feet

August 7, 2008

APPENDIX I

ARTICLE II. PARKS COMMISSION*

*Cross references: Boards and commissions, § 2-121 et seq.

Sec. 30-31. Organization.

Pursuant to chapter 7 of the General Law Village Act, as amended, There is hereby created and established a commission, to be known as the village parks commission. The village parks commission shall consist of seven members, to be appointed by the council president and affirmed by village council. One member shall also be a member of the village council to be selected by resolution of the village council to serve as a member ex officio. The term of the ex officio member shall be one year and shall be selected during the village council's annual resolution of organizational matters in April. It shall be the responsibility of the village council president and the parks commission chairperson to discuss the annual ex officio appointment prior to the April resolution of organizational matters. At least four shall be residents of the Village of Dexter, but two members so appointed may be residents of adjoining townships. The village parks commission shall actively recruit members when vacancies occur, screen potential commissioners and forward recommendations to the council president.

(Ord. eff. 6-30-1996, § 2; Ord. No. 2002-05, § 1, eff. 8-2-2002; Ord. No. 13-2003, § 1, 6-23-2003; Ord. No. 33-2005, 11-14-2005)

Sec. 30-32. Membership.

Terms shall be staggered so that, as far as practical, no more than three terms expires in any given year. The terms of office of members of the parks commission shall begin on the first day of May nearest the date of appointment and end three years thereafter, unless reappointed. The term of the ex officio member shall be one year.

(Ord. eff. 6-30-1996, § 3; Ord. No. 2002-05, § 2, eff. 8-2-2002; Ord. No. 13-2003, § 2, 6-23-2003; Ord. No. 33-2005, 11-14-2005)

Sec. 30-33. Rules.

The parks commission shall have the authority to make rules and regulations concerning administration of its affairs as shall not be inconsistent with laws and the General Law Village Act, Public Act No. 3 of 1895 (MCL 61.1 et seq., MSA 5.1201 et seq.) It shall establish rules providing for the holding of its meetings and for the election of its officers. It shall elect officers and meet no less than once every year. The ex officio shall not hold an office. It shall adopt rules for transactions of business and shall keep a record of its resolutions, transactions, findings, and recommendations.

(Ord. eff. 6-30-1996, § 4; Ord. No. 2002-05, § 3, eff. 8-2-2002; Ord. No. 13-2003, § 3, 6-23-2003; Ord. No. 33-2005, 11-14-2005)

Sec. 30-34. Quorums.

A quorum shall consist of four members. An affirmative vote of the majority of current appointed

members shall be necessary to pass any motion.

(Ord. eff. 6-30-1996, § 5; Ord. No. 2002-05, § 4, eff. 8-2-2002; Ord. No. 13-2003, § 4, 6-23-2003)

Sec. 30-35. Vacancies.

Any vacancies occurring in the membership of the parks commission shall be filled for the remainder of the term in the manner provided for original appointment to such commission.

(Ord. eff. 6-30-1996, § 6; Ord. No. 2002-05, § 5, eff. 8-2-2002; Ord. No. 13-2003, § 5, 6-23-2003)

Sec. 30-36. Removal.

The Dexter Village Council may remove any member of the Dexter Parks Commission for misconduct or neglect of duty. The Dexter Village Council may remove from office any member of the Dexter Parks Commission who is absent from three consecutive meetings, unless the Dexter Parks Commission excuses the absences and enters the reasons for absences in its official minutes.

(Ord. eff. 6-30-1996, § 7; Ord. No. 2002-05, § 6, eff. 8-2-2002; Ord. No. 13-2003, § 6, 6-23-2003)

Sec. 30-37. Compensation.

Members of the commission shall be compensated. The village council will prescribe the amount and manner of compensation. The ex officio shall not be compensated.

(Ord. eff. 6-30-1996, § 8; Ord. No. 2002-05, § 7, eff. 8-2-2002; Ord. No. 13-2003, § 7, 6-23-2003; Ord. No. 33-2005, 11-14-2005)

Sec. 30-38. Functions and duties.

The parks commission shall carry out the following functions and perform the following duties:

(1) Prepare, update and maintain the Dexter Village Parks Master Plan, ensuring that the plan is kept current and is reflected in the village master plan;

(2) Advise and assist the village council on matters pertaining to village parks and recreational matters, subject to the guidance of the council. Specifically advise the village council regarding the acceptance of gifts and applying for grants related to parks and recreational facilities;

(3) Advise the village council on all rules and regulations deemed appropriate or necessary for the use, development and operation of village parks and recreational facilities;

(4) The parks commission shall not obligate itself or the village in any financial undertaking. It is not empowered to spend any funds of the village for any purpose unless first provided for by a specific appropriation by the village council;

(5) Coordinate the acquisition of parks equipment or services, excluding maintenance, funded by the village council; and

(6) Report to the village council annually. This report shall inform the village council on updates to the parks master plan, budget requests for the upcoming fiscal year, condition of the parks, and input from village residents concerning the parks, and other matters deemed appropriate.