

Belle Isle Park FY15 Redevelopment Strategy - DRAFT

September 19, 2014

Overview of State Funding to Date

1. FY15 general funds = \$2,500,000
2. Awarded grants to date = \$1,302,650
3. Pending grants = \$1,800,000
4. Total potential funding = \$5,602,650

Awarded Grants Breakdown

1. \$200,000, Great Lakes Fisheries Trust (GLFT), awarded to DNR for fishing improvements at the T-pier of the boat club (\$150,000) and the south pier (\$50,000); looking to realign these two grants with the existing shoreline fishing locations near Shelter #9 & Oxbow area
2. \$132,650, AmeriCorps, awarded to DNR for landscaping support at Milliken, Conservatory & formal gardens
3. \$470,000, Great Lakes Restoration Initiative (GLRI), awarded to Friends of the Detroit River for combating non-native species
4. \$350,000, GLRI, island wide hydrological analysis, awarded to Friends of the Detroit River
 - a. Pre-cursor for Lake Okonoka project and wooded wetlands rehabilitation project
5. \$150,000, US Forest Service, awarded to the DNR for tree removals, tree inventory survey and tree plantings
6. The above does not include several existing restoration grants being implemented by the City and the State Historic Preservation Office (Carillon Tower, Aquarium, Livingstone Lighthouse)

Pending Grants Breakdown

1. \$100,000, Coast Zone Management (CZM)
 - a. Dual canoe / kayak launches adjacent to Lake Muscoday & the canal adjacent to the Detroit Yacht Club (DYC), accessible routes & picnic nodes (match with MNRTF)
2. \$300,000, Recreation Trails Program (RTP), existing trail improvements
 - a. Loop trail around Blue Heron Lagoon
3. \$300,000, Michigan Natural Resources Trust Fund (MNRTF)
 - a. Woodside picnic area redevelopment
4. \$300,000, MNRTF
 - a. Mechanical (heating) & structural improvements to the Aquarium & Conservatory
5. \$300,000, MNRTF
 - a. Parking improvements, small toilet building and utility connections supporting the canoe/kayak launches adjacent to Lake Muscoday & DYC canal (match with CZM)
6. \$500,000, Land & Water Conservation Fund (LWCF) Urban Initiative
 - a. Athletic complex renovations
 - b. 50/50 match coming from FY15 General Funds (\$1,000,000 total project)

Belle Isle Redevelopment in Perspective

- Master Plan 2005 estimate = \$248,000,000
- Structural & Conditional Assessment 2006 estimate = \$59,454,826
- FY15 available State funding = 2.2% of the Master Plan estimate & 9.3% of the Structural & Conditional Assessment estimate

- These initial reinvestments should focus on broad categorical aspects of public facing infrastructure while implementing critical preventative maintenance repairs that will prolong structures and reduce future costs should they not be done in a timely manner
- Strategically there needs to be sensitivity when evaluating building new items vs redeveloping and fixing what exists already

Categorical Reinvestment Recommendations (bold text represents general fund investments)

- Using the \$2.5 million General Fund while leveraging grants.....
 - **Buildings = \$500,000 (20%)**
 - **Focus the General Funds on a design/build contractor to provide updated conditional assessments on the top 5 prioritized buildings, those with the most critical nature & address preventative measures needed in order to minimize longer term costs**
 - High priority buildings include:
 - Aquarium & Conservatory (refer to Programming Design below)
 - Future Headquarters (refer to Operational Structures below)
 - Athletic Shelter (refer to Recreational Structures below)
 - Casino
 - Flynn Pavilion
 - Former Police Station
 - White House
 - Former Golf Course Concession Building (disc golf area)
 - Demands higher initial investment because of the quantity of deteriorated facilities and the sizable associated costs
 - This should reoccur annually so that buildings are on a cyclical pattern of reinvestment
 - Additional \$300,000 potentially coming from MNRTF (Conservatory & Aquarium)
 - **Utilities = \$350,000 (14%)**
 - **Focus the General Funds on addressing downed street lighting, through the replacement, removal and capping of downed lights.**
 - **high priority security cameras & call boxes, networked connections (future headquarters & conservatory)**
 - Potential to leverage with a yet to be identified grant (border patrol, homeland security) & additional sources from MSP & LED
 - Also utilize the maintenance / operational budget to address break/fixes as needed
 - New improvements should be based upon new/major development projects
 - **Roads & Parking = \$350,000 (14%)**
 - **Focus the General Funds on sidewalks & parking areas**
 - High priority parking lots include:
 - Former golf course concession lot (disc golf area)
 - White House & service yard areas
 - Adjacent to shelters 5 & 6 along Riverbank (proposed as new lots)
 - Beach lot
 - Shelter #9 lot
 - Parking along Woodside Drive
 - Approach to contact building (proposed as new)
 - MDOT initial investment of \$4,000,000 focusing on the Strand, Sunset Dr. & Central Ave. which will have a reduction in overall impervious surfaces while enhancing

storm water management, parking, an expanded bicycle lane and new sidewalks

- **Trail Improvements = \$0**
 - Potentially covered under RIF/RTP grant \$300,000 for surfacing, signage and possible new segment (Blue Heron lagoon loop)
 - Future MDOT opportunities for non-motorized access (LAP & Complete Streets)
- **Rec. Structures = \$500,000 (20%)**
 - **Focus the General Funds on the 50/50 match towards the athletic complex (\$500,000 LWCF application & \$500,000 match for a \$1,000,000 project)**
 - Awarded \$200,000 grant from GLFT focused on T-pier & S. fishing pier (looking to realign grants with the existing shoreline locations near Shelter #9 & Oxbow area)
 - Awarded \$100,000 from CZM focusing on the dual canoe / kayak launches adjacent to Lake Muscoday & DYC canal, accessible routes & picnic nodes (match with MNRTF)
 - Additional \$300,000 potentially coming from MNRTF focusing on the parking improvements, small toilet building and utility connections supporting the canoe/kayak launches adjacent to Lake Muscoday & DYC canal (match with CZM)
 - Additional \$300,000 potentially coming from MNRTF focusing on the Woodside picnic redevelopment
- **Operational Structures = \$425,000 (17%)**
 - **Focus the General Funds on the eventual headquarters building (former IA location) and a formalized public contact building**
 - Continued shifting of inadequate spaces based upon previous operations
 - Demands higher initial investments in order to create more efficient park management and operations
 - Begin to transition out of the equestrian stable areas in order to open those spaces to public opportunities and expand the island's cultural campus
- **Major Development = \$0**
 - Need to identify the top 5 areas of opportunity through a strategic planning effort involving the appropriate entities and stakeholders before major redevelopment projects can be undertaken
 - Opportunity to align these prioritized areas of opportunity with fund raising efforts through the Belle Isle Conservancy and future grant proposals
- **Historical Structures = \$300,000 (12%)**
 - **Focus the General Funds on addressing the Newsboy Shelter #1 and the surrounding amenities (access road & parking, standalone tables, grills, etc.)**
 - The majority of island infrastructure are contributing factors to the historical designation; demands higher investment or combined with other categories
- **Habitat Restoration = \$0**
 - Awarded grants include: GLRI for invasive species (\$470,000), AmeriCorps (\$132,650), US Forest Service (\$150,000)
 - Pending GLRI grant for hydrological analysis (\$350,000)
- **Programming Design = \$75,000 (3%)**
 - **Focus the General Funds (\$25,000) on the strategic planning with the appropriate entities and stakeholders**
 - **Focus the General Funds (up to \$50,000) on redevelopment planning matching Belle Isle Conservancy (Kresge grant) for the Aquarium & Conservatory complex**
 - Additional \$25,000 coming from "programming design" supporting MSU class work (closed zoo redevelopment concepts, energy modeling at Flynn & White House, trail design at Blue Heron Lagoon, athletic field layouts & irrigation design)

- Additional \$100,000 coming from "programming design" for Aquarium & Conservatory HVAC
- **Emergency Repairs = \$0**
 - Recommendation to utilize \$200,000 from the various on-island revenue streams generated in 2014

Blended Reinvestment Summary (General Funds & Grants)

- Rec. Structures = \$1,900,000
- Habitat Restoration = \$1,102,650
- Buildings = \$800,000
- Operational Structures = \$425,000
- Utilities = \$350,000
- Roads & Parking = \$350,000
- Historical Structures = \$300,000
- Trail Improvements = \$300,000
- Emergency Repairs \$200,000
- Programming Design \$200,000
- Major Development = \$0