Date Report Created: March 2023 -DRAFT

Proposed Use Title: Preserve property in its natural state

General Overview:

In this option the Village retains ownership of the entire parcel. The general idea is for the property to be left in it's current natural state, though it may include some clean-up and tree planting. Also for consideration is the option for adding walking trails.

Estimated Cost: Unknown - could include remediati

Can the Proposed Use be completed in Phases:

Yes, any upgrades mentioned under possible variations (below) could be completed in phases.

Possible Funding Sources:

Grant opportunities, e.g. Tribal or Leelanau Twp. Foundation.

Master Plan Alignment - *Explain how proposed use aligns to each Master Plan Goal*:

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	Aligns with this goal by protecting the area's natural beauty and open space. This goal would be enhanced if the contamination on the 7th street portion were cleaned up and trees planted to make it look more like the wooded areas.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	Does not align well with this goal other than short term employment to clean up contamination and (potentially) to build walking paths, or a playground, or a community garden.
Encourage the provision of adequate and affordable public utilities and services	No alignment with this Master Plan goal. By keeping the property natural the community will not add additional users to the sewer and water utilities (which typically lowers the cost).
Encourage affordable housing and diversity in housing types and lifestyle	No alignment with this Master Plan Goal.
Encourage Energy Conservation	Strong alignment with this Master Plan Goal. Lack of development conserves energy.
Conserve Natural Resources	Maintaining this property's natural state provides good alignment with this Master Plan goal.

Recreation Plan Alignment - *Explain how proposed use aligns to each Recreation Plan Goal & Action*:

Recreation Plan Goal	Proposed Use's Alignment with Goal
Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks	Alignment with this goal can be only be achieved if the community provides paved paths throughout this property so wheelchairs can navivate, which is not intended with this use.
Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village	This use aligns. Possible partnership with volunteer group to build and maintain foot paths. Grants could potentially be obtained if community members are willing to put work into seeking and applying. Might the school be able to use this property for educational purposes, securing any
Explore opportunities to acquire acreage for additional recreation areas	Keeping this property undeveloped achieves alignment with this Master Plan goal. Better if the 7th street portion is cleaned of contamination and replanted with trees.
Preserve and maintain the scenic and natural open areas within the village	Keeping this property undeveloped achieves alignment with this Master Plan goal.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):

If there are accessible foot paths, it would be considered an non-conforming use, but could be made allowable.

How consistent is the Proposed Use with the surrounding properties:

Yes, this proposed use is consistent with the surrounding properties as it is adjacent to woodlands. It appears that most of the residents in surrounding properties are advocating to maintain the property in it's natural state.

Any applicable Federal or State Regulations:

- ❍ *Exceeds regulations*
- ✓ *Meets regulations*
- ✓ *Does not meet regulations*

Explain applicable regulations and how the proposed use complies:

The wooded portion of this property meets Federal and State regulations. However, the 7th street portion may need to have the contamination cleaned up in order to meet Federal and State regulations.

Describe the Environmental Impact:

This option minimizes the environmental impact by preventing development near wetland areas that are sensitive to damage from develoment. Preserves the natural hydrology. Cleaning up contamination on the 7th street portion would result in a positive impact on the environment.

Does the project remedy an Existing Deficiency, explain:

This proposed use does not remedy an existing deficiency (greenspace) but clean up would alleviate an 'aesthetic deficiency" along 7th Street.

Benefits/impacts Percentage of Residents:

- ❍ *Leelanau Township and Village residents*
- ❍ *All Village Residents*
- ❍ *Most Village Residents*
- ☑ *Some Village Residents*
- ❍ *Minimal Village Residents*

Explain:

This proposed use most benefits residents living in close proximity to the property, as well as those who use N Shore as a popular walking cooridor. An arguement could be made that preserving wetlands and maintaing green space positively impacts all residents.

Potential Traffic Impacts of Proposed Use:

- ❍ *Significant*
- ❍ *Moderate*
- ❍ *Minimal*
- ☑ *None*

Explain:

Unless parking were to be added, which is not intended with this use, there would no additional vehicle traffic.

Potential Monetary Impacts on Village *(identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell)*:

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
Significant	*Significant*	*Significant*	*Significant* There is an "opportuntiy cost" resulting from lost revenue ($70k - $150k) by not selling this property (refer to the appraisal). And an ongoing loss of tax revenue,
Some	*Some*	*Some* The most significant short term expense might be a clean-up of the contamination on the site. More testing is needed to determine the extent of the contamination.	*Some*
No Impact This proposed use will not generate short term revenue for the village.	*No Impact* This proposed use will not generate long term revenue for the village.	*No Impact*	*No Impact*

Unanswered Questions about this Proposed Use:

Cost to clean up the contamination.
Cost to build improvements for the wooded areas such as walking paths, signage, etc.
Would boat trailer parking still be allowed
Cost of planting trees or cleaning up the former DPW building site

Public Comment Summary about this Proposed Use:

It appears that most of the residents in surrounding properties are advocating to maintain the property in it's natural state. (See public correspondence - attached)

Possible Variations on this Proposed Use:

There are some upgrades that the village might consider:
a. Clean up the contamination on the property closest to 7th street and plant trees to replicate and blend in with the natural property to the north.
b. Install paved walking trails throughout the property so all residents (including the handicapped) can access the natural areas.
c. Develop walking trails - possibly developed and maintained by a group of volunteers.
d.. Use some of the property for a community garden.
e. Use some part of the property (along 7th St) for boat trailer storage.