

EMBRACE THE LAKE

A SHORELINE DEVELOPMENT PLAN FOR THE VILLAGE OF LAKEVIEW



JANUARY 2017

Prepared by

Prein&Newhof
Engineers • Surveyors • Environmental • Laboratory

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Introduction

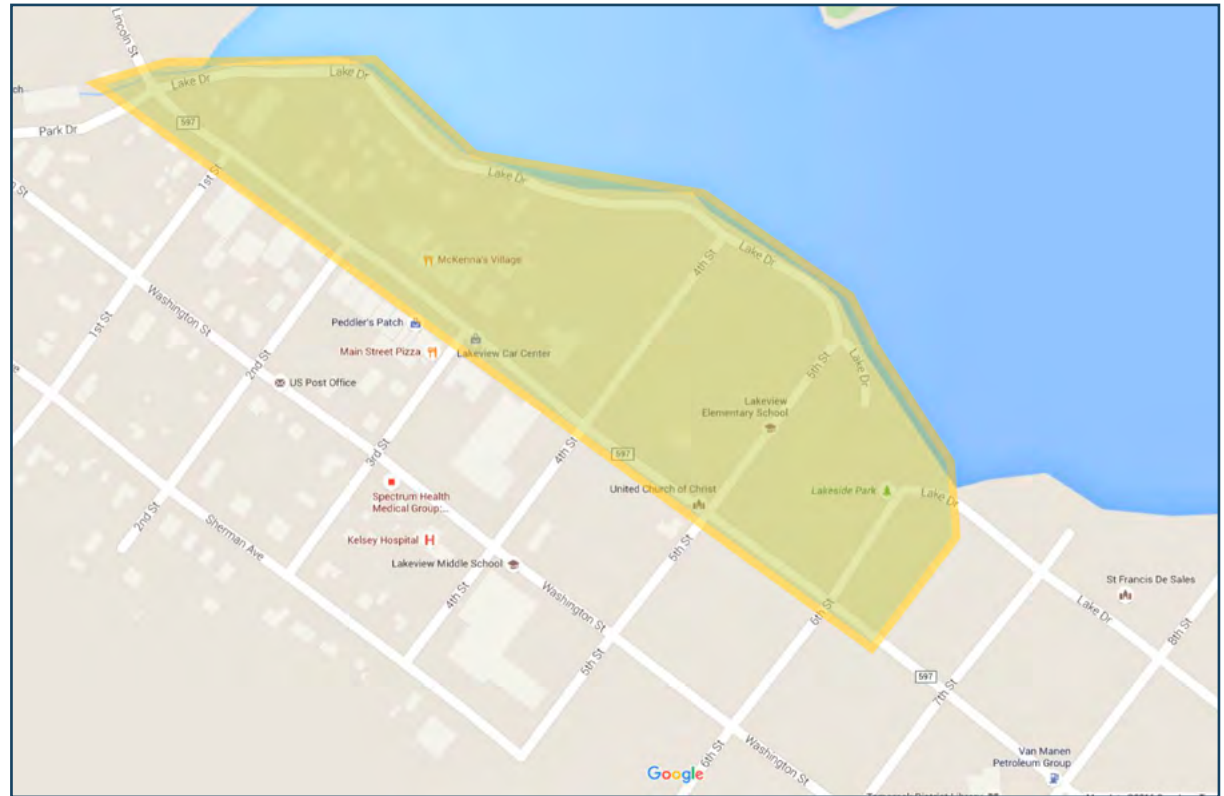
How can we utilize the lakeshore to strengthen our downtown?

The Village of Lakeview's downtown is adjacent to Tamarack Lake. Such proximity to a lake's shoreline is a unique asset for a community. Currently, however, the shoreline is undeveloped. The area is a mix of commercial and residential zoned property, with public right-of-ways owned by the Village.

The Village of Lakeview Downtown Development Authority (DDA) set out to create a plan to enhance the downtown's connection with the Tamarack Lake shoreline.

The DDA released a Request for Proposals in late 2015, in order to select a consulting firm for this project plan.

This document summarizes the process that was used by the Village of Lakeview to identify priorities for shoreline development with its residents and stakeholders.



Map of the project area from the shoreline to Lincoln Avenue, between Lake Drive and 6th Street.



Lake Drive looking northeast.



Lake Drive viewed from Lakeside Park's pier.

Existing Conditions

The Village

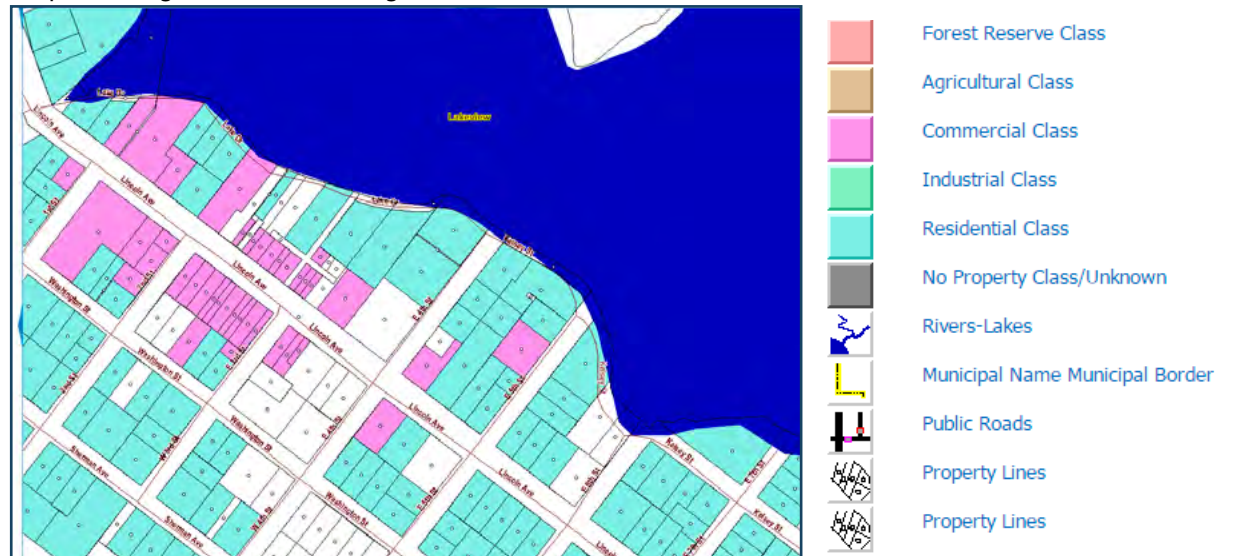
The Village of Lakeview is part of Cato Township in Montcalm County, Michigan. Its total population in the year 2010 was 1,007, with 438 households. Housing occupancy is 58.7%. Median age is 41.3 years. Median household income is \$27,279 per year. An estimated 25.1% of the population is older than 62 years.

The entire project area's soil is composed of coarse-textured glacial till. Lakeview's downtown and shoreline are zoned as a mix of residential and commercial class (see Map 1).

Tamarack Lake

Tamarack Lake covers 310 acres and is approximately 17 feet deep at its deepest point. It has an inlet on the northeast side and an outlet on the west side (See Map 2). Its shoreline in the downtown area is mainly natural/undeveloped. The bottom of the lake is mostly marl (mud, clay). It has a variety of fish species including Largemouth Bass and Northern Pike. The lake is treated annually for weed control.

Map 1: Zoning and Parcels of Village of Lakeview Downtown Area



Map 2: Tamarack Lake



Publicly-owned Areas

Bollinger's Lot

The DDA purchased a 0.77 acre former car lot on Lincoln Avenue in Downtown Lakeview. This site is to be the centerpiece of a long term lakefront improvement strategy.

The lot is mostly paved with asphalt. The adjacent properties have the potential to be purchased and integrated with the lot as an extension of public development.



Lake Drive

Lake Drive is a paved asphalt road that runs across all properties along the shoreline, starting at Lincoln Avenue and ends in Lakeside Park. It is in a public easement that extends 25 feet outward to the lake.



Fifth Street, Fourth Street, and Public Parking Lot

Along the lakeshore, the Village owns public property where 4th Street, 5th Street, and the parking lot that is next to the Village office near the shoreline. The shoreline at these locations is undeveloped.



Public Parking Lot



Bollinger's Lot at SummerFest



Lake Drive



Lake Drive at 4th Street, looking out at Tamarack Lake

Lakeside Park

Lakeside Park is on the eastern end of Lakeview’s Downtown area. It currently features a shelter structure for performances, a dock stretching ~50 feet out onto the lake, a small picnic shelter, large picnic shelter, playground, and restrooms/utility building. The park’s parking lot is near Lincoln Avenue and has ten parking spaces. A sidewalk connects the parking lot, large picnic shelter, playground, building, small picnic shelter, and the dock.



Playground, Lakeside Park



Existing dock/pier, Lakeside Park



Picnic Shelter, Lakeside Park

Public Input Process

After a kickoff meeting with the DDA to discuss project goals and process, Prein&Newhof collected information relevant to the project and built a basemap of the area. Based on conversations about what types of ideas desired from the community, Prein&Newhof formed a survey that was reviewed and approved by the DDA.

Survey: June 15 – July 15, 2016

The DDA and Prein&Newhof designed and released a survey on June 15, 2016 via Survey Monkey and the project's online platform, CoUrbanize, that asked seven questions. A copy of the survey is in Appendix A.

The survey was open for one month and advertised in the newspaper and on the Village's website and Facebook page. It received 96 responses, which we compiled and analyzed for trends.

The project utilized coUrbanize as a website platform to house information, visuals, and updates.

**[courbanize.com/
lakeviewdowntown/](http://courbanize.com/lakeviewdowntown/)**

Public Meeting: August 1, 2016

Prein&Newhof presented the survey results and the trends they noticed at a public meeting at the Lakeview's Airport Terminal. The meeting was advertised in the local newspaper and on the Village's website and Facebook page. Thirty-six people came to the meeting and dialogued about their present concerns. Prein&Newhof collected additional feedback at this meeting by a *Keep/Change/Add* exercise. Residents were asked to write KEEP, CHANGE, and ADD on the top of the three note cards provided to them and then to write down what they would like to keep or preserve about downtown Lakeview and the lakeshore, what they would like changed, and what they would add to the area.

Public Design Charrette: September 14, 2016

From the survey and public meeting feedback, the DDA and Prein&Newhof outlined a vision and three goals to focus on during the design meeting. The attendants (25 total) broke into groups of 3-5 persons, and sat around tables, which had a 2'x3' paper map of the downtown area in the



center. We supplied pencils, markers, wax sticks, scissors, and various symbols on cardstock cut-outs and asked them to write down ideas that would address the three goals.

The entire group reconvened after an hour to discuss each group's ideas, then concluded the meeting. Prein&Newhof collected written responses, took photos of each map, and compiled all notes and responses from the meeting to find points of consensus and conflict.



Map of brainstormed ideas from design charrette

Downtown Development Authority Work Session

After this meeting, the DDA and Prein&Newhof met to discuss the results of the charrette and transform the feedback into objectives that will help accomplish the plan's vision and goals. These are summarized in the Vision, Goals, and Objectives section of this plan.

Public Input Summary

Survey Results

From the online survey (see **Appendix A & B**), public meeting, and design charrette feedback, participants mentioned many issues. Following is a summary of these.

Physical Additions

- Multi-Purpose Pavilion / Farmer's Market at Bollinger's
- Boat Docking
- Boardwalk

Family Fun

- Amenities – baby swings, splash pad, interactive sculpture, unique playground (boat/marine-themed)
- Programs – kid-gear'd performances at park stage, educational, arts

Parking

- Add parking spots in development plans. Anything else needs to be addressed in a separate study/project (on-street parking policy, signage, maps, etc.)

These often-mentioned issues were related to larger themes, such as access to downtown and having "more to do" downtown and at the lakeshore; it is from these larger themes that the project's goals stemmed: Connection/Access, Identity/Aesthetics/Activity Opportunities. In turn, these goals helped form the structure of the design charrette held six weeks later.

Public Meeting #1 Results

Verbal and written comments from the meeting further discussed many issues brought up in the online survey and clarified some confusion on Tamarack Lake's care and easement/private property issues.

See **Appendix C** for the results from the KEEP/CHANGE/ADD process.

Design Charrette Results

As described earlier, the small groups were assigned to write down ideas (and symbolize them on a map of the area) that might accomplish the three goals.

Following is a summary of all ideas under each goal.

ACCESS

- Docks at end of each street and from the Village parklet/parking lot, for:
 - Kayak/Canoe/Rowboat launching
 - Fueling
 - Boat/Seaplane Docking
- Close part of Lake Drive – Village parking lot to 5th Street
- Pavilion at Bollingers
 - Food Trucks/Farmers Market
- Places for visitors to stay
- Wifi hotspots

IDENTITY

- Utilize Lake
 - Half circle of cement or wood and docks [branching] off from it
 - Amphitheater on water
 - Clean shoreline
- Access for all
 - Senior access
 - Identifier/Wayfinding Signage
- Public art
 - Sculpture – Outdoor
 - Community art projects
 - Schools
 - Murals
 - Downtown businesses "adopt" a sculpture, decorate as they wish
- Details
 - Birdhouses
 - Streetscape – clean
 - Plaques/signs of lake history

ACTIVITY

- Bollingers
 - Boat fueling
 - Horseshoe pits
 - Basketball Courts
 - Splash Pad
 - Pavilion

- Park
 - Splash pad in lieu of swimming beach
 - Exercise Stations
- Docks
 - Where fishing makes most sense
 - Electric hookups for concerts and events
 - Kayak and boat launching
 - Ice Skating with docks as boundaries
- Along the Lakeline
 - Places to sit and enjoy
 - Little Free Libraries
- Lakeside Dining
- Dog Park



All notes taken at the design charrette are recorded and can be found in **Appendix D.**

VISUALIZING RESULTS

The wordclouds to the right serve as summaries of the survey’s open-ended comments in the form of wordclouds. The larger words were mentioned more frequently in survey responses.

The wordcloud at the top summarizes responses from the survey’s final question “Any other

thoughts related to future improvements to the Tamarack Lake shoreline near downtown?”

The wordcloud to the right summarizes responses to the question “What would you support Bollinger’s lot to become in the future?”



Planning and Design Considerations

The public input process and study of the area's assets brought up specific and perceived issues with the downtown area and the lake.

Parking

Parking was often mentioned as an issue with downtown, especially for events like Concerts in the Park. Onstreet parking on Lincoln Avenue is abundant, but during business hours, employees and residents of the downtown area report difficulty finding adjacent parking to their destinations.

Lakeside Park's parking lot, which would provide the most direct access to Concerts in the Park, has eight parking spaces. The Village owns a parking lot/parklet that spans on property from Lincoln Avenue to the lakeshore. This lot is open to the public, but may not be noticed by visitors and does not give direct access to the park.



Lake Condition

Throughout the process, the condition of Tamarack Lake was cited as a central concern. Many reasoned that the lake's connection to downtown cannot be enhanced if the lake's quality is not addressed. Weed control and depth, as well as smell and shoreline upkeep were mentioned as concerns with lake condition.

Tamarack Lake has an inlet on the northeast side and an outlet on the southwest side. Since the area is historically wetlands, the lake is much more shallow than the average inland lake. It is sprayed yearly for weed control and managed by the Tamarack Lake Improvement Board.

Lake condition and treatment is a regional issue. A small study could be performed to determine lake health, nutrient loading, and analysis of current maintenance effectiveness.



Tamarack Lake's current condition, however, allows for many activities including fishing, kayaking, canoeing, paddleboating, sea plane landing, and general boating.

Lake Drive Traffic

Lake Drive is a one-lane, one-way road that some residents use for access to their homes. It is also often used as a walking/biking trail along the lake. Community members have reported drivers speeding on this road, and going the wrong way.

With adequate signage, street design, and enforcement, small streets can be successfully shared by non-motorized users and vehicles. Many residents are able to access their homes via other driveways and roads, thus parts of Lake Drive could be closed to non-motorized use only.



Vision, Goals, and Objectives

Vision

The Village of Lakeview is a unique small downtown that connects residents and visitors to the lake and provides opportunities for on- and off-shore recreation and family activities.

Goals & Objectives

Goal 1: Access - Make the lake accessible from downtown and vice versa

Objectives:

- Add access points for those not visiting by car: bicycles, boats, seaplanes
- Improve circulation for delivery and service vehicles
- Ensure trail, boat launches, etc. are universally accessible
- Create a signage plan that gives adequate directions and information

Goal 2: Increased Activities - Offer multiple things to do, places to do them

Objectives:

- Connect Park with Library as resource for events and activities
- Encourage use of Lake Drive as a trail
- Add boat and fishing access facilities to publicly-owned property
- Add event facilities to publicly-owned property

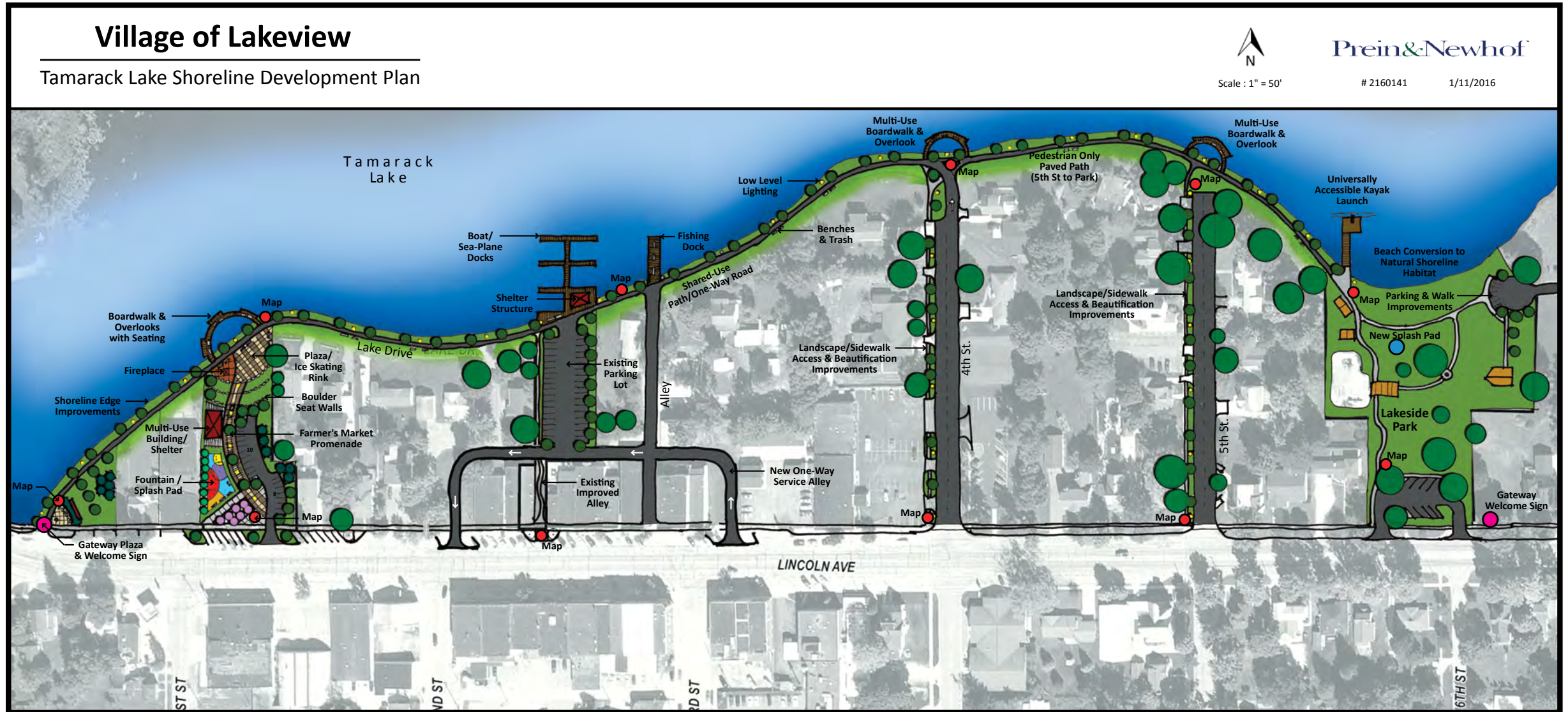
Goal 3: Identity - Make Lakeview memorable, noticeable, and unique to visitors and the surrounding area

Objectives:

- Promote area-wide participation in art programs/competitions
- Add cohesive plantings and landscaping
- Add gateway elements to usher visitors into downtown from the east



Final Design Concept

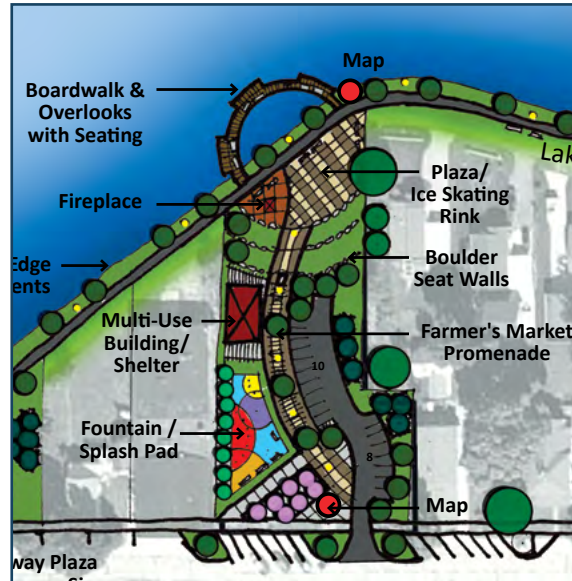


Implementation Plan

Project 1: Bollinger's Lot Improvements

Description: This project will add an ice skating area/plaza, fireplace, Farmers Market Promenade, DDA Parking Lot, Boardwalk and Overlook, Splash Pad, and Multi-Purpose Lodge & Restroom Building to Bollinger's Lot.

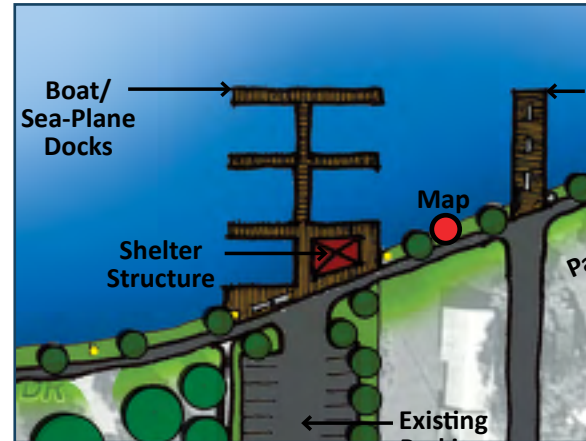
Estimated Cost*: \$1,220,000



Project 2: Multi-Purpose Docks and Overlooks

Description: This project will add Boat/Sea Plane Docks at Parking Lot, Fishing Dock at Alley, Multi-Use Boardwalk & Overlook at 4th Street, and a Multi-Use Boardwalk & Overlook at 5th Street

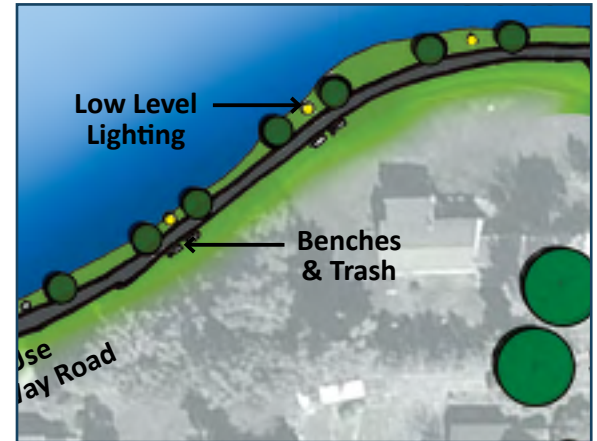
Estimated Cost: \$720,000



Project 3: Lake Drive Pedestrian Enhancements

Description: This project will make Lake Drive feel more like a non-motorized trail with benches, low level lighting, trash cans, Maps/wayfinding signage, and Landscape and Shoreline Improvements

Estimated Cost: \$276,000

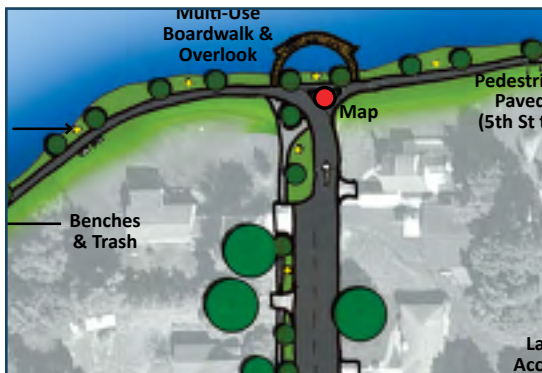


*Detailed cost estimate of each project in a separate document

Project 4: Connecting to Lincoln Avenue

Description: This project will improve Landscape/Sidewalk Access & Beautification for 4th Street and 5th Street, add lightings, curb and gutter, and signage for Lincoln Avenue, reconfigure a road at the connection of Lake Drive and 4th Street, and close Lake Drive west of 4th Street

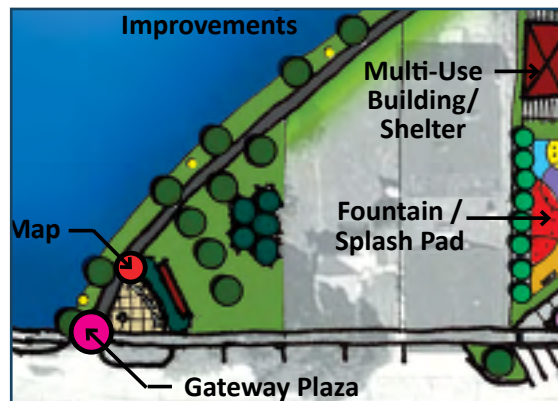
Estimated Cost: \$250,000



Project 5: Gateway Improvements

Description: To welcome visitors to Lakeview, this project adds a Gateway Plaza at corner of Lake Drive and Lincoln Avenue with a Welcome sign, and a Gateway Welcome sign and flag pole at the west end of Downtown Lakeview.

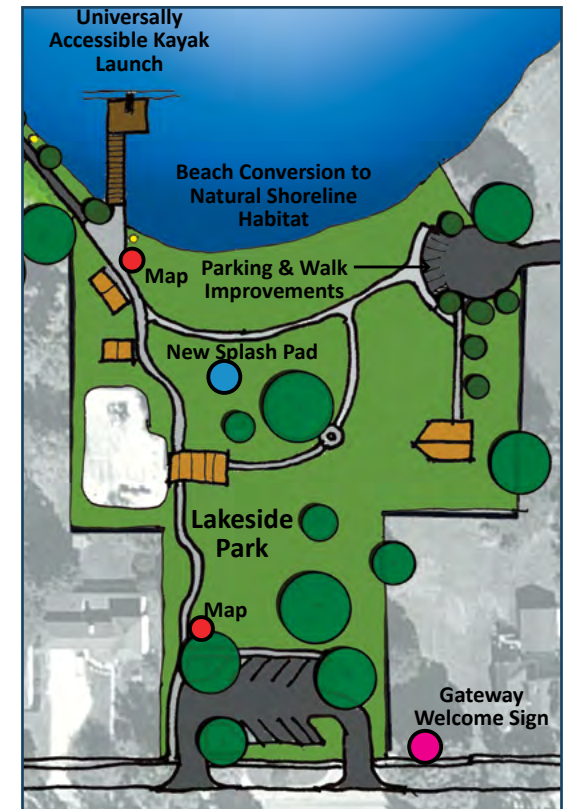
Estimated Cost: \$78,000



Project 6: Lakeside Park Improvements

Description: This project will convert the current "beach" at Lakeside Park to natural shoreline habitat, add a Splash Pad at the north end of the park, install a Universal Accessible Kayak Launch, and add parking and walk improvements.

Estimated Cost: \$330,000



Appendices

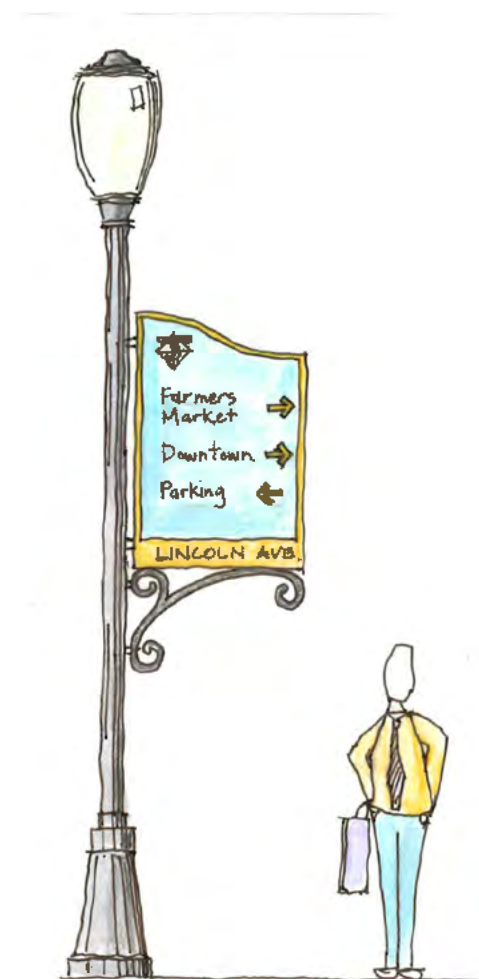
Appendix A: Relevant Grant & Loan Programs

Michigan Department of Natural Resources & Environment

- *Aquatic Habitat Grant Program*
- *Waterways Program Grants*
- *Land and Water Conservation Fund*
- *Michigan Natural Resources Trust Fund*
- *Recreation Passport Grant*

Michigan Economic Development Corporation

- *Community Revitalization Program*
- *Downtown Infrastructure Grants*



Contact

Kelly Parker, Aquatic Habitat Grant Program
 Manager
 Phone: (517) 284-5957
 Email: parkerk4@michigan.gov

Aquatic Habitat Grant Program

Website: <http://goo.gl/jn8fyw>

The Aquatic Habitat Grant Program began in October of 2013 and funds projects that protect intact and rehabilitate degraded aquatic habitats. This new grant program will be funded by new revenues from the increased fishing and hunting license fees.

For whom:

Single- and multiple-year projects by local, state, federal, and tribal governments; nonprofit groups; and individuals.

How much:

\$1 million. Successful projects will receive a minimum of \$25,000.

When:

The application period usually begins in September with a due date of mid-November. Winners are announced in April.

The detailed program handbook and application are available on the MDNR website.

Contact

Paul Petersen, Waterways Grant Program
 Manager
 Parks and Recreation Division
 Phone: 517-284-6122
 Email: petersenp@michigan.gov

Waterways Program Grants

Website: <http://goo.gl/9ViNhp>

The Waterways Program provides grants for the design and construction of public harbor, marina, and boating access facilities throughout Michigan. It is funded through the Michigan State Waterways Fund from state marine fuel tax and water craft registrations.

The DNR may require on-site investigation to make sure proposed work is suitable. The program's website has design standards resources to encourage sustainable design. Applicants may also be required to document area boating demand.

For whom:

Local units of government and public universities.

How much:

Winning projects typically receive between \$5,000 and \$150,000.

When:

Applications are typically due April 1.

Land and Water Conservation Fund

Website: <http://goo.gl/5aqTsA>

The Land and Water Conservation (LWCF) Fund is a federal program administered in Michigan by the Department of Natural Resources on behalf of the National Park Service (NPS). The MDNR uses LWCF funding to help develop public outdoor recreation facilities and to provide matching grants for local governments to do the same.

The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States.

Michigan Natural Resources Trust Fund

Website: <http://goo.gl/15aGYQ>

This fund provides financial assistance to local governments for outdoor recreation development projects, for the protection of natural resources and open space, and to purchase land. The evaluation criteria include the economic benefits, the population served by the project, and the protection and use of significant natural resources.

For whom:

Grants are issued annually to communities with MDNR-approved 5-Year Recreation Plans. A local match of at least 25% is required.

For whom:

Communities with 5-Year Recreation Plans.

How much:

In 2013, the MDNR awarded 10 community parks and recreation facilities across Michigan with a share of \$695,500.

When:

Applicants need to provide a 5-Year Recreation Plan by March 1 of the year to be eligible. Applications are due on April 1 each year.

Contact

Sam Duncan, Program Manager, LWCF/
Marine Safety/Recreation Passport
Programs

Phone: (517) 284-5931

Email: duncans@michigan.gov

Grant Coordinators:

Tamara Jorkasky, West & Mid Michigan
Regions

Phone: (517) 284-5948

Email: jorkaskyt@michigan.gov

How much:

Only 25% of Trust Fund revenues can be used for development projects. The rest is used on property acquisition grants. Development project minimum/maximum grant amount: \$15,000 to \$300,000. No minimum/maximum limits on land acquisition grants.

When:

Local community Recreation Plans must be uploaded to MDNR's website by March 1 of the year of application. Applications must be uploaded no later than April 1 of the year of application.

Contact

Jon Mayes, Unit Manager
 Phone: (517) 248-5954
 Email: mayesj@michigan.gov

Grant Coordinators:

Tamara Jorkasky, West & Mid Michigan
 Regions
 Phone: (517) 284-5948
 Email: jorkaskyt@michigan.gov

Contact

The community assistance team has a representative for each area in Michigan. See the website for more details.

Ryan Kilpatrick, West Michigan
 Phone: (616) 430-8015
 Email: kilpatricr@michigan.org

See entire Community Assistance Team here:
<http://goo.gl/ORgCUA>

Recreation Passport Grants

Website: <http://goo.gl/2nVZwa>

The Local Public Recreation Facilities Fund supports the development of public recreation facilities for local units of government. Money for this fund is derived from the sale of the Recreation Passport, which replaced the resident Motor Vehicle Permit (MVP) — or window sticker — for state park entrance. The passport is required for entry to state parks, recreation areas and boating access sites.

For whom:

The grant program may only be used for local development projects. While it focuses on improving existing parks, new park development is eligible.

Community Revitalization Program

Website: <http://goo.gl/pF1D01>

The Michigan Strategic Fund (MSF) and Michigan Economic Development Corporation designed this program to promote community revitalization that will increase private investment in areas of disinvestment.

For whom:

Any project that is located on a historic resource or is blighted or functionally obsolete; any property that is adjacent to an eligible property and would increase the taxable value of the property.

How much:

In 2014, the first \$12,730,000 was distributed to previous recipients of the motor vehicle permit and boating access site permits revenue and will pay for program administration by the Secretary of State.

When:

Applications are typically due in May.

How much:

Support from the MSF will not exceed 25% of the total eligible investment for a single project.

When:

Applications are received on an on-going basis.

Downtown Infrastructure Grants

Website: <http://goo.gl/30DqRw>

MEDC's Downtown Infrastructure Grant program is a Community Development Block Grant (CDBG) Program intended to help fund improvements to parking lots, curbs, sewers and water systems.

For whom:

Low- to moderate income communities that do not receive funding directly from the U.S. Department of Housing and Urban Development. Projects must benefit the entire community to be eligible for the funding.

For Example

Communities that have used DIG to fund projects:

- City of Harrison
- Village of Lyons
- City of Galesburg

How much:

In 2013, MEDC offered up to \$750,000.

When:

Applications have been historically due in December.

Contact

Deborah Stuart, CDBG State Program Manager
Phone: (517) 241-4775
Email: stuardd@michigan.org

Community Assistance Team: <http://goo.gl/ORgCUA>



Embracing the Lake: Connecting Downtown with the Lakefront

This survey is about Downtown Lakeview, sent from your Downtown Development Authority (DDA). DDAs use incremental property taxes from downtown property owners to make public improvements, which encourage private investment. To know what public improvements to make, we need to ask you. Your feedback is important now, rather than after plans are made. You are helping to make the plans.

- 1. I am a... (check one)
 - Lakeview Resident
 - Lakeview Business/Property Owner
 - Nearby Person Who Is Interested in the Project Other (please specify)
- 2. How can we better connect Downtown Lakeview with Tamarack Lake? (check as many as you want)
 - Better access (Sidewalk improvements, etc.)
 - More visual guides (Wayfinding signs, Landmarks, Welcome signs, etc.)
 - More activity options (kayak launch, bicycling, fishing, etc.)
 - More events/programs (concerts, festivals, events for kids, etc.)
 - Other (or explain your choice)

- 3. Which improvements do you support for the Tamarack Lake shoreline near downtown? (check as many as you want)

- More plants or public art (visual interest) More signs or banners (Lakeview identity)
- More bicycle facilities (Paths, lanes, bike racks, etc) Park improvements
- Safety improvements Fishing access to the lake
- Public Boardwalk along Lake Drive Better Lighting
- More Seating/Benches
- Comments or other ideas



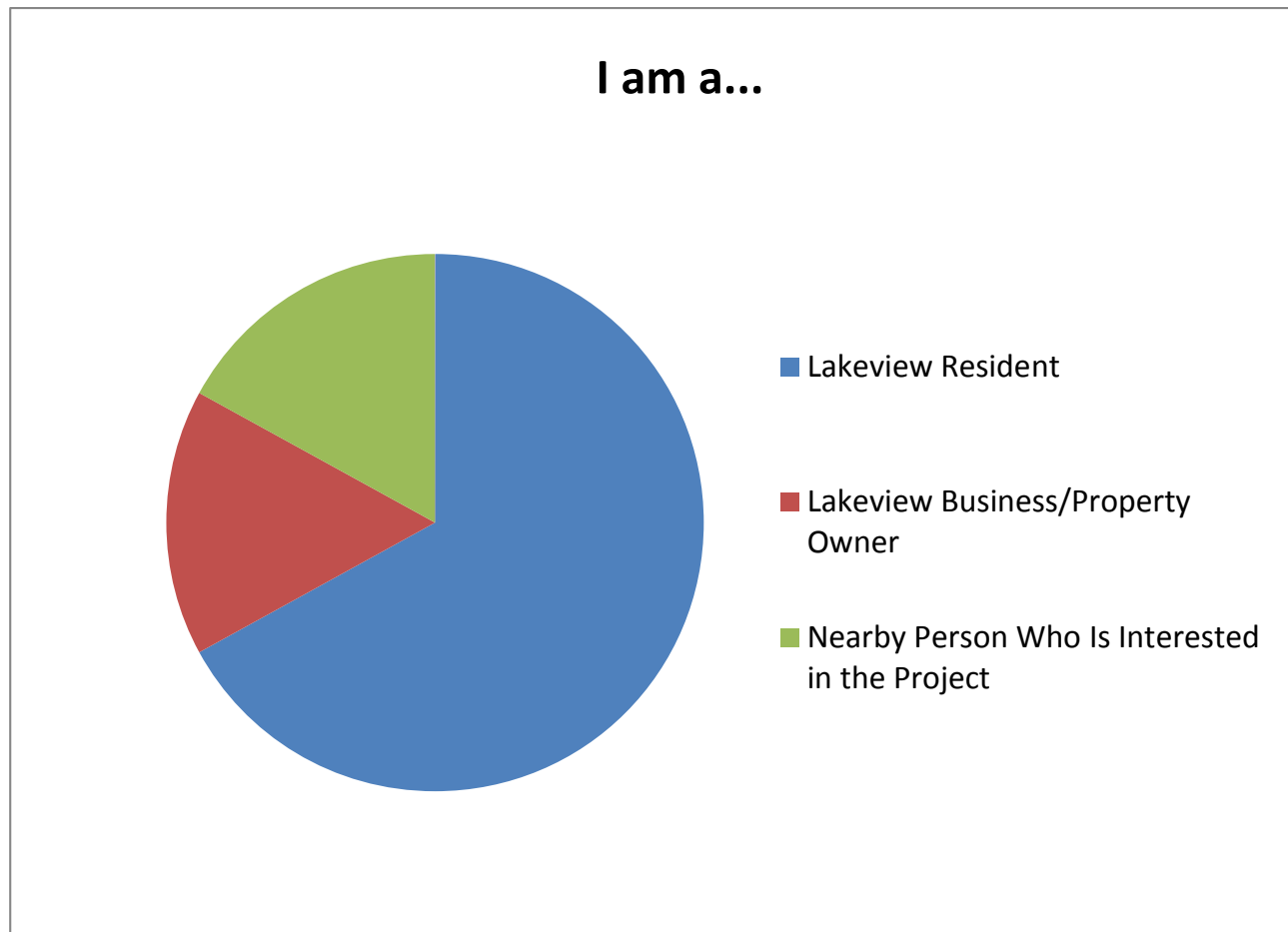
Embracing the Lake: Connecting Downtown with the Lakefront

4. What would you support Bollinger's lot to become in the future? (check as many as you want)
- Park - Playground
 - Multi-Purpose Community Center Concert/Event Venue
 - Farmers Market Sea Plane Docking Boat Docking
 - Other ideas (Zoo? Theater? Paddle-boats? Food trucks? Mini-putt? Permission to be creative here)
-
5. What do you value about Lakeview that you do not want to see change?
-
6. What would make Music in the Park, Summerfest, and/or Winterfest better?
-
7. Any other thoughts related to future improvements to the Tamarack Lake shoreline near downtown?
-

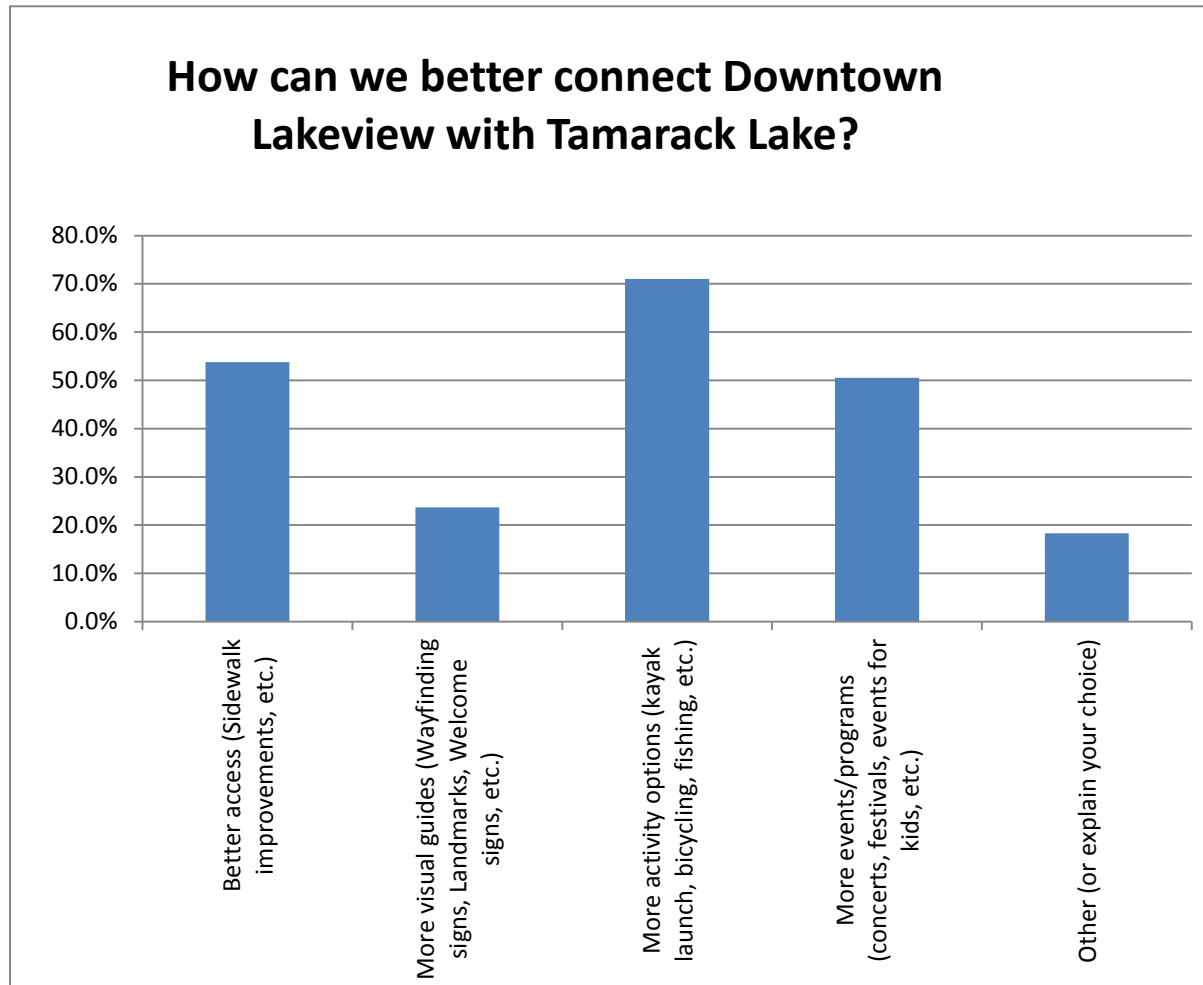
PLEASE RETURN TO VILLAGE OFFICE

Appendix C: Survey Results

I am a...		
Answer Options	Response Percent	Response Count
Lakeview Resident	67.0%	63
Lakeview Business/Property Owner	16.0%	15
Nearby Person Who Is Interested in the Project	17.0%	16
Other (please specify)	0.0%	0
<i>answered question</i>		94
<i>skipped question</i>		1

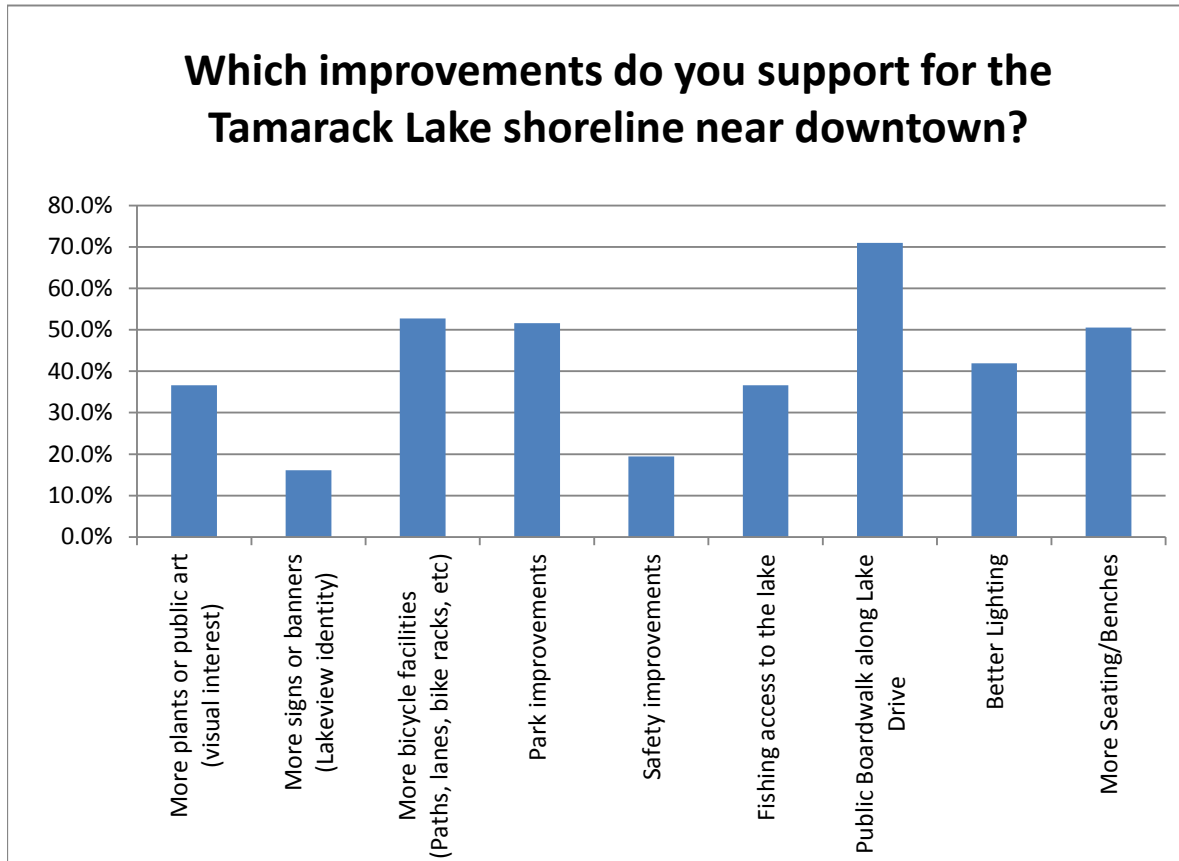


How can we better connect Downtown Lakeview with Tamarack Lake?		
Answer Options	Response Percent	Response Count
Better access (Sidewalk improvements, etc.)	53.8%	50
More visual guides (Wayfinding signs, Landmarks, signs, Landmarks, Welcome signs, etc.)	23.7%	22
More activity options (kayak launch, bicycling, fishing, etc.)	71.0%	66
More events/programs (concerts, festivals, events for kids, etc.)	50.5%	47
Other (or explain your choice)	18.3%	17
answered question		93
skipped question		2

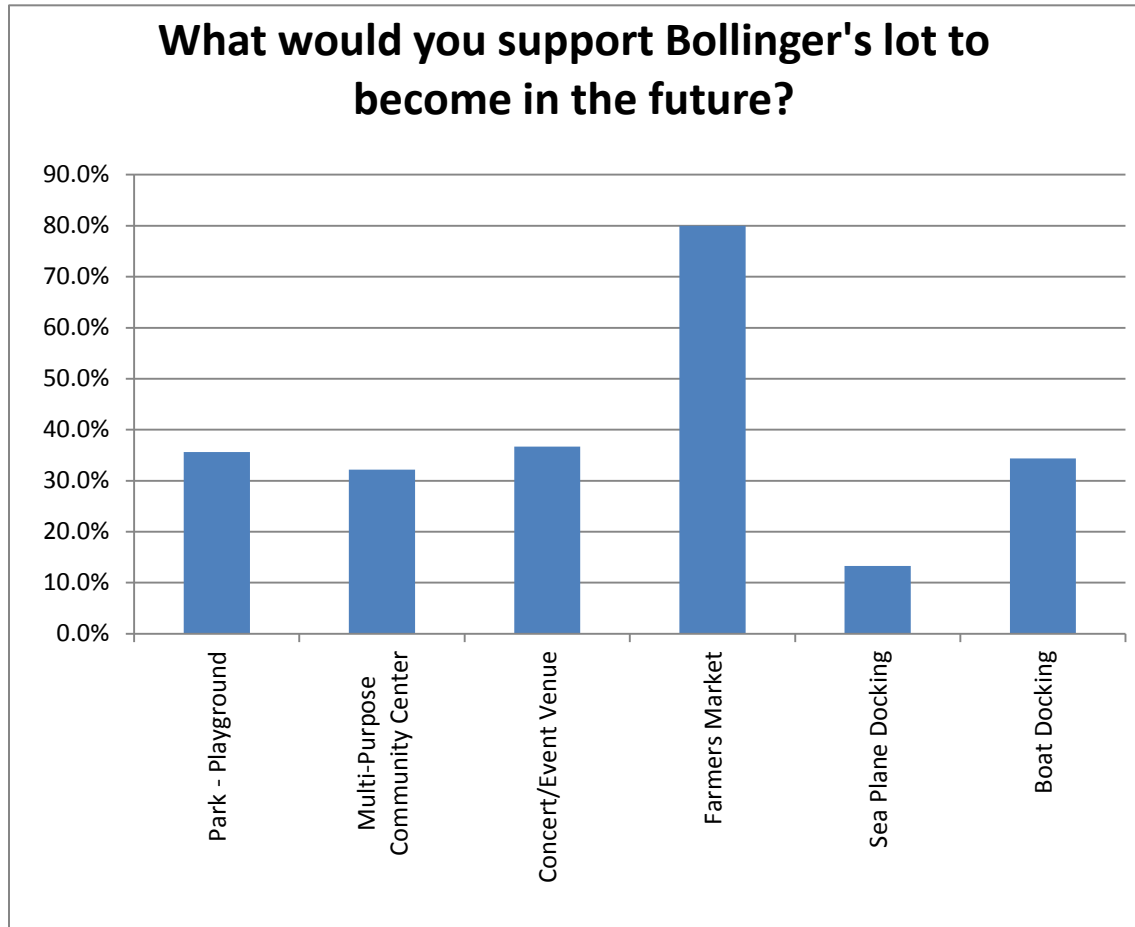


Which improvements do you support for the Tamarack Lake shoreline near downtown?

Answer Options	Response Percent	Response Count
More plants or public art (visual interest)	36.6%	34
More signs or banners (Lakeview identity)	16.1%	15
More bicycle facilities (Paths, lanes, bike racks, etc)	52.7%	49
Park improvements	51.6%	48
Safety improvements	19.4%	18
Fishing access to the lake	36.6%	34
Public Boardwalk along Lake Drive	71.0%	66
Better Lighting	41.9%	39
More Seating/Benches	50.5%	47
Comments or other ideas		18
<i>answered question</i>		93
<i>skipped question</i>		2



What would you support Bollinger's lot to become in the future?		
Answer Options	Response Percent	Response Count
Park - Playground	35.6%	32
Multi-Purpose Community Center	32.2%	29
Concert/Event Venue	36.7%	33
Farmers Market	80.0%	72
Sea Plane Docking	13.3%	12
Boat Docking	34.4%	31
Other ideas (Zoo? Theater? Paddle-boats? Food trucks? Mini-putt?)		34
<i>answered question</i>		90
<i>skipped question</i>		5



Survey Results: Full Comments

Other ideas for connecting to lake	Other ideas for shoreline improvement	Other ideas for Bollingers Lot
A better beach for families to enjoy on hot summer days. Maybe add sand instead of goose poop grass.	A public boardwalk with benches and lighting would provide most of the improvements listed and provide fishing opportunities as well. Maybe local shops could have vending carts along the boardwalk as well?	Food trucks
Access to the historical islands in the lake as a park...as was rumored	Boat docking at the new walkway area to access the downtown	A board walk would be lovely, a place to launch kayaks or canoes from, a public fishing place, also taking the lake to finish fighting the weed problem. Once treated it must be raked or it hinders the treatment
Add public boat docks to lake near parking area behind city office.	Definitely need a fishing/docking pier on Lake Drive at new parking lot behind McKenna"s	A community center with enough of a parking lot to have a farmers market would be nice. I'm not sure how you could incorporate a sea plane dock, but it would definitely set our town apart from others if it's possible so I'd definitely support that also.
All of the above.	How about something different?? Work with the Township and develop a bike / walking trail around the lake. Another joint venture would be to clean up the lake with a permanent solution.	A large enough pavilion that could be used to special events. Would certainly save the Jaycees a lot for Summerfest. That would allow us to expand other things for the festival, like a bigger fireworks display.
Beach area at the current park	I don't think there's any point of making around the lake nice until the lake itself is nice. You don't want to lure people into a cesspool.	A multifunctional area, possibly drive-in movie theater for nights and something for kids/ teens during daytime hours.
Boardwalk and condominiumized marina/docks	If the board walk had docking as well so lake residents could boat into downtown from there homes.	Any way to better utilize the water. Canoes, kayaks, paddleboats, etc.
Dredge the lake, Clean the lake, make a beach!	Improvements to clear the lake. Open up that natural spring that's clogged and let it filter itself natural so it's a more pleasant lake to be in/around.	Bait store, boat, kayak rental, gas, food truck!!!!!!
Dredge the lake. It's disgusting. What's the point of making around the lake look pretty if you're terrified the water will eat your skin off?	It would be nice to see some recycling bins right next to each trash can. At least a plastic recycling bin would be great!	Beach!
Farmer's Market. Develop old Bollinger's property (lakeside)	More parking at park	Definitely no seaplanes
It would be nice to protect the live and nature of the lake, and put a walk along the lake,all the way around. Like you did when paving the road. Look at all the people who use it now to walk and jog. Its good for the lake, wild life and health. whats more important,people who live longer, and are able to put more money in local bussiness's	More playground equipment for kids	Drive in movie theater!!!
lake beautification. The lake has so many weeds that most of the summer it appears too filthy to even swim in. Maybe dredge and/or filter the sediment so that the weeds aren't so bad.	Need garbage can on both sides by picnic tables in the pocket park.	Farmers mkt/craft booth great idea..covered stalls even better. A boat launch would be nice, but parking of trailers an issue?

Other ideas for connecting to lake	Other ideas for shoreline improvement	Other ideas for Bollingers Lot
More businesses	Need to clean up the beach/shore line in the park. Get rid of some of the cattails. They block the view, catch all the dead, floating vegetation and can smell bad as a result of this. Not real appealing to use the area.	Food trucks, putt putt, batting cages
More landmarks and signs for historic buildings and homes accenting Lakeviews history and people	Parking, access to lake	I think a drive in theater would be amazing. There would be so many more tourists coming in for that.
Nice billboards on 46 with VILLAGE OF LAKEVIEW on the top and TAMARACK LAKE on the bottom with the shape of the lake in blue in the middle. Or TAMARACK LAKE right on the lake.	Public boardwalk would be nice but it should only go at locations owned by village .	I would love to see putt-putt here. I think this could potentially bring in a lot of money Spring - Fall. Also, it would create more part time jobs for students.
Splash park for the kids. Better play area, better access for families	The lake drive should be closed to vehicles. Bikes and pedestrians only. Private property should be respected.	Kayak rentals. Could be ran by the Wellness center.
Swimming Beach!!!	The lake is the draw to the area. Why do you need to connect the downtown to the lake. The town only has 1 restaurant and a few unique shops. The lake is the draw to the area and then business will thrive.	Lakeview needs to take notice of Howard City and how they are growing. I see Lakeview becoming a bedroom community of Grand Rapids in 10 years. The village and township need to plan ahead and be prepared for change.
The parking lot will make a nice gateway /access once that is cleaned up and developed	The lake needs help first before all the other options	Like a drive in movie theatre? Overlooking the lake, that'd be cool. If you made it into a nice basketball court we could still use it for the beer tent and in the winter convert it to an ice rink, hockey/skating. Community garden? Water park/splash pad. Botanical garden, fountains, flowers. Pumpkin patch/ Christmas tree lot. Corn/ corn maze.
	The park is pretty nice as is. Could add art shows etc. park at Bollingers would be beneficial	Mini golf. Food trucks.
		My feeling is that the boat docking should be near the new parking area. It would be nice to re-locate the dumpster enclosure somewhere else. All the nice landscaping is ruined by the stink.
		Would love to see something for kids. There is nothing close to take kids to do especially if it is a rain day or stuck in the house during winter. Greenville or big rapids don't have anything either. Mount pleasant does have a discovery center but that is 45 mins away.
		You used to have a craft store, it was a time saver not to go to big rapids for crafts, I live in Howard city and used to come to Lakeview a lot but not anymore because the craft dime store is gone. I loved Bollinger s miss them sooo much.

Other ideas for connecting to lake	Other ideas for shoreline improvement	Other ideas for Bollingers Lot
		Mini-putt would be fun so would food trucks. Paddle boat or kayak rentals would also be a fun idea and would also be great for families
		Paddle boat, kayak rental and anything that would not disrupt the wildlife.
		Restrooms, paddle boats/kayak/fishing boat rental. Food trucks for special events. Some way to display info about Lakeview businesses and restaurants and general info about what events we have or possible vacation rentals etc. seating/picnic tables.
		Please, NO sea plane docking!!!! It might attract more planes and that is no good!! It is SOOO loud. Everyone I know complains about the noise from the sea planes. Plus, they could potentially scare away the beautiful wildlife on the lake that we all enjoy(loons, swans...).
		open air covered community center that could be used for a farmers market, event venue, etc..... A place to launch kayaks instead of the boat launch.
		Outdoor theater would be cool; mini golf
		Paddle boats at the boat launch would be fun.
		Paddle boats, bicycle rental, kayak rental
		Senior center
		Somewhere for people to access the lake. Dock their boats to visit town. Places for families to gather. Paddle boat and paddle board rentals
		Splash park, play area
		Theater or food truck too.
		Water fountain like the one in Grand Haven where kids can play? Picnic area

What do you value about Lakeview that you do not want to see change?	What would make Music in the Park, Summerfest, and/or Winterfest better?	Any other thoughts related to future improvements to the Tamarack Lake shoreline near downtown?
Atmosphere	A better stage. A stage that is elevated and not facing west.	A boardwalk with lights and benches would be the best improvement, maybe with vending carts or stores right on it like on the grand haven boardwalk.
Be careful with improvements to not change historical looks. I Like the Peddle Patch sign but the metal on the Windows distracts from the sign. That's a petty complaint still support the improvements!	A board walk would improve all those events as well as a public fishing dock/ space In a few areas.	A large percentage of the shoreline from the park to parking lot is a disaster ..there had been some nice improvements with some of the property owners
Change is good	A pavilion where bollys is or across the street where the beer tent is. That would be great!	A restaurant on the water would be nice someday.
Change with planning is necessary. You can't stand still. Planning is the essential ingredient.	Activities for teenagers. Safer rides for kids	All the old steel bars and re rod removed. Geese removed. And about 300 yards of sand to magically appear to make a kids swimming area at the park. Aeration in that area as there's really now natural flow to keep the silt and algae from that cove.
Community atmosphere, plenty of parking	Advertising, organization, and more volunteers to show support and pride for their community.	As much boat docking and walkways as possible!
Community connection	Being able to use the lake, having a trail around the lake for events. A cleaner lake would promote more activities in and around it.	Baby swings.
Do not want the small town quaintness disappear. Need to protect the wild life.	Better organization	Boardwalk along the lake! Open up the outlet so the water moves!
Downtown promoting small business	Better parking areas and things spread out more evenly over the whole weekend. Not so much at the same day/times	Bollingers lot should be a park with dock/pier.
I don't want the small town feeling to go away. We moved up here to get away from big city life	Better parking/better access to existing parking. Better dissemination of information about events.	Camping?? Near pickle docks
I know they will not change but I love the mom and pop shops where I know all the people's names.	Better promotion of the "Unity Tent".	Cars drive to fast down the lake drive.
I love the lake but there needs to be better management in the aquatic weed control. Very difficult to use the lake at times. Then after treatment, all the dead, floating vegetation is smelly and gross. No one wants to swim, boat or kayak when the lake is yucky! There has got to be a better way.	Better promotion, carnival rides, ice sculpture contest, art shows	Clean up the lake free of weeds and geese droppings. Would like it developed with a swimming area.

What do you value about Lakeview that you do not want to see change?	What would make Music in the Park, Summerfest, and/or Winterfest better?	Any other thoughts related to future improvements to the Tamarack Lake shoreline near downtown?
I love the small town atmosphere, and how local businesses support each other. Many people seem to shop locally. I also enjoy the newly remodeled Lakeside park and the pocket park is nice too.	Better quality performers	Continue to improve Lake drive with access to lake and retail frontage on Lincoln Ave. Somehow need to drive retail growth downtown. Wish I had an idea and I would do it myself!
I value the peace and quiet. Sea planes are to much noise for such a small area	Bigger parking lot for music in the park please!!!	Docks, paddleboat rental, bike rentals, dredging and adding sand
I value the sweet smalltown feel.	clean up tamarack lake - find another way to control the weeds- spraying the weeds has done hardly nothing - need to great rid of the muck and open up the springs in the lake	Dredge the lake and worry about a sea wall to maintain the shoreline.
It's peace and calm, it's home town feel	Clearer maps need to be created. My daughter didn't get to ride the ponies at Summerfest because the map was labeled incorrectly.	Dredge the lake then that will clean the shore line
Keeping the Hospital, Post Office, State Police, Schools, Airport, etc.	I am not sure but I would suggest looking into what other cities do.	Easier, safe access
Lake access/view	I think they all do well, and are very well planned and thought out.	First and foremost get the weeds under control. It can't be rocket science!
Like Small town atmosphere	I'm not very familiar with winterfest, but it'd be hard to improve on summerfest, except maybe a flea market?	General maintenance and upkeep, keeping its natural beauty
Love the small town feeling here! And I love that there is people trying to make it a better place for us! Thank you to the board and everyone that takes care of lakeview!	Less goose poop. A lake that's actually nice to swim in. I like the food truck idea.	Get rid of the no trespassing signs on the Lake shore Drive they look tacky
Small town feel. How homey it is	More printed info available 2 months prior to an event distributed to area businesses.	need to make sure the lake front property owners should have the final say what goes on directly in front of their property. Does the village own the lake front property?
Small town feel; mom and pop stores	More side events, food, etc	No more factories!

What do you value about Lakeview that you do not want to see change?	What would make Music in the Park, Summerfest, and/or Winterfest better?	Any other thoughts related to future improvements to the Tamarack Lake shoreline near downtown?
Love leppinks	Keep growing and supporting these events. Doing a great job!	Get rid of factory being built on lakeshore.
Main Street	More activities in the park right up to the fireworks. Missed the music this year.	I was very disappointed to see a factory go in on the pickle docks land. That structure could have gone in behind Leppinks in the trailer park area. We finally had a clear view of the lake where a park/boat landing.concert venue could have been established and it was taken away.
Peace and quiet	More family and kid activities	Keep it friendly for the residents. No more factories on the lake. That was/is a huge waste of beautiful lakefront property.
The library, the great police force, the good people who live and work here.		The large island on the lake is a mess. Trench the lake deeper so people boat motors don't drag in certain parts.
The population to greatly increase.	Summerfest would be much nicer if the beer tent were not located in the center of town. It gives people the wrong idea about our town and is a major nuisance for the residents.	There is presently WAY too much noise with seaplanes. Some owners practice 4-5 landings and take offs as well as low altitude (as low as 20 feet over water) flyovers. Already enough aircraft noise from airport. NO ANNOYING jet skis. Property owners on lakefront have big investments in order to live on the lake and should not be forced to deal with all the noise. NO SEAPLANES!!!
Park and beach	More advertising. Potential weekend dates for music in the park.	It would be nice to see the lake cleaned. Let's be honest. It's dirty, it stinks, there are so many weeds that it's ridiculous. Let's get our lake looking nice before we spend a mint developing the shoreline because who is going to want to walk a path next to stinking waters?
Low key, no crime, quiet, peaceful home town feel	MIP is only 8 or 9 weds. Should be events there other nights and week ends..	I just love what we are doing with our little town ☺
Main Street	More \$ in Summerfest budget. Can't even afford the large Ferris wheel any longer! So over beer tents!!! Can we eliminate them?	I think the Lake itself could use some attention, before people will use it, and want to come back again and again.
Need to keep hospital here and fire department	More advertising of the schedule. I had a hard time finding the times for the events.	If you made the lake swimmable that would be enough for me.
Old town	More advertising!	Improve the beach for better swimming
Peaceful, quiet area	More family and pet friendly.	make the choice for the people and nature. the effects of the project goes for both.
quite area.nature and wild life. unless theres more	More often	Make the lake more accessible to boaters. Needs to have more to do to draw visitors in, maybe bike and kayak rental, cafes. Our little town is slowly getting better. Visually appealing.
Small town atmosphere with business and civic groups co mingling to aid those in need.	More parking More swings and playground equipment for kids Nicer beach area	Make the lake the focus of any development.Its the one asset no other town around has right in the old business district. Too long ignored here!
Small town atmosphere.	More parking close to event	More access for people to fish on the shoreline around the lake.
Small town feel	More parking! Food available	More green, walkway and seats

What do you value about Lakeview that you do not want to see change?	What would make Music in the Park, Summerfest, and/or Winterfest better?	Any other thoughts related to future improvements to the Tamarack Lake shoreline near downtown?
Small town.	More things for kids of all ages to do. There was nothing really if interest for the 8-15 age group.	Perhaps more programs that would involve more volunteer work to strengthen the resolve of our community.
the current park is already nice enough, lets update other things:0)	More vendors, booths, mail the flyers to everyone in town.	Picnic table areas Benches Handicap accessibility
The down home family feeling.	move the beer tent and have something quieter in the lot.	Rake the lake... A few public fishing docks/ spaces with canoe or kayak access
the historic buildings MUST BE PRESERVED, the cemetery should be untouched and the islands...those islands should be used for the citizens of Lakeview they are of major historic import and them being privately owned is a TRAVESTY AND INJUSTICE to the citizens of Lakeview.	No beer tent at Summerfest. I would hope if this lot gets reinvented, there beer tent is moved somewhere else. It could be a vendor spot for arts/crafts vendors, farmers market, show arena.	Sea plane dockage.
The Hometown feel and the class of the Downtown buildings.	Put concert stage near beer tent, not in beer tent. More food options (food trucks?), cooking challenges (bbq ribs or chili), and more craft / resale vendors.	Seawall along the shoreline to stop the erosion.
The small town atmosphere. I would hate for it to try to become touristy	The DPW of Lakeview does a wonderful job in preparation for the named events. The sub committees should be applauded for their effort. Sorry to see the carnival type amusements on Lincoln Ave. changing the Fireman's and Summerfest parade routes.	There's no clothing stores in the area either
The small town feel.	This years summer fest was enjoyable. Lots of activities	This is a really great improvement for the village. I think the redevelopment of Bollingers Lot would be fantastic to create a place for families to stroll and fish or enjoy the scenery. Our family loves to come into downtown to walk and ride bikes. The fishing pier at the park is awesome, would be great to see that further down as well. Kudos!
The small town feel.	Time and Commitment	Tie it in with all of Lakeview, not just "downtown". We need to invite people in from the outskirts of town (M-46, other businesses on the way) instead of counting on them to visit downtown in order to see what is there.
The 'small town' feel. I wouldn't want this town to get any bigger, like say by adding more corporate business (fast food chains, department stores, etc).	We need better parking for people!	Would love to see more of a beach access for families to enjoy hot summer days
The views and small community feel	Winterfest could use more activities	Would love to see more stuff for kids to play on at the park. Make the beach a nice Sandy place for kids to swim. And also try to do something better about how weedy the lake is because weeds are really bad out there.
We love the lake.. We all must make sure if attention is drawn to it that it's also protected... The lake is quiet and beautiful, it need to be taken care of, now and in the future.		Yes... See above
We value small town community.		

Appendix D: Public Meeting Feedback

Public Meeting #1 (August 1, 2016) Keep, Change, Add Exercise Summary:

KEEP

- The small town feel
- Including the community in meetings and allowing input.
- Semi-private lake
- Access for Homeowners
- Develop Bollingers & McKennas
- Music in the Park
- Summerfest
- Lakeside Park
- The Lake
- Park
- Name of the town
- Safe Access

CHANGE

- We need more public access to the Lake. The community cannot access and enjoy many aspects of it because homeowners act as if everything is private property. Expand the public access. Also, repair rundown buildings!
- Shoreline Cleanliness

- The condition of the lake
- Attitude of residents
- Cleanliness of town between Peddlers & Cantwells

ADD

- Tell us what our town is missing; what do other towns have that we don't?
- More playground equipment! Add activities for families; we have lots of small children, need more things to do (free).
- Add hotel! No places for visitors to stay. We can then add canoe/paddle-boat rental, outside eateries along the lakeshore, etc.
- Boardwalk across the lakefront
- Marina
- More useable public access
- Brew Pub
- Restaurant with deck on lake

Other Comments

- Residents along the lakeshore downtown are concerned about the public using and mistreating their private property – people seem to gravitate towards the well-maintained private properties for better fishing access.
- Seaplane docking can work in conjunction with boat docking, and would add a unique feature to Lakeview.
- The natural springs in the lake are plugged up.

Appendix E: Design Charrette Summary

Group 1: Splash Pad at Park, Build onto Lake, Boat Hookups



CONNECTION/ACCESS

- Develop Bollinger's lot to the (lake) outlet
- Skate park
- Basketball hoops
- Pavilion
- Welcome idea
- Parking

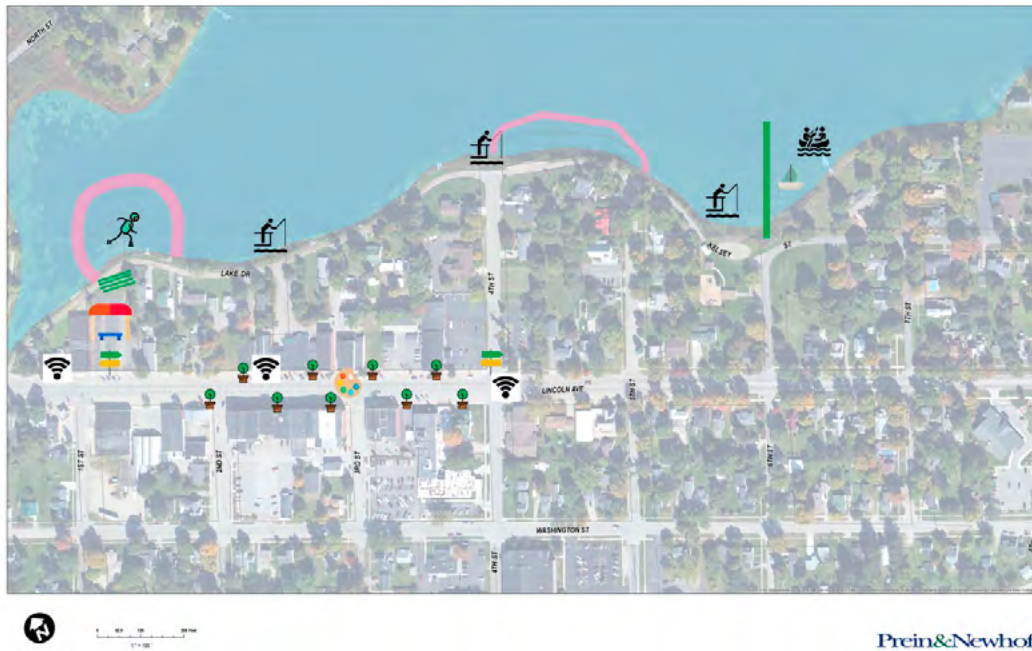
IDENTITY

- Splash pad at park, close to water
- Dockage end of each street and from the Village parklet/parking lot to the end of Village property (Half circle of cement or wood and docks [branching] off from it)
- Boat Hook Ups

ACTIVITY

- Close part of road to traffic – a section that does not need residential access.
 - o From the [proposed] Village parklet to 5th Street
 - o From 4th Street to 5th Street
- Clean up the shoreline along Lake Drive.
- Docks at the end of each street
- Splash pad at Lakeside Park

Group 2: Fitness, Art, Signage, Streetscape, & Tourists



ACTIVITY

- Dog Park
- Splash Park
- Fitness Trail
- Boat Launch
- Running Trails
- Bike Trail
- Kayaking
- Fishing
- Candy Shop
- Batting Cages (Indoor)
- Circle Dock by outlet or 4th Street
 - o Fishing, Ice skating, lighting
- Food Trucks
- Gateway – Fountain

CONNECTION/ACCESS

- Signage (Parking and access)
- Beach “Cow Pasture”
- Fitness Trail
- Destination shopping
- Bed & Breakfast
- VRBO (Vacation Rentals), etc.
- Quarterly Runs – 5k, events on the running trails
- Wifi Hotspots
- Website for visitors

IDENTITY

- Sculpture – Art, Outdoor
 - o Community art projects
 - o History -> Museum
 - o Schools
 - o Murals
- Agriculture
 - o Farms/Farmers Market
 - o Amish Goods
 - o Wineries

Group 3: Better access, gateways, Lighting Considerations



Prein&Newhof

CONNECTION/ACCESS

- More Docks
- Boardwalks
- Seaplane access
- Fuel Depot

IDENTITY

- Kayak
- Art
- Farmers Market
- Lighting
- Fuel
- Welcome Sign

ACTIVITY

- Ice skating
- Boating
- Fishing
- Kite flying at Park
- Access to Concerts at the Park
 - better lighting and handicap access, consideration for bright sunsets for musicians/performers.

Group 4: Seaplane fueling, beach, close part of Lake drive



CONNECTION/ACCESS

- Docks at three locations
 - o Kayak and rowboat launching
 - o Fuel
 - o Boat Docking
- Beach at the park
- Farmer's Market/Multi-use Shelter

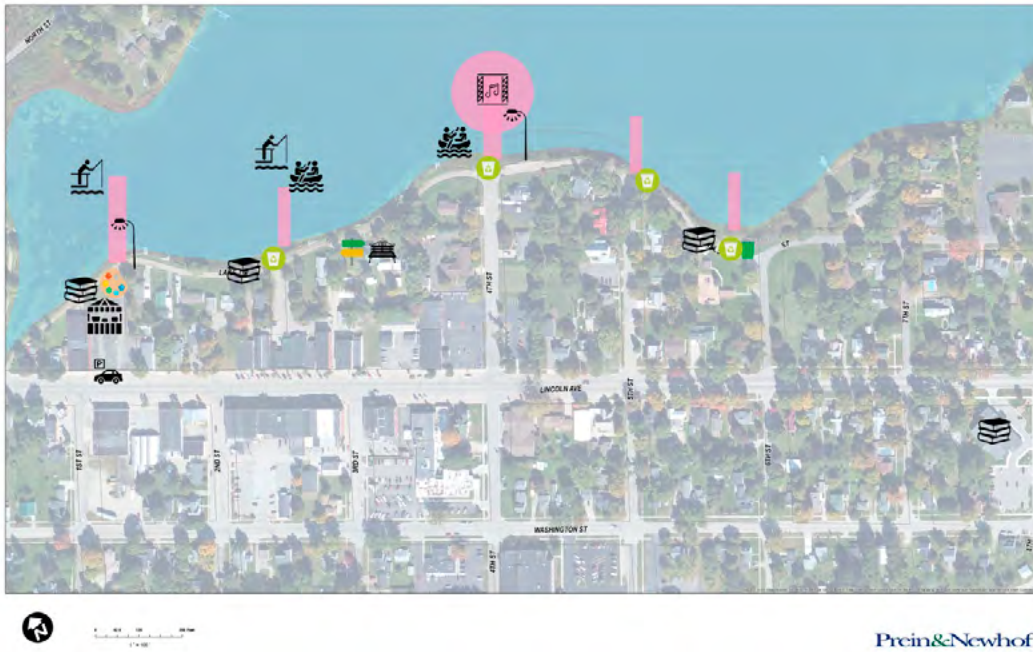
ACTIVITY

- Kayaks/Canoe
- Fishing Boats
- Float Plane / multi fuel
- Swimming

IDENTITY

- Close Lake Drive for walking, bikes, from behind McKennas out to Lincoln Avenue

Group 5: Music on the water, books, details



CONNECTION/ACCESS

- Visual Maps
- Boat Docks & Kayaks
- Signage
- Trail

IDENTITY

- Visual and lake
- Community, sharing
- Art
- "For everyone"

ACTIVITY

- Exercise stations
- Fishing docks
- Kayak rental
- Little Free Library
- Birdhouses
- Swimming
- Benches
- Farmer's Market/Craft
- Amphitheater/concert Dock
- Trash & recycling receptacles