Gladstone Recreation Plan

Introduction

This 2019 plan was developed by the Gladstone Recreation Board and the Parks and Recreation Department as an update to the 2013 Recreation Plan. The plan incorporates the 2010 census, public hearings, public participation through the Gladstone Community Development, newspaper articles requesting public input and City Commission meetings. Gladstone’s original Recreation Plan was drafted in 1970 and has been subsequently updated as required.
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RECREATION AND COMMUNITY
COMPREHENSIVE PLAN

The City of Gladstone through its various boards and staff has recognized the role recreation plays in the development of the community as well as the quality of life. Through our industrial development efforts, we have established that people are placing a high value on outdoor activities such as fishing, swimming, walking, jogging, rollerblading, skateboarding and biking. In the winter these equate to ice fishing, downhill skiing, snowboarding, cross country skiing, skating and Nordic activities. The abundance and quality of such activities is a key factor in the decision process of many industrialists to locate in Gladstone.

Through our City Planning Commission, Recreation Board, and Civic Groups we identified that the emphasis on these types of activities is closely linked to our cultural heritage of Northern Europe and Scandinavia. Consequently, the availability of such activities plays a strong part in what we consider a high quality of life. Similarly, we find a strong support for parks that have flower gardens, strolling areas and quiet places that are common in Europe. It is through such activities that people find the opportunity to socialize, which in turn leads to their strong identity with our community. This strong sense of community resulting from social interaction and culture is very pervasive in the Upper Peninsula of Michigan.

When we consider health trends that place a high emphasis on simple exercise, fresh air and a clean environment we afford an individual the opportunity to commune with nature and experience the true quality of life our community has to offer.

Through our comprehensive plan we have taken our heritage, our culture, our social ambiance and our continued need to entice industrial development and apply them to our vision of our recreation plan.

**Mission Statement**

Our mission is to provide safe, efficient, quality recreational opportunities and the best possible quality of life in our community. We see ourselves achieving this by involving our citizens and maximizing our natural resources. To never settle for past accomplishments, always striving for improvement.

**Vision**

Due to the wide range of ages in our community our vision must not be limited. It must include quite places of reflection, parks filled with flowers for families to have quality time, programs and activities that excite and entertain the restless teen, harbor and campground that invite travelers. Our vision has the community united through partnerships that include business, churches, schools, and clubs. Park and recreation and
individuals all working together to create a caring small-town atmosphere with progressive ideas.

Although we embrace the gift of four seasons, these seasons bring with them new and challenging recreational demands. Thus, our facilities must accommodate variable amounts of activities and whenever possible they must change as do the seasons.

Our vision is a community involved and taking pride in the beauty they create. Providing opportunities to promote a healthy lifestyle through recreation Programs, which flourish through volunteerism and a community pride this which starts at an early age, continues to adulthood and is reflected in our twilight.

Recreation Goals

The goals the Parks and Recreation department are closely related to the city’s master plan that calls for developments in the park and recreation area. City planners have the foresight to recognize the continued need to maintain and expand as needed in the areas of programs and modernization of facilities. The parks department plans to capitalize on the abundance of natural and human resources that Gladstone possesses.

While modernizing we will comply with the intent and spirit of the Americans with Disabilities Act (ADA).

We have adopted an aggressive three-step action plan:

1. Identify deficiencies in our parks, recreation facilities and recreational programming.
2. Continue implementation of the modifications of existing Parks and Recreation Structures within a reasonable effort, and to comply with the ADA standards when new facilities are added.
3. Have an open-door policy when programming and organizing recreational activities to include opportunities for persons of all ability levels.

Gladstone is unique for a community our size because of the number of recreation opportunities we offer such as our John & Melissa Besse Sport Park complex, guarded beach, harbor, skate park, bike paths and campground. These facilities continue to be improved and expanded.

Innovative thinking and follow through have made several new facilities a reality. In the last five years, we have added a fishing pier, a fish cleaning station, non- motorized 2.5 trail and a lighthouse. We will continue to use this kind of innovative thinking and follow through for future facilities and improvements such as a pedestrian over/underpass, harbor improvements and many additional elements to our sports park.

Gladstone also understands the need to protect the safety of our citizens. A major walking and biking trail system has been established with a policy in place to ensure any improvements to the roadway along this system will have a minimum width to conform
to the needs of our population that require a non-motorized path. This trail system
connects the bisected parts of our city to downtown. It has and will continue to receive a
high priority.

Despite connecting the city with a non-motorized pathway, we still see the value of
neighborhood parks and playgrounds. We are making a continuing effort to update
neighborhood playgrounds to provide an opportunity for outdoor recreation for the whole
family close to home at no cost.

**COMMUNITY DATA:**

**Population**

For any planning endeavor, careful attention must be given to the analysis of population
trends and projections. Such analysis is necessary to determine existing or future needs
based on the characteristics of the area’s population. Population analysis assists in
determining the need for local capital improvements and related expenditures. Our
recreation plan has kept population trends in mind throughout our planning process.

The City of Gladstone has had a fluctuating population within the past several decades.
Between 1960 and 1970 the population of the city decreased by only 30 persons.
Changes in the next decade from 1970 to 1980 were more drastic; Gladstone’s population
decreased by 13.4 percent or 704 persons during the time period. The city population
again stabilized in the 1980’s and gained 32 persons between 1980 and 1990, with a 1990
census population count of 4569. According to 2000 census, the population rose to 5032.
The population has since declined according to the 2010 census by 59 persons to 4973.

Gladstone has new and inviting concepts to attract industry and tourism to our area.
Many of these concepts depend on our continuing development of recreational facilities
and programs that are conducive to a high quality of life to Gladstone.

The population of Delta County increased by 2771 persons between 1960 and 2010. The
growth has occurred in the rural areas of the county as opposed to its urban locations.

<table>
<thead>
<tr>
<th>Year</th>
<th>Delta County</th>
<th>City of Gladstone</th>
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<tbody>
<tr>
<td>1940</td>
<td>34037</td>
<td>4972</td>
</tr>
<tr>
<td>1950</td>
<td>32913</td>
<td>4831</td>
</tr>
<tr>
<td>1960</td>
<td>34298</td>
<td>5267</td>
</tr>
<tr>
<td>1970+</td>
<td>35294</td>
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<tr>
<td>1980</td>
<td>38947</td>
<td>4533</td>
</tr>
<tr>
<td>1990</td>
<td>37780</td>
<td>4565</td>
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<td>2000</td>
<td>38520</td>
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Population by Race (2010 Census)

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<td>African American</td>
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<tr>
<td>Asian</td>
<td>16</td>
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<tr>
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<tr>
<td>Other</td>
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<tr>
<td>Identified by two or more</td>
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Population by Sex/Age (2010 Census)

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<th>Count</th>
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<tr>
<td>18 &amp; over</td>
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<td>202</td>
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<tr>
<td>25 - 34</td>
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<td>35 - 49</td>
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<tr>
<td>50 - 64</td>
<td>1,019</td>
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<tr>
<td>65 &amp; over</td>
<td>1,049</td>
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</tbody>
</table>

The median age of all the Gladstone residents is 40.5
Economy

The City of Gladstone is an integral part of the Escanaba/Gladstone urban center. Many city residents work in Escanaba and the surrounding area. The city has two industrial parks, one, which is full while the other, offers potential for business and relocations.

Occupations within the city are focused around service jobs and machinery-related positions. The manufacturing industry within the city has been attracted by the abundant natural resources that surround the city and Delta County.

- Northern Michigan Veneers, (60 employees) produces spliced hardwood veneers and plywood
- First Bank (52 employees) full service bank
- United States Forest Service, (46 employees) houses the supervisory group for the Hiawatha National Forest
- Pardon (20 employees) Machine shop

Public education is a major employer within the city. Gladstone Area High School relocated on the bluff in a new facility that covers 40 acres with an approximate cost of 14.5 million dollars. The Gladstone Areas Schools employ one hundred forty-four (144) persons. The City of Gladstone employs thirty-six (36) full time employees and fifty-nine (59) seasonal employees.

Average annual per capita personal income, for Delta County, in 2009 was $33,266. These are the latest figures available.
The state, including Delta County, have been experiencing economic challenges. Delta County has still shown strong employment in areas of construction and accommodation/food service. We are still attracting more tourism due to better marketing and improved facilities.
Soils

The movement of glaciers over bedrock originated the soil of today. The dominant soil type found within the Gladstone city limits is the Rubicon association. This soil type is found in the entire western and southern portions of the city. This soil association is characterized as nearly level to very steep, well-drained sandy soil with course-textured subsoil. It has moderate limitations for recreational use because of its coarse texture. Within the northeast section of the city is found the Tawas-Carbondale-Roscommon association. This soil association is characterized as nearly level very poorly drained organic soils and poorly drained sandy soils with coarse textured subsoil. Due to wetness and organic nature, this soil association has severe limitations for recreational use.

Climate

During the months of May through October, the prevailing wind is from the south and the lake breeze is a moderate influence on temperature; summer months are very comfortable. During the winter months from November through April, the prevailing wind is from the north or northwest with the temperature being less modified by the lakes than the summer months.

Transportation and Land Use

The City of Gladstone’s current land use pattern had evolved over many years of development. Historically, intense industrial uses sprang up along the water’s edge, taking advantage of the transportation opportunities the water resource offered. Other industries followed utilizing railroad for its transportation. A common City motto was “Where the rails meet the water”. Inland a commercial business center developed in the heart of the city, and then was followed by residential homes. Further business developments such as hotels, eateries, gas stations and other service businesses have moved along US-2 highway, benefiting from higher traffic and increased visibility.

New construction in the 70’s and 80 exploded. Scattered multi-family dwellings were built on available land throughout the older parts of the city, in the midst of single-family neighborhoods, and next to industry. Significant new development occurred on the bluff in the west half of Gladstone. With the need to accommodate senior citizens housing needs, a retirement village was created. The need for affordable housing was filled with a 57 space, single-family apartment complex. The property behind these developments was sculpted into a 120-acre golf course.

The northwest corner of the city was developed into a 220-acre industrial park along with elementary and high school facilities. Residential housing in the south bluff area has high property values. Plenty of vacant land remains in the city for future growth.
The city, in cooperation with the Michigan State Housing Authority (MSHDA), and Michigan Economic Development Corporation (MEDC) are doing their part to improve existing streets and structures. Grants have been utilized for rental housing and owner-occupied properties to update and improve structures within the city limits. An MEDC Rental Rehabilitation grant is being considered for our downtown district. The Gladstone Downtown Development Authority (DDA) is currently working on a project (9th Street) that will include a complete reconstruction of a main thoroughfare in our City. It will address water, sewer and electrical issues as well as include some side streets that are having water issues. MSHDA helped fund our 10th Street project which added a tremendous amount of curb appeal as well as infrastructure improvements to the city. The Community Development Department has worked with the DDA to maintain and preserve our downtown through a local façade grant program. Currently Community Development is working on developing on our North Shore to create affordable housing, retail establishments and light industrial surrounded by green space and lake front amenities.

With the downturn in the economy residential development was at an all-time low and in the last two years we have begun to see the trend reversing. Although we still see many smaller remodeling and/or additions projects onto existing homes we are also experiencing growth with new residential homes being built. Our business community growing at a faster rate with the addition of a new medical facility, new bank, additions on our schools and a pharmacy moving in to our downtown. Vacant store fronts are being filled and a two new restaurants have recently opened. The industrial areas are seeing growth with the expansion of a marina repair service center, construction service businesses are expanding, storage facilities are being built and auto service industries are expanding. Our local grocery store is looking to double the size of their service area in the near future. Overall the growth is headed up sense the crash in 2008 and we look forward to continued growth.

Gladstone offers good highway connections to other communities throughout Upper Peninsula. US-2 a major east/west artery, runs through the city, in addition M-35, a state (north/south) highway connects Marquette to the north and Menominee to the south. There are about 276 miles of local streets in the city providing access from each residence to major traffic carriers.

The Canadian National Railroad runs parallel to Highway US-2, a four-lane highway. The highway and railroad corridor divide the city in half, and they act as a strong physical geographical barrier to pedestrian traffic from one side of the city to the other. This has made it more challenging for the northwest user group to take full advantages of facilities and programs due to hazard of crossing this corridor. The northwest represents 50% of the landmass and is rapidly becoming a major population center. The city is investigating methods of crossing over the corridor by use of a pedestrian walkway. Through grants from the Health Department, many walkways have been put in place on the southeast side of this corridor to connect with a future pedestrian crossing.
**Administration and Management**

The Gladstone recreation board is a seven-person committee appointed by the Gladstone City Commission. The board meets monthly in open meetings.

The Recreation Board has the continuing function of developing programs and plans for the Gladstone Parks and Recreation Department. The recreation board administers the city recreation plan assuring that the short and long-term objectives are periodically reviewed, and limited available funds are expended in such ways as to produce maximum benefits in terms of total community service.

The Recreation Board adopts policies governing the use and development of new and existing facilities, acquisition of new sites and the administration of programs. The Board studies and recommends the expenditures of funds for facility improvements and program provisions. Emphasis is placed on utilization of both public and private sources to maximize the development of well-balanced and functional parks and recreation programs. The Gladstone Recreation Board serves in an advisory capacity to the Gladstone City Commission. Requests made directly to the City Commission concerning Parks and Recreation are often referred to the Recreation Board for study and recommendations.

The City of Gladstone fiscal years run from April 1st through March 31st. The Gladstone City Commission sets annual budget allotment for the Parks and Recreation Department. The Parks and Recreation program is funded with a combination of city general fund revenue and user fees. A combination of general fund revenue, revenue sharing funds, state or federal grants, and/or contributions from individuals and service organizations accomplished past development projects.

The City of Gladstone has emphasized facility development and updating in recent years. Consequently, the budget for the Gladstone Park and Recreation Department had gone through a period of continual growth. As the economy recovers, that growth appears to be resuming. Capital improvement funds generally come from outside sources such as grants, local service groups and Special Programming.

Daily operations of the Parks and Recreation Department are the responsibility of the Director under the general direction of the City Manager. The Parks and Recreation Director serves as the liaison to the Recreation Board. The Director supervises and manages the operation of the department. It is the duty of the Director to plan, coordinate functions and activates, and enforces policies. Further, it is the Directors responsibility to administer personnel and to perform financial and public relation duties. The number of part-time employees fluctuates on the season and activities.

Volunteers are used whenever possible. We have a strong relationship with the schools and their clubs i.e.: Key Club, Natural Helpers and Honor Roll students help out with our events. We also are fortunate to have a Community Service Work Van and individuals that average 200 hour of community service annually. The Scouting club are
essential to annually clean-ups and Eagle Scouts projects. We work closely with the area schools. We are combining effort to apply for a safe route to school grant, we help maintain some school playgrounds, and the school are able to use our greenspaces, trails and parks for programming.
Recreation Open Space and Facility Development Standards

To determine what type of recreation facilities should be developed for the size and quantity of open space in a given community, it is necessary to follow guidelines or standards for parks, open space, recreation areas or recreation facility development. Standards however are not specifically applicable to a given community and are only intended to serve as a guide as each community’s needs slightly differ. Therefore, the needs and deficiencies are identified through the opinions of citizens, the Gladstone Recreation Advisory Board, the Gladstone Recreation Department and the City Council.

The standards and facility development guidelines identifies in the section are taken from:
Community Recreation Planning, 1989, Phillip Wells, Planning Program Manager, MDNR Parks and Recreation Division, Page 15-19

Source Material for MDNR Community Recreation Planning, recreation and facility development standards are:


Recommended Classification System for Local and Regional Open Space

This classification system is intended to serve as a guide to planning- not as an absolute blueprint. Sometimes more than one component may occur within the same site, particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component if this occurs.

NPRA suggests that a park system, at a minimum, be composed of a “core” system of parklands, with a total of 6.25 to 10.5 acres of developed open spaces per 1000 persons. The size and amount of “adjunct” parklands will vary from community to community, but must be taken into account when considering a total, well-rounded system of parks and recreation areas.

City of Gladstone Recreation

The City of Gladstone sits along the shores of the Little Bay de Noc. As such, it enjoys as close relationship with water through its shoreline parks and water-oriented facilities.
An important criterion from a recreational planning standpoint is that the city provides a broad range of recreational opportunities to its citizens. Diverse facilities ensure residents of all ages and lifestyles fulfill their recreational needs. The basic types of recreation areas that pertain to the City of Gladstone are mini-parks, neighborhood playgrounds, community parks and regional parks.

Mini-parks are small areas that provide the kind of recreational safe and simple facilities for children of preschool age. These areas should be adequately dispersed so children are not required to cross a major street to reach them. For older children and young adults, a neighborhood playground provides open space for informal games and activities. These areas are often adjoining a public-school site.

Community parks provide the kinds of recreational facilities that are usually unfeasible at the neighborhood park level. Used by large numbers of people, they are designed and developed for diversified uses such as picnic facilities, boating and day camping. A regional park serves people throughout the region within an hour’s travel time. Typical facilities include campgrounds, harbors, scenic drives, and winter sports areas.

**Existing Recreation Facilities**

At present, the City of Gladstone owns and maintains 12 park and recreation facilities totaling over 1000 acres. In addition, there are four facilities available for recreational purposes through the Gladstone Area Public Schools. This inventory has was established over 20 years ago and has annually been updated and is complete.

The city has several neighborhood playgrounds. The Fifth Street playground provides playground equipment such as swings, slides, teeter-totters and a basketball court. The east Buckeye is a neighborhood playground with playground equipment such as swings, slides and a multipurpose open field. The third neighborhood playground within the city is west Buckeye playground. This site contains a composite play structure, basketball court, and a tire swing. Wintergreen Woods Playground serves the low-income housing site at the far north edge of town and contains a composite play structure, swings and a basketball court.

A 2.7-acre community playfield/Pfoenhauer Park is also located in the city. It contains one-open playing field that doubles as an ice rink, six tennis courts, two additional tennis courts that double as basketball courts, a small pavilion. There are seven facilities classified as regional parks in Gladstone. Van Cleve Park, containing about 62 acres, is located along the shoreline of Little Bay de Noc. Facilities provided here include picnic areas, tot lot, multipurpose open field, restrooms and swimming beach. Kid’s kingdom playground, consists of 14,000 square feet of various climbing and swinging apparatus’s. The pavilion and beach house serve in the warmer months and the beach building doubles as a warming hut for winter skating.
Volunteers built the pavilion and Roberts Leathers made Kids Kingdom playground possible while the beach house became a reality through a CMI grant. City park is also located on the shores of the bay and is 23-acre site which provides facilities that include picnic areas, pavilion, multi-purpose open field, softball, restrooms, basketball court, horseshoe pits and shore fishing.

The Gladstone harbor has a small boat launch site, which was reconstructed in the fall of 2001. The harbor was dredged to 8-feet below low water datum in the spring of 2001. The harbor has picnic facilities along with restrooms and showers. An engineering and preliminary plan was completed in April of 2006. This plan took into consideration what size the harbor should be and designed a docking system that could expand if needed in the future. It provided a plan to make the marina assessable to all and included a site plan that encompass the whole area in and around the harbor. We are pleased that even during the low water levels in recent years our harbor did not need to be dredged. We feel confident that we won’t need to dredge for many years. In 2014 30 new floating docks replace the old docks leaving 8 transient dock and 22 primitive docks for a total of 60 docks. This plan has provided the City of Gladstone a master plan for all future expansions and improvements. From this plan, and through grants from Michigan Natural Resources Trust Fund and Great Lakes Fisheries and Trust, the 10th street fishing pier was completed in 2007. This 200-foot lighted and railed addition provides ADA fishing access to the bountiful waters of Little Bay de Noc and replaced the existing point which was built in the 1800’s. In the summer of 2010 the second phase of this master plan was completed with the addition of a new fish cleaning station, restrooms and a light house. This portion of the project was possible through grants from CMI, Michigan Natural Resources Trust Fund and Great Lakes Fisheries and Trust. Phase three of our improvements will replace the rest of the old slips, rebuild two head walls, replace gas pumps and reconstruct the Harbor Master building. The Gladstone Yacht Club is a private social club with a liquor license located on this site. The club has many activities throughout the year and it is open to members and transient boaters. Financially the marina is doing well and is able to put away about $20,000 into fund balance and we plan to use it for matching grants and replacing the new dock in 15 years.

The Gladstone Bay Campground is located along the shores of the bay, west of Saunders Point and contains about 40 acres. The campground offers camping sites, swimming, picnicking, as well as playground equipment. The campground has received numerous updates in 2006 that included a $350,000.00 restroom/shower/office facility and site work. Utility updates were completed in 2007. The campground offers 62 modernized sites ranging from full service to basic tenting. We are in the process of converting 7 primitive tent site into sites that include water and electric. We are adding water to 8 site that just had electric. We are also adding four additional tents site.

The John and Melissa Besse Sports Complex is located along North Bluff Drive and is about 200 acres some of the facilities offered are downhill skiing, tubing, terrain Garden Snowboarding Park, and cross-country ski trails in the winter. Three baseball fields and concession/restroom are heavily used. A new state of the art composite playground was added to the Sports Park through a grant from the John and Melissa Besse Foundation. The foundation also funded sidewalks, concession and restroom
facility. The entrance to the park is a beautiful stone archway that supports the Besse name. 54 par Disc Golf course

The Little Bay de Noc Trail is a 2.5 mile paved non-motorized trail that runs adjacent to the water of little Bay de Noc. This trail was completed in the fall 2017.

The Gladstone Golf Course, located north of the city, contains about 210 acres and provides an 18-hole golf course with driving range, multi-purpose open field area, and cross-country skiing trails in the winter.

Four recreational facilities are offered through the Gladstone Area Public School. They consist of neighborhood playgrounds and community play field. The neighborhood playgrounds are connected with Cameron school, Middle school and the High school. These school facilities offer playground equipment; basketball courts, tennis courts, multi-purpose rooms and open field.

The Michigan Department of Natural Resources provides one fishing access site; it is located in the Kipling area. In addition, the Armory offers an indoor basketball court and gym for recreational purposes.

Van Cleve Park is the new home of a state of art Skateboard Park. This facility is open year-round as weather permits and is available at no cost to users.

The City of Gladstone is very fortunate to have such an abundance of open space to serve its population, the county and visitors to the area.

<table>
<thead>
<tr>
<th>TYPE OF FACILITY</th>
<th>NAME / ACCESIBILITY</th>
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</table>
| Neighborhood     | 1. West Buckeye Playground  
1.6 playground acres, 1 basketball court,  
1 composite play structure, 1 Tire swing (Accessibility Rate #2)  
2. East Buckeye Playground  
5.2 playground acres, 5 swings, 1 tornado slide, 2 teeter-totters and an open field  
(Accessibility Rate #2)  
3. 5th street Playground  
2.7 Playground acres, 1 basketball, 1 merry-go-round, 2 baby swings, 1 jungle gym, 4 swings and 2 slides  
(Accessibility Rate #2)  
4. Wintergreen Woods |
1-acre playground, 4 swings, basketball court, composite play structure, and picnic tables
(Accessibility Rate #2)

5. Pfotenhauer Park
2.7 acres, field, 1 summer recreation building/ice rink warming facility, 6 tennis courts, 2 basketball courts that can be converted to tennis courts, a small pavilion and an open play field that doubles as an ice rink.
(Accessibility Rate #3)

6. Delta Avenue Pocket Park
.2-acre pocket park in the downtown business section. Benches, paved walkway and art display. (Accessibility Rate #3)

7. City Park
23-acres, 2000 feet of water frontage 1 pavilion, 1 basketball court, 1 Softball field, 1 restroom facility, 1 pram storage building, 4 horseshoe courts and numerous picnic sites with tables, 2 large grills and 1-20 car parking lot.
(Accessibility Rate #2)

8. Gladstone Bay Campground
40-acres, 3,000 feet shoreline, 1 restroom/shower facility, 62 sites, 26 full hookup, 24 electric, 12 tent sites, 4 swings, 2 teeter-totters, 1500 feet of private beach, and horseshoe pits.
(Accessibility Rate #3)

9. Gladstone Golf Course
18-hole Special Use course and clubhouse
(Accessibility Rate #2)

10. Fishing Pier
200 feet of lighted ADA accessible fishing pier, 1-20 car paved parking lot, 1 modern restroom and fish cleaning station, 1 lighthouse.
(Accessibility Rate #3)

11. Sports Park Facility
200 acres, 1 downhill skiing area 110 vertical drop, 3 rope tows, 2 wire rope tows, 1 tubing area, 1 terrain garden with half pipe and rails, 1 multipurpose lodge with licensed kitchen, 2 little league field’s, 1 lighted baseball field, 1 combination restroom, concession and support
facility, 1-50 car parking lot, 2-30 car parking lots. (Accessibility Rate #2) playground State of the Art Playground, Disc Golf

12. Van Cleve Park
62 acres, 1 beach house, 1 restroom facility paved parking lots 85 car total, 2 sand volleyball courts, 1-20 station fitness course, 8 swings, 2 teeter-totters, 1 slide and tot lot consisting of jungle gym, 3 spring animals, junior slide, 1 merry-go-round, 3 baby swings, 1 water slide, numerous picnic areas, tables and benches. Kids Kingdom 1400 sq. ft playground equipment, 1 pavilion, 1 gazebo, 1 Skate Park and paved non-motorized trail. (Accessibility Rate #2)

Regional Special Use

13. Harbor
30 docks 60 slips, 1 pump out facility, 1 combination harbormaster/restroom/shower facility, 1 wall-side gas dock facility, 1 small boat launch 2 piers, 1 large outdoor grill, 7 small grills, 55 car/trailer parking lot, 1 mast hoist and 1-30 car parking lot. (Accessibility Rate #2)
AREA RECREATIONAL ACTIVITIES

Summer

Kids Kingdom (Robert Leathers Playground)
Central Playground (organized summer youth activities)
Tennis
Sand Volleyball
Outdoor Basketball
Horseshoe Pits
Pram Lessons
Guarded Beach (slide, swim instructions)
Ball fields (youth and adult programs)
Boardwalk
Boating
Fishing
Golfing
Camping
Swimming

Winter

Snow tubing, skiing, snowboarding
Cross country skiing
Snowmobiling
Ice skating-supervised facility with warming house
Ice fishing
**ANNUAL EVENTS**

*City of Gladstone 4th of July Celebration*

*Free Summer Concerts in the Park*

*Farmers Market*

Parade through downtown Gladstone to Van Cleve Park

5-mile race

Music

Numerous park activities including fireworks display

*Summer National Acclaimed Fishing Tournaments*

*Sand Sculpture Contest*

*Old Fashion Christmas including the lighting of the City of Gladstone Christmas tree and Van Cleve Park displays*

*Ski Swap at Ski Park*

*Cardboard Classics*
PARKS & RECREATION DEPARTMENT
Short Term Improvement Schedule

Five-Year Implementation Plan

2019

**Campground Expansion**
The expansion will turn 6 tents sites into 8 electric available sites. The low spots on the site will be raised an estimated 2 feet. The electrical updates include a new high voltage service line in 3” conduit, transformer and distribution panel. Each site will have an electric pedestal and site pad. The updated electric service is large enough to service other expansions and improvements that include additional sites and restroom facilities.

**Gladstone Disc Golf Course**
A 27-hole course with the ability to play 108 different combinations is proposed. This championship course was designed by Eric McCabe a 2010 PDGA Champion. This course is laid out to capitalize on all the different terrain and use the undeveloped area of the Sports Complex. This new course will be paid through donations.

**Entrance to John & Melissa Besse Sports Complex Ball Fields**
This project consists of an entrance archway, connecting sidewalks, courtyard and squaring up the fence with a section of wrought iron. The project will be funded by the John & Melissa Besse Foundation.

**Little Bay de Noc Trail Head**
A courtyard with connecting sidewalks from Kids Kingdom parking lot to the sidewalk that leads to the Little Bay de Noc Trail. This area will have signage recognizing all donors to the trail, seating, water station and bicycle repair station. It will have 82-feet of sidewalk 8-feet wide with a stamped 24-foot round courtyard.

**Blue Water Trail**
2.5-mile water trail from the beach in Gladstone to the Terrace Bay Resort. We will be partnering with MISH Sports to provide a recreational activity that includes kayaking, canoeing and bicycling to create the “Blue Water 5”. Bicycles, watercraft, and buoys for the channel will be needed. A facility to house the equipment will be needed.
2020

**Conceptual Drawing of Convention Hall/Ski Chalet**
An engineered plan to remodel and expand the Ski Lodge. This plan would be preliminary and be used to secure funding. The intention of the remodel would update all utilities and bring up to code. The kitchen is in such disrepair that it is becoming a hazard. More room will allow for more storage and will lend to larger events.

**Beach Dune Wall and Patio**
We live on the shores of beautiful Lake Michigan. As such we take great pride in our shoreline, maintaining and preserving it for all to enjoy. Our guarded public beach is something the entire community enjoys. Over recent years, after we landscaped the area around the public beach, nature has played off our hand and made it so you can no longer see our shoreline from Lakeshore Drive or our beach house. In order to reclaim this we hope to add a retaining wall sufficient to keep the sand where it belongs, yet allow views of the shore and easier maintenance. Along with this, we would like to build a sun deck or patio with sufficient tables for concessions between the beach house and the proposed wall.

2021

**Sports Park Building**
The Sports Park Building serves a dual purpose. It is rented for banquets and meeting during the off season and a ski chalet during ski season. It is relatively small and extremely in need of replacement. We are planning on the three story building to allow for year round banquets and also serve as a ski chalet. The views from the building are the best in the area and although the building is in rough shape it continues to be rented. An updated building would be an asset to the entire community and Delta County.

**Rebuild Cannon Field and Improve Howes Ball fields**
**Sports Park Ball Diamonds, and Pavilion**
For a small town in the Upper Peninsula of Michigan, baseball and softball are huge here. We have had tremendously successful programs throughout the years. This has been in part due to the generations of community support for the sports and in part due to the luxury of having the facilities to play them on. The time has come to update our Sports Park Complex. The buildings are falling apart and the fields are poorly constructed and laid out both from a maintenance/irrigation standpoint and from user/spectator standpoint. Parking is inadequate and confusing. With the addition of new programs in
in the city, the field schedules are becoming extremely congested and additional playing space is required. We are also seeking to renovate two of the existing fields and adding a convertible practice field. The Masterplan for this area calls for a pump tract, a bicycle loop, a dog park and an archery range.

**Harbor Docks (phase 3)**

During this phase, the remaining three docks that are 30 plus years old will be replaced with a finger pier that adds a couple additional slips. At this time the fuel docks will be replaced and the Harbor master building and shower house replaced. The bulkheads will be addressed. The Harbor Entrance will be widened and dredged if needed. Due to water currents the mouth of our marina stays clear from debris and has never needed to be dredged. We did dredge our marina over 18 years ago and even with the low water years past we still had 8 feet. Our Masterplan was developed 7 years ago and addressed the needs of the marina including the amount of slips needed for our community now and made an alternative plan to add more slips if needed in the future. As of today we have the right amount of slips. The Harbor Engineering plan has helped us stay on track with our projects being phased in. Phase One of the harbor improvement addressed ADA accessibility with the new docks and have made parking available. We have formed a partnership with a private business (MISH). We are able to offer lessons in kite boarding, Jet Ski rental, kayaks and paddle boards. The harbor has a live Web-Cam this helps to market the marina. We have also help 3 trail runs which have been successful and brought in 100s of people. These runs go by the marina and give exposure. Our summer concert series, 4th of July, Red White and Brew wine tasting and the music festival also bring people to the marina for exposure. The funding for this project will be sought from the MDNR Waterways Commission with General Fund matches.

2022

**Add Tubing Runs**

In the Master Plan for the Sports Park it was identified that two additional tubing runs would satisfy the need that occurs during our winter ski season. This will fund through grants and donations.

**Magic Carpet**

This is a conveyer belt lift that allows for many people to use at one time. Eliminating the handle tow rope will be safer and more efficient.

**Concrete Sidewalks through the Park**

The original asphalt sidewalks through the park have been repaired and sections replaced. The length of the City Park, Van Cleve Park, Jones Property and out to the trail the sidewalks need to be completely replaced and widened in some places.
Campground Support Facility
A limited restroom building to be placed on the South side of the Campground would serve the new sites. The restroom would have 2 stalls for the woman and two urinals and one stall for the men. Sinks and mirrors would be provided. Utilizing sunroofs and automatic timers on lights will make the building inexpensive.

2023

Lagoon Dike/ Dredging
The lagoon in Van Cleve Park was constructed to help control storm water. The lagoon stretches from the harbor down along our bike path and Lake Shore Drive toward the beach house. There is an island with a gazebo and a walking bridge at the far end. Near the harbor there is another walking bridge that completes the park walking loop. The lagoon is beautiful all throughout the seasons but is also functional in that it provides natural filtration of a portion of our cities storm sewers prior to the runoff reaching Lake Michigan. The Lagoon is currently suffering from low lake levels and sediment buildup, making it extremely shallow. This project would entail building a temporary dike, pumping the water out and dredging the lagoon deeper. An additional phase would add pumps that would keep the water moving and re-route the harbor storm sewer into the lagoon. The result would be better natural water filtration, less algae buildup and water depth that never puts the island in jeopardy of becoming a peninsula.

Replacement of the Ski Hill Groomer
The current groomer is a 1976 DMC with a 16-foot tiller and three-way plow. We re-built the frame of this machine once and mended it many times. All components on this machine are in a constant state of repair. The steel has outlived its useful life and there are fatigue cracks throughout the machine that constantly need welding. We estimate a used groomer will cost in the neighborhood of $65,000. Funds for this will be sought through granting agencies coinciding with the overhaul of the entire Ski Park or the funds will need to be budgeted for through the General Fund.

Pavilion Campground
A small covered pavilion is need to picnic. This shelter would serve both the campers and would be rented out for public use. This would be funded through grants and local monies.

Snow Guns
To make snow more efficiently and a better quality of snow we would like to add two Polecats which are 60% more efficient than what we currently have. These would be funded through User Fees and foundation grants.
Over pass Hwy 41
The city is bisected by Hwy 41 which creates a need for a safe and convenient way to cross. An over/under pass would fill this need. Funding would be significant and multiple sources are needed we will continue to search for fund as it becomes available.

Pavilion and Play Equipment at Park
A small covered pavilion is need to picnic. Updated equipment to keep the kids playing outside.

Signage for Parks
Continue to update our park signs. Facility, playgrounds, wayfinding and interpreted signs.
Steps from Break Wall
Create an exit from the break wall to the beach. Remove the rip rap and place steps to access the beach directly from the lighthouse area.

Harbor Club and Restaurant
The existing Yacht Club and harbor master building are separate structures and both are old and in need of replacement. The plan is to combine both buildings and move them so they are positioned on the water. The club is private and we would like to have a portion of the building be open to the public. The harbor master building currently has 2 toilets and one shower for each gender. We would like the same amount but with modern amenities.

<table>
<thead>
<tr>
<th>Recreation Capital Improvement Plan</th>
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<tr>
<td><strong>5-YEAR</strong></td>
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<tr>
<td>2019 General Fund, Cretens</td>
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<td>2019 Clubs/local/General Fund</td>
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<td>2019 Besse</td>
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<td>2021 MNRTF/local/General Fund</td>
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**LONG TERM Projects 2023 and up**

**Funding**

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### 2017-2018 Budget

#### Expenses

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**Total** 646,658.00
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AKNOWLEDGMENTS

**Gladstone Recreation Board**
- Russ Hall
- Gary Stevenson
- Anne Pfotenhauer
- Jay Bostwick
- Jeff Slagstadt
- Casey Young
- Robert Bosk

**Gladstone City Commission**
- Joe Thompson
- Darin Hunter
- Dave Phalen
- Dave Nemacheck
- Brad Mantela

**Staff**
- Darcy Long, City Manager
- Nicole Sanderson, Director of Parks and Recreation
- Jason Davis, Assistant Director of Parks and Recreation
- Ben Hewitt Park Maintenance/Janitorial