Lapeer background

Facts:
• Population 8,841 in the 2010 Census (-2.5% from 9,072 in 2000)
• County seat and largest city of Lapeer County, p.88,813 (-2.3% from 90,875 in 2000)
• Center of commerce and activity for the mostly rural region

Features:
• M-24 corridor
• Proximity to I-69
• Historic core downtown – off the main artery
• Traditional neighborhoods
• Flint River runs through it (Farmer’s Creek, Hunter’s Creek)
• Public parks built in flood plain
Recent Planning Efforts

- Lapeer Visioning 2000 report completed in 2007
- DDA Development Plan – 2004
- City of Lapeer Master Plan – 2008 followed by Zoning Ordinance update, completed July 2011
- M-24 Access Management Study – 2009 - in conjunction with MDOT and Lapeer Township
- City of Lapeer Parks and Recreation Master Plan – 2009 to be followed with a Trails Master Plan
Each of these planning groups/studies has identified walkability in some form or another as one of its key goals.
along comes ..... 

MML Center for 21st Century Communities – 21c3

Eight Assets of 21st Century Communities
• Physical Design and Walkability
• Green Initiatives
• Cultural Economic Development
• Entrepreneurship
• Diversity/Multiculturalism
• Messaging and Technology
• Transit
• Education (K-16)

City Staff met with MML representatives to review these 8 key areas and discuss which would be the best area(s) for Lapeer to focus on.
Dan Burden’s Visit
February 9, 2010

• Attended by City Manager, Reps from Parks Dept, DDA, City Commission, Planning, Public Safety, Lapeer Twp (other townships were invited), LCCF
• Walked the downtown, adjacent parks, and various trail segments and other key locations around town
• Presentation and follow-up report
Dan Burden at work

Measuring distance between bump-outs at crosswalk
Walking along the river between Downtown park and parking lots
Sampling of Dan Burden’s findings

• Change one-way streets to two-way wherever possible
• Make connections from trail system to downtown more prominent
• Make rear entry of buildings as attractive as fronts ... add bike racks, public art, visual “treats”
• Add strong, compelling wayfinding to the town center
• Turn the river into a “silver thread” of life and activity - this is one of Lapeer’s greatest opportunities
• Provide incentives for mixed-use building facing downtown park and river
• Connect schools/community college to downtown with existing trails
Corellation to Downtown goals

• DDA focus and accomplishments since 1985 include:
  – Securing key buildings: City Hall, Pix Theatre, Old Post Office
  – Improving/adding parking – various locations
  – Façade Loan program and Sign Assistance program
  – Streetscape project completed in 2004 – included gateway/wayfinding elements

• Goals and future direction of the downtown
  – Focus on image of Arts, Culture and Special Event hub of the community
  – Expand by developing multi-use buildings on select parcels
  – Enhance the riverfront area
  – Improve rear views of buildings: facades and parking lots
  – Convert Park Street from one-way to two-way street
DDA District Map

Potential DDA Expansion Area

Riverview Towers Senior Housing
Pix Theatre
Lapeer Center for the Arts
Historical Society
City Hall
Post Office
Library

Residential / Transitional Area

W. Nepessing St. – DDA Commercial Core

Residential / Transitional Area

County Courts & Admin

Courthouse Square

Regional Commercial

Park

Park

Park

Regional Commercial

Potential DDA Expansion Area
2004 Streetscape Project

- Historic lighting
- Planters
- Benches
- Brick paver accents & pedestrian crossings
- Additional angled parking
Gateways and Wayfinding
Conceptual Plan – 2008 City Master Plan
Hidden Riverfront opportunity
2008 City Master Plan: Photo mock-up illustrating potential Downtown development & riverfront enhancement opportunity.
Riverfront Examples:
Dan Burden Presentation
Potential for landscaped median
Lapeer’s Trail System

Pathway System
City of Lapeer
Lapeer County, MI

Pathways
- Existing Pathway
- Proposed Pathway (Conceptual)

Open Space/Undeveloped City-Owned Land
City Parks
Schools

The following parks contain internal pathways:
2. Annbrook Park
3. Audubon Park
13. Prairies and Ponds Park at Oakdale
14. Riverbank Park at Oakdale
16. Rotary Park
17. Rowden Park

Adopted October 2008
# History of Pathway System

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1992</td>
<td>Rails to Trail Acquisition</td>
<td>$25,000</td>
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<tr>
<td>1994</td>
<td>Linear Path Development</td>
<td>$259,600</td>
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<tr>
<td>1995</td>
<td>DeMille Boulevard</td>
<td>$75,000</td>
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<tr>
<td>2002</td>
<td>Water Tower Travel Trailer Park Improvements</td>
<td>$178,800</td>
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<td>2004</td>
<td>Prairies and Ponds at Oakdale</td>
<td>$120,000</td>
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<tr>
<td>2005</td>
<td>Audubon Park</td>
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<td>2006</td>
<td>Linear Path Extension</td>
<td>$225,000</td>
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<td>2010</td>
<td>DeMille Trail Extension</td>
<td>$257,769</td>
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<tr>
<td>2011</td>
<td>Farmer’s Creek at Oakdale</td>
<td>$210,200</td>
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**Cost of Connectivity:** Total of $1.4 million  
Less than 10% City costs
## Trail Funding

- Recreation Bond (DNR)
- MNRTF (DNR)
- LWCF (DNR)
- Enhancement (MDOT)
- CMAQ (MDOT)
- Access to Recreation
  - W.K. Kellogg Foundation
  - Lapeer County Community Foundation
- Housing Neighborhood Preservation
- Other
  - Service Clubs
  - Private/Corporate
- City
  - General Fund
  - TIFA
Connectivity

• Neighborhoods
• Downtown/Commercial
• Parks
• Campground
• Schools
• Future Trails

Next Step:
Pathway Plan
In the mean time ... 

• Complete Streets Legislation
  - Act 135 of 2010 (amended Act 51) – interjurisdictional collaboration on non-motorized projects
  - Act 33 of 2010 (amended Planning Act) – transportation component of Master Plan to address all modes
  - MDOT policy – give “additional consideration” to communities with complete streets policies

• MDOT Training Wheels course opportunity
  Lapeer to be a host community
  September 29, 2011
From: Pathway Connectivity Plan

To: Comprehensive plan for
   - Pathways
   - Sidewalks
   - Bicycle accommodations
   For Streets and Parkways

21c3 Project: Non-Motorized Transportation Plan

Photo: The Greenway Collaborative, Inc.