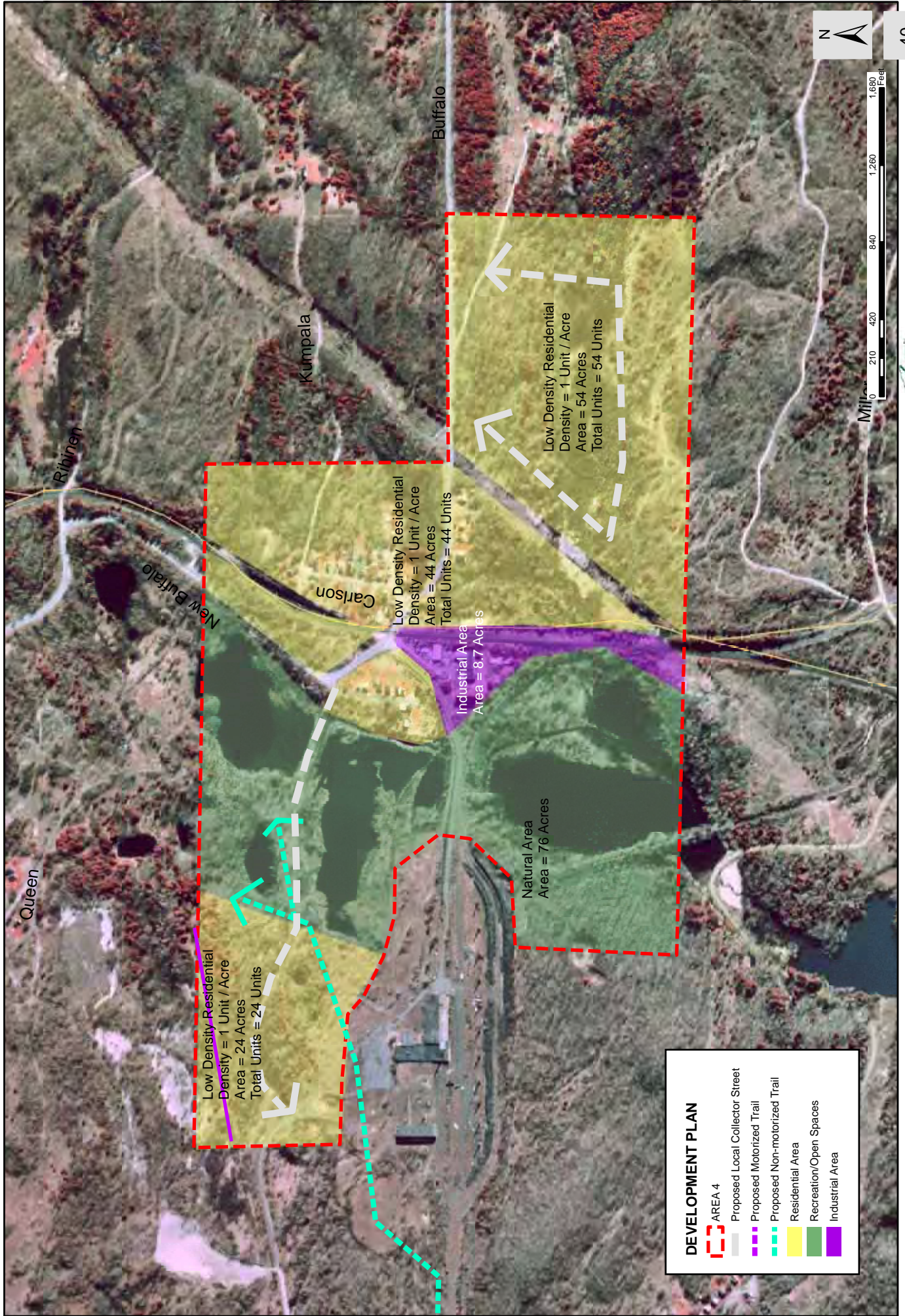


MAP 14. AREA 4 DEVELOPMENT PLAN





IMPLEMENTATION STRATEGY

The redevelopment plan for the land acquired by CCI can result in positive and dramatic changes in the City of Negaunee. Implementation must be viewed as a long-range process best done step by step. This section of the report will address this process and suggest a road map of actions to move the redevelopment process forward.

The redevelopment, as envisioned, will have a number of positive results including the following major benefits identified during this study:

- The development of historic resources at the Jackson Mine and the “Heritage Area” for interpretation and public visitation will increase tourism potentials for the City of Negaunee and Marquette County.
- Public recreation facilities, recreational trails and open space will enhance the quality of life for Negaunee residents, especially as a site amenity for proposed residential areas adjacent to the facilities and trail corridors. Tourism will benefit from these facilities as well.
- New residential development areas will increase the population of the city, including families with school-age children and retired persons.
- Concurrent revitalization efforts directed toward the downtown district will benefit tourism and create an enhanced tax base, employment, and business/economic development opportunities.

Outlined below is a step-by step guide for implementation of the redevelopment strategies identified in this report.

Implementation Tasks

1. Commission a land survey of unstable caving areas as identified in the Paul Bluekamp report to specifically identify where land should be secured with suitable fencing and signage. Some fencing is already in place around unstable areas. The survey will confirm the appropriate location for the fencing.
2. Once the survey and fencing is completed, allow access and informal use of the properties for recreation, such as hiking and biking.
3. A selective logging program should be implemented to generate some cash flow for the property, based upon the report prepared to determine the value of timber resources that was prepared for the city. Selective logging should not adversely impact the value of the land for development.
4. Amend the city Master Plan and Zoning Ordinance as identified on the implementation strategy chart in this section of the report. (*See Table 2*)



5. Areas 3, 4 and 5 should be placed on the market for sale. Trail alignments through this area should be planned in greater detail. Permanent easements should be recorded to preserve these trails through the site. A Planned Unit Development (PUD) or site plan review approach should be considered for these sites. In addition, offer land in Areas 3 and 4 to adjacent property owners to expand their sites in these areas.
6. Consider establishment of a development and tax increment finance district/plan for Area 1, as allowed by Public Act 197, the Downtown Development Authority legislation.
7. Prepare a detailed site plan for the historical and recreational developments in Area 1. Ski and bike trail experts will be needed to identify and lay out specific trail corridors through the site. Trail easements should be described and preserved through any future development sites and areas.
8. Prepare a detailed site plan for the TND neighborhood in Area 1. Detailed planning will identify specific historic sites or resources that would be reserved by the city or other agency for preservation.
9. Conduct an evaluation of infrastructure conditions and needs in Area 1.
10. Consider a nomination to the National Register of Historic Places for the downtown and historic sites in Area 1.
11. Stabilize and secure the Mather B hoist building.
12. Determine the final recommended use for Area 2 (housing, commercial or recreation). If residential development is planned, the property should be placed on the market.
13. Update the City recreation plan to include the proposed recreational development, in order to be eligible for Recreation Grants available through the Michigan DNR.
14. Place Area 1 residential properties for sale.

The following table charts the various projects, resources, responsibility, and timing of specific projects and elements included in the plan.



Table 2. Land Reuse Plan Implementation Strategy Matrix

Project	Responsibility	Timeframe	Milestones	Funding
<i>Jackson Mine Historical Park</i>	<i>Planning Commission, Recreation Board, DDA, City Council</i>	<i>Short to long-range</i>	<ul style="list-style-type: none"> • <i>Master Plan</i> • <i>Secure unstable areas</i> • <i>TIF plan</i> • <i>National Register</i> 	<i>MDNR Recreation Grants, TIF, Americana Foundation, Economic Development Administration, CDBG</i>
<i>Trails</i>	<i>Noquemenon Trail Network, LSCP, Recreation Board</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> • <i>Master Plan</i> • <i>Grants</i> • <i>Other funding</i> • <i>Volunteer efforts</i> 	<i>MDOT TEA funds, MDNR Recreation Grants</i>
<i>Old Town Negaunee TND</i>	<i>Planning Commission, City Council</i>	<i>Mid-range</i>	<ul style="list-style-type: none"> • <i>Master Plan</i> • <i>Infrastructure Study</i> 	<p>Options</p> <ul style="list-style-type: none"> • <i>Sale</i> • <i>PUD</i> • <i>Development proposals</i>
<i>Residential Development Areas (all other sites)</i>	<i>Planning Commission, City Council</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> • <i>City Master Plan and Zoning Amendments</i> • <i>Appraisals</i> 	<p>Options</p> <ul style="list-style-type: none"> • <i>Sale</i> • <i>PUD</i> • <i>Development proposals</i>
<i>Mather B Hoist Building</i>	<i>City Council</i>	<i>Short to mid-range</i>	<ul style="list-style-type: none"> • <i>Building stabilization</i> • <i>Determine future use (recreation or residential)</i> 	<p>Options</p> <ul style="list-style-type: none"> • <i>Sale</i> • <i>Development proposals</i> • <i>City development as recreation facility</i>

