

Michigan Natural Resources Trust Fund Application 2021

Organization: City of Marine City

TF21-0138

Application Narrative

***I. Project Justification and Support:**

"Let's put the 'Marine' back in Marine City!" is the sentiment among city leaders in Marine City. The lack of a public marina in this area has hindered economic growth in the Marine City downtown area where many business and recreation opportunities have been missed over the years. Now an ideal property has become available on the Belle River approximately 800 yards from the St. Clair River with existing infrastructure that makes it well-suited for a city marina location. Boats that would utilize this marina would have direct access into and out of the larger and very popular St. Clair River and the Great Lakes. According to the National Marine Manufacturers Assoc., boating is a \$7.4 billion industry in America - city leaders believe that Marine City has what it takes to capitalize on a small piece of this. Like an attractive, vibrant downtown with dedicated business owners, working together with Chamber of Commerce, Community & Economic Development, ad-hoc marina committees and a supportive City Commission and staff. The desire and need for a public marina is detailed throughout the current Master Plan and Parks & Recreation Plan. In Ch. 2, water resources help define Marine City's unique community character, in Ch. 3, Marine City has a vision for 2040 coupled with a strong community spirit, in Ch.3, future plans include a public marina district, in Ch. 4, the acquisition is consistent with future land use plans within the waterfront recreation and marina district, in Ch. 6, the site is pedestrian friendly, and less than a 5 minute walk to downtown, in Ch. 7, this site connects directly with an international navigational link between Lake Huron and Lake St. Clair Great Lakes. This project aligns with the TF Board Priority Project Types (Lake and River Public Access), MI SCORP goals, specifically to 1) enhance prosperity and 2) improve recreational access; and the St. Clair County Master Recreation Plan, specifically the Greenways & Blueways and Spaces & Places goal areas. The current Blue Meets Green Leadership team ranks the Marine City Marina #1 among 9 current projects under consideration. Community supporters are numerous including: Chamber of Commerce; St. Clair County; Friends of the St. Clair River; St. Clair Economic Development; SEMCOG; Macomb County and more. The marina would also offer a safe harbor location during storms/emergency situations on the larger St. Clair River, something that has been missing for years. There is roughly a 16-mile stretch on the St. Clair River between St. Clair and Algonac with no place to "exit" for safety reasons. From a boater's perspective, a public marina here would be a welcome addition and would reduce that stretch to just 8 miles. With all of this support, and a decades long-standing desire among city residents and city leaders to have a public marina located adjacent to the downtown area, this property makes an ideal candidate for acquisition at this time as a first step in the larger vision.

***II. Project Description:**

Proposed acquisition of 160 lineal feet of riverfront property on the Belle River, which is located at 610 S. Main St., and adjacent vacant property in Marine City near the downtown area and the confluence of the Belle River and the St. Clair River in St. Clair County. The acquisition will allow for future development of a long-awaited public marina with accessible amenities that will create a new place and new opportunities in Marine City. A conceptual development plan is included in the attachments to provide a visual representation of what this marina would include. The most important part of the plan are the boat slips on the Belle River. Boaters will be able to come in from the larger St. Clair River and have a great space to tie-off their boats and enjoy a short walk into an exciting and growing waterfront downtown on the St. Clair River. This new water access for boats will also allow for various water recreation opportunities on the Belle River and on the St. Clair River, and will provide direct access to and from the Great Lakes. One of the initial benefits at this location is the property includes some existing boat slips. Upon inspection and if deemed appropriate for public use, these slips could become viable right away while marina improvements are planned and made in the near future. The conceptual plan also includes a small parking area to accommodate marina use, with accessible walking paths, shade trees and picnic tables in the remaining green space areas for people to enjoy. A charging station for cell

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phones could be added as a convenience and safety feature for boaters and future restrooms could be considered depending on use, need and financial resources. The success of this acquisition and marina development over the next 3-5 years will help determine the need and desire for future growth of more slips/marina spaces in this area. More spaces along the Belle River in this general area could become part of a larger, public-private combination marina district. With a vision that includes existing marinas, potentially new or re-developed marinas, combined with more places similar to this proposed public marina (acquisition then development) that could be developed in the future by the city and its partners. The proposed acquisition site is in a great location in relation to the downtown. Located right at Main St. and Bridge St, the site would have excellent visibility from Main St. and the bridge area, making it easier for local law enforcement to keep an eye on this area on a regular basis while on patrol. This location also has a clear view from the adjacent neighborhood and from the Belle River as you approach from each direction. It also has an existing pedestrian-friendly sidewalk system already in place that this marina development would connect to making it easy for people to access the area and the downtown just minutes away.

*III. Natural Resource Access and Protection:

This proposed acquisition is located approximately 800 yards north of the mouth of the Belle River as it enters the St. Clair River. In a boat, it would take just a few minutes to come in from the larger St. Clair River to dock at the public marina. Then just less than a 5 minute walk into a great Marine City downtown with restaurants, shops, small businesses and public parks dotted along on the St. Clair River waterfront. Tourism in this area benefits greatly when new opportunities like a public marina are developed. According to SEMCOG, recreational fishing, hunting and boating activities contribute more than \$4 billion annually to Michigan's economy, and boating access at this location in Marine City will be easy and accessible. The marina will help accommodate all of these recreational activities and in turn, help Marine City gain some momentum and strengthen its local economy. With natural resources abound in this area, you'll find unique birds like the harlequin duck, and many other species like the common loon, belted kingfisher, Cooper's hawk, great blue heron, gulls, and the bald eagle. The Times Herald local newspaper reported in January of 2020 on the development of the St. Clair/Macomb Birding Trail, a dual-county project that seeks to take advantage of this migratory birds area, and all of the species found here at various times throughout the year, by helping to accommodate eco tourism like this and to promote the popularity of birding today. In the water, you'll find some of the best fishing in the state. Known species that have anglers excited in this area include migratory cold-water species like the Chinook, Coho and Atlantic Salmon, Rainbow and Lake Trout, along with some of the best walleye, yellow perch, small-mouth bass and sturgeon fishing anywhere. The DNR Fisheries program has released young steelhead in the Belle River and reports that many of these fish initially head toward the larger open water of the St. Clair River, then end up returning to the Belle River annually for spawning purposes. Projects like this that increase public access to the water also provide memorable outdoor recreation experiences that naturally help to build an awareness and appreciation of our natural resources. The project is consistent with SEMCOG's Green Infrastructure Vision for SE Michigan, and it's economic enhancement goals and recreation goals. It's consistent with the goals of the Blueways of St. Clair County program, which notes that "the quality of green infrastructure is directly related to the level of local and state economic benefits". The development of this public marina is one of these types of quality green infrastructure improvements. And let's not forget all of the fun to be had out on the water! There are of course countless water activities other than fishing, hunting and birding to enjoy - like boating, water-skiing, tubing, swimming, relaxing and enjoying the beautiful sunrises and sunsets, to name just a few.

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***IV. Other Information:**

Marine City residents dedicated to seeing the development of a public marina have been working together on Ad-Hoc Marina committees for several years. They've had a common goal of one day developing a marina on the Belle River near the downtown area for the overall benefit of the community. Their on-going support, determination and enthusiasm have helped this project reach this point, and the same can be expected for the future development of the marina space.

Marine City is currently working with Six Rivers Land Conservancy to secure this property for the community. We appreciate their support and dedication to assist the city in this process of seeing the public marina vision become a reality for our residents and visitors.

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Section A: Applicant Site and Project Information: Marine City Marina

*Is the application for site development <u>or</u> land acquisition? Development <input type="checkbox"/> Acquisition <input checked="" type="checkbox"/>			
*Name of Applicant (Government Unit) City of Marine City		*SIGMA Vendor Number CV0047704	*SIGMA Address ID 28F
*Name of Authorized Representative Elaine Leven		*Title City Manager	
*Address 303 S. Water Street		*Telephone 810-765-8846	
*City Marine City	*State MI	*ZIP 48039	*E-mail Eleven@cityofmarinecity.org
*State House District District 81		*State Senate District District 25	*U.S. Congress District District 10

*Proposal Title (Not to exceed 60 characters) Belle River Acquisition

***Proposal Description**

Acquisition of 160 lineal feet of riverfront property on the Belle River, which is located at 610 Main St., Marine City near the downtown area and the confluence of the Belle River and the St. Clair River in St. Clair County. The acquisition will allow for future development of a public marina district with amenities to create a new place and new opportunity in Marine City. Boaters will be able to come in from the larger St. Clair River and have a great space to tie-off their boats and enjoy a short walk into an exciting and growing waterfront downtown on the St. Clair River. This new water access will also allow for various water recreation opportunities on the Belle River and on the St. Clair River, and will provide direct access to and from our Great Lakes.

*Address of Site 610 S. Main St.	*City, Village or Township of Site Marine City	*Zip 48039
*County in which Site is located St. Clair	*Town, Range and Section Numbers of Site Location <i>Letters must be upper-case: (examples: T02N, R13E, 22)</i> (Town) T03N (Range)R16E (Section)01	*Latitude/Longitude at park entrance 42.435990 -82.291919
*Park Name Marine City Marina		

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Section B: Project Funding and Explanation of Match Sources

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<u>SOURCES OF MATCHING FUNDS</u>	<u>PROJECT COST AMOUNTS</u>
*Grant amount requested (round to the nearest hundred dollars)	\$274,000
Total Match	\$97,000
Total Project Cost	\$371,000
Percentage of match commitment (Must be at least 25% of total project cost)	26%
a) General Funds or Local Restricted Funds (Applicant's own cash)	\$97,000
b) Force Account Labor/Materials (Applicant's own paid labor or materials)	
c) Federal or State Funds	

You have entered a value for item c). Please provide the information below for each federal or state program from which matching funds will be provided. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND RECREATIONAL TRAILS PROGRAM (RTP) ARE THE ONLY FEDERAL FUNDS THAT CAN BE USED AS MATCH:

*(1) Program Name	*Administering Agency	
*Contact Name for Administering Agency	*Telephone	*Amount

*Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

*Is documentation containing the scope of work and budget for the other grant funds included with application?

Yes No

*Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

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Check to add program information for additional State of Federal funds that will be used as Match.

(2) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?
 Yes No

Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?
 Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

(3) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?
 Yes No

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Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

d) Cash Donations

You have entered a value for item d). Please list the individual sources and the amounts to be donated below.

SOURCE	AMOUNT
*	
Total	\$0

*Is a letter of intent from each donor included with the application?

Yes No

e) Donated Labor and/or Materials

You have entered a value for item e). Please include each item to be donated, the source, dollar value, and how the dollar value was determined.

ITEM	SOURCE	DOLLAR VALUE	VALUATION METHOD
*			
Total		\$0	

*Is a letter of intent from each donor included with application?

Yes No

f) Donated Land Value (acquisition applications only)

You have entered a value for item f). Please describe how the value of the land donation was determined.

*

*Is a letter from the landowner committing to the donation of a portion of fair market value and any conditions

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placed upon their commitment included with application?
Yes No

Section C1: Project Details

Land Acquisition Applications ONLY

*Interest acquired will be (check all that apply)

- Fee Simple
- Easement
- Other

*What are the current land uses that exist on the parcel? (check all that apply)

- Undeveloped/natural land
 - Agricultural
 - Residential
- Commercial (including timber extraction)
- Recreational
- Other (describe)

*Any buildings on the site? No Yes

*Any encroachments or boundary disputes with neighbors? No Yes

*Was an assessor, appraiser, broker or listing used to justify the estimated appraised value? No Yes

Parcel Information Table

*Itemize estimated cost information for each parcel. For phased projects, the parcels and dollar amounts provided should include all phases.

	LANDOWNER	ACREAGE	STATE EQUALIZED VALUE (SEV)	(1) ESTIMATED APPRAISED VALUE (\$)
1)	Joanne Cottrell - vacant	0.29	\$37,500	\$200,000
2)	Joanne Cotrell - with house	0.18	\$79,500	\$129,000
3)	Market value waterfront adjustment		\$26,300	\$26,300
4)				
5)				
TOTALS			\$143,300	\$355,300

Section C1: Project Details

(2) ESTIMATED INCIDENTAL COSTS

Prorated Taxes	\$3,000
Recording Fees	\$300
Transfer Tax	\$2,900
Title Insurance	\$2,000
Appraisal Fees	\$4,000
Closing Fees	\$1,000
Environmental Assessment Costs	\$2,500.00
TOTAL	\$15,700

TOTAL APPRAISED VALUE (1)	\$355,300
TOTAL INCIDENTAL COSTS (2)	\$15,700
TOTAL ACQUISITION COSTS	\$371,000

Comments:

There is an existing house on the .184 acre parcel that is planned for demo in preparation for future park development.

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Section D: Justification of Need

*1) If you are submitting multiple acquisition or development applications, what is the priority for this application? (1 = highest) 1

*2) What page(s) of your recreation plan is the need for the proposed project discussed? From: 47 To: 48
If proposed project is on only one page, please enter the page number in both boxes

*3) What was the date(s) of public meeting to discuss submission of the grant application? 3/18/2021
Additional dates:

*4) Did you gather public input from individuals with disabilities, their families, or advocates? No Yes

*5) Are you the primary provider of recreation services to any surrounding communities, as documented in your recreation plan? No Yes

List Communities:

*6) Explain how you plan to address safety considerations and crime prevention in the project area?

The area is currently well lit with two streetlights on the property, one on Marine Street and the street lights on the bridge. The area is open and clearly visible to passersby. As S. Main is a main thoroughfare in town, the Marine City Police Department patrols the area regularly. Between our caring residents and our dependable police department, the property will be out of harms way and will have a lot of eyes watching over it and protecting it from crime or damage.

*7) Explain how you will make the public aware of the project, as well as the efforts you will use to publicize and promote your project. Include marketing methods that will effectively communicate with persons with disabilities.

Marine City utilizes several methods to communicate with residents. This project will be included through marketing efforts using the city website, facebook page, and the city newsletter mailed to residents. A well-advertised ribbon-cutting would be held on the site, with future seasonal, similar updates to residents provided by the city that will feature information about the marina and what it has to offer.

*8) Does the applicant have a formal recreation department or committee? Please explain below. For park committees, describe how members are appointed, their roles and responsibilities. List of members and meeting schedule.

Marine City currently has a DPW staff that manages its parks and public facilities. Efforts continue internally to develop a more formalized recreation program, and partnerships are being considered to help meet this need in the community as Marine City develops.

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Section E: Application History and Stewardship

	<u>NO</u>	<u>YES</u>
1) <i>Questions 1 is for acquisition applications only - for development projects, leave blank and move to question 2.</i> Will the applicant have adequate funds on hand to complete the acquisition transaction without any third party assistance (i.e. loans, lines of credit, etc.) <u>until partial reimbursement and final audit is completed</u> (approximately 180 days after closing)?		✓
* 2) Has applicant received DNR recreation grant(s) in the past?		✓
If yes, does applicant currently have an open, active grant?	✓	
*3) Has applicant closed, sold, or transferred any parkland or recreation facilities in the past 5 years?		✓
*4) Does applicant have a known unresolved conversion of grant-assisted parkland? (a conversion is a change from public outdoor recreation use to some other use)		✓
*5) Does applicant have a "residents only" policy for this park or other parks or recreation facilities?		✓
*6) Do you now or do you intend in the future to charge an entrance fee to the project site?		✓
If yes, fee schedule and policy for reduced entrance fees for low-income users included with application?		
If yes, attach supporting Documentation on Required Attachments page.		
*7) What is the applicant's current year budget for parks and recreation?		\$93,479.00
*8) What are the estimated operation and maintenance costs associated with the project?		\$2,500.00

Comments:

Marine City will have the adequate funds on hand to complete the acquisition transaction. Marine City does not currently have an open, active DNR grant.

Operation and Maintenance annual budget - please see attachment for details of: estimated annual expenses; short-term plan; and long-term plan for the site.

Section F: Site Conditions

NO YES UNKNOWN

- *1) Does the applicant, landowner, or others have knowledge that any portion of the property is or has been used for industrial purposes, including manufacturing and/or minerals' processing or extraction (sand, gravel, oil, or gas) at this time or in the past?
- *2) Does the applicant, landowner, or others have knowledge that any portion of the property is currently being used or has been used in the past for a gas station, motor vehicle service or repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard, landfill, waste treatment, storage, processing or recycling or disposal facility?
- *3) Does the applicant, landowner, or others have knowledge that any of the following are or have in the past been stored, discarded, or used on the property – automotive or industrial batteries, pesticides or other chemicals used in agricultural practices, paints, industrial waste, or other chemicals in drums or other containers?
- *4) Does the applicant, landowner, or others have knowledge that fill dirt or other fill material of unknown origin is on this property or has in the past been placed on the property?
- *5) Does the applicant, landowner, or others have knowledge of any evidence of leaks, spills, or stains from a substance other than water at this time or in the past?
- *6) Does the applicant, landowner, or others have knowledge that there are or have in the past been waste disposal pits, lagoons, or ponds on the property?
- *7) Does the applicant, landowner, or others have knowledge that there are at this time or have in the past been registered or unregistered storage tanks on the property?
- *8) Does the applicant, landowner, or others have knowledge that contaminated groundwater lies below the property?
- *9) If there is a water well on the property, does the applicant, landowner, or others have knowledge that contaminants have been identified in the well that exceeded legal standards or has the well been identified as contaminated by a government agency?

Section F: Site Conditions

- *10) Has the landowner been notified about any current violations of environmental laws pertaining to activities on the property or does applicant, landowner, or others have knowledge about past violations?
- *11) Has the landowner been notified of any environmental assessments of the property that identified a) the presence of hazardous substances, petroleum products, or contamination; or b) the need for further assessment?
- *12) Does the applicant, landowner, or others have knowledge that any hazardous substances, unidentified waste materials, tires, or automotive or industrial batteries have been dumped above ground, buried, or burned on the property?
- *13) Is the property listed on any federal or state list of contaminated sites, including the site of a leaking underground storage tank?
- *14) Does the applicant, landowner, or others have knowledge that any of the adjoining properties are currently being used or have been used in the past for the purposes listed in the previous questions 1-13?
- *15) Has an environmental assessment been completed for the site?
If yes, provide the most current on the Required Attachments page.
- *16) Are permits required for the development of the site?
If yes, please complete the following table:

NO YES UNKNOWN

TYPE OF PERMIT	PERMITTING AGENCY	EFFORTS TAKEN TO OBTAIN PERMIT OR DETERMINING PERMIT REQUIREMENTS

If 'Yes' or 'Unknown' was selected for any of the questions on this page, please explain here:

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Section G: Natural Features of The Project Site

To the best of your knowledge, does the project site include:

***Great Lakes shoreline or Great Lakes connecting water frontage?**

No Yes

If yes, name of Great Lake or Great Lakes connecting water:

St. Clair River access

How many linear feet of shoreline or frontage?

160

***Inland lake frontage?**

No Yes

If yes, name of water body:

What is the size of the total water body in acres?

How many linear feet of frontage are on site?

***River and/or tributary frontage?**

No Yes

If yes, name of water body:

Belle River

How many linear feet of frontage?

160

Is the river or tributary a state natural river or a federally dedicated wild and scenic river?

No Yes

***Wetland acreage or frontage?**

No Yes

If yes, please list the number of acres of the type(s) of wetland(s) on site:

Marsh

Bog

Dune and swale complex

Prairie

Forest

Boreal Forest

Fen

Shrub

Type unknown

Is documentation of type and quality with application?

No Yes

If yes, source of information:

***Other water acreage or frontage?**

No Yes

If yes, name of other water body:

Is the entire water body completely within the site boundaries?

No Yes

How many linear feet of frontage or acres of water are on site?

***Sand dunes?**

No Yes

If yes, list the number of acres of sand dunes on the site:

Critical Not designed as critical, or designation unknown

Is documentation of type and quality provided with application?

No Yes

If yes, source of information:

***Dedicated state or federal listed wilderness or dedicated natural area or Pigeon River County State Forest land or inholding?**

No Yes

If yes, name of area:

How many acres on site?

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Section G: Natural Features of The Project Site

***Rare species or any other significant feature as defined by the Michigan
Natural Features Inventory?**

No Yes

If yes, list species or feature and status.

if too many to list here, include in the application narrative.

Population/range locations denoted on site plan or other map?

No Yes

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Section I: Natural Resource Recreation Opportunities

Will the proposed park or park development provide new or additional:

***Water recreation opportunities?**

No Yes

***Motorized recreation opportunities (ORV and/or Snowmobile)?**

No Yes

***Hunting Opportunities?**

No Yes

If yes, what seasons will be available? (for example, deer/firearm)

How many acres will be available for hunting?

***Fishing opportunities?**

No Yes

If yes, what type of fishing opportunities will be provided? (species/methods)

Chinook, Coho and Atlantic Salmon, Rainbow and Lake Trout, walleye, yellow perch, bass, sturgeon

***Bird watching or other nature viewing opportunities?**

No Yes

If yes, what species can be viewed?

Harlequin duck, long-tailed duck, bald eagle, common loon, Cooper's hawk, belted kingfisher, heron

***Nature interpretation or education opportunities?**

No Yes

If yes, how are the interpretation or education opportunities provided? (check all that apply)

Interpretive signage

Part time or volunteer naturalist

Interpretive brochures

Full time naturalist

Nature center

Have you formed a partnership with another organization to provide interpretive/educational services?

No Yes

If yes, name of organization

Provided examples of interpretive materials, descriptions of classes, and other documentation on the interpretive/educational services provided with application:

This area on the Belle River in Marine City is part of a well-organized Blueways of St. Clair County program, which is part of the Michigan Water Trails program. Their "Leave No Trace" policy, among others, is one that could be highlighted and shared with the public at the marina site through interpretive signage. Signage with this type of messaging would support and foster stewardship as a practice that everyone can do while out

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Section I: Natural Resource Recreation Opportunities

enjoying the water and nature.

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Section J: Public Access Opportunities

* Will the site be open to the general public?

No Yes

List the hours open to the public:

	From	To	Closed
Sunday	7	7	
Monday	7	7	
Tuesday	7	7	
Wednesday	7	7	
Thursday	7	7	
Friday	7	7	
Saturday	7	7	
Holidays	7	7	

Comment:

How will the public reasonably be able to access this site?

Automobile

Boat

Public Transportation

Motorized Trail

Non-Motorized Trail including Mountain Bike and Hiking Trails

Sidewalk or Pathway

Other (describe)

