



# Planning for the Future:

## A Reuse Planning Report Update for the Tar Lake Superfund Site

November 2005

EPA Region 5  
Superfund Redevelopment Initiative

*funded by*  
United States Environmental Protection Agency

*prepared for*  
Township of Mancelona, Michigan

*prepared by*  
E<sup>2</sup> Inc.

## Project Overview

The U.S. Environmental Protection Agency (EPA)'s primary responsibility at Superfund sites is the protection of human health and the environment. Since 1995, it has also been EPA policy to consider reasonably anticipated future land uses when making remedy decisions at Superfund sites, so that the remediation of Superfund sites can allow the safe reuse of a site for commercial, recreational, ecological, or other purposes.

With forethought and planning, communities can return sites to productive use without jeopardizing the effectiveness of the remedy put into place to protect human health and the environment. Across the nation, more than 400 former NPL sites are either in productive reuse or have reuse plans under development. The commercial and industrial use of these sites supports 15,000 jobs and a half-a-billion dollar increase in annual incomes. Other sites are providing more than 60,000 acres for ecological and recreational uses.

Reuse planning at NPL sites presents a unique set of obstacles, challenges, and opportunities. Superfund site designation represents a commitment that EPA will remediate a site's contamination and will make the site safe for human health and the environment. However, several factors can complicate reuse considerations at these sites, including the level and complexity of contamination, the regulatory and liability scheme used to enforce site remedies, and unclear or resistant site ownership, which can lead to a lengthy and contentious remediation process. Any successful reuse planning effort must be mindful of how a site's reuse and remediation will work together, must involve and expand the capacity of diverse stakeholders to meaningfully participate in the process, and must take into account the long time frames often involved in NPL site remediation.

Mancelona Township, Michigan received assistance from EPA's Superfund Redevelopment Initiative in 1998 to undertake a community-based planning process to develop future land use recommendations for the 200-acre Tar Lake Superfund site.

*Note: All report photos were taken by the project's consultant team in 2005, unless otherwise noted.*

During the reuse planning process, the community worked with Gourdie-Fraser, Inc., with support from EPA and Community Resource Development (CRD), to develop reasonably anticipated future land use recommendations and a conceptual reuse strategy for the site as part of a larger Community Redevelopment Area. The recommendations and site reuse strategy were intended to inform the site's remedial design and implementation as well as future community planning efforts. Since the plan's completion, additional site contamination was identified and remediated, creating additional reuse considerations.

This report, prepared by E<sup>2</sup> Inc. (the project update's consultant team), builds upon the community's 1999 plan to present an updated site reuse strategy that reflects current site use restrictions and community reuse goals and priorities. The report provides an overview of the original reuse plan and highlights key reuse considerations, opportunities, and challenges that Mancelona Township, EPA, the Michigan Department of Environmental Quality (MDEQ), and CRD will need to keep in mind as the site is returned to use.

## Table of Contents

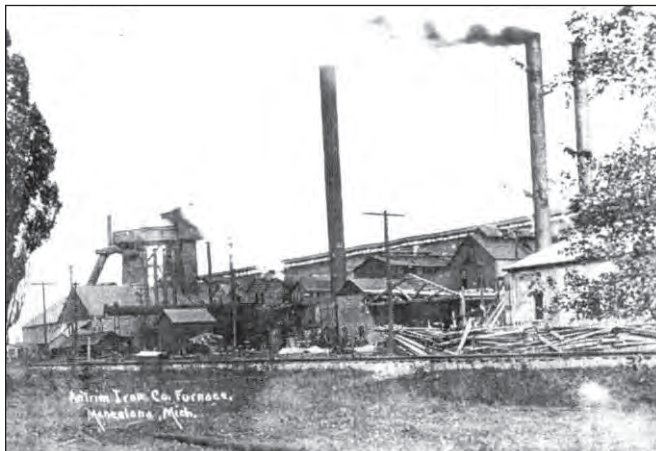
<i>Project Overview</i>	1
<i>Introduction</i>	2
<i>1999 Reuse Planning Efforts</i>	4
<i>Integrating Remedy + Reuse</i>	6
<i>Revised Conceptual Reuse Framework</i>	8
<i>Commercial Area</i>	10
<i>Recreational Area</i>	13
<i>Residential Area</i>	16
<i>EPA + Superfund Site Reuse</i>	20
<i>Key Reuse Considerations + Project Next Steps</i>	21
<i>Appendices</i>	23
<i>A: Tar Lake Remediation Timeline</i>	
<i>B: Resources</i>	
<i>C: Heritage Tourism Case Studies</i>	

## Introduction

### *Site Description + History*

The Tar Lake Superfund site is an approximately 200-acre area located in Mancelona Township, Antrim County, Michigan. The site's boundaries are characterized by the extent of the former iron company's operations. Located approximately one mile south of downtown Mancelona, the site is bounded on the north by Elder Road and on the west by U.S. 131. A triangular-shaped area formed by U.S. 131 and Tar Lake Road is also included within the site boundary. The site is characterized by undulating topography interspersed with flat land and mixed vegetation ranging from hardwood stands to areas with small pines scattered throughout mixed grasses. Peckham Lake, with the distinctive steep side banks of a kettle lake, is located in the north central part of the site. Land areas around Peckham Lake and other higher grounds in the northwest portion of the site provide sweeping views of the surrounding landscape.

From the 1880s until 1944, Antrim Iron Company operated at the site producing hard and soft wood lumber, wood chemicals, and charcoal pig iron. The company's complex included a sawmill, chemical plant, iron extraction and smelting plant, and steel mill. Logging camps located throughout the Upper Peninsula supplied the company with hardwood timber that was used as charcoal to melt the iron ore. While none of the buildings from the company's operations remain, significant features and structures still exist. Concrete saddle supports, stonewalls, various remnant structures, and pockets of glass slag littering the ground are centrally located within the northwest portion of the site.



*Antrim Iron Company furnace during operation ca. 1920.  
Source: Antrim County News*

### *Ownership*

Today, a combination of public and privately owned parcels comprise the site. Many of the parcels are publicly owned. Community Resource Development (CRD), a non-profit Community Development Corporation, owns several of the publicly owned parcels.

### *Contamination and Remediation*

During its operation, Antrim Iron Company disposed of wastes in the site's pond, referred to as Tar Lake. As early as 1949, the State agency detected ground water contamination as far as three miles from the site. Sludge deposits in Tar Lake contained high concentrations of heavy metals and phenol. Analysis of area residential wells in 1980 detected lead and phenol. The Tar Lake site was placed on the National Priorities List (NPL), EPA's list of top-priority sites, in September 1983. Remediation efforts began in 1998 and 47,000 tons of tar waste were removed from the site. In 2004, EPA completed the remediation of the site by removing remaining contaminated material. A timeline outlining the major milestones for the Tar Lake site is provided in Appendix A. Additional information is available from EPA Region 5 or at the site repository, located in Mancelona Public Library at 202 W. State Street in Mancelona.

### *Current Site Status*

Following the final removal of contaminated soil, EPA transferred site monitoring responsibilities to MDEQ, which will continue to monitor the site and test water samples to ensure the remedy's protectiveness. The site's remediation included the extension of public water and sewer to residences on wells affected by the contaminated groundwater plume from Tar Lake. Efforts are also underway by CRD to extend public sewer to the site to support future site uses. EPA is also working to delete an uncontaminated 40-acre portion of the site, known as the east tailings area, which is located just east of Peckham Lake. It is expected that the east tailings area will be deleted from the site in late 2005.

In June 2005, CRD hosted a dedication to mark the completion of remedial activities at the site. The site was renamed Antrim Crossing and volunteers planted trees, shrubs, and flowers.

### Mancelona Community Redevelopment Area

Planning for the future use of the Tar Lake Superfund site has taken place as part of the community's consideration of a larger area, referred to as the Mancelona Community Redevelopment Area in the Township's 1999 Redevelopment Plan. This area is shown on the map below, enclosed by a dotted line. Thin dashed lines indicate parcel boundaries; public and private lands are differentiated by color. The 200-acre Tar Lake Superfund site occupies the west-northwest portion of the Community Redevelopment Area. Parcels of land east of Peckham Lake are not part of the Superfund site, but are located within the Community Redevelopment Area.

### Site Surroundings

U.S. Route 131 and Elder Road provide access to the area. The county owned-property to the east of the Community Redevelopment Area is a planned industrial park and is shown on the map as part of the area's surrounding context. Most of the land south of the redevelopment area is vacant. Single-family residences are also located south of the site. The land to the west across U.S Highway 131 is primarily residential. A light industrial facility is located directly north of the redevelopment area. Further north, residential homes and light industry and Route 131. towards downtown.

### Surrounding Area

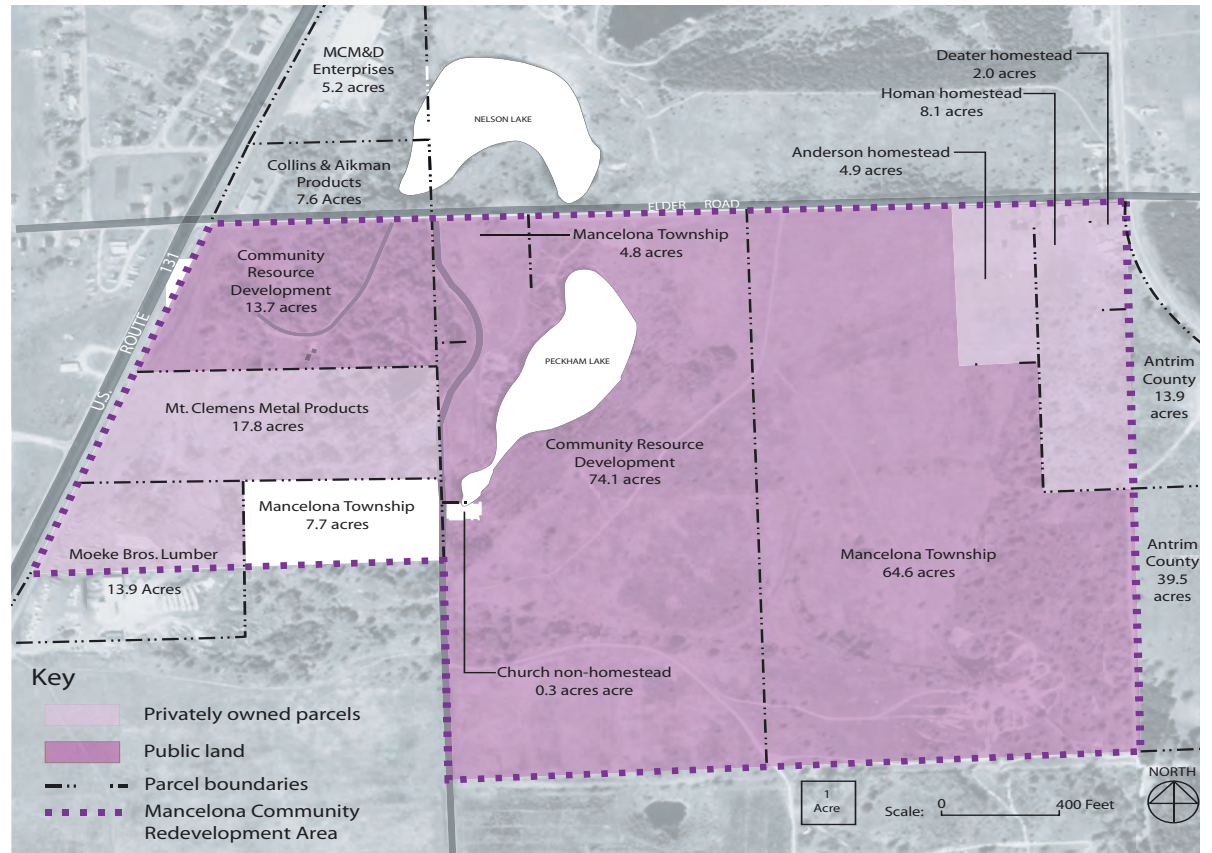
Antrim County is one of several growing counties in Northern Michigan. Situated in an area known for its spectacular natural beauty, the area is a resort and vacation destination. The area's stable workforce and community amenities also attract consistent business interest. As a result, Mancelona Township and Antrim County are growing both as tourist destinations and as a location for new residents and businesses. The Mancelona Community Redevelopment Area, with its close proximity to downtown Mancelona and its location along U.S. Route 131, could provide significant opportunities to locate multiple land uses at the site to address multiple community needs.



Residential area west of the redevelopment area



Light industry north of the redevelopment area



## 1999 Reuse Planning Efforts

As part of EPA's Superfund Redevelopment Initiative (SRI), the Agency is able to help local governments consider the remediation and reuse of Superfund sites. In 1999, through SRI's assistance, the reuse process for the Tar Lake Superfund site identified reasonably anticipated future land uses at the site in order to help ensure that the site's remedy would support anticipated future uses at the site. The process included research, several community workshops, and a market analysis of Mancelona Township and Antrim County.

### *Community's Preferred Alternative*

Through the community workshops, a shared vision was established for how the site, as part of the larger Community Redevelopment Area, should be used following its remediation. Community needs and desires were identified and prioritized, and reuse plans developed based on community feedback. A final concept plan of the preferred alternative was developed based on the outcomes of the workshops. These plans and community feedback can be found in the Tar Lake Superfund Site Redevelopment Plan, published in May 2000. The preferred alternative, shown on the adjacent page, highlights opportunities for mixed-use redevelopment in the Mancelona Community Redevelopment Area, including residential, recreational, civic, and commercial uses.

## Community Feedback from the 1999 Redevelopment Plan

### *Community Identified Favorable Uses:*

- Clean, light industry that will provide new, year-round decent paying jobs
- Community center/Township hall/library
- Green space, parks, recreation, technical/interpretive center, and an outdoor learning center
- Improve area housing opportunities, including affordable, senior, single family, and lakefront housing

### *Community's Goals and Guidelines:*

- Develop a community center for the Mancelona area
- Have a college-level distance learning/technical training facility within the center
- Provide senior citizens with a facility that included assisted living and day care
- Make some lakefront property available as a public park
- Heavy industry and trailer/mobile home park were considered objectionable uses.

### *Community Feedback on the 1999 Plan:*

- Soil erosion on the banks of Peckham Lake should be considered
- Retention of important viewsheds should be incorporated into design
- Residential use should be further limited
- Uses at the site should not unfairly compete with the Village
- More open space should be included
- Development of the housing should be phased

### *Residential*

Single family housing with lot sizes ranging from 1-acre to .5-acre would be clustered within the eastern portion of the site. Larger log homes would wrap the eastern edge of Peckham Lake. Senior housing could be located at the intersection of Elder and Tar Lake roads and would provide residents with views of Peckham Lake.

### *Recreation, park, and open space*

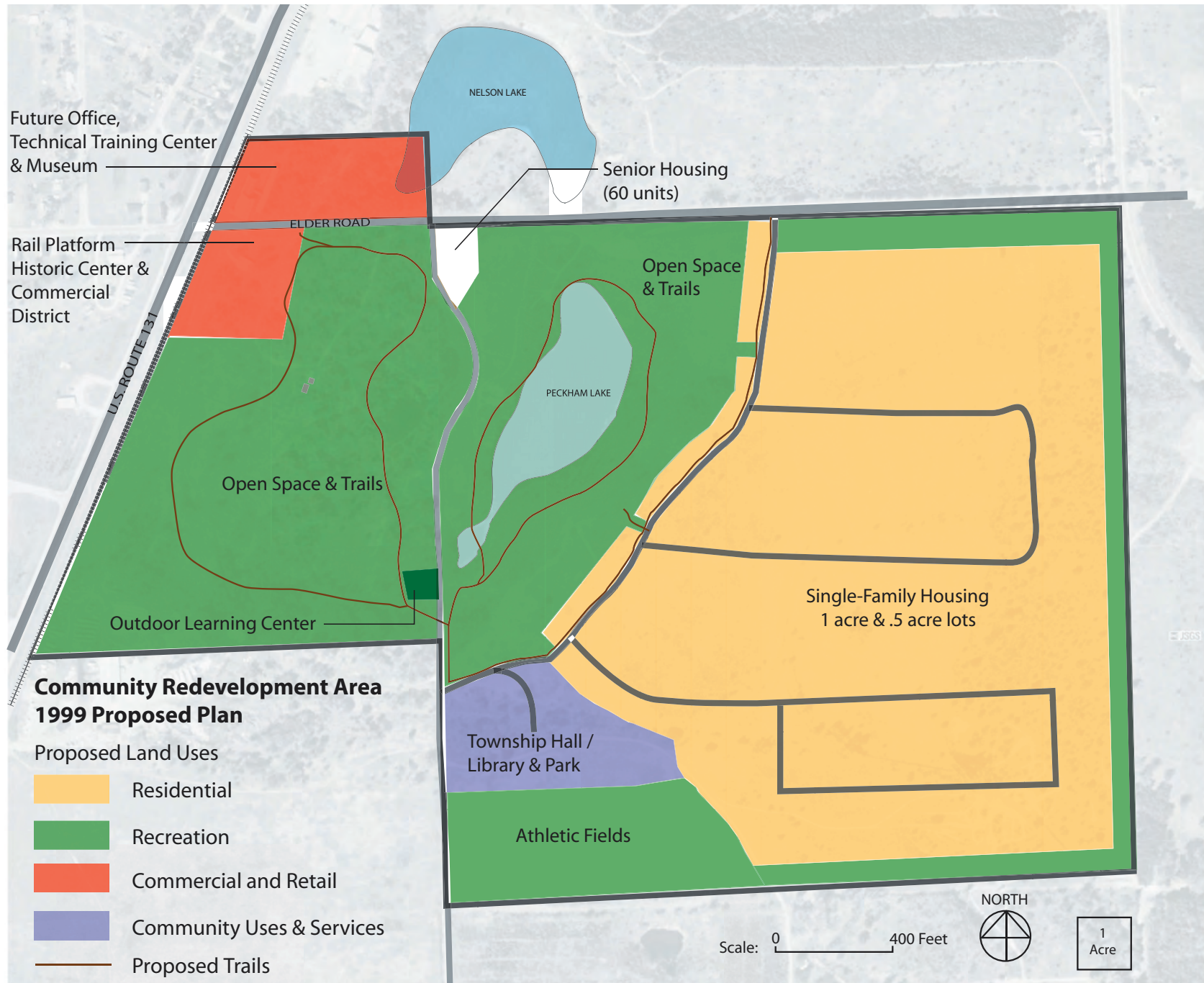
Much of the proposed recreation area would be open space that could accommodate picnic, trails, watercraft, and camping activities. An outdoor learning center is planned near Peckham Lake. Athletic fields would be planned for the southern portion of the site, adjacent to the proposed residential area.

### *Civic, community uses and services*

This area would include municipal services such as a Township Hall, library, and "town square" style park.

### *Commercial and Retail*

Bordering U.S. 131, this proposed commercial district would also include a rail platform, historic center, museum, office space, and a technical training center.





*Restricted O&M area*



*Access road through restricted O&M area*



*Topography of the Tar Lake Depression*

## **Integrating Remedy + Reuse**

Since the completion of the community's 1999 redevelopment plan, additional remediation has occurred and land use restrictions have been put in place at the Tar Lake Superfund site. Given these restrictions, the existing redevelopment plan is no longer consistent with the site's remedy and permitted uses. The final remediation for the Tar Lake site resulted in land use restrictions for certain areas.

1. The operations and maintenance (O&M) area, located along the western edge of the Tar Lake depression, contains a series of biosparge wells and two buildings housing monitoring equipment. An access road divides the area. Completely enclosed by chain-link fence, the O&M area has restricted access and no land uses are permitted. Several gated entrances are located along the perimeter to allow access to the equipment for ongoing monitoring by MDEQ. The biosparge wells are planned to be in place until on-site groundwater contaminants are below cleanup standards for four consecutive sampling events. The estimated timeframe for this is Fall 2007; if cleanup standards are met, the wells can be removed. The O&M area divides the commercial and recreational areas proposed for the northwest corner of the Community Redevelopment Area in the redevelopment plan. Access to the Tar Lake depression area is permitted through gated entrances at Elder Road or the access road between the two O&M areas. Currently, accessibility and circulation are key considerations for the area based on these use restrictions.

2. The Tar Lake depression and the area abutting U.S. 131 are available for commercial, light industrial, or recreational uses. The topography and steep slopes of the depression suggest that recreational uses may be the most feasible option for this area. The area along U.S. 131 has adequate access and road frontage to support commercial uses.

3. The remaining areas of the Tar Lake Superfund site, including the 40-acre east tailings area located east of Peckham Lake, are not restricted based on remedial considerations. However, Viacom, the previous land owner, transferred it to CRD through a quitclaim deed that restricted the land to industrial uses. CRD is currently working with Viacom to determine whether the deed restrictions could be amended or removed. Future uses at the site will be significantly determined by the status of the site's deed restrictions.





## **Revised Conceptual Reuse Framework**

Based on review of the community's original plan, the site's remedy, interviews with CRD, and community feedback on the 1999 plan, the project's consultant team developed an updated strategy, or framework, that reflects potential future use opportunities for the Tar Lake Superfund site as part of the larger Mancelona Commercial Redevelopment Area. Building upon the 1999 plan, this updated framework proposes land uses that are consistent with the site's remedy, addresses community feedback as identified in 1999, and reflects current community needs that have changed since 1999.

Since the 1999 plan, the restricted O&M area has been implemented; the updated framework addresses this change by reconfiguring the recreational and commercial areas to be consistent with the area's use restrictions. The updated framework assumes that the site's deed restrictions will be modified and that the O&M area will be returned to use over time. Improvements to existing civic structures in town have addressed the community's needs for civic uses. Subsequent pages of the report provide more detailed analysis of specific reuse opportunities and key considerations across the three areas – residential, commercial, and recreational – of the updated framework.





Commercial area shown in red, with potential expansion shown with dashed line

## I. Commercial Area

The commercial area proposed in the community's 1999 redevelopment plan borders U.S. 131 and the Michigan Northern Railroad and is situated within existing commercial and residential development that extends along the highway corridor in either direction.

### *Opportunities*

#### *Location*

Because this area is located in close proximity to downtown Mancelona, the area could serve as the Township's southern gateway to Mancelona. Accordingly, careful consideration should be given to the aesthetic quality and design elements of development in this area. Several tools are available that could guide development in this area. A design review board or architectural guidelines could be established based on community input to define Township design standards that would ensure new construction is consistent with local vernacular architecture and appropriate in scale and material selection with surrounding uses. Appropriate design goals and enforceable design guidelines, coupled with a well-managed design review process, provides communities with the opportunity to grow while retaining aesthetic stewardship.



View of proposed commercial area, facing towards Elder Road

*Complimentary Uses*

The proposed commercial area is approximately 7-to-8 acres in size. The area could be expanded to accommodate 18-to-20 acres of commercial development, as needed, to meet community needs and market demand. The area's flat topography and size mean that the area could be particularly well-suited to businesses requiring large floor areas or warehouse space. The community has expressed interest that businesses within this area should complement existing Township businesses. Examples of complimentary commercial uses identified by the community and through the 1999 market analysis include a furniture store, grocery store, auto repair facility or car dealership. In addition, commercial facilities like a sports store could complement adjacent recreational land uses as well as cater to larger local and regional needs.

*Transloading Facility*

The 1999 market analysis refers to the possibility of a rail-to-truck transfer facility also known as a transloading facility that could be located within this area. Transloading facilities are facilities that transfer materials between rail, truck, and air carriers. These facilities are often paired with bulk warehouses or other types of storage units. The commercial area could be particularly well-suited, given its size, road and rail close proximity, and available acreage to accommodate associated storage.

*Technical Training Facility + Office Space*

The 1999 redevelopment plan proposed office space along U.S. 131 in the area north of Elder Road that would also include a college level distance learning center and technical training facility. A facility at this location could be easily accessed from U.S. 131.

*Cultural Heritage*

The community has expressed interest in establishing a museum that would recognize the site's history as an iron works, emphasizing the important role that the facility played in the community's heritage. Museum space would provide an opportunity to preserve, display, and interpret the history of both the community and the region. The facility could also focus in particular on the region's rich natural resources that played a key role in the development of the region.

Located adjacent to the recreation area, the museum could also serve as a trailhead for both on-site trails and a larger heritage tour with destination points of historic significance located throughout the Township.

*Key Considerations**Access*

Special consideration should be given to site access. Currently the only rail crossing is via Elder Road. During the reuse planning process, it was determined that the Michigan Northern railroad company would likely not permit additional crossings. Therefore, access to the commercial area would be from Elder Road. The area's entrance should be adequately set back from the rail crossing to ensure safe egress. Depending on the business types and hours of operation, the parking lots for this area could also provide parking for adjacent recreational areas and overflow parking for special events.

*Surroundings*

Due to the area's close proximity to proposed recreational land uses, a buffer between these land uses may be appropriate. Different buffer options could include strategic plantings or a dense hedgerow, fencing, or the use of topography to create visual barriers.

*Mixed Uses*

It may be possible for several different land uses to be located within the proposed commercial area. For example, smaller scale commercial uses could be compatible with museum and cultural heritage uses. Commercial and retail uses could be designed as part of an integrated heritage area to create an overall experience for the visitor that could include shopping, educational activities, dining, etc. In contrast, larger commercial operations like a transloading facility would likely fill most of the proposed commercial area and the area would need to be buffered from adjacent proposed recreational land uses. Additional discussions will be needed to determine community interest in mixed commercial and cultural heritage land uses or larger-scale commercial facilities within the proposed commercial area.

*Restrictions*

The above discussion assumes that the deed restrictions placed on the Tar Lake Superfund site will be modified to permit commercial land uses.

*Infrastructure*

The feasibility of the development of the commercial area is dependent on the extension of public sewer and water to the area. Partial funding to install the water and sewer lines has been secured. CRD is working to secure additional funding resources.



Example of informal outdoor amphitheater space



Example of structured outdoor amphitheater space



Existing O&M drive that could be reused as a trail



Dashed box indicates inset plan illustrated on opposite page

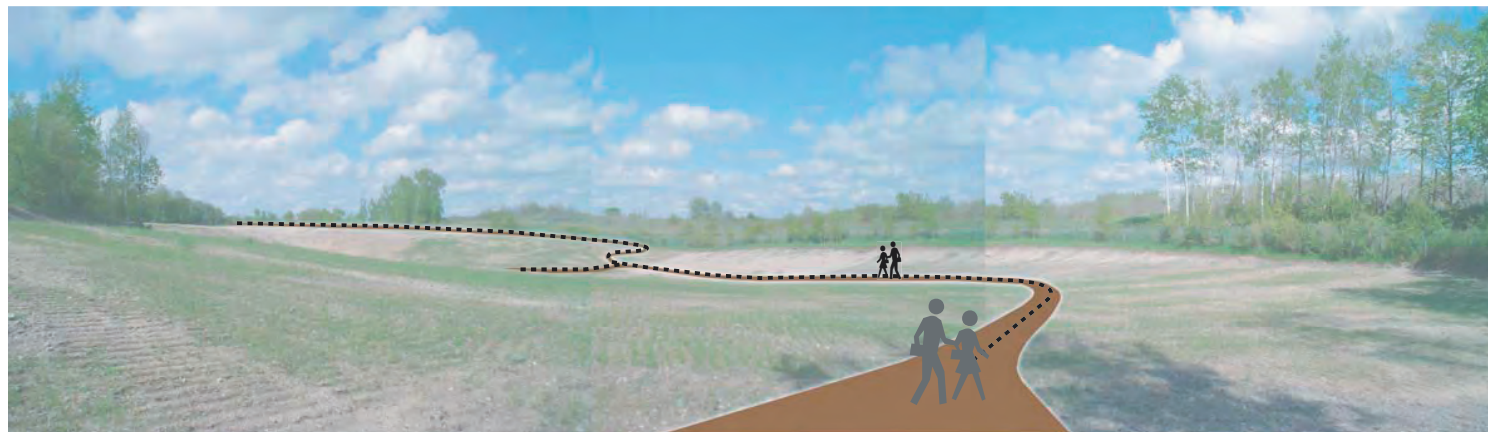
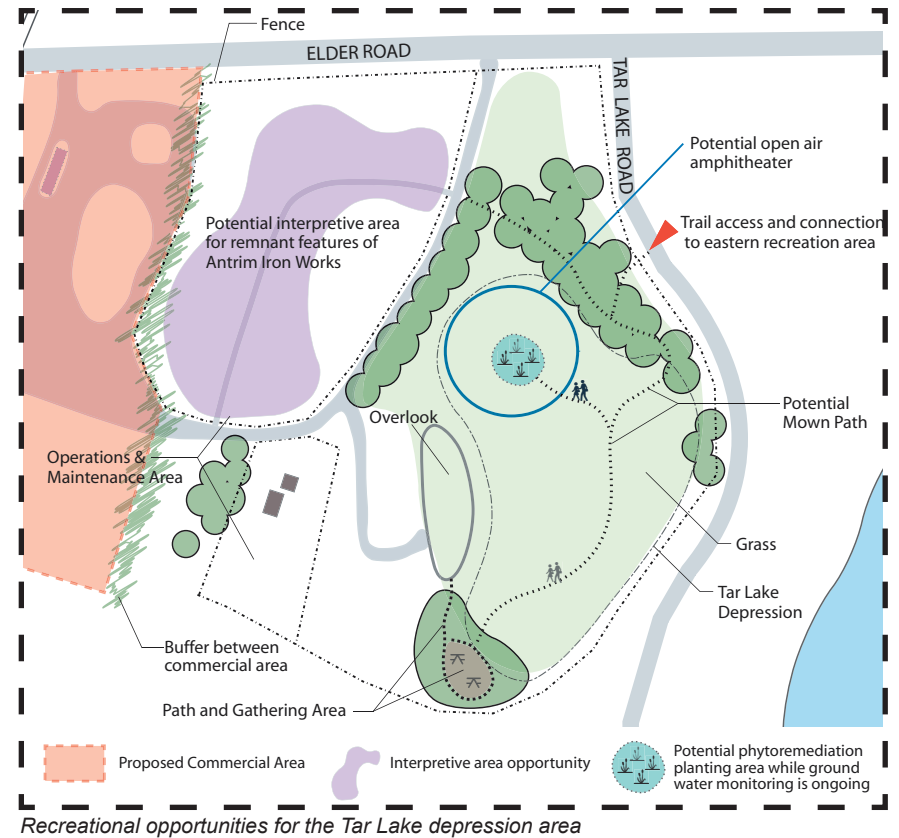
## II. Recreational Area

### Opportunities

The Tar Lake Superfund site is located in close proximity to Mancelona Township as well as surrounding communities. The proposed 100-acre recreation area, which would include a trail system, environmental education stations, interpretive areas for historic resources, and athletic fields would provide local residents and visitors with access to new opportunities for community gatherings, enjoyment of the area's natural beauty, and the use of the Tar Lake depression as a recreational resource. This area could also be linked with existing recreation areas like nearby Palmer Park and Lesher Park.

### Recreational Activities

The recreation area could provide a variety of settings for a range of recreational activities. The Tar Lake depression could host an outdoor amphitheater, an area for passive recreation, or a seasonal venue for snowmobile users. Trails for walking or biking would traverse trails that span open grass and shady woodlands. The existing fence would restrict site access and secure the site at night.

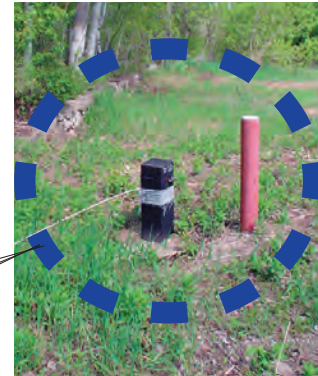
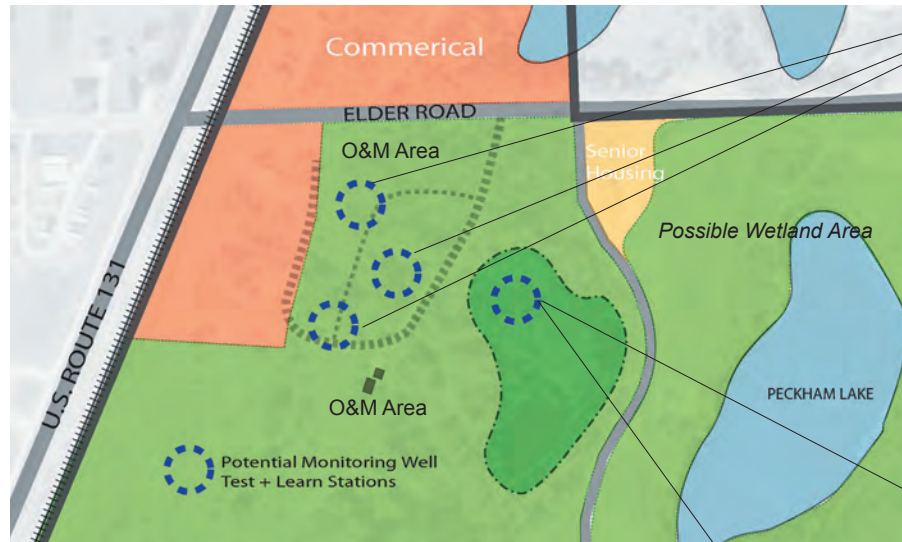


*Trail opportunities within the Tar Lake depression*

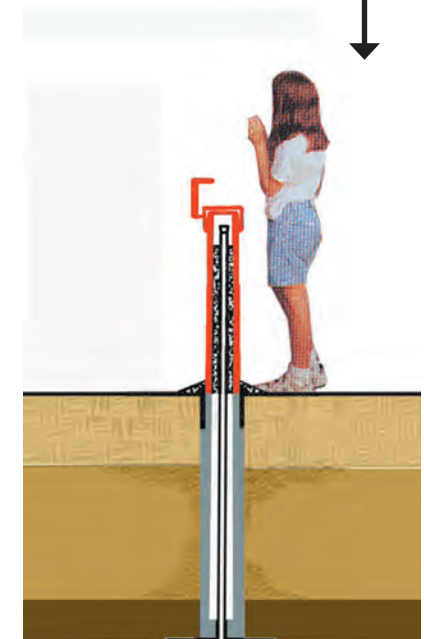
*Environmental Education*

The remediation of the Tar Lake Superfund site has created educational opportunities. While monitoring is ongoing at the site, existing monitoring wells could provide stations for children or school groups to view the changing chemistry of the site over time.

The low point of the Tar Lake depression often has standing water; the area's depth varies depending on the height of the water table. This area can also provide educational opportunities. Converting this area to a wetland area would provide tools to educate others on the role and importance of wetlands. Incorporating the wetland into the amphitheater's design would enhance the overall outdoor amphitheater experience. While water monitoring is ongoing, phytoremediation techniques could also be implemented in the wetland area to demonstrate how plants can help in remediate contaminated soils and groundwater.



Testing Monitoring Wells



Monitoring Well / Test + Learn Station



Outdoor Education for School Children

### Heritage Tourism

Remnant features from the Antrim Iron Works at the Tar Lake Superfund site offer a significant opportunity to recognize the area's unique history. The preservation and recognition of the site's history would reflect the community's sense of place and civic pride, and also provide an opportunity to expand cultural heritage tourism opportunities in the region, attracting visitors interested in the community's history. Interpretation of the remaining remnants from the Antrim Iron Company would provide visitors with an understanding of the site's former use, the company's significance as part of the community and region's history, and a window into nineteenth century life in northwest Michigan. Interpretive trails within the proposed recreational area could link to a museum facility in the proposed commercial area as well as to a larger heritage tour with destination points of historic significance throughout the Township. Appendix B provides additional information on potential resources to support cultural heritage preservation at the site. Appendix C provides additional information on heritage tourism as well as case studies from other communities.



Top: Examples of remnant features retained on site that could be interpreted through signage and displays to share the history of this area with visitors.

Bottom Left: Example of interpretive signage.

Bottom Right: Simulation of sugar maples planted on site

### Key Considerations

#### Surrounding Uses

A buffer may be necessary between the recreation area and surrounding land uses. Different buffer options could include strategic plantings or a dense hedgerow, fencing, or the use of topography to create visual barriers.

#### Management and Operations

The proposed recreational area includes parcels owned primarily by CRD and partial parcels owned by three private landowners and Mancelona Township. To facilitate park ownership, parcels could be divided and transferred to create one large parcel under one owner. Park ownership could be held by a local government entity, like the Antrim County Parks and Recreation Commission or Mancelona Township, or a public authority or nonprofit group set up specifically to administer the recreational area. General operation and maintenance would be in part determined by ownership and the specific recreational uses and activities implemented. Appendix B lists possible funding sources for recreational area management and operations.

#### Restrictions

Short- and long-term land use restrictions will need to be addressed to enable the recreational land uses described in this section of the report. In the short-term, access is restricted in the O&M area while monitoring is ongoing. The biosparge wells are planned to be in place until the on-site groundwater contaminants are below remediation standards for four consecutive sampling events, which is projected by Fall 2007. Once remediation standards have been met, the wells can be removed and the O&M area will be available for reuse. In the long-term, the above discussion assumes that the deed restrictions placed on the Tar Lake Superfund site will be modified to permit recreational land uses.

#### Future Implications

Once the O&M area is no longer required, the recreational area can expand to incorporate this area and remnants of the former Antrim Iron Works. This area offers a range of interpretive opportunities for visitors. The story is already being told with the planting of sugar maples in 2005—a major component in the production of iron ore during the Antrim Iron Company's operations. These trees and the preserved remnant features are the first chapter in describing the founding role that the company played in Mancelona's developing and also the significance of the area's natural resources as part of the region's industrial development. In addition, the change in elevation within this area creates a "natural" division between the commercial area to the west and the recreational area to the east.



### III. Residential Area

As planned in the 1999 redevelopment plan, the proposed residential area occupies a majority of the eastern portion of the Community Redevelopment Area. The area also includes a potential location for senior housing at the intersection of Elder Road and Tar Lake Road.

#### Opportunity

This area offers approximately 90-95 acres that could contain a mix of housing types to meet both market and community need. The 1999 market analysis and community feedback indicated an interest in single and multi-family housing in a variety of price ranges, including affordable housing. This area is relatively flat and could accommodate a variety of home styles with minimal grading. These new residents would also benefit from the proposed adjacent recreational and commercial areas within the Community Redevelopment Area.

#### Key Considerations

##### Community Interest

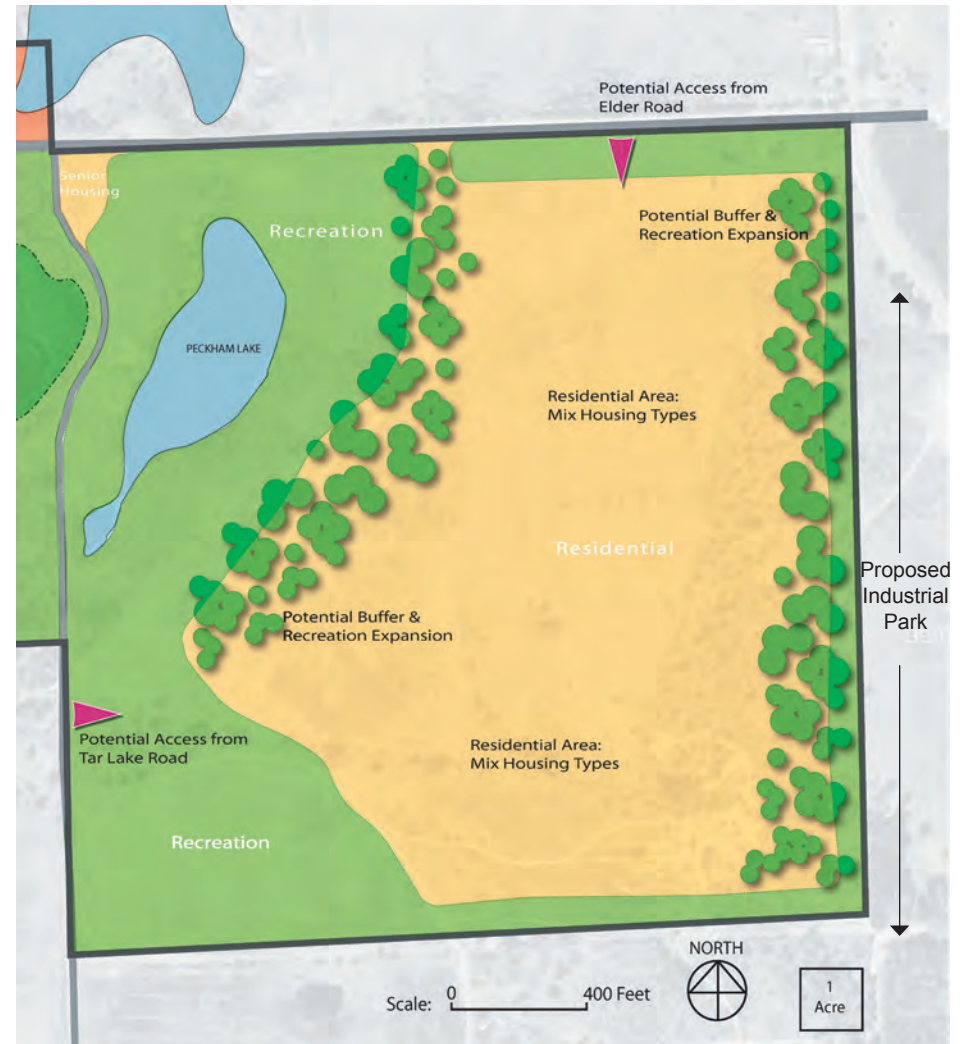
The community has expressed concerns that homes sited around Peckham Lake could cause erosion and negatively impact local viewsheds. Accordingly, the updated framework indicates that areas surrounding Peckham Lake could be reserved for recreational land uses and a buffer area could be installed between the recreation area and the proposed residential area.

##### Surrounding Uses

A county industrial park is planned to the east of the residential area. The buffer proposed in the 1999 plan may need to be expanded to provide ample screening between the different areas. An expanded buffer area would also create an opportunity to weave and extend recreational trails along and possibly through the residential area. A connected greenway system could allow for optimized site connectivity throughout the Community Redevelopment Area, as well as create opportunities to link with future trails in the region.

##### Infrastructure

The feasibility of the development of the residential area is dependent on the extension of public sewer and water to the area. Partial funding to install the water and sewer lines has been secured. CRD is working to secure additional funding resources.



Residential area shown in yellow, with buffer areas illustrated by circle clusters

## Senior housing

### *Opportunity*

The 1999 redevelopment plan proposed a senior housing or assisted living area at the intersection of Elder Road and Tar Lake Road. A senior housing or assisted living area at this location would be in close proximity to proposed recreational uses, would have direct road access for emergency vehicles, and would also provide views of Peckham Lake.

### *Key Considerations*

The 1999 market analysis suggests that there may not be significant demand for an independent senior housing facility in the area; there may be demand for at-home care. Under this scenario, senior citizens could live within the proposed residential area and service providers could come to their homes. Further research could be conducted to determine how senior housing could be incorporated as part of the residential area, rather than as a stand alone facility. The area allotted in the framework for senior housing could also be adapted as part of the proposed recreational area. The location would provide an excellent overlook area for Peckham Lake.



*View of Peckham Lake towards the proposed residential area*



*View of proposed residential area south of Peckham Lake*

## Residential Use Alternatives

The above discussion assumes that the Lake Superfund site will be modified deed restrictions are modified but permit alternate land uses for this area will need discusses some of these possible alternatives below

### *Recreation*

The proposed recreational area could of the site. This option would increase could provide acreage for a wider range activities.

### *Industrial*

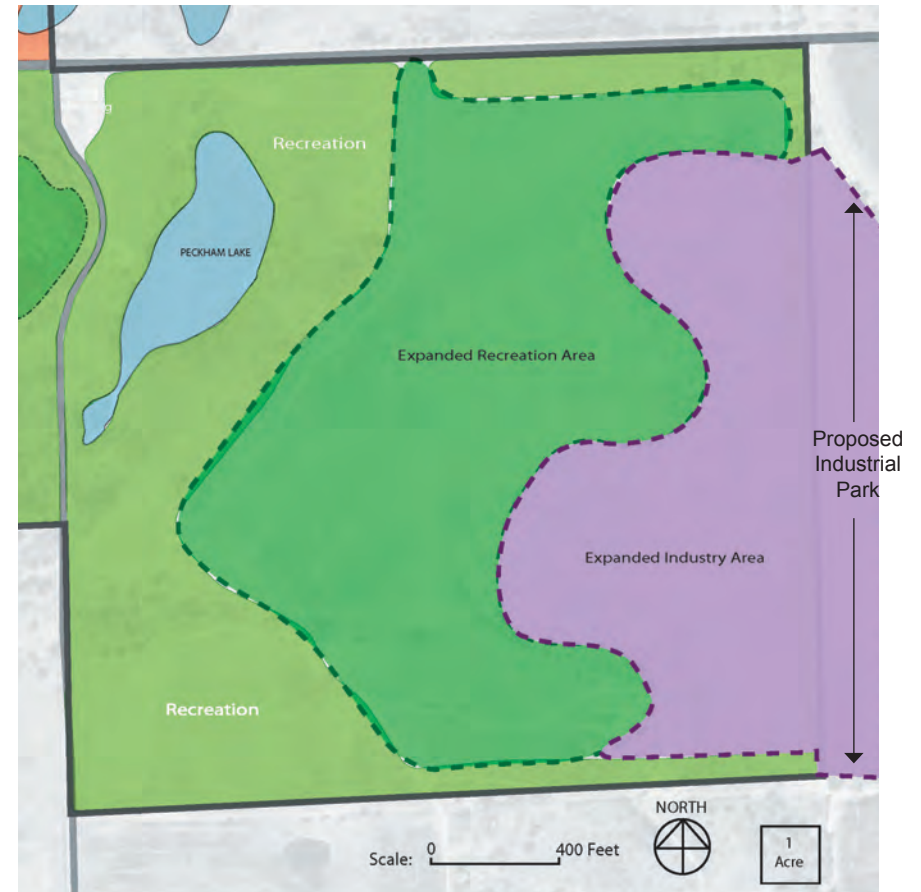
Depending on the needs and growth of the east, portions of the area could accommodate industrial uses. The industrial area could would conserve green space as an amenity for employees and visitors.

### *Alternative Energy Park*

An alternative energy production area park or surrounding community with wind, biological, or solar energy. A next-generation could obtain ethanol from wood, primarily lumbering, wood chips, and low grade B provides a list of resources that support alternative energy initiatives.

### *Tree Farm or Nursery*

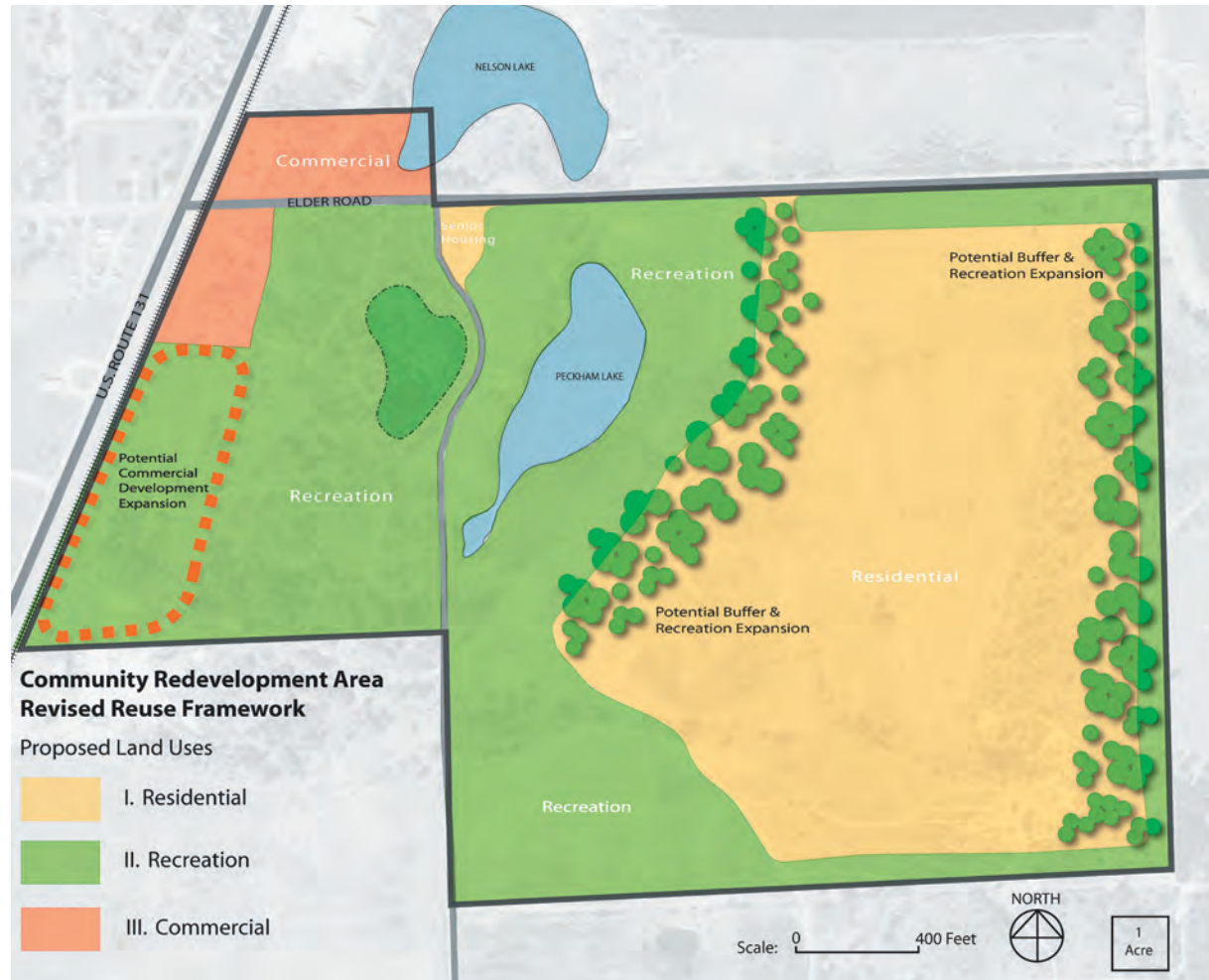
This area could also be used for growing or wholesale plant nursery. Consideration sources for irrigation.



## Revised Reuse Framework Summary

This report has highlighted key consideration, opportunities, and challenges regarding the potential future use of the Mancelona Community Redevelopment Area, including the Tar Lake Superfund site. Built upon the community's 1999 plan, the revised framework presents an updated site reuse strategy that reflects current site use restrictions and community reuse goals and priorities.

The revised framework represents a flexible structure able to incorporate additional details and information as the site is returned to use over time. Expansion areas for the different uses and recommended alternatives for potentially restricted uses allow the framework to change to address community needs and market demands. While restricted access, deed restrictions, and limited infrastructure will need to be addressed, the Community Redevelopment Area offers significant future use opportunities. The revised reuse framework presented below presents the O&M area returned to use and incorporated as part as the proposed recreational area.



## EPA and Superfund Site Reuse

In Summer 2005, the chain link fence surrounding the Tar Lake Superfund site was removed and relocated to enclose only restricted access areas. A public dedication was held to rename the site Antrim Crossing and volunteers and community members planted trees throughout the site. This was an important first step in changing the community's perception of the Tar Lake Superfund site and removing the negative stigma associated with the area's designation as a Superfund site.

EPA hopes that the activities undertaken with local stakeholders to support the reuse of the Tar Lake site will provide other communities hoping to reuse their sites with valuable lessons learned. In an effort to share these lessons with a larger audience, EPA has suggested that the Tar Lake site serve as a 2005 demonstration project for the Return to Use (RTU) Initiative, a national initiative that is part of EPA's larger Superfund Redevelopment Initiative. The primary purpose of the RTU Initiative is to remove barriers at cleaned up sites that are not necessary for the protection of human health or the environment. EPA Region 5 is working to support the reuse of the Tar Lake site by addressing two barriers: the inclusion of clean parcels of land currently considered to be part of the site and stigma associated with Tar Lake's listing on the National Priorities List (NPL).

### *Returning the Eastern Parcels of the Tar Lake Site to Use:*

#### *Partial Deletion*

EPA describes the Tar Lake Superfund site as approximately 200 acres. Most of the contamination associated with the site is located in the western parcels of the site, referred to as the Iron Production Area, Creosote Area, the Tar Lake, the Retort and Chemical Production Area, Peckham and Nelson Lakes, the Drainage Ditch Area, and the Saloon Creek Discharge Zone. The eastern portion of the site, which includes the 40-acre east tailing area, is uncontaminated.

In order to support the future use of these parcels, EPA is currently engaged in deleting the east tailings area from the rest of the NPL site. The initial phase of this process, an internal review by EPA, has been completed. After the deletion proposal passed the internal review, it was posted on Federal Register, followed by a 30-day public comment period. This will allow any interested parties to bring their concerns to EPA's attention. Following the public comment period, a partial deletion normally takes about three months to finalize. The east tailings area should be deleted from the Tar Lake Superfund site by late 2005.

In addition to these procedures, EPA may also provide comfort/status letters to interested parties (e.g., investors, developers) clarifying that EPA is not considering remedial actions on a particular parcel that may be contiguous to the site.

Once the clean parcels are no longer considered a part of the Tar Lake Superfund site, those parcels become eligible for Brownfields funding. Brownfields funding can be used to support the reuse of the site.

### *Clarifying Appropriate Future Uses:*

#### *The Ready for Reuse Determination*

In addition to deleting clean parcels from the site, EPA is also in the process of writing a Ready for Reuse (RfR) Determination. An RfR Determination is an environmental status report that documents that a contaminated site has been investigated and cleaned up to the extent necessary for specified current or future types of uses. An RfR Determination provides potential users of a site with clear information about the environmental status of a property and the actions needed to make sure that human health and the environment. This information makes it easier for potential users of Superfund sites to decide whether their proposed uses are appropriate for the site. Although the document is not legal and does not protect anyone from liability, many communities have found them useful tools for understanding how a site can be used and dealing with the human health concerns associated with Superfund sites.

An RfR Determination has a cover sheet and a main report. EPA typically invites States and local governments to sign the document. This has several benefits, two of which are affirming that States and local governments support the appropriate use of the site and ensuring they are in agreement with the limitations needed to ensure the remedy at the site remains protective of human health and the environment.

EPA expects to complete the RfR Determination once the institutional controls for the site have been written in such a way that allows for the reuse of the site. The RfR Determination is expected to describe the site as ready for mixed use.



## Key Reuse Considerations and Project Next Steps

1. *Institutionalize and sustain the community's reuse planning capacity for the project area over the long-term.*

The reuse planning process for the Tar Lake Superfund site is an important first step that will inform the development of the site's eventual reuse. In the years to come, as EPA and MDEQ work to monitor the site, the reuse planning process will need to focus on updating and implementing the project's reuse guidelines and Conceptual Reuse Framework, with CRD helping to steward the site back into successful use.

2. *Transfer the ownership of individual parcels to CRD or a specially designated public authority to facilitate the site's reuse.*

CRD's creation has provided an avenue to transfer ownership of private parcels to a specially designated public authority. While a majority of the parcels within the Community Redevelopment Area are in public ownership, a few key parcels remain in private ownership. The project's consultant team recommends that CRD or a specially designated public authority pursue ownership of the privately-held parcels. Preliminary contact indicates that Collins and Aikman Products may be willing to transfer their 7.6 acres north of Elder Road to CRD. The 17.8-acre parcel just to the south of the Tar Lake depression is also privately owned and contains a highway billboard. CRD could determine the owner's plans and willingness to transfer the portion of the parcel not in use. Public ownership of the Community Redevelopment Area would qualify the area for state, federal, and private sector funding resources, allow CRD to steward the site back into successful use, and enhance CRD's capacity to guide the updating and implementation of the site's updated reuse framework.

3. *Amend or remove deed restrictions that restrict reuse opportunities.*

Parcels within the Tar Lake Superfund site previously owned by Viacom International, Inc. were transferred to CRD with a quitclaim deed that restricted the land to industrial uses. A key hurdle to reuse lies in removing or modifying these deed restrictions to allow for additional uses. If unresolved, the commercial, recreational, and residential areas outlined in the revised reuse framework will not be permitted. Negotiations between CRD and Viacom should continue to either amend or remove the deed restrictions to ensure the protectiveness of the site remedy and the appropriate reuse of the Tar Lake Superfund site and the larger Community Redevelopment Area.

4. *Prioritize reuse opportunities and phase development so that portions of the area can be returned to use sooner rather than later.*

The Community Redevelopment Area, including the Tar Lake site, is approaching the point where areas can be returned to use. With remediation complete and a conceptual framework in place, recreational reuse of portions of the site could be phased in over the near future, once deed restrictions at the site have been addressed. Funding and technical resources through environmental education, outdoor recreation, historic preservation, and community development programs may be available to support recreational reuses. Appendix B provides a list of potential resources.

5. *Ensure active engagement among the community as the site's framework is developed and implemented.*

CRD will need to provide the community with regular information updates and additional opportunities for community members to come together to discuss ongoing plans for the area's reuse.

6. *Plan for the integration of the Community Redevelopment Area, including the Tar Lake Superfund site, with surrounding land uses.*

The Community Redevelopment Area and the Tar Lake Superfund site are surrounded by transportation networks and a range of different land uses, including neighborhoods, commercial and industrial areas, and vacant land. Ongoing planning for the reuse of the Community Redevelopment Area should incorporate consideration of changes in surrounding land uses and the reuse framework should be updated accordingly. Opportunities may also exist to link reuse plans for the Community Redevelopment Area, including roads and trailways, with off-site connections, helping to build regional recreational trail networks and optimizing local transportation infrastructure.




# Appendices



## Appendix A: Tar Lake Remediation Timeline

The timeline below outlines the major milestones for the Tar Lake Superfund site. Complete documentation is available from EPA Region 5 or at the site repository, located in the Mancelona Public Library at 202 W. State Street in Mancelona.



<i>Date</i>	<i>Action</i>
1882-1945	Iron works facility in operation (Antrim Iron Works).
September 1983	Tar Lake site placed on EPA's National Priorities List (NPL).
September 1992	EPA selects a remedial plan that includes the excavation and removal of tar waste and contaminated soils to a secure, offsite facility, the installation of an interim ground water containment system, and implementation of institutional controls.
1998-July 1999	47,000 tons of tar waste removed and burned in a secure facility in Niagara Falls, New York. An on-site biosparge system installed to handle contaminated ground water.
1999	Township of Mancelona completes original Tar Lake Superfund Site Redevelopment Plan.
August 2000	EPA conducts Remedial Investigation/Feasibility Study (RI/FS) for surface soils across the 200-acre iron manufacturing site, including residue tar beneath the four-acre depression and for on-site and off-site ground water. The RI indicated that approximately 45,000 tons of tar rind remained in the depression and was the source on on-site groundwater contamination.
February 2002	EPA releases its remedial work plan to address remaining contaminated soils. Further investigation indicates that remaining contamination is not as extensive as originally expected. EPA revised its remedial approach to address this change.
July 2004- August 2004	EPA removes and disposes of remaining contaminated soils. The on-site groundwater biosparge system will continue operating through 2007.
September 2004	EPA completes construction of the site's remedy and achieves the construction complete milestone. The site's Preliminary Close Out Report is also released.
Summer 2005	Michigan Department of Environmental Quality assumes responsibility for site's continued maintenance and monitoring.
June 2005	Public dedication ceremony of Antrim Crossing (former Tar Lake site)
November 2005	<i>Reuse Planning Report Update</i> issued.

## Appendix B: Resources

The project's consultant team has identified a range of public and private sector resources that can provide funding, technical assistance, and training to help facilitate the implementation of the reuse framework developed for the Community Redevelopment Area, which includes the Tar Lake Superfund site. This appendix lists the resources available to help the community return the site to successful use as a community resource.

### Housing + Economic Development Resources

#### *Federal-Level:*

- **Local Technical Assistance Program**

*U.S. Department of Commerce, Economic Development Administration (EDA)*

The Local Technical Assistance Program works to fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors of local communities from making optimal decisions on local economic development issues. Grants often support feasibility studies on potential economic development projects, such as industrial or business incubators. The program is flexible; some communities and regional organizations have used Local Technical Assistance grants to develop revitalization plans, prepare tourism development strategies, and sponsor economic development conferences or seminars. Eligible applicants include economic development districts, states, cities, or other political subdivisions of a state. EDA programs are administered on a regional basis. Local planning and coordination for EDA resources in Michigan are handled by Michigan Economic Development Corporation.

- **Public Works and Economic Development Facilities Assistance Program**

*U.S. Department of Commerce, Economic Development Administration*

The EDA Public Works program supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development, and heritage preservation development investments such as those supported by the Preserve America Initiative. Funding comes in the form of direct grants and cooperative agreements. Eligible applicants include Economic Development Districts, Indian tribes, states, cities or other political subdivisions, institutions of higher education, public or private nonprofit organizations or associations acting in cooperation with officials of a political subdivision of a state. Contact the regional representative for more information on application procedures.

#### **U.S. Department of Commerce Economic Development Admin.**

Federal Building, Room 740  
200 North High Street  
Columbus, OH 43215  
[www.osec.doc.gov/eda](http://www.osec.doc.gov/eda)

*Contact:*

Robert Hickey  
Economic Development Representative  
T: 800-686-2603  
F: 614-469-7315

#### **U.S. Department of Commerce Economic Development Admin.**

Federal Building, Room 740  
200 North High Street  
Columbus, OH 43215  
[www.osec.doc.gov/eda](http://www.osec.doc.gov/eda)

*Contact:*

Robert Hickey  
Economic Development Representative  
T: 800-686-2603  
F: 614-469-7315

- **Community Development Block Grant Entitlement Communities Program**

*U.S. Department of Housing and Urban Development*

The Community Development Block Grant (CDBG) Entitlement Communities Program provides annual grants to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, as well as expanding economic opportunities, principally for low-and moderate-income persons. CDBG funds may be used for activities that include, but are not limited to, the acquisition of real property, the rehabilitation of residential and non-residential structures, construction of public facilities and improvements, and provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities. Local municipal or county governments administer CDBG funds. Each entitlement community develops their own programs and funding priorities.

- **Supportive Housing for the Elderly Program**

*U.S. Department of Housing and Urban Development*

This program provides funding for the development and operation of supportive housing for very low-income persons 62 years of age or older. Capital advances may be used for the construction or rehabilitation of a structure, or acquisition of a structure with or without rehabilitation (including structures from the Federal Deposit Insurance Corporation). Capital advance funds bear no interest and are based on development cost listed in HUD's guidelines. Repayment of the capital advance is not required as long as the housing remains available for occupancy by very low-income elderly persons for at least forty years.

**U.S. Department of Housing and Urban Development**

U.S. Department of Housing and Urban Development  
451 7th Street, SW  
Washington, DC 20410  
[www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/index/cfm](http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/index/cfm)

*Contact:*  
T: 202-708-1112

**U.S. Department of Housing and Urban Development**

451 Seventh Street  
Washington, DC 20410  
[www.hud.gov/offices/adm/grants/nofa05/grpsec202.cfm](http://www.hud.gov/offices/adm/grants/nofa05/grpsec202.cfm)

*Contact:*  
Evelyn Berry  
T: 202-708-3000  
[evelyn\\_f\\_berry@hud.gov](mailto:evelyn_f_berry@hud.gov)

- **Rural Community Development Initiative**  
*U.S. Department of Agriculture, Rural Housing Service*

The Rural Community Development Initiative (RCDI) provides technical assistance to develop or increase recipients capacity to undertake projects in the areas of housing, community facilities, and community and economic development in rural areas. The RCDI grant, which has a matching funds requirement, is made to an intermediary. The intermediary can be a private or public sector organization that has been organized for a minimum of three years. The intermediary provides a program of technical assistance to recipients to build their capacity and ability to undertake projects. The RCDI is administered at the state level by the U.S. Department of Agriculture.

### **U.S. Department of Agriculture, Rural Housing Service**

U.S. Department of Agriculture  
Rural Housing Service  
Room 0183, Stop 0787  
1400 Independence Avenue, SW  
Washington, DC 20250-0787  
[www.rurdev.usda.gov/rhs/rcdi/](http://www.rurdev.usda.gov/rhs/rcdi/)

*Contact:*  
William Kenney  
T: 202-720-1506  
[william.kenney@wdc.usda.gov](mailto:william.kenney@wdc.usda.gov)

- **Community Development Financial Institutions Fund**  
*U.S. Department of the Treasury*

The Community Development Financial Institutions (CDFI) Fund was created to expand the availability of credit, investment capital, and financial services in urban and rural communities. By stimulating the creation and expansion of diverse community development financial institutions and by providing incentives to traditional banks, the Fund's investments work toward building private markets, creating healthy local tax revenues, and empowering residents. The CDFI Fund provides relatively small infusions of capital to institutions that serve communities and low-income individuals. The Fund has three programs that provide monetary assistance: The Bank Enterprise Awards (BEA) Program, the Financial Assistance (FA) Component, and the Technical Assistance (TA) Component. The Fund's New Markets Tax Credit (NMTC) Program allocates tax credits to eligible for-profit entities. Each of the programs is designed to provide assistance to different types of organizations and each has its own set of eligibility criteria.

### **U.S. Department of the Treasury, Community Development Financial Institution Fund**

U.S. Department of the Treasury  
Community Development Financial Institution Fund  
601 13th Street, NW, Suite 200 South  
Washington, DC 20005  
[www.cdfifund.gov/overview/index.asp](http://www.cdfifund.gov/overview/index.asp)

*Contact:*  
T: 202-622-6355  
F: 202-622-7754  
[cdfihelp@cdfi.treas.gov](mailto:cdfihelp@cdfi.treas.gov)

## Economic Development Resources

### State-Level:

- **State Economic Development Assistance**

*Michigan Economic Development Corporation (MEDC)*

The Michigan Economic Development Corporation is the State of Michigan's resource for businesses seeking to expand or relocate in the area. MEDC provides a wide variety of technical assistance and resources including a guide for starting new businesses in the state and SelectSites, a service produced in conjunction with local development agencies and private developers, that provides detailed information on sites primed for redevelopment.

### Michigan Economic Development Corporation

300 N. Washington Square  
Lansing, MI 48913

[www.medic.michigan.org/aboutus](http://www.medic.michigan.org/aboutus)

**Contact:**

John Czarnecki  
V.P., Community Services  
T: 517-373-9808

## Economic Development Resources

### Non-Governmental Organizations

- **Community/Economic Development Assistance**

- National Center for Small Communities (NCSC)*

The National Center for Small Communities is a national nonprofit organization focused on serving the leaders of America's smaller communities. The NCSC's mission is to provide local elected officials with tools to govern effectively and the skills to expand local economies, protect natural resources, and preserve community character. The NCSC offers answers and how-to assistance in many areas, including community capacity-building, economic development, environmental planning and regulatory compliance, local government management, financing and budget, grassroots fundraising, and technology.

### National Center for Small Communities

444 North Capitol Street NW, Suite 397  
Washington, DC 20001-1202

[www.natat.org/ncsc](http://www.natat.org/ncsc)

*Contact:*

Dolores Vyfhuis  
Manager, Administrative Services

T: 202-624-3551

F: 202-624-3554

[dvyfhuis@sso.org](mailto:dvyfhuis@sso.org)

- **Sustainable Communities Program**

- Jessie Smith Noyes Foundation*

The Jessie Smith Noyes Foundation's Sustainable Communities Program works to support communities that are environmentally sound, economically vibrant, and socially just. Program priorities include supporting initiatives that connect the environment with community economic development using an inclusive and democratic decision-making process, as well as raising the visibility of organizations that are working on sustainable community initiatives, and helping to facilitate their networking efforts. The foundation prefers to provide general support grants. Letters of inquiry can be submitted anytime during the year and are reviewed on a continuous basis.

### Jessie Smith Noyes Foundation

6 East 39th Street, 12th Floor  
New York, NY 10016-0112

[www.noyes.org](http://www.noyes.org)

*Contact:*

Millie Buchanan  
Program Officer

T: 212-684-6577

F: 212-689-6549

## Historic Preservation Resources

### *Federal-Level:*

- **National Preservation Loan Fund (NPLF)**

*National Trust for Historic Preservation*

The National Preservation Loan Fund (NPLF) provides funding for a variety of preservation projects, including establishing or expanding local and statewide preservation revolving loan funds, acquiring and/or rehabilitating historic buildings, sites, structures, and districts, and preserving National Historic Landmarks. Eligible applicants include tax-exempt nonprofit organizations; local, state, or regional governments; and for-profit organizations. Preference is given to nonprofit and public-sector organizations. Eligible properties include local, state, or nationally designated historic resources; or locally recognized historic resources. Eligible projects must comply with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

### **National Trust for Historic Preservation**

National Trust for Historic Preservation  
National Trust Loan Funds  
1785 Massachusetts Avenue, NW  
Washington, DC 20036

[www.nationaltrust.org/community\\_partners/loan.html](http://www.nationaltrust.org/community_partners/loan.html)

*Contact:*

T: 800-944-6847

- **Museum Grant Resources**

*Institute of Museum and Library Services (IMLS)*

The IMLS is an independent federal agency that supports all types of museums, libraries, and archives. IMLS museum programs are designed to strengthen museum operations, improve care of collections, increase professional development opportunities and enhance the community service role of museums. The definition of eligible museums is broad, and includes historic houses and sites and specialized museums. Eligible entities must be organized as public or private institutions that exist on a permanent basis for essentially educational or aesthetic purposes. Further eligibility criteria can be found on the IMLS website.

### **Institute of Museum and Library Services**

Office of Museum Services  
1800 M Street NW, 9th Floor  
Washington, DC 20036-5802

[www.imls.gov/grants/index.htm](http://www.imls.gov/grants/index.htm)

*Contact:*

T: 202-653-4789

F: 202-653-4608

- **Preservation Assistance Grants for Smaller Institutions**

*National Endowment for the Humanities*

Preservation Assistance Grants help small and mid-size institutions, such as libraries, museums, and historical societies, archival repositories, town and county records offices, and colleges, improve their ability to preserve and care for their humanities collections. These may include special collections of books and journals, archives and manuscripts, prints and photographs, moving images, sound recordings, architectural and cartographic records, decorative and fine arts, textiles, archaeological and ethnographic artifacts, furniture, and historical objects. Small and mid-sized institutions that have never received an NEH grant are especially encouraged to apply. Grants can be used for general preservation assessments, consultations with professionals, purchase of storage furniture and preservation supplies, purchase of environmental monitoring equipment for humanities collections, and education and training. See particularly the *We the People* grant initiative.

**Preservation Assistance Grants  
Division of Preservation and Access**

Room 411  
National Endowment for the Humanities  
1100 Pennsylvania Avenue, N.W.  
Washington, DC 20506  
[www.neh.fed.us/grants/guidelines/pag.html](http://www.neh.fed.us/grants/guidelines/pag.html)

*Contact:*  
T: 202-606-8570

- **Save America's Treasures Federal Grants**

*National Park Service*

Save America's Treasures grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture and works of art. Historic structures and sites include historic districts, sites, buildings, structures and objects. Grants are awarded through a competitive process and require a dollar-for-dollar, non-federal match, which can be cash, donated services, or use of equipment.

**Save America's Treasures  
Heritage Preservation Services,  
National Park Service**

1201 "Eye" Street, NW  
6th Floor (ORG. 2255)  
Washington, DC 20005  
[www.ims.gov/grants/index.htm](http://www.ims.gov/grants/index.htm)

*Contact:*  
T: 202-513-7270 ext. 6



## Historic Preservation Resources

### State-Level:

- **Historic Preservation Incentives Program**  
*Michigan State Historic Preservation Office*

The National Historic Preservation Act of 1966 provides federal government funds to states for projects designed to identify, assess, designate and protect districts, sites, buildings, structures and objects significant in the history, architecture, archaeology, engineering and culture of the United States. The funds, received annually from the National Park Service of the U.S. Department of the Interior, are administered by Michigan's State Historic Preservation Office (SHPO), Michigan Historical Center. The Historic Preservation Fund is the source of a 60-40 matching grant-in-aid program. The federal funds provided through the grant must be matched by the grant recipient. Projects that effectively address the goals of the Michigan Comprehensive Historic Preservation Plan in the following areas are eligible for funding: survey projects, nominations, planning, public education, restoration planning, and development.

## Historic Preservation Resources

### Private Foundations/Trusts:

- **Architectural Conservation Grants and Education and Training Grants**  
*J. Paul Getty Trust Fund*

Architectural Conservation Grants support organizations in their efforts to preserve buildings or sites of outstanding architectural, historical, and cultural significance. Planning Grants are available to assist in the initial development of an overall architectural conservation plan. Support is also available on a selective basis for the development of archaeological site management plans. Implementation Grants assist in the actual conservation of a building's historic structure and fabric. Nonprofit, charitable organizations are eligible to apply.

Conservation training programs, museums, and other nonprofit organizations may apply for Education and Training Grants that support programs contributing to the professional development of conservators. Eligible institutions must offer graduate degree programs in conservation training that integrates the history of art, science, and conservation practice.

### Michigan State Historic Preservation Office

Michigan Historical Center  
P.O. Box 30740  
702 W. Kalamazoo Street  
Lansing, MI 48909  
[http://www.michigan.gov/hal/0,1607,7-160-17445\\_19273\\_19318-53069--,00.html](http://www.michigan.gov/hal/0,1607,7-160-17445_19273_19318-53069--,00.html)

**Contact:**  
Brian D. Conway  
State Historic Preservation Officer  
T: 517-373-1630

### The Getty Grant Program

1200 Getty Center Drive, Suite 800  
1785 Massachusetts Ave., NW  
Los Angeles, CA 90049-1685  
[www.getty.edu/grants/](http://www.getty.edu/grants/)

**Contact:**  
T: 310-440-7320  
F: 310-440-7703

- **Preservation Planning Resources**

*American Association for State and Local History (AASLH)*

AASLH is a membership organization comprised of individuals, agencies, and organizations acting in the public trust, engaged in the practice of history, and representing a variety of disciplines and professions. Its goal is to strengthen the field of state and local history by sharing information, answering questions, providing training, and serving as a professional networking source. AASLH provides individuals, communities, and organizations worldwide with information, publications, and training to save and celebrate their heritage. Its services benefit history professionals and volunteers working in historical societies, museums, historic sites, parks, libraries, archives, historic preservation organizations, schools, and colleges.

### **American Association for State and Local History**

1717 Church Street  
Nashville, TN 37203  
[www.aaslh.org](http://www.aaslh.org)

**Contact:**

T: 615-320-3203  
F: 615-327-9013

- **Preservation Planning Resources**

*Heritage Preservation*

Heritage Preservation is a membership-based organization that works to ensure the preservation of America's collective heritage for present and future generations. The organization meets its goal through programs and publications that provide advice and guidance on the proper care and maintenance of historic documents, books and archives, works of art, photographs, architecture, monuments, natural science specimens, and family heirlooms.

### **Heritage Preservation**

1012 14th Street, NW  
Suite 1200  
Washington, DC 20005  
[www.heritagepreservation.org](http://www.heritagepreservation.org)

**Contact:**

T: 202-233-0800  
F: 202-233-0807  
[info@heritagepreservation.org](mailto:info@heritagepreservation.org)

## Resource Conservation and Recreation

### *Federal-Level:*

- **Recreational Trails Program**

*The U.S. Department of Transportation, Federal Highway Administration*

The U.S. Department of Transportation's Federal Highway Administration provides matching funds to states to develop and maintain recreational trails and trail-related facilities for both motorized and non-motorized recreational trail users. Examples of trail uses include walking, bicycling, in-line skating, equestrian use and cross-country skiing. In Michigan, the Department of Natural Resources administers the program and develops its own procedures to solicit and select projects for funding.

### **U.S Department of Transportation Federal Highway Administration**

Forest, Mineral, & Fire Management  
Department of Natural Resources  
Stevens T Mason Building  
PO Box 30452  
Lansing MI 48909-7757

<http://www.fhwa.dot.gov/environment/rectrails/rtbroch.htm>

*Contact:*

Jim Radabaugh  
State Trails Coordinator

T: 517-373-1276

- **Rivers, Trails, and Conservation Assistance Program**

*National Park Service*

The National Park Service's Rivers, Trails, and Conservation Assistance Program works with community groups and local and state governments to conserve rivers, preserve open space, and develop trails and greenways. Technical assistance, provided by the program's national network of 90 conservation and recreational-planning professionals, includes assessing resources, developing concept plans, identifying potential sources of funding, and providing conservation and recreation information. The program is administered on a regional basis.

### **National Park Service**

National Park Service  
Midwest Region  
9922 Front Street  
Empire, Michigan 49630

[www.nps.gov/ncrc/programs/rtca/contactus/cu\\_offices.html](http://www.nps.gov/ncrc/programs/rtca/contactus/cu_offices.html)

*Contact:*

Barbara Nelson Jameson  
Rivers, Trails, & Conservation  
Assistance

T: (231) 334-3130

- **Land & Water Conservation Fund**

*National Park Service*

The Land & Water Conservation Fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities. 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. Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation, is eligible.

### **National Park Service**

Outdoor Recreation Grant  
Department of Natural Resources  
P.O. Box 30425  
Lansing, MI 48909  
[www.nps.gov/ncrc/programs/lwcf/index.html](http://www.nps.gov/ncrc/programs/lwcf/index.html)

*Contact:*

T: 517-373-2329

- **Partners for Fish and Wildlife Program**

*U.S. Fish and Wildlife Service*

The U.S. Fish and Wildlife Service's Partners for Fish and Wildlife Program provides technical and financial assistance to private landowners who voluntarily restore wetlands and other fish and wildlife habitat on their land. The program encourages funding from other organizations to help complete projects. Private landowners, often in partnerships with conservation groups and government agencies, are eligible for assistance. Landowners must sign an agreement to retain the restoration projects for at least 10 years, but otherwise maintain full control of their land.

### **U.S. Fish and Wildlife Service**

Branch of Habitat Restoration  
4401 N. Fairfax Drive  
Arlington, VA 22203  
[www.partners.fws.gov](http://www.partners.fws.gov)

*Contact:*

Sally J. Valdes  
T: 703-358-2201  
F: 703-358-2232

- **Resource Conservation & Development Program (RC&D)**  
*U.S. Department of Agriculture Natural Resource Conservation Service*

The RC&D Program aims to accelerate the conservation, development and utilization of natural resources, and to improve the general level of economic activity and standard of living in designated RC&D areas. The program works to enhance the capability of state, tribal, and local units of government, as well as local nonprofit organizations in rural areas to plan, develop, and carry out programs for resource conservation and development. Current program objectives focus on improvements in quality of life through natural resources conservation, sustainable community development, prudent resource use, and the management of natural resources. RC&D areas are locally sponsored regions designated by the Secretary of Agriculture for RC&D technical and financial assistance program funds.

- **Wildlife Habitats Incentive Program**  
*U.S. Department of Agriculture Natural Resources Conservation Service*

The Wildlife Habitats Incentive Program (WHIP) is a voluntary program designed to provide technical and financial assistance to landowners for the establishment and improvement of fish and wildlife habitat. Ranking criteria are used to select applicants with conservation plans that will create, enhance or protect wildlife. Applications are accepted through a continuous sign-up process.

**U.S. Department of Agriculture  
Natural Resource Conservation  
Service**

National Resources Conservation  
Service

P.O. Box 2890

Washington, DC 20013

[www.nrcs.usda.gov/programs/rcd](http://www.nrcs.usda.gov/programs/rcd)

*Contact:*

Terry D'Addio

National RC&D Program Manager

T: 202-720-0557

**U.S. Department of Agriculture  
Natural Resources Conservation  
Service**

3001 Coolidge Road, Suite 250

East Lansing, Michigan 48823

[www.nrcs.usda.gov/programs/whip](http://www.nrcs.usda.gov/programs/whip)

*Contact:*

John Brick

State Conservationist

T: 517-324-5270

## Resource Conservation and Recreation

### State-Level:

- Michigan Natural Resources Trust Fund**  
*Michigan Department of Natural Resources (MDNR)*

The Michigan Natural Resources Trust Fund provides assistance to local governments, school districts, and MDNR to purchase lands for outdoor recreation and/or the protection of natural resources and open space. The fund also assists in the appropriate development of land for public outdoor recreation. Local units of government (cities, villages, townships, counties) may apply for funds if they have an updated parks and recreation plan, and can provide a funding match of at least 25 percent of the appraised value of the property to be purchased. Grants range from \$15,000 to \$500,000. Applications are available each January for the current year's application cycle.

### Michigan Department of Natural Resources

P.O. Box 30425  
 Lansing, MI 48909-7925  
[www.michigan.gov/dnr](http://www.michigan.gov/dnr)

*Contact:*  
 Jim Wood  
 Chief of Grants  
 T: 517-241-2480  
[woodjb@michigan.gov](mailto:woodjb@michigan.gov)

- State and Local Recreation Trust Fund Program**  
*Michigan Department of Natural Resources*

The program provides grants to local units of government and state agencies for the acquisition and development of lands and facilities for outdoor recreation or the protection of Michigan's significant natural resources. Applications are evaluated on established criteria such as resource protection, water access, and project need. At least a 25 percent match on either acquisition or development projects is required from local government applicants. Recommendations are made by the Michigan Natural Resources Trust Fund Board to the State Legislature for final approval. Criteria are spelled out in the "Recreation Grants Selection Process" booklet given to all applicants. Any local unit of government, including school districts, or any combination of units in which authority is legally constituted to provide recreation are eligible for funding. Local units of government, school districts, and local authorities must have a DNR-approved recreation plan to be eligible.

### Michigan Department of Natural Resources

P.O. Box 30425  
 Lansing, MI 48909-7925  
[www.michigan.gov/dnr](http://www.michigan.gov/dnr)

*Contact:*  
 Jim Wood  
 Chief of Grants  
 T: 517-241-2480  
[woodjb@michigan.gov](mailto:woodjb@michigan.gov)

- **Recreational Trails Program Grants**

*Michigan Department of Natural Resources*

Recreational Trails Program Grants fund the maintenance and development of recreational trails and related facilities. State projects and state/local government partnership projects are eligible for funding. However, a Department of Natural Resources (DNR) division/bureau must always be the applicant. Local government-sponsored projects can be considered for funding if they contribute to Department program goals and they are located on DNR land or linked to a trail on DNR land. Local unit of government applications will not be considered unless the project is developed as a joint application with a DNR division/bureau prior to the application deadline (July 1 of each year).

**Michigan Department of Natural Resources**

P.O. Box 30425  
Lansing, MI 48909-7925  
[www.michigan.gov/dnr](http://www.michigan.gov/dnr)

**Contact:**

Mark Mandenberg  
T: 517-335-3037  
[mandenbm@michigan.gov](mailto:mandenbm@michigan.gov)

## Resource Conservation and Recreation

### *Private Foundations/ Trusts*

- **Bricks and Mortar Grant Program**  
*The Kresge Foundation*

The Kresge Foundation is an independent, private foundation founded in 1924 by the S.S. Kresge Company, more widely known as Kmart. The foundation has several grantmaking programs and initiatives for localities and nonprofit organizations. The foundation focuses on capital programs and giving to organizations for facility construction or improvement. The “Bricks and Mortar” program offers financial support for building facilities and challenges private giving. Projects that may receive funding include the construction of facilities, renovation of facilities, purchase of major equipment or an integrated system at a cost of at least \$300,000, and the purchase of real estate. The foundation predominantly provides high dollar grants (over \$750,000). Governmental agencies can apply for funding in order to purchase real estate. However, the likelihood of a locality receiving funding is lower than that of a nonprofit organization.

### **Kresge Foundation**

3215 West Big Beaver Road  
P.O. Box 3151  
Troy, MI 48007-3151  
[www.kresge.org](http://www.kresge.org)

*Contact:*

T: 248-643-9630  
F: 248-643-0588

- **Sustainable Development Program**  
*Rockefeller Brothers Fund*

The Rockefeller Brothers Fund promotes social change that contributes to a more just, sustainable, and peaceful world. Through its grantmaking, the Fund supports efforts to expand knowledge, clarify values and critical choices, nurture creative expression, and shape public policy. The Fund’s programs are intended to develop leaders, strengthen institutions, engage citizens, build community, and foster partnerships that include government, business, and civil society. Respect for cultural diversity and ecological integrity pervades the Fund’s activities.

### **Rockefeller Brothers Fund**

437 Madison Avenue  
37th Floor  
New York, NY 10022-7001  
[www.rbf.org](http://www.rbf.org)

*Contact:*

T: 212-812-4200  
F: 212-812-4299  
[info@rbf.org](mailto:info@rbf.org)



## Resource Conservation and Recreation

### Non-Governmental Organizations

- **US Soccer Foundation Grants Program**

*United States Soccer Foundation*

The US Soccer Foundation was established in 1995, with a mission to enhance, assist, and grow the sport of soccer. The Foundation's core program is the administration of its annual Grants process, through which nearly \$20 million in cash and equipment has been awarded to more than 350 grantees nationwide. Grantees cover the entire spectrum of soccer organizations, from small rural clubs looking to start a soccer program to the national programs of the US Soccer Federation, the National Governing Body for the sport of soccer in the United States. The Foundation's Grants Program is open to anyone with a soccer-specific program or a project that benefits a non-for-profit recreational purpose. The 2006 grant cycle focuses especially on proposals that develop players, referees, and coaches through programs, field enhancements or the Foundation's All Conditions Fields Program, with special emphasis on the economically disadvantaged in urban areas.

### United States Soccer Foundation

1050 17<sup>th</sup> Street, NW  
Suite 210  
Washington, DC 20036  
[www.ussoccerfoundation.org](http://www.ussoccerfoundation.org)

*Contact:*

Karen Irish  
Manager, Proactive Initiatives  
[kci@ussoccerfoundation.org](mailto:kci@ussoccerfoundation.org)  
T: 202-872-6656  
F: 202-872-6655

- **Environmental Program**

*Georgia Pacific Foundation*

The Georgia Pacific Foundation's Environment Program works to promote environmental stewardship and awareness by funding non-profit organizations that focus on resource conservation, parks, nature trails, recreation areas, and environmental education. Grant applications are accepted between January 1 and October 31 of each year.

### Georgia Pacific Foundation

133 Peachtree Street, N.E.  
Atlanta, GA 30303  
[www.gp.com/center/community/environment.html](http://www.gp.com/center/community/environment.html)

*Contact*

Curley M. Dossman, Jr.  
President, Georgia-Pacific Foundation  
T: 404-652-4182  
F: 404-749-2754

- **Environmental Grants**

*Ben & Jerry's Foundation*

The Ben & Jerry's Foundation provides grants to non-profit organizations that seek to institute environmental or institutional change, foster new ways of thinking, address the root cause of social and environmental problems, as well as help ameliorate an unjust or destructive situation by empowering constituents. Grants of \$1,001 to \$15,000 are rewarded to non-profit organizations three times per year. Letters of intent may be submitted at any time and are reviewed on an ongoing basis, but should be received no later than ten weeks prior to a desired full proposal cycle deadline. If an application is chosen for further consideration, deadlines to submit a full proposal are: March 1, July 1, and November 1.

**Ben & Jerry's Foundation**

30 Community Drive  
South Burlington, VT 05403  
[www.benjerry.com/foundation/index.html](http://www.benjerry.com/foundation/index.html)

*Contact:*  
Lisa Pendelino

- **Environmental Grants**

*Public Welfare Foundation*

The Public Welfare Foundation's Environment Program provides funds to nonprofit programs that work on environmental challenges, especially in communities where there are the least resources to respond. The Environment Program also provides funds to nonprofit programs that provide technical assistance to grassroots or local efforts, advocacy efforts that increase the participation of affected communities in policy decisions concerning health and the environment, and programs that promote sustainable development. Grant applications begin with a letter of inquiry and may be submitted for review on a rolling basis throughout the year.

**Public Welfare Foundation**

1200 U Street NW  
Washington, DC 20009-4443  
[www.publicwelfare.org/grants/environment.asp](http://www.publicwelfare.org/grants/environment.asp)

*Contact:*  
Midge Taylor  
Program Officer  
T: 202-965-1800  
F: 202-265-8851

- **Environmental Programs**

- The Conservation Fund*

The Conservation Fund helps local, state, and federal agencies and nonprofit organizations acquire property from willing sellers to protect open space, wildlife habitat, public recreation areas, river corridors, and historic places. The fund also offers land advisory services, applying principles of sustainable development to real estate projects with sensitive ecological, visual, and historical resources. Additionally, the fund works to enhance, restore, and protect the nation's land and water resources through mitigation services that range from planning and negotiation to acquisition and implementation. The fund also provides services in natural resource damage mitigation, habitat/species mitigation, and wetland mitigation.

**The Conservation Fund**

1800 North Kent Street, Suite 1120  
Arlington, VA 22209-2156  
[www.conservationfund.org](http://www.conservationfund.org)

**Contact:**

Douglas R. Horne  
Director, Land Advisory Services  
T: 703-525-6300  
F: 703-525-4610

- **Youth Development Grants**

- Tiger Woods Foundation*

The Tiger Woods Foundation works to empower young people to reach their highest potential by initiating and supporting community-based programs that promote the health, education, and welfare of America's youth. The foundation funds non-profit youth development programs and projects that build potential through cultural studies, recreation, physical fitness, and leisure activities; volunteer-based mentoring programs and community service projects; and programs that build self-esteem and/or provide positive values while expanding opportunities. Proposals are reviewed quarterly, and must be received by February 1, May 1, August 1, or November 1.

**Tiger Woods Foundation**

4281 Katella Avenue  
Suite 111  
Los Alamitos, CA 90720  
[www.twfound.org/home](http://www.twfound.org/home)

**Contact:**

T: 714-816-1806  
F: 714-816-1869

- **Supportive Housing for the Elderly Program**  
*U.S. Department of Housing and Urban Development*

This program provides funding for the development and operation of supportive housing for very low-income persons 62 years of age or older. Capital advances may be used for the construction or rehabilitation of a structure, or acquisition of a structure with or without rehabilitation (including structures from the Federal Deposit Insurance Corporation). Capital advance funds bear no interest and are based on development cost listed in HUD's guidelines. Repayment of the capital advance is not required as long as the housing remains available for occupancy by very low-income elderly persons for at least forty years.

**U.S. Department of Commerce  
Economic Development Agency**

Federal Building, Room 740  
200 North High Street  
Columbus, OH 43215  
[www.osec.doc.gov/eda](http://www.osec.doc.gov/eda)

*Contact:*  
Robert Hickey  
Economic Development Representative  
T: 800-686-2603  
F: 614-469-7315

- **Bicycle and Pedestrian Planning Technical Assistance**  
*National Center for Bicycling and Walking (NCBW)*

The National Center for Bicycling and Walking provides information, training, and education on bicycle and pedestrian related issues, including facility planning, design, and engineering, public health and physical activity, and education and safety research and programs; effective advocacy techniques; and trails and greenway development. Additionally, the NCBW hosts the annual Pro Bike/Pro Walk Conference. Contact the National Center for Bicycling & Walking at [info@bikewalk.org](mailto:info@bikewalk.org) for further information about the Conference.

**National Center for Bicycling and  
Walking**

1506 21st Street NW, Suite 200  
Washington, DC 20036  
[www.bikewalk.org](http://www.bikewalk.org)

*Contact:*  
Bill Wilkinson  
Executive Director  
T: 202-463-6622  
F: 202-463-6625  
[bill@bikewalk.org](mailto:bill@bikewalk.org)

## Appendix C: Heritage Tourism Case Studies

In recent years, communities across the United States have recognized that local cultural and historical resources are not only unique, valued parts of a community's heritage, but can also serve as a cornerstone of innovative approaches to economic development and community revitalization. The conservation and preservation of a community's cultural and historical resources reflects the community's sense of place and civic pride, and also attracts visitors interested in learning about and experiencing the community's past, present, and future.

According to the National Trust for Historic Preservation, cultural heritage tourism is the act of "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. This includes cultural, historic, and natural resources. A study conducted by the Travel Industry Association of America highlights a number of the benefits that cultural heritage tourism yields for communities. The study indicates that people who engage in historic and cultural activities spend more money, participate in more activities, and stay longer than other types of U.S. travelers.

Additional benefits of cultural heritage tourism include:

- Creating jobs and businesses
- Increasing tax revenues
- Diversifying the local economy
- Creating opportunities for partnerships
- Attracting visitors interested in history and preservation
- Increasing historic attraction revenues
- Preserving local traditions and culture
- Generating local investment in historic resources
- Building community pride in heritage
- Increasing awareness of the site or area's significance

The economic impacts are both direct and indirect. Direct impacts come from the entry fees and other funds spent in association with historic site visits. Indirect impacts come from spending related to hotels, restaurants, and retail shops. The following are several case studies from communities across the U.S. that are benefiting from efforts to develop cultural heritage tourism venues.

*Case Study: Oil Heritage Region*  
*Venango and Crawford Counties, Pennsylvania*  
[www.oilregiontourist.com](http://www.oilregiontourist.com)

In 1989, the rural counties of Venango and Crawford in northwestern Pennsylvania teamed up to establish the Oil Heritage Region which would become an economic development tool that could be used to protect historic resources, improve local economies by increasing tourism expenditures, and rebuild community pride in the region where the oil industry was born. Key supporters included a member of the Pennsylvania House, local elected officials, local museum directors, the Oil Creek State Park manager, and community members. Formal planning began in 1990, with a feasibility study sponsored by the Pennsylvania Heritage Parks Program. The study evaluated two state-owned sites and provided funding to develop a management action plan.

Between 1989 and 1994, the heritage area began to take shape under the management of a coordinating committee whose key members included the local chambers of commerce, the Venango County planning department, and the Venango County Tourist Promotion Office. These key agencies rotated annual management of the heritage tourism initiative. By 1996, the Oil Heritage Region was incorporated as a nonprofit organization. Heritage tourism efforts, at that time, were funded largely through the state, with additional support from local municipalities, and even smaller portions from foundations, charitable trusts, membership dues, fee for service initiatives, sales, and donations.

Between 1995 and 1998, the group secured technical support from the National Trust for Historic Preservation Heritage Tourism Program to develop hospitality tourism training materials, tear-off map pads that provided an historic driving tour of the region, and a media tour to kick off the regional tourism effort. The National Trust project was funded largely by state resources, with ¼ of funds coming from the State History and Museum Commission and the other ¾ coming from the Department of Conservation and Natural Resources.

In late 2004, the Oil Heritage Region was designated a National Heritage Area, making federal funds available to support a portion of the operating budget. The Heritage Tourism Region, which began as a grassroots effort, is known today as "The Valley that Changed the World," and is currently one of three Pennsylvania areas engaged in heritage tourism. Among many attractions, are the Drake Well Museum where visitors can see the world's first successful oil well, the Oil Creek & Titusville Railroad on which visitors can take a ride, and St. John's Episcopal Church, which is home to 30 Tiffany

stained glass windows. Recreational resources include Oil Creek State Park, Two Mile Run County Park, and the Allegheny River Tract of Clear Creek State Forest, where visitors can enjoy biking, hiking, fishing, and boating. Other activities in the area include horseback riding, golf, and hunting.

When local organizers were asked about their keys to success, they emphasized the importance of local partnerships.

*Case Study: Crow Canyon Archaeological Center*

*Cortez, Colorado*

[www.crowcanyon.org](http://www.crowcanyon.org)

In 1985, the Colorado-based Crow Canyon Archaeological Center emerged as an independent nonprofit research and education center dedicated to long-term archaeological research that would help preserve the rich history of the ancient Pueblo Indians who inhabited the canyons and mesas of the Mesa Verde region. The center, however, was also dedicated to involving the public in archaeology and Native American cultures. With this in mind, the facility was developed with campus housing and a small staff that would expand the research and education components of the program.

Today, the facility includes a laboratory, a computerized database, and a publications division. Research findings have been incorporated into an innovative and culturally sensitive curriculum and a professional staff conducts research and education programs designed to advance the principles of archaeology, anthropology, and cultural heritage.

Thousands of visitors have participated in the hands-on archaeological experiences offered at Crow Canyon. During the summer, visitors can participate in day-long programs through which they tour a working excavation site and participate in hands-on activities with artifacts that demonstrate the history of the Ancestral Puebloans and provide overviews of their culture. Additional summer programs include opportunities for students to participate in week-long archaeology camps. The lab and curation rooms are also open for tours on an ongoing basis.

*Case Study: Collaboration in Mesa Verde Country*

*Colorado*

[www.swcolo.org](http://www.swcolo.org)

In Mesa Verde Country, the Crow Canyon Archaeological Center is one of several sites to visit. The four towns of Cortez, Dolores, Mancos, and Towaoc, Colorado have established a collaborative tourism effort under an umbrella they have dubbed Mesa Verde Country. Together, the four towns emphasize the region's rich archeological resource, and visitors can find information on the website and through the visitor's center that specifically addresses archaeological tourism opportunities in the region.

Today, several local businesses offer tour services in the nearby Mesa Verde National Park and throughout the region. Tours range from backcountry trips to tours of ancient archaeological sites and rock art panels in the Four Corners area. The Mesa Verde Country website provides web links to each of the four cities, as well as lodging, dining, archaeological and recreation activities, shopping, entertainment, and other services.

For more information, please contact:

E<sup>2</sup> Inc.  
2417 Northfield Road  
Charlottesville, VA 22901  
T: 434.975.6700 - F: 434.975.6701

[www.e2inc.com](http://www.e2inc.com)

