



CITY OF BRIDGMAN

Creating Tomorrow's Future Today



Master Plan Adopted December 18, 2014
Parks and Recreation Plan Adopted January 5, 2015
Capital Improvements Program Adopted January 5, 2015
Corridor Improvement Authority Plan Adopted December 27, 2007
CGA Economic Development Strategy

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Robert Hamlett, *Member*
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Transmittal Letter



9765 Maple Street / P.O. Box 366 / Bridgman, MI 49106 / Tel: 269•465•5144 / Fax: 269•465•3701

To the Citizens of the Greater Bridgman Community:

Our community “**Bridgman on the Lake**” has a rich family-orientated history and economic opportunities that foretell a bright future for our current and future residents as well as the growing number of tourist visitors.

Michigan law requires Bridgman to update its Master Plan every five years. This Master Plan document is designed to “**Create Tomorrow’s Future Today**” by identifying projects and actions that address future growth and land use needs for the next twenty-five years.

The document also includes the official Parks and Recreation Plan required by the Michigan Department of Natural Resources for grant funding eligibility and the City Capital Improvement Program which identifies and estimates the cost and timing of needed infrastructure improvements to serve existing and future citizens. It also includes a summary of our Corridor Improvement Authority, Development Plan Projects & Activities Roster promoting economic development opportunities.

To provide a complete understanding of economic development opportunities, we have added information about the Greater Bridgman Area Chamber of Commerce and Growth Alliance efforts to advance future economic sustainability of our community.

This plan was created with input from a large group of citizens and business owners gathered during a fall 2013 online survey, group conversations with the Mayor and Planning Commission Chair held during the summer 2014 and a 2014 community-wide open house held before the formal public hearing and adoption.

This Master Plan also recognizes the importance of intergovernmental cooperation. Residents of Bridgman rely upon opportunities located in surrounding communities for employment, shopping, health care and many other needs. With this understanding, the Planning Commission acknowledges its role to support and assist in region-wide efforts necessary to support daily needs not only for residents and visitors to Bridgman, but residents throughout the regional community.

On behalf of the City Council, Council Parks Committee, Planning Commission, Corridor Improvement Authority and Greater Bridgman Area Chamber of Commerce and Growth Alliance we would invite your questions and comments.

Hannah Anderson, Mayor
City of Bridgman

Suzy Barnes, Chair
Parks Committee

Kathleen Ramso, Chair
Corridor Improvement
Authority

Steve Parsons, Chair
Planning Commission

Tim Kading, President
Greater Bridgman Area
Chamber of Commerce &
Growth Alliance

Introduction

WHAT IS A MASTER PLAN?

A common question is, what is a Master Plan? And even more specifically, what is the role of the City Master Plan?

In general, the Master Plan is intended to guide land use decisions and provide direction to current and future Planning Commissions and the City Council which will implement it.

This Master Plan is an “umbrella document,” bringing together plans and studies from other agencies, presenting a coordinated approach to future growth, preservation of areas of specific environmental concern as well as describing land areas needed

for future residential, commercial, industrial, and recreational use. It also addresses and serves as the “official” Parks and Recreation Plan and Capital Improvement Program for the City.

WHAT WAS THE PROCESS FOR DEVELOPING THIS PLAN?

This Plan was developed with the input and support of many citizens as well as members of City Council, staff, and advisors. The planning process included the following general steps:



Left: Master Plan Planning Process

Below: Lakes2Grapes Logo



1. **Data Gathering:** *including census, economic, housing, transportation, and other geographic data plus review of existing plans.*
2. **Analysis:** *of existing conditions, trends, and issues from other plans and polices.*
3. **Input:** *from a fall 2013 on-line community survey, a summer “key leaders” visit with the Mayor and Planning Commission Chair discussion, plus the October 16, 2014 community-wide open house workshop.*
4. **Vision, Future Land Use Plan, and Implementation Strategies:** *which were subjected to citizen review simultaneously with the Planning Commission review.*
5. **Public Hearing:** *held by the Planning Commission on the draft plan.*
6. **Plan Adoption:** *after revisions - Planning Commission adoption of the Master Plan and Parks and Recreation Plan plus Capital Improvements Program adoption by the City Council.*

COMMON THEMES

Throughout the planning process several overriding themes emerged:

- **City land area nearly 100% occupied.** Future population growth will be housed within redevelopment project areas or in new residential developments located outside of the city.
- **Future population growth needed for sustainability.** New household growth in the greater Bridgman community will bring additional consumer purchases helping future economic sustainability for local government services and private business.
- **Regional job growth will aid future economic**

sustainability. Job growth within easy commuting distances will provide opportunities for increased household incomes for existing and future residents.

- **I-94, Exit 16 interchange is a tourism gateway.** Exit 16 serves as the greater Chicago/ Northern Indiana entryway for nationally known Warren Dunes State Park, Weko Beach and southwest Michigan’s wine and craft brew tourism experience.
- **Tourism visitation is a future economic growth opportunity.** Future economic prosperity is inseparable with southwest Michigan’s tourism and the increase of seasonal residents.
- **“Bridgman on the Lake” Exit 16 “Lake2Grapes” logo is a notable national identifier.** Collaborative efforts to nationally and globally brand the logo will increase tourism and aid future community prosperity.

PLAN ORGANIZATION

This plan is organized by subject area. Each chapter, or “plan element”, contains relevant data (gathered from the census and other sources), public input results and discussion of future trends, before presentation of the community vision statement, objectives and strategies and the Future Land Use Plan.

Included, to complete a presentation of the community future growth strategy, is strategic plans for the Corridor Improvement Authority and the Greater Bridgman Area Chamber of Commerce and Growth Alliance which have been charged with advancing community economic development actions necessary for future economic prosperity.

With this understanding, City officials seek the help and cooperation of its citizens and those interested in participating in the development of the Greater Bridgman Community in implementing the vision set forth in the Plan.

Community Description

LOCATION

The City of Bridgman is located in the west central portion of Berrien County, encompassed by Lake Charter Township, midway between the cities of St. Joseph/Benton Harbor and New Buffalo.

CITY HISTORY

The history of Bridgman dates back into the 1850's when George Bridgman and his partners Warren and Charles Howe formed a lumber company and shipped lumber, first by water and then by rail, to the growing Chicago area.

With the 1871 construction of a railroad depot the community of Bridgman was named beginning its agrarian and tourism development history.

The "Bridgman on the Lake" identity began in the 1920's with construction of a beach front pavilion, known as the Weko Beach House. Weko Beach serves as a regional tourist attraction and provides residents their Lake Michigan water accessible living experience.

The Greater Bridgman Community today is known for its small town culture, agrarian roots, Lake Michigan recreation opportunities, and as a center of religious, education and resident/visitor friendliness while serving as the gateway to "Southwest Michigan's Wine and Craft Brew Country".



Bridgman Location Map & 7 Mile Trade Area

ADMINISTRATIVE STRUCTURE

Planning Commission

The City Council reestablished the seven-member Planning Commission pursuant to the requirement of the P.A. 33 of 2008, Michigan Planning Enabling Act, with adoption of Ordinance 172, July 7, 2008 and charged them with the responsibility for preparation of the Master Plan and preparation duties for the Capital Improvement Program.

The Master Plan is adopted by the Planning Commission while the Capital Improvements Program prepared by the Planning Commission is adopted by the City Council.

Council Parks Committee

Annually the City Council appoints a Park Committee (headed by two City Council members) to address park, recreation, pathway and open space needs of the City. This Committee, in cooperation with the City Planning Commission, prepares the Five-Year Parks and Recreation Plan for adoption by the City Council.



Corridor Improvement Authority

The City Council established the Corridor Improvement Development Authority (CIA) December 27, 2007 (Ordinance 164) to prepare and carry-out a Development Plan for economic improvement of the central business district and the Red Arrow Highway corridor. The CIA Development Plan is prepared by the CIA and adopted by the City Council.

The CIA also administrates the City Revolving Loan and Commercial Renovation Tax Abatement programs.

Greater Bridgman Area Chamber of Commerce and Growth Alliance

In 2013 the City of Bridgman, Lake Charter Township and Bridgman Area Chamber of Commerce established the Greater Bridgman Area Chamber of Commerce and Growth Alliance (CGA), a merger of the Chamber and former Economic Growth Alliance, charging it with community economic development duties.

The goal of the CGA, serving as the lead economic development agent for the community, is to promote community development and business expansion advancing economic sustainability.



Left: Wine Festival at Weko Beach

Right: The Caledonia Kilty Band from Mishawaka wait to march in the Celebrate Bridgman Parade.

EXISTING CONDITIONS

Physical Landscape

The Bridgman community has rather complex topography with sand dunes along the Lake Michigan shoreline and flat level elevation inland. Storm water management is provided by Tanner Creek and the Bedortha Drain that moves storm water into Lake Michigan.

Municipal Infrastructure

Bridgman is proud of its infrastructure system which provides services to every building in the City. Annual investment in maintenance and improvement upgrades assures system compliance meeting, or exceeding, future growth and development needs envisioned in this plan.

Transportation

Interstate I-94 and Red Arrow Highway are the main north-south/east-west roadways with Lake Street/Shawnee Road being the principal east-west roadway, both being used for local and regional commuting.

The most notable project of community interest is streetscaping of downtown Lake Street, and expansion onto Red Arrow Highway, plus creation of an intercommunity railway system along Red Arrow Highway linking Warren Dunes State Park with downtown Bridgman, and connection with other local and regional population centers.

Selected day-use public transportation is provided by the City.

Parks, Recreation and Open Spaces

Bridgman has three parks comprising 49.5 acres of land easily accessible from surrounding neighborhoods mostly containing playground equipment for young children, soccer and other sports fields, a dog park and the Lake Michigan beachfront. Elementary, Middle and High School facilities are also available.

The City Parks Committee has prepared a Five-Year Plan, (Appendix A) containing maintenance and improvements projects designed to increase access, provide public gathering places, and expand the existing walking trail system among other improvements.

Pattern & Existing Land Uses

Bridgman can be classified as a true “**traditional neighborhood development (TND)**” town, characterized by a central business district surrounded by compact residential development with a Lake Michigan shoreline residential area. This pattern dates back to the City’s founding in the late 1800’s. The compact historic pattern of development provides much desired community “**walkability.**” This easy walk from home to the downtown and compact commercial business district remains today due to the development of close-by residential areas.

This pattern of land use forms the “**small-town**” character and appeal desired by residents and visitors alike.



Observation Deck at Weko Beach

SOCIOECONOMIC CHARACTERISTICS

Population

The US Census Bureau estimates there are 2,269 residents living in Bridgman today (2013), a loss of 22 since 2010. With the rebirth of the Michigan economy, the Planning Commission also expects the City population to grow to 3,200 by 2040; 25 years in the future. The Planning Commission expects the Greater Bridgman Retail Trade Area to expand at a greater rate increasing to 5,700 by 2040.

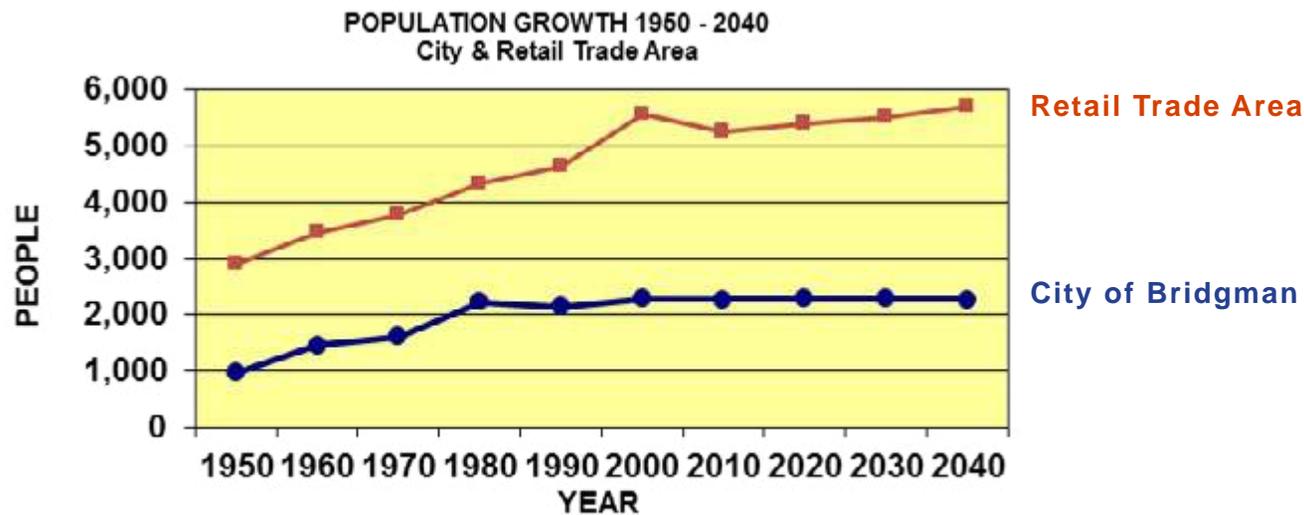
Of the current population 19% are school aged children with another 24% being of retirement age.

Predicting future population is quite difficult and certain assumptions are made, including that economic recovery will reignite Michigan job creation allowing southwestern Michigan to grow at a faster rate than Michigan and that community and close-by regional employment opportunities will increase.

Households

Households, an indicator of the number of dwelling units needed to house the projected population will also increase. Historically, in the decade between 2000 and 2010, Bridgman dwelling unit count increased by 44 units. Census data in 2010, shows 70% of dwelling units being owner occupied, 148 being of seasonal or recreational use (12.5%) and 7% vacant.

This plan recognizes that future new household growth, for the most part, will occur outside of the City, most likely in the Retail Trade Area.

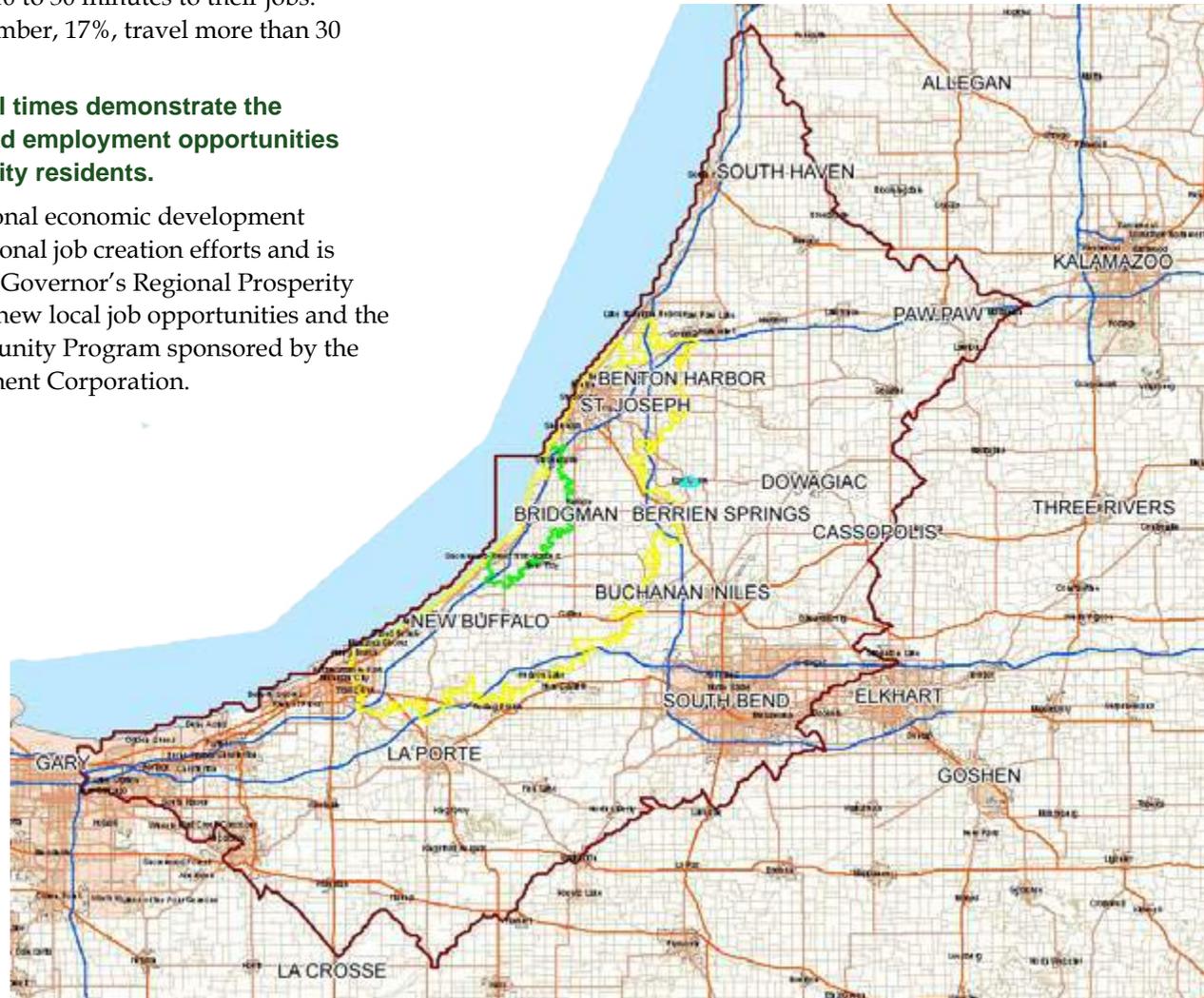


Jobs and Employment

In 2012, the City had a workforce of about 1,162 people, a 63% labor force participation rate, with 25% working in the City, or nearby. A majority of the workforce travels to other communities throughout the regional area, with 58% of the workforce traveling from 10 to 30 minutes to their jobs. Interestingly a rather large number, 17%, travel more than 30 minutes for work.

These journey-to-work travel times demonstrate the importance of job growth and employment opportunities within the regional area to City residents.

The City cooperates with regional economic development organizations in local and regional job creation efforts and is actively pursuing a role in the Governor's Regional Prosperity Initiative Program to facilitate new local job opportunities and the Redevelopment Ready Community Program sponsored by the Michigan Economic Development Corporation.



Bridgman Drive Time Map

Public Consultation

CONSULTATION METHODOLOGY

The purpose of the public consultation phase was to engage residents, community organizers, key stakeholders, city staff and regulators about the current land use and development trends as well as needs and desires for the future.

Public input began in fall of 2013 with an on-line community survey, continued during summer of 2014 with a “**key leaders**” visit with the Mayor and Planning Commission Chair discussion and monthly public participation opportunities held at each monthly meeting of the Planning Commission.

On October 16, 2014, over 100 key community leaders gathered together to review with the Planning Commission the future of the Greater Bridgman Community. Participants discussed

input data, proposed future growth policies, and the projects recommended by the Planning Commission to achieve “**community-wide consensus**” on where future development should take place.

The Planning Commission has consolidated this information using the “mapping” and recommendations to produce the City of Bridgman Future Land Use Map.

Images taken from the Mayor Visit Program workshop



Master Plan Strategies

A SENSIBLE AND SUSTAINABLE FUTURE GROWTH PLAN

Creating the Plan

The concept of “sensible and sustainable growth” began in the 1980’s as a means to bring together two compatible but different ideas; first, the need for sound planning for decisions about future growth; second, the application of common sense to many development issues facing communities today.

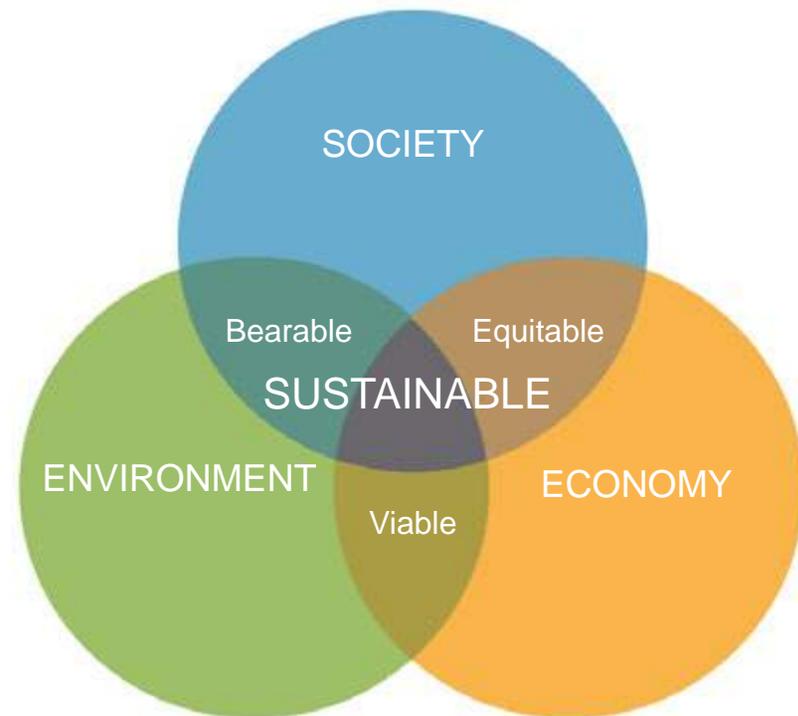
A sustainable Future Growth Plan is one that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Applying Smart Growth Principles

There are commonly held principles to be employed to achieve a sensible and sustainable Future Growth Plan, all which have been considered by the Planning Commission in preparing the Master Plan:

1. *Compact, contiguous growth.*
2. *Redevelopment of built-up areas and infill locations.*
3. *Encouragement of mixed-uses.*
4. *Providing travel choices.*
5. *Protecting natural resources.*
6. *Creating a range of housing choices.*
7. *Creating livable neighborhoods.*
8. *Promoting economic development.*
9. *Creating affordable growth.*
10. *Creating “walkability”*

The diagram below illustrates sustainability as an organizing principle for balancing the demands for environmental, social, and economic success.



Creating an Affordable Growth Plan

While a portion of the cost necessary for future development (or redevelopment) will come from sponsors of future development, some costs of future growth will be borne by the City. It is the responsibility of the Planning Commission to carefully balance the amount and timing of future development (or redevelopment) with the ability of the City to finance required services, especially municipal infrastructure projects, noted in the Capital Improvements Program.

This Plan incorporates compact and contiguous growth centered on the central business district and Red Arrow commercial corridor emanating outward to encompass the total area within the Greater Bridgman Community.

Greater Bridgman Community Future Growth - City & Township Collaboration

This Plan recognizes that population growth, principally in Lake Charter Township, is necessary for future prosperity. The Plan therefore is based on the policy that continued collaboration and cooperation is necessary and there are shared duties and benefits for joint community and economic development implementation efforts.

Promotion of Economic Development - Central Business District Placemaking

Employment opportunities and the available quality of life drive the vigor and economic vitality of the community.

This Plan recognizes the importance of reinventing the retail and commercial vibrancy of the downtown business district and Red Arrow Highway corridor through specific actions and activities undertaken by the Corridor Improvement Authority and Greater Bridgman Area Chamber of Commerce and Growth Alliance, including accessing State of Michigan grant funds specifically allocated for downtown development projects. Action will also be taken with the Greater Bridgman Area Chamber of Commerce and Growth Alliance and other regional partners to attract new

local and regional industrial business expansion to increase job opportunities and expand the City tax base.

To help create a “people centered” downtown shopping experience, a \$1million streetscape project was completed in 2008 and will be expanded to encompass both entryways into the central business district.

The Central Business District “Placemaking” plan will result in a central located pedestrian respite and activity center (see cover illustration) promoting the economic vitality of the central business district shopping experience.

GOVERNANCE AND SERVICES

Participation and Involvement

Over the past year, residents and visitors have been talking about the future of the Greater Bridgman Community...asking what it will be and what plans do we have for it.

Even faced with uncertainties of a recessionary economic recovery and divergent priorities of what is important to Bridgman’s future, the Planning Commission has worked toward unified solutions that are believed to be the best direction for future growth and development.

Activism and involvement are the lifeblood of good governance and necessary for successful implementation of this Plan.

Nurturing Future Leaders

Efforts to involve young people at an early age who will become future City leaders, as expressed by the Planning Commission and City Council **“is one of our most important goals as governmental leaders”**.

“With our superior local educational system, we graduate young, smart and upwardly mobile youth who have, and will in the future, become community leaders...our goal is to retain them here to enjoy the tight-knit community character and neighborly values they grew up with as they start and raise their own families”, notes Mayor Hannah Anderson.

Creating the Walkable Community

In response to the call to create a “walkable community” the Five-Year Parks Plan emphasizes incremental projects to increase walkability and public access to the current parks system including a trailway to Warren Dunes State Park and construction of a downtown activity center and other projects to increase resident and visitor usage of existing parks and recreation facilities.

Today, the promotion of a healthy lifestyle is important to everyone, noted Planning Commission Chair, Steve Parsons.

“Bridgman was a walkable community even before the term became popular. For most of our residents, the compact close-by living environment makes walking as fast as taking the car to our business district, churches and schools. Folks here have said this is a top priority. Increasing walkability in the future is the number one goal of both our Planning Commission and Parks Committee.”

DEFINING THE FUTURE VISION

The term “vision” as used in this context is a broad statement that expresses a consensus regarding what the Greater Bridgman Community should be like in the future. As such, the vision addresses issues of visual character and community aesthetics as well as population and economic growth and prosperity. It also addresses non-visual issues such as what one will experience living in the community, local philosophy regarding quality of life and how various components of the community interact with one another.

In other words, the Vision for the Future, seeks to place into words the collective opinion of the community for the pattern of land uses desired in the future including public services supporting the living environment and community social activities desired by City residents and visitors.

Nestled on the shores of Lake Michigan, the Greater Bridgman Community of 2040 is known as a great place to raise a family, or retire, having an excellent school system accompanied by a beautiful beach, city and state parks, outstanding city services, quaint shops, unique eateries, and friendly residents

FUTURE GOALS & OBJECTIVES

“Carrying-Out” The Vision Statement

The following goals and strategies have been identified as the means to achieve the desired end-state of the City of Bridgman based on the 2040 Community Vision Statement.

The 2040 Vision is a broadly stated goal that describes what the Greater Bridgman Community “seeks to achieve in the future”. Strategies provide guidance on “how Bridgman intends to accomplish each policy”.

Goal 1 - Land Use and Community Economic Development

Promote sound, orderly and newly expanded residential, commercial and industrial development; construction and/or renovations using “green” building concepts in convenient, logical and attractive locations consistent with the consolidated Greater Bridgman Community City and Township Master Plan Future Land Use Map. This goal will be accomplished while maintaining the progressive small town atmosphere and protecting the natural resources of the area through appropriate development controls in environmentally sensitive areas within the Greater Bridgman Community.

Action Strategy 1.1 - Facilitate population growth resulting in a community population approximating 5,700 residents by 2040.

Action Strategy 1.2 - Expand employment opportunities offering residents job opportunities and career advancement located within the local community and surrounding regional commutable job centers by identifying a role and participation in State of Michigan, regional economic and county development efforts to assure consideration of the Greater Bridgman Community as a place for new business location.

Goal 2 - Interchange and Transportation

Construct a coordinated and updated street network in conformance with the consolidated Greater Bridgman Community City and Township Master Plan Future Land Use Map which considers future transportation and economic development trends and improvements required in anticipation of future development while also maintaining a healthy, viable and active community for residents, visitors and businesses.

Action Strategy 2.1 - Complete street/road improvements necessary to incent new and redevelopment opportunities.

Action Strategy 2.2 - Complete streetscaping and landscaping improvements to upgrade visual appearance of rights-of-way.

Goal 3 - Recreation and Tourism

Maintain and expand public recreation opportunities plus assist privately sponsored recreation and tourism development achieving a community-wide parks and recreation system ensuring the social and recreational needs and desires of community residents and visitors are fulfilled.

Action Strategy 3.1- Finalize development of the “Lake2Grapes” moniker into a visitor attraction brand statement for use by county and regional tourist promotion programs.

Action Strategy 3.2 - Maintain current green infrastructure adding additional green space with connectivity provided by a community walk/trailway system interconnected with applicable regional intercommunity trailways by participation in county and regional intra & inter-county trailway planning to offer trail connectivity between the central business district and outlying population centers.

Action Strategy 3.3 - Continue ongoing sequencing of maintenance/rehabilitation projects and additional park improvements as recommended within individual park maintenance and “future” plans.

Goal 4 - Neighborhood and Housing Development

Assist in the provision of a wide diversity of quality homes for residents meeting appearance standards of the community in well-maintained logical residential neighborhoods located throughout the Greater Bridgman Community.

Action Strategy 4.1 - Participate in community-wide efforts to promote new housing opportunities including redevelopment opportunities within downtown and other locations.

Goal 5 – Green Community Development

Integrate green community neighborhood development standards (as being formulated by the Not-For-Profit U.S. Green Building Council) into the Greater Bridgman Community City pre and post development regulations and policies.

Action Strategy 5.1 - Provide citizen educational opportunities for “green” community development management.

Goal 6 – Governmental Administration and Cooperation

Continue communication and cooperation with local governments within the Greater Bridgman Community concerning joint solutions to common problems and opportunities of mutual interest to benefit the daily administration of governmental affairs and community economic development responsibilities of local government.

Action Strategy 6.1 - Organize a citizen based communitywide study group to examine governmental service needs, revenue requirements and financial means necessary to retain future fiscal sustainability.

Action Strategy 6.2 - Grow civil participation and involvement assuring the development of succession community leadership through involvement of an ever larger number of community residents in civic and governmental activities.

Action Strategy 6.3 - Create a middle & high school leadership council offering students opportunities to participate on social, fraternal and government governing and advisory bodies as a means of educating youth in community leadership.

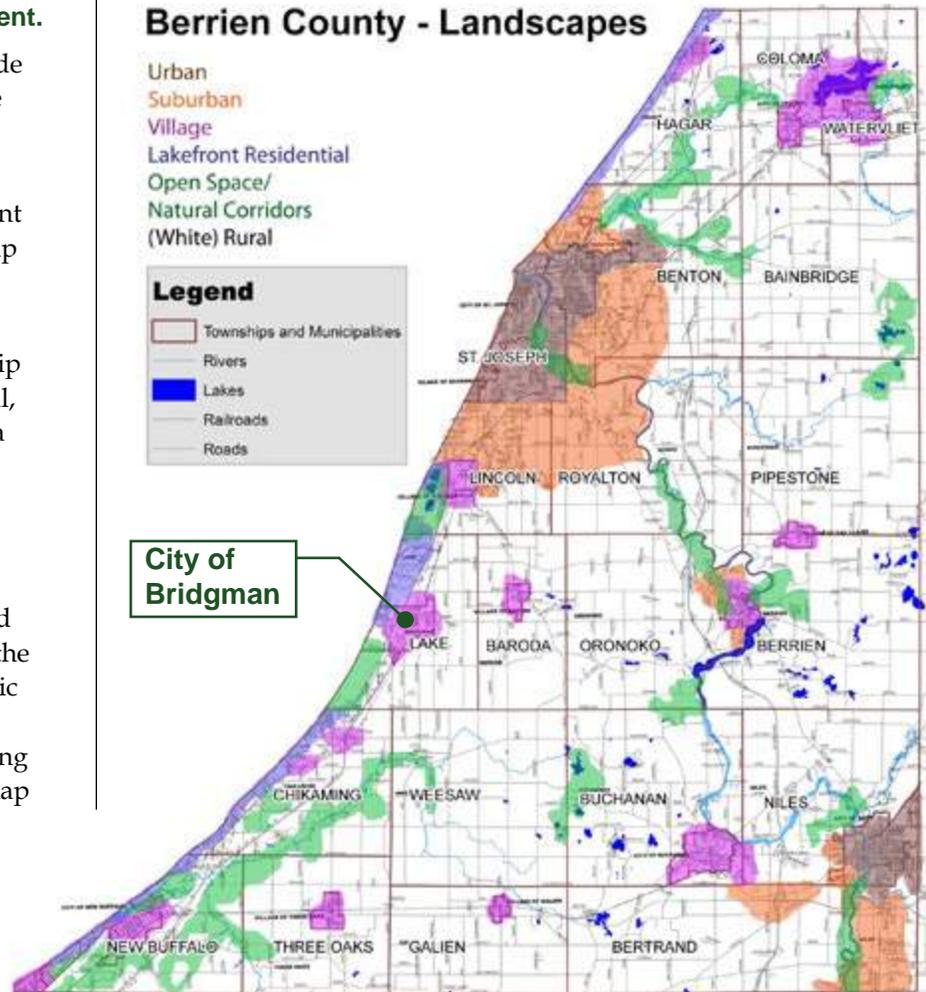
FUTURE LAND PLAN

The Future Land Use Plan Map on the following page is a graphic representation of the 2040 Vision Statement, goals and strategies and other recommendations of this plan. It shows the location and uses of land, transportation improvements, public buildings and structures, parks and open spaces. It serves as the zoning plan required by Section 203 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). A larger scale map is available for viewing in the City Hall.

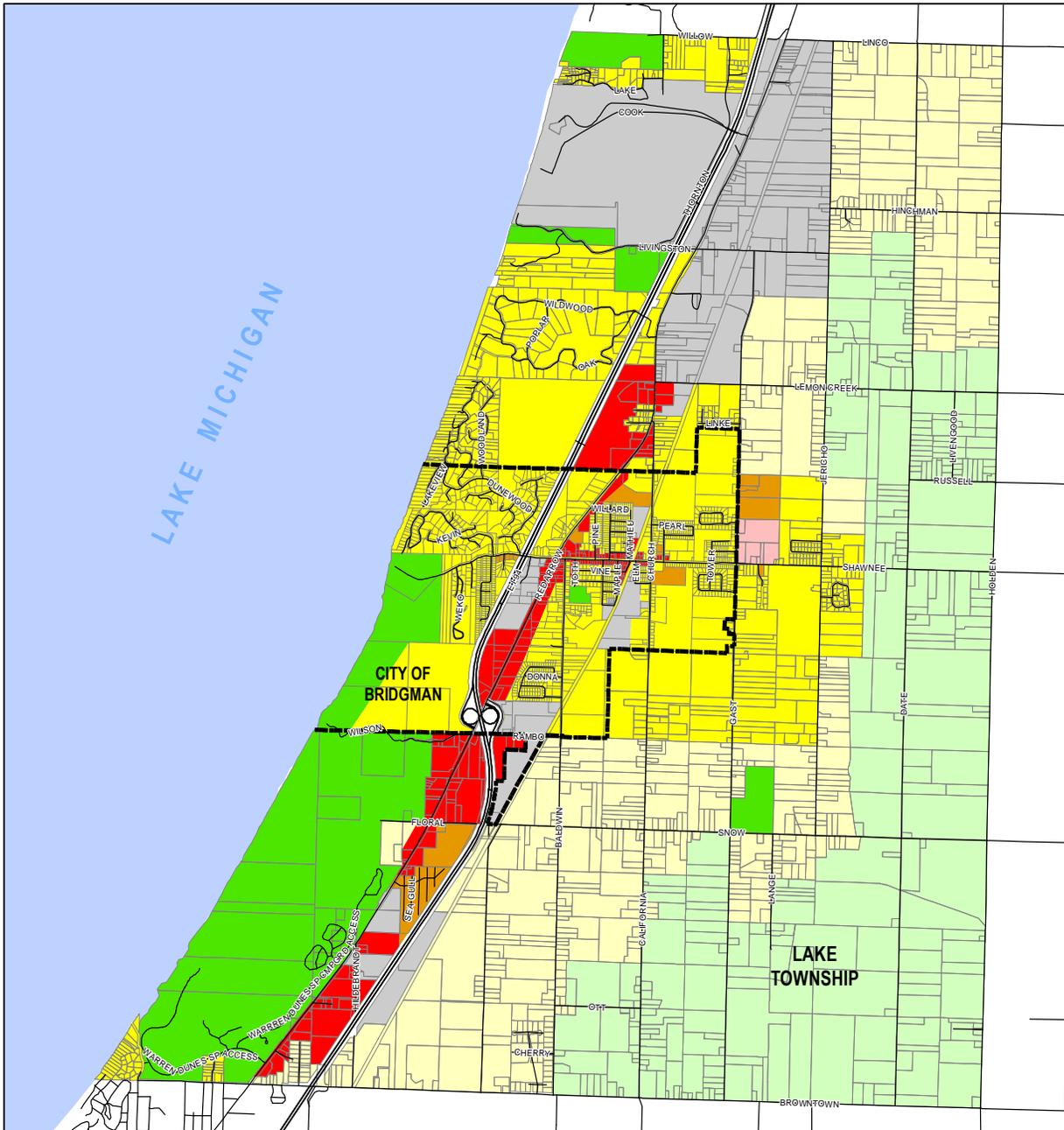
Regional Context

Future growth of the City contemplates a pattern of regional land use now being guided by the Berrien County Master

Plan. This Plan recognizes and implements the work of the County Planning Commission shown in the County Board of Commissioners endorsed Future Land Use Plan Map characterizing the Greater Bridgman Community as a disconnected remote suburban “Village with Lake Front Residential development”.



Data Source: Berrien County and Michigan Geographic Data Library



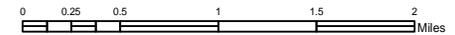
CITY OF BRIDGMAN LAKE CHARTER TOWNSHIP

COMBINED FUTURE LAND USE MAP

Legend

- Residential - AG
- Country Residential
- Residential - Single Family
- Residential - Multi Family
- Commercial
- Neighborhood Commercial
- Industrial
- Recreation Area

Sources: City of Bridgman Future Land Use Plan September 2015.
Lake Charter Township Future Land Use Plan July 2007.



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ENGINEERING • SURVEYING • ARCHITECTURE

Date Published: 10/11/2014 | Project: 140353

CONCLUSION

Major Influencers

Bridgman's future is interrelated with several future decisions, the most important being regional job development. Regional railway system improvements both east-west and north-south will have a major impact on the residential and visitor desirability of the Greater Bridgman Community. Tourism, especially Lake Michigan recreation and the wine and craft brew agri-tourism being promoted in Southwestern Michigan will also increase the desirability of the Greater Bridgman Community as a place to visit and live.

Guide for Decision Making

The City of Bridgman Master Plan provides a guide for land use decision making and a framework for decisions that will impact the future growth of the City while maintaining and enhancing the quality of life.

Strategies May Change

Because not all strategies can be implemented at once and some specific actions may change as detailed action plans are developed, this Master Plan must be viewed as a living document, subject to changes and modifications over time. Obviously, the most important unknown variable is financial; gathering sufficient resources to implement specific strategies.

Achieving the Vision of the City of Bridgman for the year 2040 will take major commitments from City leaders, strong public/private sector cooperation, access to state and federal financial resources and input and assistance from City residents.

While the final shape, form and scale of future development is yet unknown, it will eventually be refined and implemented by the Planning Commission and City Council under the watchful eyes of the citizens of Bridgman.

Legal Function of the Plan

The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, states, that a City "shall make and approve a master plan as a guide for development", one that -

- *"Is coordinated, adjusted, harmonious, efficient and economical.*
- *Considers the character of the planning jurisdiction and its suitability for particular uses judged in terms of such factors as trends in land use and population development.*
- *Will in the present and future, best promote the public health, safety, morals, order, convenience, prosperity, and general welfare.*
- *Promotes adequate transportation for safe and efficient movement of people and goods by motor vehicles, bicycles, and pedestrian means.*
- *Addresses safety from fires and other damage.*
- *Provides access to light and air flow.*
- *Address location of and distribution of population.*
- *Encourages good civic design and efficient expenditure of public funds.*
- *Provides for recreation.*
- *Uses resources in accordance with their character and adaptability."*

The Plan provides the legal basis for City implementation of land use regulations, the Parks, Recreation, Open Space and Greenways Plan plus the Capital Improvement Program as well as the 2040 Vision.

Appendix

A. PARKS, RECREATION, OPEN SPACE AND GREENWAY PLAN

This appendix contains a detailed inventory and analysis of all facilities available for use by City residents and visitors. It contains a Five-Year program listing desired projects and associated costs for City sponsored facility and programmatic improvements.

The Parks, Recreation, Open Space and Greenways Plan, consisting of this document and the appendix, were adopted by the City Council upon the recommendation of the Parks Committee.

B. CAPITAL IMPROVEMENTS PROGRAM

This appendix contains a Six-Year list of infrastructure improvements with estimated costs and possible funding sources along with a proposed schedule for implementation.

C. CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT PLAN

This appendix contains the roster of projects and activities prepared by the CIA and approved by the City Council for economic development projects benefiting the central business district and the Red Arrow Highway Corridor.

D. GREATER BRIDGMAN AREA CHAMBER OF COMMERCE AND GROWTH ALLIANCE

This appendix contains the roster of projects and activities prepared by the CGA for economic development projects benefiting the Greater Bridgman Community.

E. MAP ATLAS

- **Recreation Inventory, Existing Conditions, & Proposed Park Improvements Maps**
- **Trailway Map**
- **Infrastructure & Capital Improvement Projects Map**
- **Downtown Placemaking Improvement Plan**
- **Zoning Ordinance Map**

Appendix A.

PARKS, RECREATION, OPEN SPACE AND GREENWAY PLAN

Introduction

The Michigan Department of Natural Resources (DNR) provides financial assistance to communities within the State of Michigan that wish to acquire land for parks and open space or that wish to develop recreation facilities. Assistance is available from the Michigan Natural Resources Trust Fund and the federal Land and Water Conservation Fund. To be eligible to apply for these funds the City must have a current approved plan on file with the DNR. The narrative portions of the Master Plan cited below and this Appendix A to the Master Plan comprise the City of Bridgman Plan.

Community Description

See page 6.

Recreation Inventory & Accessibility Assessment

This plan identifies a number of accessibility deficiencies to be addressed in the list of future improvement projects, details which are shown on the Existing Conditions and Proposed Projects map illustrations.

Description of the Public Input Process

See page 11. County & Regional Planning Commission review was initiated on November 4, 2014. Public Hearing notice was published on November 15, 2014 for hearing held on December 18, 2014.

Administrative Structure

See page 1. The Parks Committee prepared the Parks Plan and recommended its adoption by City Council with City Council responsible for project implementation and maintenance via services provided by the City Parks Department. Annually the Council has budgeted approximately \$50,000-\$100,000 for maintenance and improvements, an amount that will likely be continued in future budgets. Community groups and other volunteers, on an informal basis, assist with improvements and maintenance needs upon approval by Council. The City Council encourages use of Parks facilities by visitors and residents of the Greater Bridgman community.



Barrier-Free Evaluation

It is often challenging to provide barrier-free access for all aspects of recreation within a community. Bridgman has made a commitment to improve their park facilities to accommodate various accessibility needs. The Park Committee will use public comment and suggestions throughout the implementation process in order to carry out these barrier-free improvements.

In December, 2004, the Michigan Department of Natural Resources created *Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans*. In these guidelines, there is an Accessibility Rating section. Bridgman Park rankings are shown below, based on the following guidelines.

1. *none of the facilities/park areas meet accessibility guidelines*
2. *some of the facilities/park areas meet accessibility guidelines*
3. *most of the facilities/park areas meet accessibility guidelines*
4. *the entire park meets accessibility guidelines*
5. *the entire park was developed/renovated using the principals of universal design*

Park Name	Accessibility Rating
Weko Beach	2
Toth Park	2
Legion Park	2

DNR Recreation Grant Inventory

The City has received a number of recreation grants in the past, details which are noted on the Existing Conditions and Proposed Projects map.

Goals and Objectives

See pages 14-16.

Action Program

This table details the Five-Year action program and cost estimates for park improvements.

CITY OF BRIDGMAN 5 YEAR RECREATION PROJECT ACTION PLAN

2014/2015 Projects	Parks	Grants/Loans	Total
Weko Beach Boardwalk Repairs/Replacements	100,000	0	100,000
Toth Park Fitness Trail	80,000	0	80,000
2014/2015 Total Capital Expenditures	\$180,000	\$0	\$180,000
2015/2016 Projects	Parks	Grants/Loans	Total
Campground Restroom/Shower Improvements	200,000	200,000	400,000
Weko Beach House Improvements	75,000	75,000	150,000
Legion Park Picnic & Sitting Area	20,000	20,000	40,000
2015/2016 Total Capital Expenditures	\$295,000	\$295,000	\$590,000
2016/2017 Projects	Parks	Grants/Loans	Total
Weko/Warren Dunes Non-Motorized Path	TBD	TBD	TBD
Weko Beach Campground Retaining Walls	125,000	125,000	250,000
Weko Beach House Improvements	75,000	75,000	150,000
2016/2017 Total Capital Expenditures	\$200,000	\$200,000	\$400,000
2017/2018 Projects	Parks	Grants/Loans	Total
Weko Beach Band Stage	125,000	125,000	250,000
2017/2018 Total Capital Expenditures	\$125,000	\$125,000	\$250,000
2018/2019 Projects	Parks	Grants/Loans	Total
Weko Beach Boardwalk Stargazing Platform	25,000	25,000	50,000
2018/2019 Total Capital Expenditures	\$25,000	\$25,000	\$50,000

Overall Certification

I hereby certify that the content of the recreation plan for the City of Bridgman, Berrien County, Michigan includes the required contents set forth by the Department of Natural Resources.

Hannah Anderson, Mayor January 5, 2014

DNR USE ONLY - APPROVAL

The recreation plan is approved by the DNR and the community (ies) covered by the plan, as listed on page 1 of this checklist is/are eligible to apply for recreation grants through...

Date: _____

By: _____

Grants Management:

Date: _____

Appendix B.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Introduction

The Michigan Planning Enabling Act (PA33 of 2008, as amended MSA 125.3865) requires the planning commission or legislative body of every local unit of government, *“after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements”*.

“The capital improvements program shall show, those public structure and improvements, in general order of their priority that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6 year period”.

The CIP is a long-range plan identifying capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

The CIP includes not only the construction of new infrastructure, but also the maintenance, repair and rehabilitation of existing infrastructure. Capital improvement projects include roads, park and recreation facilities, water, storm and sanitary sewer infrastructure, buildings and grounds, and streetscape projects.

CIP Table

Refer to pages 23.

CITY OF BRIDGMAN CAPITAL IMPROVEMENTS PROGRAM

2014/2015 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Pearl Street Area - Microsurface	0	0	0	40,000	0	0	40,000
Lakeshore Corridor Mixed Use Path	0	0	0	0	0	TBD	TBD
Rebuild High Service Pump No. 3	0	12,000	0	0	0	0	12,000
Radio Read Water Meter Replacements	0	25,000	0	0	0	0	25,000
Weko Beach Boardwalk Repairs/Replacements	0	0	0	0	100,000	0	100,000
Toth Park Fitness Trail	0	0	0	0	80,000	0	80,000
2014/2015 Total Capital Expenditures	\$0	\$37,000	\$0	\$40,000	\$180,000	\$0	\$257,000

2015/2016 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Exit 16 Improvements	0	25,000	0	75,000	0	400,000	500,000
Red Arrow Highway Streetscape - Phase I	0	0	900,000	0	0	900,000	1,800,000
Stelter Farm Area - Microsurface	0	0	0	55,000	0	0	55,000
Rebuild High Service Pump No. 1	0	12,000	0	0	0	0	12,000
Radio Read Water Meter Replacements	0	25,000	0	0	0	0	25,000
Visitor's Information Kiosk - ICG/Modar	TBD	0	0	0	0	0	TBD
Campground Restroom/Shower Improvements	0	0	0	0	200,000	200,000	400,000
Weko Beach House Improvements	0	0	0	0	75,000	75,000	150,000
Legion Park Picnic & Sitting Area	0	0	0	0	20,000	20,000	40,000
2015/2016 Total Capital Expenditures	\$0	\$62,000	\$900,000	\$130,000	\$295,000	\$1,595,000	\$2,982,000

2016/2017 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Lake Street - Resurfacing	0	0	300,000	0	0	0	300,000
Red Arrow Highway Streetscape - Phase II	0	0	900,000	0	0	900,000	1,800,000
Water Tower Area - Microsurface	0	0	0	40,000	0	0	40,000
Rebuild High Service Pump No. 2	0	12,000	0	0	0	0	12,000
Radio Read Water Meter Replacements	0	25,000	0	0	0	0	25,000
Signature Building	250,000	0	0	0	0	250,000	500,000
Weko/Warren Dunes Non-Motorized Path	0	0	0	0	TBD	TBD	TBD
Weko Beach Campground Retaining Walls	0	0	0	0	125,000	125,000	250,000
Weko Beach House Improvements	0	0	0	0	75,000	75,000	150,000
2016/2017 Total Capital Expenditures	\$250,000	\$37,000	\$1,200,000	\$40,000	\$200,000	\$1,350,000	\$3,077,000

2017/2018 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Donna/Vista Resurfacing and Drainage	0	0	0	250,000	0	250,000	500,000
Lake Street Streetscape - Phase II	0	0	1,000,000	0	0	1,000,000	2,000,000
Toth Area - Microsurface	0	0	0	75,000	0	0	75,000
Reroof Water Treatment Plant	0	40,000	0	0	0	0	40,000
Radio Read Water Meter Replacements	0	25,000	0	0	0	0	25,000
Building Façade Improvements	195,000	0	0	0	0	195,000	390,000
Weko Beach Band Stage	0	0	0	0	125,000	125,000	250,000
2017/2018 Total Capital Expenditures	\$195,000	\$65,000	\$1,000,000	\$325,000	\$125,000	\$1,570,000	\$3,280,000

2018/2019 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Church Street - Microsurface	0	0	80,000	0	0	0	80,000
Baldwin Road - Resurfacing	0	0	0	300,000	0	0	300,000
Rebuild Low Service Pump No. 1	0	12,000	0	0	0	0	12,000
Weko Beach Boardwalk Stargazing Platform	0	0	0	0	25,000	25,000	50,000
2018/2019 Total Capital Expenditures	\$0	\$12,000	\$80,000	\$300,000	\$25,000	\$25,000	\$442,000

2019/2020 Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Maplewood Area - Microsurface	0	0	0	80,000	0	0	80,000
Rebuild High Service Pump No. 3	0	12,000	0	0	0	0	12,000
Toth Park Furniture & Landscaping	0	0	0	0	65,000	65,000	130,000
2019/2020 Total Capital Expenditures	\$0	\$12,000	\$0	\$80,000	\$65,000	\$65,000	\$222,000

Future Projects	General	Water	Major Street	Local Street	Parks	Grants/Loans/Etc.	Total
Rambo Road - Extension	0	0	0	1,600,000	0	0	1,600,000
Gast Road - Rebuild	0	0	400,000	0	0	600,000	1,000,000
Park / Orchard Alley - Rebuild	0	0	0	300,000	0	0	300,000
Rambo Road - Microsurface	0	0	0	50,000	0	0	50,000
Willard Avenue - Extension	0	0	0	275,000	0	0	275,000
Willow Street - Extension	0	0	0	400,000	0	0	400,000
Water Intake Lateral Cleaning	0	6,000	0	0	0	0	6,000
Rebuild Low Service Pump No. 2	0	12,000	0	0	0	0	12,000
Rebuild Low Service Pump No. 3	0	12,000	0	0	0	0	12,000
Toth Park Tennis Courts	0	0	0	0	50,000	50,000	100,000
Toth Park Ice Rink / Roller Rink	0	0	0	0	TBD	TBD	TBD
Future Projects Total Capital Expenditures	\$0	\$30,000	\$400,000	\$2,625,000	\$50,000	\$650,000	\$3,755,000

Appendix C.

CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT PLAN PROJECTS AND ACTIVITIES ROSTER

Introduction

The Michigan Corridor Improvement Authority Act (P.A. 280 of 2005, as amended MSA 125.2871), allows cities to form an authority to: *“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing”*

Revolving Loan Program & Commercial Renovation Tax Abatement Programs

The CIA administers the City RLF, a second position loan program designed to aid new business formation and location with favorable rate short-term (5-year) fixed asset financing and a 1-to 10 year local real estate abatement for increased property taxes due to renovation of commercial building or construction of new commercial buildings on vacant property where a derelict building has been demolished.

Development Plan Projects and Activities Roster

This Development Plan is prepared pursuant to requirements of Section 21 of the Corridor Improvement Authority Act consisting of responses to specific information requested in subsections 2(a) through 2(r).

Work Task Description	Est. Cost
Organizational Matters Prepare Development Plan and Tax Increment Financing Plan	\$20,000
Physical Streetscape Improvements Completion of 12,000 lineal feet of streetscape improvements, estimated cost \$300 per lineal foot.	\$3,600,000
Building Facade Improvement Program Completion of five building facade improvements, estimated cost on the average \$78,000 each.	\$390,000
Signature Building Acquisition/ Redevelopment Purchase and redevelopment of one building fore sale to private owner.	\$500,000
Marketing and Promotion	\$25,000
Total	\$4,535,000

Appendix D.

GREATER BRIDGMAN AREA CHAMBER OF COMMERCE AND GROWTH ALLIANCE WORK PROGRAM AND ACTIVITIES ROSTER

The Greater Bridgman Area Chamber of Commerce and Growth Alliance, Inc. (CGA) is organized for the specific purpose of undertaking programs and activities that contribute to the advancement of the greater Bridgman community as a place to visit, live, work and play; while promoting economic development opportunities for new business location and existing business expansion as “tax-exempt” charitable organization pursuant to Section 501(c) (3) of the Internal Revenue Code.

The overriding CGA objective in 2014 is to build an organization with sufficient membership and financial resources to carry-out programs managed by a full-time professional staff supported by part-time support and, when needed other contract services.

Governance

The CGA is governed by a fifteen member Board of Directors of which five directors are appointed by the Bridgman City Council, five directors by the Lake Charter Township Board and five directors elected from the business members of the CGA for staggered three-year terms.

Current Work Program

The CGA work program is separated into three major programmatic functions:

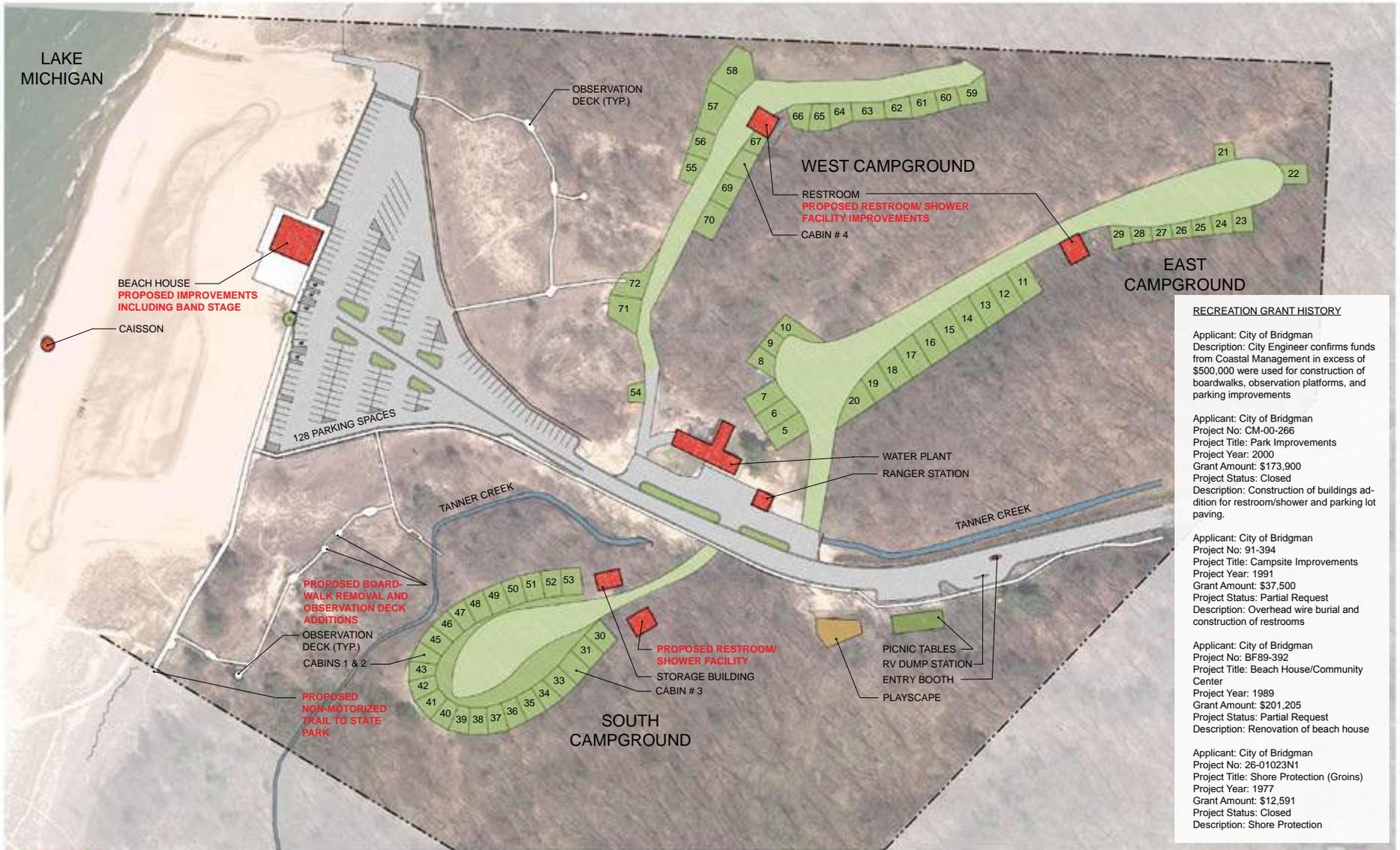
1. Members services
2. Festivals
3. Community Development

The Community Development function includes two tasks:

1. Continue planning and installation of Phase III Wayfinding signage program.
2. Finalize the Exit 16 planning including entryway landscaping & trail way elements.
 - Exit 16 landscape and beautification concept drawings and associated estimates.
 - Trail ways connecting downtown Bridgman to Warren Dunes State Park.
 - City Gateway on Red Arrow Highway.
 - Promote location of a hotel within the Exit 16 planning area.

City of Bridgman Parks and Recreation Plan Existing Facilities Inventory

				Amenities											
	Facility	Size	Location	Parking	Public Restroom	Pavilion	Beach House	Drinking Fountain	Natural Area/Garden	River/Lake Frontage	Benches	Boat Launch	Picnic Table	Bike Rack	Grill
Public Parks	Weko Beach	42 acres	Bridgman	X	6		X	X	X	X	X	X	8		8
	Toth (Municipal) Park	7 acres	Bridgman	X	1	1		X			X		X	X	
	Legion (Veterans) Park	1/2 acre	Bridgman	X											
Other Community Facilities	Bridgman High School		Bridgman	X											
	Bridgman Middle School		Bridgman	X											
	Bridgman Elementary School		Bridgman	X											
	Community Swimming Pool		Bridgman	X											
Regional Parks & Recreation Areas	Lake Township Park	45 acres	Lake Twp.	X	X	2				X			X		
	Livingston Road Property (Undeveloped)	68 acres	Lake Twp.						X						
	Warren Dunes State Park	~2000 acres	Lake Twp.	X	X	X	X		X	X			X		
	Grand Mere State Park	985 acres	Lincoln Twp.	X		X			X	X		X	X		
	Warren Woods State Park	311 acres	Chikaming Twp.	X	X				X	X			X		
	Galien River Nature Preserve (Undeveloped)	86 acres	New Buffalo Twp.	X					X	X					
	Pebblewood Country Club	18 holes	Bridgman	X											
	Captain Mike's Fun Park	5 acres	Bridgman	X											
	Lost Dunes Golf Club	18 holes	Bridgman	X											
	19th Tee Driving Range		Bridgman	X											



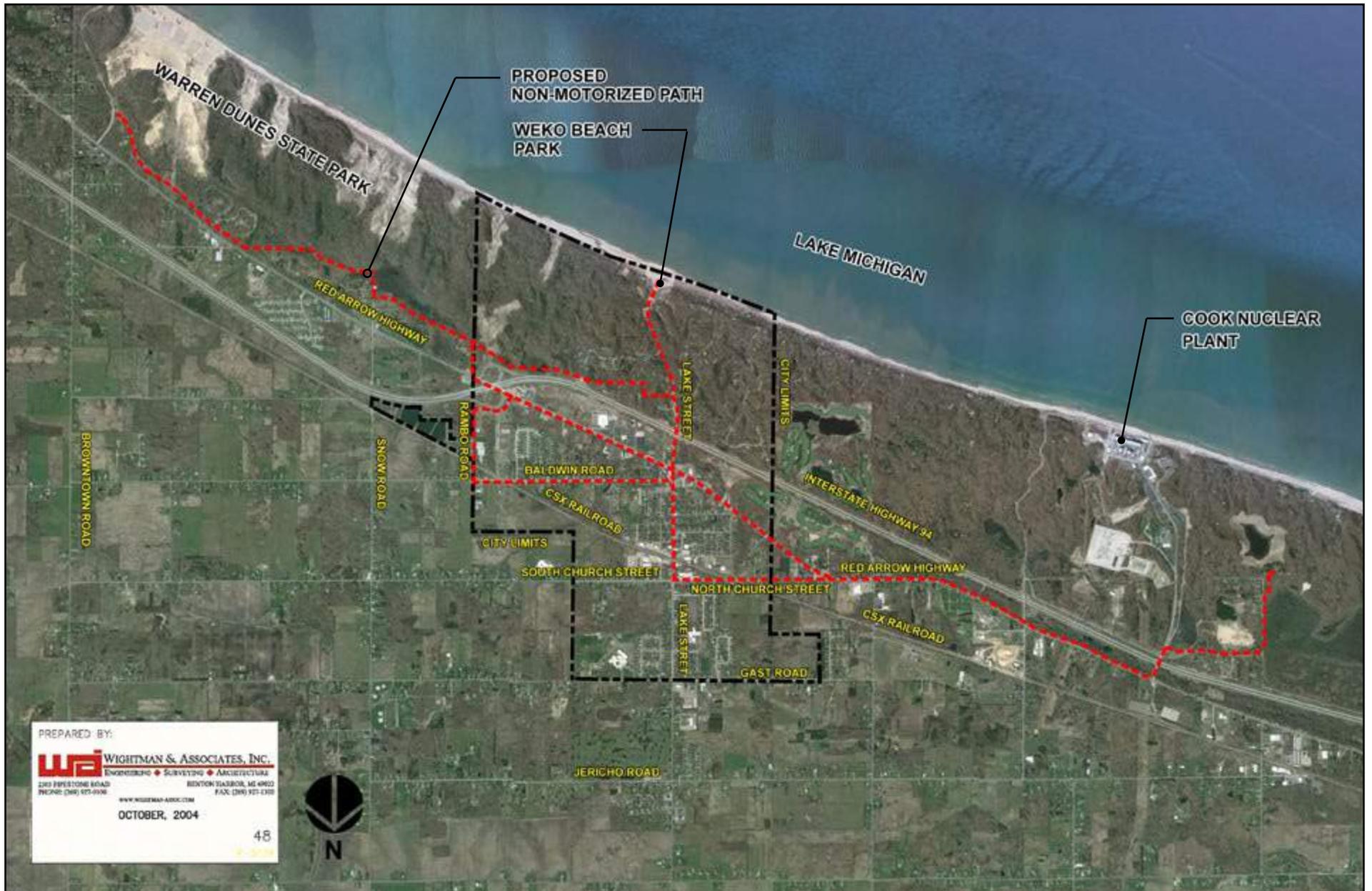


RECREATION GRANT HISTORY

Applicant: City of Bridgman
 Project No: 26-01531
 Project Title: Park Improvements
 Project Year: 1993
 Grant Amount: \$52,121
 Project Status: Closed
 Description: Construction of picnic shelter, playground equipment, fitness track and sport courts / fields



RECREATION GRANT HISTORY
 Applicant: City of Bridgman
 Project No: 26-00835
 Project Title: Veterans Memorial Park
 Project Year: 1976
 Grant Amount: \$5,288
 Project Status: Closed
 Description: Develop 5A park with playground equipment, parking, walking path, benches, picnic tables, drinking fountain

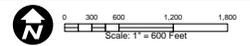


Data Source: City of Bridgman Parks and Recreation Plan January 2005 - City of Bridgman Pathways / Trails Plan



City of Bridgman

CAPITAL IMPROVEMENT PROGRAM Transportation, Water, Buildings, Parks



PROJECT TYPES

- Water System Improvements
- Building Improvements
- Park Improvements
- Transportation Improvements
- Trail Improvements

LEGEND

- Roads
- Railroad
- City Limits
- Parcel Lines

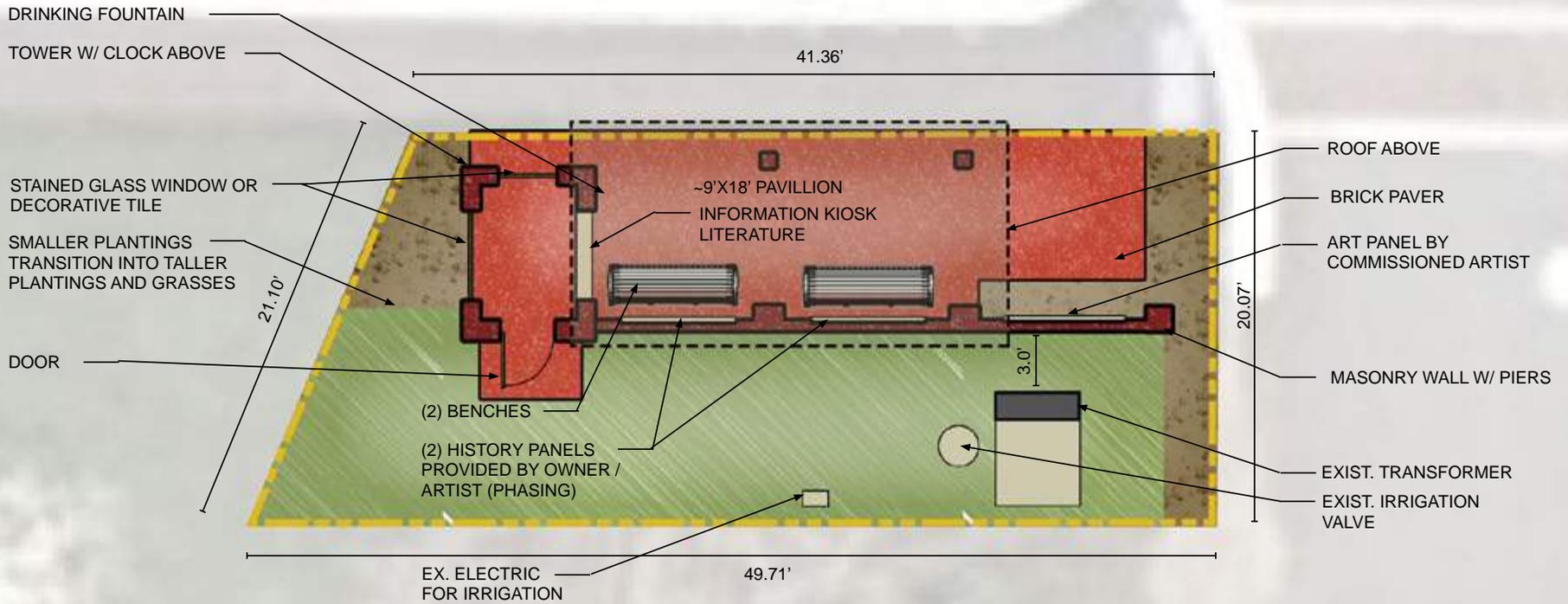
The following projects are not location specific:

- Radio Read Meters

Numbers shown within symbol denote project numbers

LAKE STREET

ELM STREET





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