

CITY OF NEW BALTIMORE  
COMMUNITY FACILITIES PLAN

## SECTION 8.0

### INTRODUCTION

Community facilities are an important part of a municipality's overall development and, consequently, need to be considered in the preparation of the Master Plan. Those community facilities considered in this report include schools, parks, utilities, protective services, libraries, and other municipal buildings.

Each of these facilities has an impact on the community's future land use pattern and are important to the operation of a community. These facilities also make a significant contribution to a community's overall identity. Often, the impression created by a particular community is directly related to its municipal buildings, schools, parks, libraries and other public buildings. This is particularly true for those suburban communities where development is dispersed over a large geographic setting, as compared to the more compact physical form of many older cities.

Some types of community facilities, particularly schools and parks, have acreage requirements that need to be considered during the Master Plan process. It is desirable to allocate land for these facilities as a community grows so that neighborhoods are not left deficient in community facilities at the time of total development. Including community facilities in the Master Plan also offers a practical basis for allocating City funds during the capital improvement budget.

### SCHOOLS

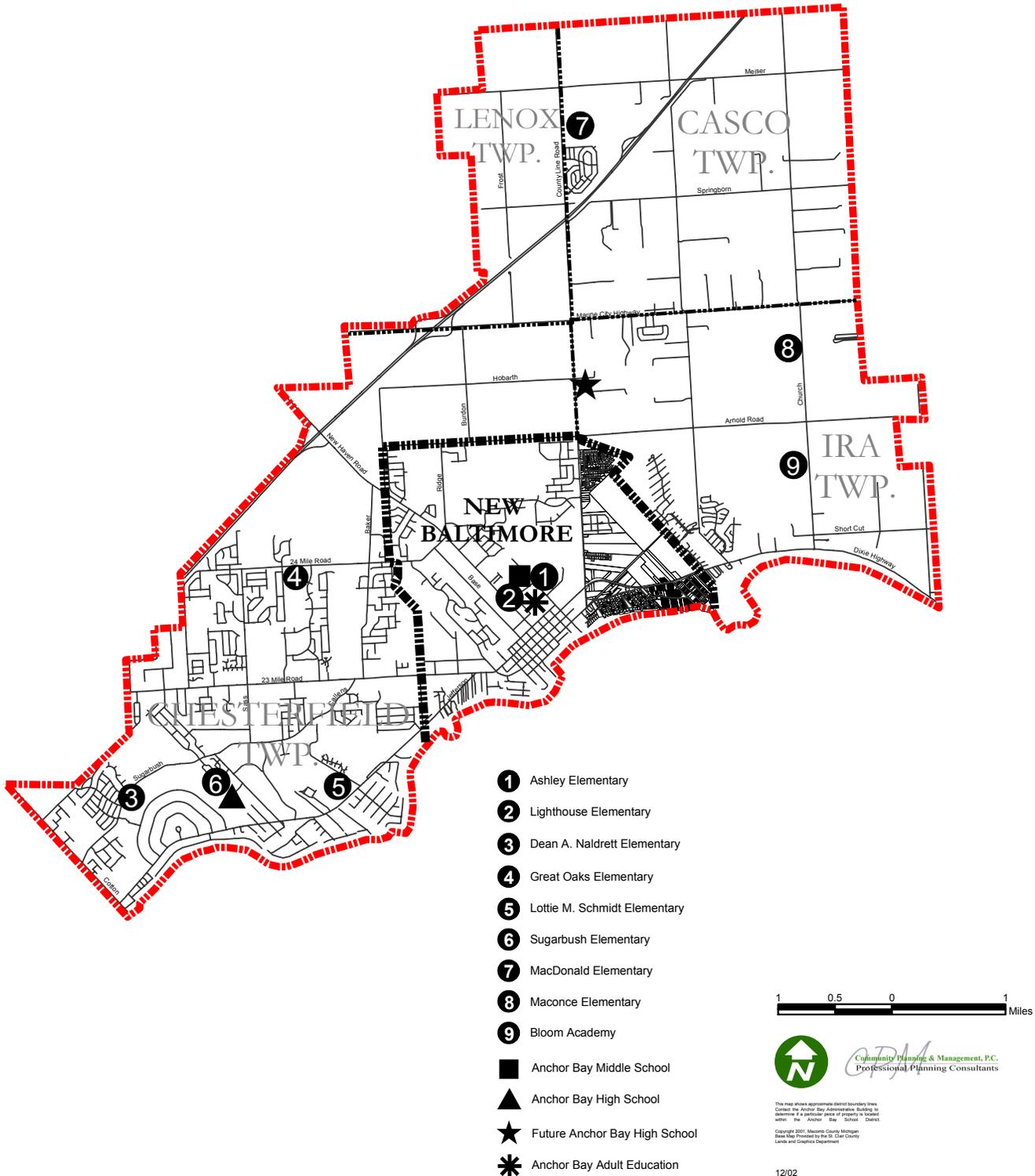
The City of New Baltimore has no control over school operations or functions, school needs, the location of schools, or the impacts on the community's overall land use plan. However, schools are considered as part of this analysis for coordination purposes.

School district lines rarely coincide with established municipal boundaries. It is not uncommon, for example, for a community to be served by multiple school districts. This can complicate efforts to coordinate land use planning and the provision of school facilities. The City of New Baltimore is fortunate to be served exclusively by the Anchor Bay School District. The boundaries of the School District also encompass portions of Chesterfield Township, Lenox Township, Ira Township and Casco Township, the latter of which are located in St. Clair County. Three of the District's seven schools are located in the City of New Baltimore. These include Anchor Bay Junior High School, Lighthouse Elementary and Ashley Elementary School. The Master Plan does not anticipate the development of any new school sites within the City.

# Community Facilities Plan

ILLUSTRATION 17

ANCHOR BAY SCHOOL DISTRICT



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### PARKS AND RECREATION

#### Recreation Structure

The City's parks and recreation facilities and programs are overseen by the Parks and Recreation Commission. The Commission was created in 1990 with the passage of Ordinance No. 37. The Ordinance provides specific duties for the Commission as follows:

- Recommend future parks and recreation needs and requirements for the City to the Planning Commission.
- Recommend to the Mayor and City Council, rules and regulations relative to parks and recreation facilities and activities.
- Recommend to the Director of Parks and Recreation, policies, rules and procedures governing parks and recreation programs and activities.
- Make recommendations to the Mayor and City Council on issues, matters, topics questions and city projects related to parks and recreation, as requested by the Mayor or City Council.

The ultimate responsibility and authority for all recreation related matters, including budget and personnel matters rests with the Mayor and the City Council. The City's budget for parks and recreation is approximately \$400,000. These monies are contained within the City's General Fund.

#### Recreation Inventory and Plan Recommendations

The City owns and operates a total of five municipal parks. These parks include the Walter and Mary Burke Park, The Ruedisale Park, the Reginald Brady Park, County Line Park, and 24 Mile Road Park. These five parks contain a total acreage of 55.3 acres.

##### ***Walter and Mary Burke Park***

The Walter and Mary Burke Park, also referred to as Waterfront Park is comprised of approximately five (5) acres of improved park space. The park contains a number of improvements such as swings, climber gyms, playscapes, picnic facilities, a gazebo and restrooms. The City's water tower and water plant building are located at the northwest corner of the park. The City has plans to convert the current parking area, which was recently added to the park acreage, into a beach front and swimming area.

##### ***Ruedisale Park***

Located on the Bay near the eastern edge of the City, Ruedisale Park provides two and one half acres of passive recreation space for residents. The park does contain some improvements such as picnic tables, grills, benches, swing sets, baby swings and a slide. Parking is provided at the end of Ruedisale Drive. The Parks and Recreation Master Plan envisions a restroom facility as well as improvements to the parking area and pedestrian access. Other major improvements include the addition of a playscape, new pavilion and waling trails.

# Community Facilities Plan

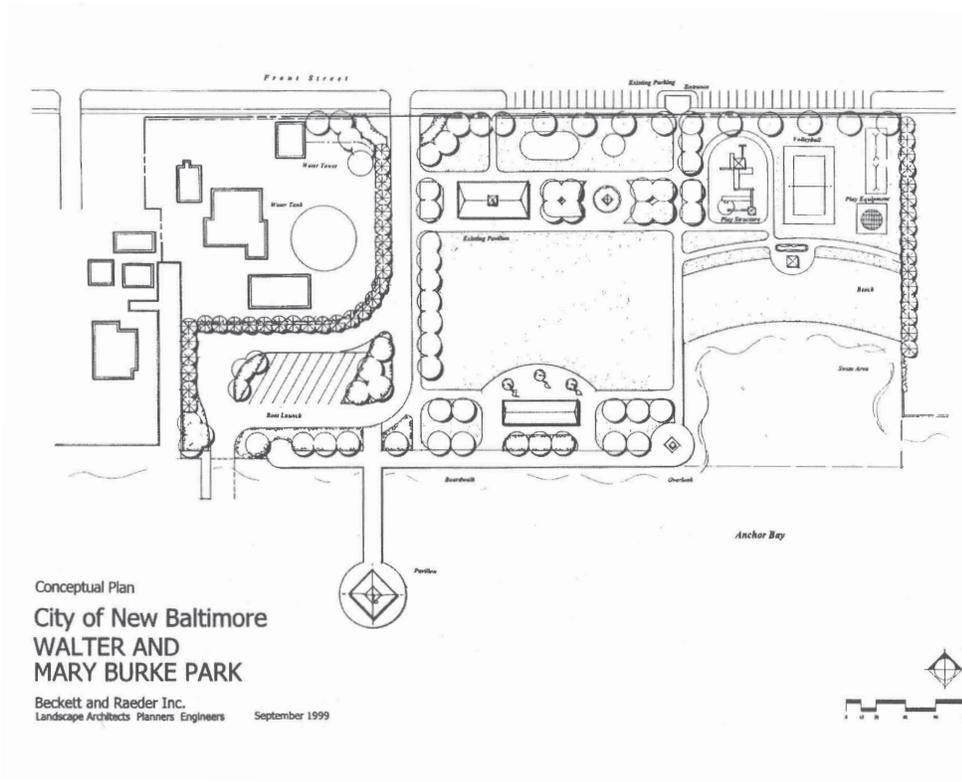


ILLUSTRATION 18  
WALTER AND MARY BURKE  
PARK

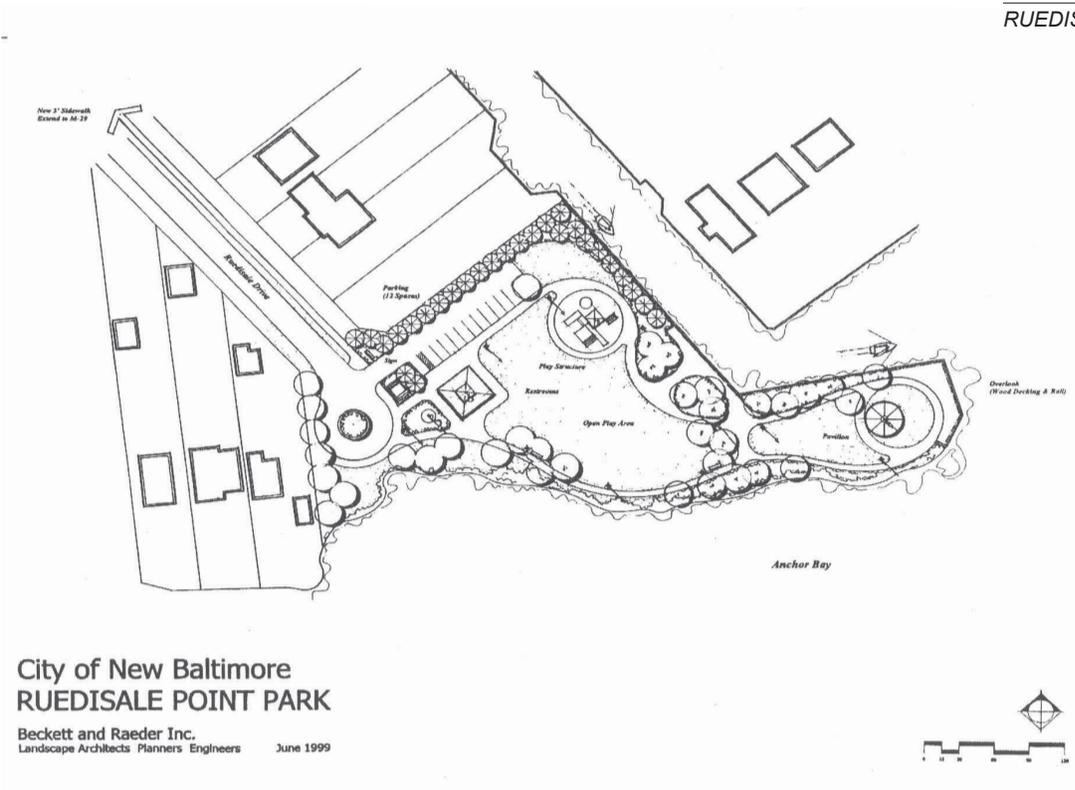


ILLUSTRATION 19  
RUEDISALE POINT PARK

## SECTION 8.0

### ***Reginald Brady Park***

Reginald Brady Park is a neighborhood park of approximately one and one half acres in size. The park is located between Reginald and Brady Streets adjacent to the Bay, however there is no access to the Bay from the park. It is envisioned that this park will remain in its present state and service only the immediate residents.

### ***County Line Park***

The City has recently developed the 25-acre former landfill site located near the City's western boundary. Two (2) lighted softball fields currently exist, with plans for a restroom/concession facility, tennis courts, a pavilion, and walking trails.

### ***Festival Park***

The 40-acre site privately owned by Bay-Rama is planned to be developed as a sports and family park. The site is currently undeveloped. The Recreation Plan promotes the transfer of Festival Park from private to public ownership to allow for the application of grants and other public monies for further improvements, as well as general maintenance.

### ***Recreation Center***

The City's Recreation Center is located in a former movie theater site in downtown New Baltimore. The building is the home for the City's Recreation Department offices. The building is used for floor hockey, dance and exercise classes, meetings, craft classes, storage and other related programs. The Master Plan recommends that the City move the Recreation Facility away from the downtown to either Bay Rama Festival Park or the 24 Mile Road Park. This move would allow for a more complete recreational facility and grounds, as well as provide land area for the construction of municipal facilities in the downtown.

### ***School Sites***

All three Anchor Bay School sites located in New Baltimore offer recreational facilities for City residents. Collectively, these three sites occupy more than 30 acres of land, a portion of which is used for recreation purposes. These sites contain six baseball diamonds, an athletic field, a one-quarter mile track, and assorted playground equipment.

### ***Anchor Bay Aquatic Center***

Opened in 1999, the Anchor Bay Aquatic Center is owned by the School District. The building is 24,000 square feet in size and is located on the east side of Washington, west of Ashley. The facility maintains a L-shaped pool, a sport shop, fitness/stretching room, locker rooms, meeting rooms and faculty offices.



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### UTILITIES

Public utility systems, namely the provision of sanitary sewers, public water and storm water drainage, represent an important element of a community's future growth plans. Public utilities are a prerequisite for most forms of development, particularly development of an urban character or intensity. Considering utilities is relevant for planning purposes for several reasons. Foremost, the availability of utilities, or their absence, will ultimately determine the intensity of growth in the community. Decisions on utility extensions can also be used to control or direct growth to specific areas of the community. Installing and maintaining utilities also have long-term financial implications for a community. This portion of the Community Facilities section of the Master Plan broadly considers the general characteristics of New Baltimore's public utility system and the influence the system will have on the future development pattern portrayed in the Land Use Plan.

#### **Public Water**

New Baltimore operates its own municipal water treatment and distribution system. The original treatment plant was constructed in 1936 and has since undergone several expansions. The most recent expansion was in 1994, which increased capacity to 2 million gallons per day (MGD). The continued growth experienced by the City has put an added strain on the existing water system. In the summer of 2002, water demands exceeded current capacities, reaching as high as 2.43 MGD. Through the assistance of Chesterfield Township, Ira Township and outdoor watering limitations, the City has been able to manage the increasing demand for water over the past two years. At ultimate buildout, the City projects a future demand of between 5.0 and 5.5 MGD. The expansion of the existing plant was approved by voters in the 2003 elections. With the anticipated completion of this expansion in the Spring of 2006, the City will be able to accommodate the projected future water demand. Until such a time that sufficient water capacity has been secured, development that occurs within the City, especially residential development, cannot be guaranteed adequate water services.

#### **Sanitary Sewers**

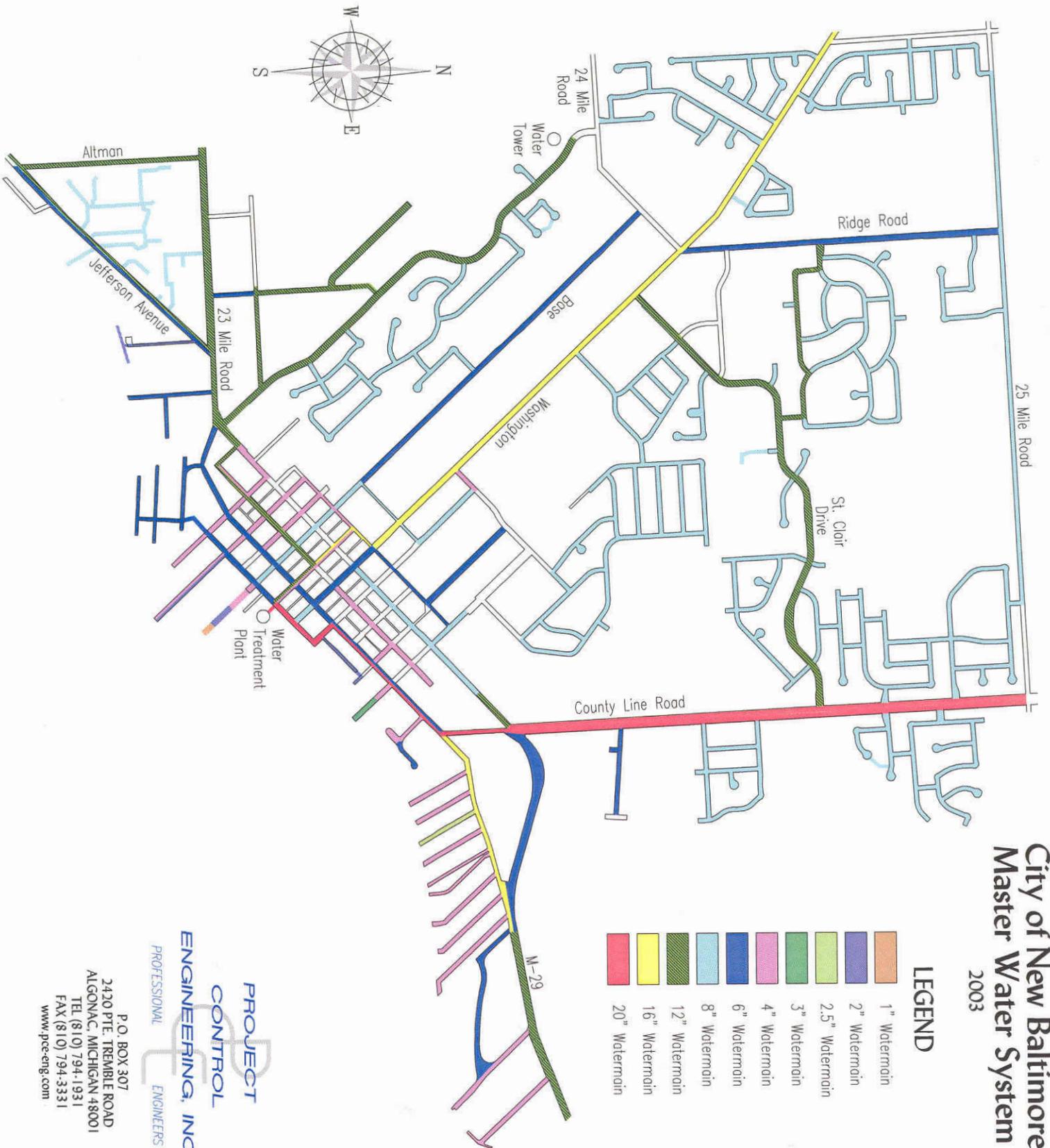
The City operates a municipal waste water collection system and treatment facility. The treatment facility is located on Cricklewood Street in the City's industrial district. The plant has a treatment capacity of 1.5 million gallons per day based on the limitations set forth in the National Pollution Discharge Elimination Systems (NPDES) permit. It is currently treating approximately one million gallons on an average day. Most of the City's sewage consists of domestic waste. The City's industrial uses contribute little to the waste water stream. The existing collection system reaches most of the City's developed land.

# City of New Baltimore Master Water System 2003

2003

## LEGEND

	1" Watermain
	2" Watermain
	2.5" Watermain
	3" Watermain
	4" Watermain
	6" Watermain
	8" Watermain
	12" Watermain
	16" Watermain
	20" Watermain



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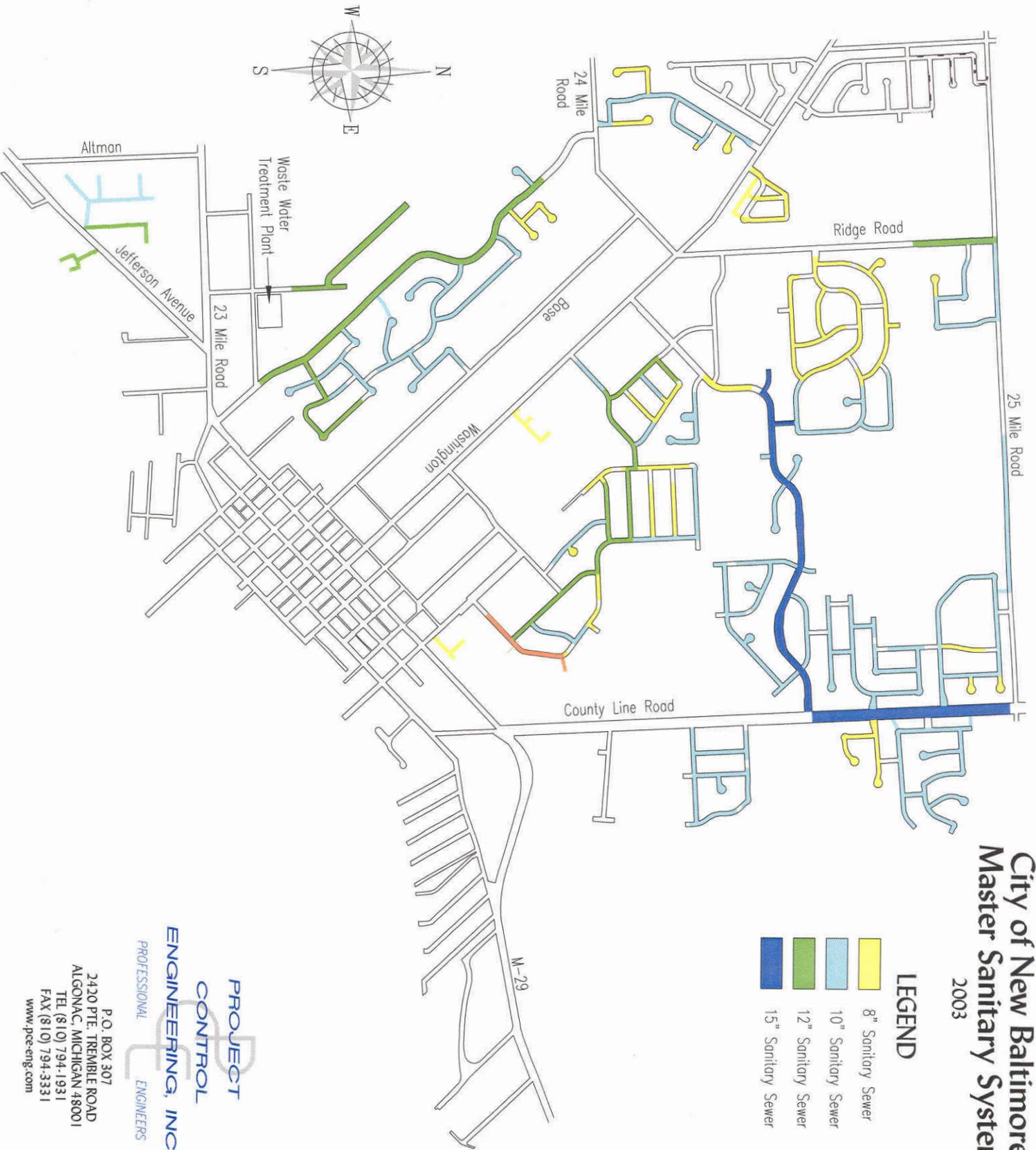
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# City of New Baltimore Master Sanitary System 2003

2003

## LEGEND

- 8" Sanitary Sewer
- 10" Sanitary Sewer
- 12" Sanitary Sewer
- 15" Sanitary Sewer



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Future residential growth within the City will require the extension of the City's collection system and some improvements to the treatment plant. Collection system improvements should occur in conjunction with the expansion of the City's water distribution system, as described earlier. Other system improvements include installation of a new secondary clarifier at the treatment plant, rebuilding and/or replacing older pump station equipment, and eliminating infiltration into the existing collection system. These improvements should provide the City with enough capacity to accommodate anticipated growth projected by the Master Plan.

### **Storm Water Drainage**

One consequence of new development is an increase in the amount of impervious land surface and the need to accommodate storm water runoff. This concern will intensify as new homes and streets are built. Storm water that is allowed to flow randomly and uncontrolled can create a blighting influence for surrounding property.

The Crapeau Creek is the principal drainage course in New Baltimore. This water course crosses the southwesterly direction, entering Lake St. Clair west of downtown. Development of the interior portions of the City will require improvements to assure that anticipated water runoff is adequately accommodated. This may involve improvements to Crapeau Creek. Future development may also be required to provide on-site storm water detention improvements. The City needs to prepare a master storm water drainage plan to accommodate the storm water runoff created by new development.

### **POLICE AND FIRE**

New Baltimore provides its own police and fire-fighting services. The police force maintains a full-time force working out of an office building in downtown, across from the Downtown Waterfront Park. The City's fire fighters are an all-volunteer force operating out of one fire station which is part of the City Hall complex on Main Street.

The police force can function adequately at a separate facility since there isn't a need for daily interaction between police personnel and City Hall staff. The current police station location in the downtown, however, may not be appropriate. The police station occupies a desirable downtown location, which may be more appropriately suited for a commercial or office use. Another location could just as easily serve the space needs of the police department. The former State Police Post on M-29 may be a more suitable location. The building served a similar function and could readily be adapted for use by the City police force.

The fire station facility needs should be considered in relationship to future plans for City Hall. Because of the City's relatively small geographic area, it is not likely that more than one fire station will be needed to serve the City at capacity development. The station's current location offers convenient access to major roads and all areas of the City. Additional space will likely be needed for both equipment and fire personnel as the City grows. One option would be to expand the current facility or consider developing a new fire station at another independent site. That site should have fairly direct access to a major road.

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## MUNICIPAL OFFICES

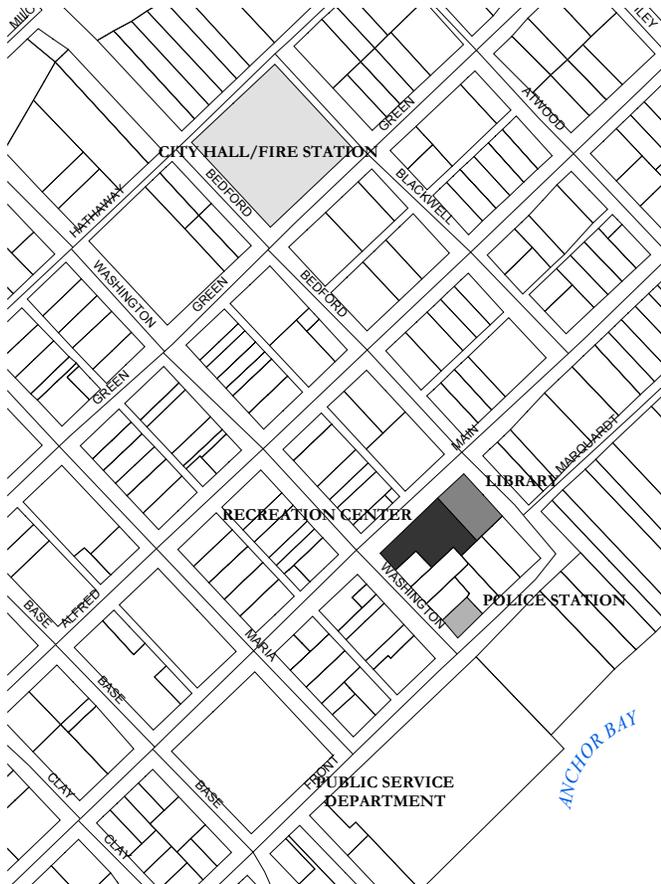
The City's administrative offices and fire department share a 9,150-square foot building located on a two-acre site along Main Street. The building also includes City Council meeting chambers. The administrative offices are congested and undersized to accommodate existing needs. The City will need to seriously consider expanding this facility in the future, or relocating to another site somewhere in the downtown area. The site appears to be large enough to accommodate at least a limited expansion of the building's foot print. Another option involves adding a second floor.

This option would allow the remaining surface area of the site to be used for additional parking, if necessary. Relocating the fire station would allow this site to be used exclusively for administrative purposes. In order to better assess current needs and possible alternatives, the City should consider the preparation of a more detailed space needs study for this facility.

## LIBRARY

Libraries are sometimes given a lower priority in municipal development. However, libraries, together with recreation programs, form an integral element in the character and reputation of desirable communities. Libraries today provide a diverse range of services that touch a broad spectrum of the community, including children and adults, as well as business and industry.

ILLUSTRATION 24  
EXISTING CITY FACILITIES



The City's library is located downtown. The building was upgraded in the early 1990's and should be adequate to meet future needs at this current location.

ILLUSTRATION 25  
THE RECREATION CENTER IS LOCATED ON WASHINGTON IN DOWNTOWN

