

The logo features a stylized letter 'H' composed of three colored blocks: a light blue top-left block, a white top-right block, and a yellow bottom block.

HANCOCK

MASTER PLAN

City of Hancock Proposed Goals, Objectives and Strategies Draft 9/12/16

The following *draft* goals, objectives and strategies are derived from a review of existing planning documents and reports for the City, preliminary findings from a vulnerability assessment, a review of best planning practices, and Steering Committee discussions.

These draft goals, objectives and strategies are intended to serve as a launchpad for a larger community discussion about the hopes and dreams for the future of the City. These will be modified and shaped through input from residents of Hancock throughout the planning process.

Please use the yellow sticky notes to leave your comments, ideas or questions.

Goal 1: Establish Downtown Hancock as a thriving, attractive community center

Objective 1.1: Improve walkability and navigation.

Strategy 1.1.1: Install wayfinding signage.

Comments

- *Continue traffic flow as is on Hancock "St – 2 way on Quincy →No no no, this street does not work this way and city would lose \$80 K to maintain plowing downtown*
- *Granite pavers are slippery when wet and are spaced far apart. Trip and slip hazards*
- *Where can we as a community research successful waterfront communities (Winnepeg comes to mind)*
- *Pedestrian safety?*
- *Here all traffic goes through downtown with one-way traffic on Quincy and Hancock (not two way)*
- *Parking in front of post office, bank and art center is very important especially in winter.*
- *How can vehicular traffic navigate the first block of Quincy when it is too narrow by square feet*
- *Need to justify improving walkability*
 - *How far do you expect people to walk?*
 - *Who and how many people would walk move vs. driving?*
 - *What would people be walking to/for?*
- *All fine, as long as traffic goes through the downtown*
- *What plan is there for correcting the engineering mistake of the 5 foot narrow 1st block of Gartner's corner?*

Objective 1.2: Develop signature events and attractions.

Strategy 1.2.1: Increase local partnerships to program more festivals and activities in the Downtown.

Strategy 1.2.2: Install local art throughout the Downtown.

Strategy 1.2.3: Form a creative district to attract artists and visitors, and spur economic activity.

Comments

- *A sculpture in the pocket park next to 101 Quincy would be super*



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- *Maybe try and make the current events better than adding more.... quality over quantity*
- *Vague. Why how, how, about do this downtown...*
- *Keep slow traffic*
- *Art sculptures/statues also along water from walkways and by labyrinth*
- *Festivals, attractions and music is important*
- *Invest in some colorful chairs like they have in Houghton*
- *What incentives? Financial? for business owners and or property owners*

Objective 1.3: Honor the City's historic character.

Strategy 1.3.1: Follow and encourage Design Guidelines.

Strategy 1.3.2: Install an appropriate amount of interpretative signage that tells the history of the Downtown.

Strategy 1.3.3: Continue to engage in the Main Street Program.

Comments

- *Better parking on (or next to) Quincy street and Hancock St.*
- *This makes sense only if traffic flow stays through downtown...*
- *Main St. Yes yes yes*
- *Look at water park/features Quincy green*
- *Love the historic idea. Having signs telling history of what was there. Historical walk down Quincy*
- *Use cellphone technology to utilize history translated into other languages*
- *How can actively share history? Theater?*
- *Signage, photos and history signs are important*
- *Quincy back to one way. Hancock St. cannot handle the flow*

Objective 1.4: Create more public gathering spaces.

Strategy 1.4.1: Develop pocket parks and program with moveable chairs, outdoor games, or other items that encourage social connections and activity.

Strategy 1.4.2: Increase Downtown public entertainment.

Strategy 1.4.3: Create a town square that potentially includes a splash pad/fountain/ice rink.

Comments

- *Who will maintain? Need commitment for sustainability (for all ideas)*
- *Why so many parks? Does the population/park ratio make sense? Is there even a dog park yet?*



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- *Who will help maintain? Do we as a community support some ideas enough to see \$/taxes put towards waterfront downtown smart development? → YES!!*
- *More space might not be necessary... might be better to make more use of fewer existing spaces. And what about winter?*
- *I will open a new restaurant.*
- *Create pocket parks for small gathering spots, feature art and sculptures and artists*
- *Pocket parks are great- glad for the couple here – good to walk to.*
- *Pocket parks are great but they have to be maintained*
- *I like the idea suggested earlier re: ice rink on Quincy green in winter and inflated movie screen in summer with seating on tiers of lawn*

Objective 1.5: Attract a variety of sustainable businesses to the Downtown.

Strategy 1.5.1: Work to attract a grocery store, such as the Co-op, or a similar store to the Downtown.

Comments

- *What method to attract business?*
- *Many cities maintain, parks via public garden spaces*
- *Grocery store downtown would be nice*
- *Support idea for grocery store (like to co-op) downtown – there used to be way back when – would people utilize? Ease of parking help case? → grocery store would need a parking lot adjacent → too bad we lost parking spaces with the new main street construction...*
- *City needs to maintain basic walkways, sidewalks, alleyways before doing more → Agreed... focus on what could be improved today, not add more*
- *There are no mentions of the lack of parking add lack of parking enforcement. You will not be able to bring in new business without parking and parking enforcement*
- *Love the town square idea*
- *Concern: maintaining the design is crucial in the city*

Goal 2: Protect and celebrate the area's natural resources

Objective 2.1: Increase community connection to the waterfront.

Strategy 2.1.1: Develop and implement a waterfront area plan that includes signage, wayfinding, and other placemaking strategies to better connect City to the waterfront.

Strategy 2.1.2: Decrease street lights or use downward lighting fixtures in specific areas to allow for Dark Sky preservation.

Comments

- *Easy kayaking, fishing access at shore land below lift bridge (low slope – people are wading in now in the waters to cast out under bridge).*
- *What is dark sky preservation? I'm all for well-lit*
- *Should this really be a focus considering summer is at best 4-6 months*
- *Simple drive outside city to look at sky. Unsafe to reduce lights*
- *What makes it unsafe? Roaming Hancock gangs?*
- *Got any good ideas such as chauff golf carts to transport?*
- *Why not improve Hancock beach water area since its already waterfront?*

Objective 2.2: Direct development away from sensitive and significant natural areas.

Strategy 2.2.1: Utilize zoning and natural features protection ordinances to encourage the majority of business development to occur in and adjacent the Downtown.

Comments

- *Need to maintain current stairways down to the trails*
- *How much of Swedetown Creek corridors is privately owned? Protect corridors including run off issues...plan development around it. Could be a "central park" type of place in the future.*

Objective 2.3: Invest in outdoor recreation facilities.

Strategy 2.3.1: Further develop the area's trail system.

Strategy 2.3.2: Increase safe bicycle routes for both paved roads and trails.

Strategy 2.3.3: Explore creative ways to use the City's alleys for recreation and access, such as an ice skating path, snowshoeing, cross country skiing, biking and walking.



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Strategy 2.3.4: Explore the possibility of programming and developing summer activity opportunities for winter recreation areas.

Strategy 2.3.5: Strengthen accessibility to the waterfront to meet or exceed ADA standards.

Comments

- *Clean up alleys*
- *How many ice rinks do we actually need?*
- *Much demand for dog park*
- *More paved bicycle routes and ADA standards*
- *Consider installing a several acre dog park like one near Green Bay. Wooded with land*

Objective 2.4: Maintain healthy forests and street trees.

Strategy 2.4.1: Partner with the MDNR to monitor threats to trees including invasive species, pests, and storm damage.

Strategy 2.4.2: Create a landscape plan to include the control of trees and shrubs on the slope between Water Street and the lakeshore.

Comments

- *And wild life?*
- *And at the "look-out" please! → yes!*
- *Landscape ideas could be looked up by MTU forestry or ecology departments*
- *I love street trees! Quincy St. west is a wind tunnel!*
- *maintain the stairways from Walter St. to the DNR trail. In horrible shape and dangerous.*
- *Have trees or shrubs downtown but they die in ports. Have lanes for bikers*

Objective 2.5: Protect the water quality of inland lakes, streams, rivers, and Lake Superior.

Strategy 2.5.1: Pilot the construction of pedestrian and biking trails with pervious pavement, especially near the shoreline and open drains.

Comments

- *What to do about the goose poop at the Hancock beach? → Yes!*
- *Utilize dog silhouettes for scaring off geese*
- *City to not sell any more waterfront land – or at least keep recreational corridor for public access*
- *Summer is short! This should be low priority*



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- *Snowshoe and or ski trail loop for winter use (for family...kids)*
- *Develop family sledding hill*

Goal 3: Grow the area's economic opportunities

Objective: 3.1: Attract High-Tech Industries

Strategy 3.1.1: Develop an action plan that addresses the infrastructure necessary, such as energy sources, housing, workforce development opportunities, and communications to attract these businesses.

Strategy 3.1.2: Orient placemaking activities to attract high-tech companies.

Comments

- *Let's do solar panels in downtown Hancock*
- *And bring in bw tech and beauty*
- *Are we trying to be a historic or high tech town?*
- *Create wish list of business and how to best attract and approach once infrastructure challenges are addressed*
- *walkability and ease of parking will help people come to downtown*
- *Reverse White St. make people go through town. Everyone bypasses now with the way it is killing business → No! → Can't do this and keep Quincy one way → make it 2 way again*

Objective 3.2: Cultivate Healthcare Industry

Strategy 3.2.1: Work with Finlandia University, Michigan Technological University and local hospitals to determine growth opportunities and needs and how to fulfill these needs.

Strategy 3.2.2: Create initiatives that promote healthy lifestyles.

Comments

- *Landscape*
- *Food market – every downtown needs one*
- *More flowers are needed but have better maintained than in the past*
- *Maybe morning yoga and Tai Chi in front of the old school building in the summer*

Objective 3.3: Increase Awareness of and Continue to Grow Hancock's High Quality of Life

Strategy 3.3.1: Brand Hancock as a premier destination with adventure recreational opportunities, a growing arts movement, a unique and

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interesting history, abundant natural beauty, and many other assets; engage in a comprehensive marketing campaign to share this image.

Strategy 3.3.2: Promote waterfront activities through recreation planning and partnerships with organizations such as visitors bureaus, chamber of commerce, and other nonprofits.

Strategy 3.3.3: Increase events and festivals during all seasons.

Strategy 3.3.4: Package regional tourism planning strategies with neighboring jurisdictions, the MDNR, WUPPDR, and other regional partners.

Strategy 3.3.5: Become a Michigan Trail Town.

Comments

- *All great!*
- *Do do do promote the waterfront*
- *Is waterfront ideas realistic with current private residences and business and geography on our waterfront and summer is short.*
- *How can we support quality and variety of entertainment and permanent art?*
- *Yes! Wow!*
- *While it should be one way going south not north right now hard for liveries*
- *Hot to control trail trash?*
- *Promote CVB and chamber to community. Utilize existing events calendars*
- *More flowers and gardens- think labyrinth! art work too!*

Objective 3.3: Increase Awareness of and Continue to Grow Hancock's High Quality of Life (continued)

Strategy 3.3.6: Encourage historic character preservation to maintain authenticity and become better known as a historic area.

Strategy 3.3.7: Continue to cultivate the growing arts movement and integrate art and artistic opportunities throughout the City.

Comments

- *Are we trying to be high tech or historic town → can't be both*
- *To maintain our historic identity, keep the main street the main street. Let people see us as the travel in our area*
- *Historic character is to keep the main street.*
- *To preserve the main historic district, keep Quincy one way so people can enjoy the downtown district*



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Objective 3.4: Provide a variety of quality housing options to meet the needs of existing residents and attract new employers and workers.

Strategy 3.4.1: Follow the recommendations of the Target Market Analysis.

Strategy 3.4.2: Work with local officials to improve blight reduction efforts.

Strategy 3.4.3: Explore sample blight reduction ordinance language and potentially adopt stronger blight reduction ordinances.

Comments

- *Please pass stronger ordinances on blight!*
- *Please consider tax structure and grant programs that work together to eliminate blight*
- *Newer affordable apartment complexes needed attract new residents and workforce. Identify land parcels.*
- *Provide resources/website to help find quality housing options*

Objective 3.5: Support the local food economy.

Strategy 3.5.1: Support and promote convenient access to local food sources such as the Tori Market and Community Garden.

Strategy 3.5.2: Work with local growers and distributors to identify barriers to the local food economy's growth.

Strategy 3.5.3: Identify locations appropriate for food storage and medium-sized food processing facilities.

Strategy 3.5.4: Encourage collaboration between the U.P. Food Exchange and the Michigan State University extension.

Comments

- *People already get "local food" from the grocery stores or their own gardens*
- *Encourage recycling of food packaging by residents*
- *Strategy 3.5.3 – what does this even mean?*
- *Enforce regulations of blight reduction. Many are not enforced. → Yes!*
- *Create some way for banners to be hung in Hancock when we drive off the bridge scaling the hill onto private property to hang them on inadequate frames is dangerous.*
- *Explore zoning laws. Especially in residential areas.*
- *Invite food processes to area and discuss opportunities and challenges for partnerships. Ask to tour facilities as group*



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- *Create a covered area for a farmer's market*

Objective 3.6: Facilitate the location of base industry companies

Strategy 3.6.1: Assist with the redevelopment of buildings to house these companies.

Strategy 3.6.2: Identify the infrastructure needs of base industry companies and work to provide this infrastructure to both attract and support the success of these companies.

Strategy 3.6.3: Develop suitable business park locations.

Comments

- *Strategy 3.6.3 – What happened to Historic? Isn't this in Houghton though?*
- *This seems like a waste of time. Might be better to encourage the growth and development of small local businesses. I don't see how you can have or want both.*

Goal 4: Provide and maintain quality public services and infrastructure

Objective 4.1: Plan for the long-term maintenance of all City-Owned infrastructure.

Strategy 4.1.1: Develop and implement a Capital Improvements Plan that addresses the initial and lifecycle costs associated with public infrastructure.

Strategy 4.1.2: Create a city-wide trail, parks and campground maintenance and management plan.

Comments

- *Request White street be looked at as strategic street – re-do the infrastructure (not only surface)*

Objective 4.2: Provide a transportation system that is well-maintained and accessible to everyone.

Strategy 4.2.1: Follow Complete Streets Policy.

Strategy 4.2.2: Implement the Non-Motorized Network Plan.

Strategy 4.2.3: Consolidate Hancock Houghton transit systems.

Comments

- *Keep traffic on Hwy. Stop cutting through*
- *Please return the Hancock St. to a one way! Traffic is awful! –KO*
- *Great idea but is it doable? Different State and city \$*
- *White Street- 2 ways!*
- *Free White Street!*
- *Invest and clean area near Rally St. park it is hard to walk there*
- *The consolidation of Hancock/Houghton Transit*
- *Keep traffic 2 way. Control the trucks and speed downtown*
- *Agreed! Blight everywhere on city property.*
- *Traffic – Quincy St. 2 lanes and north Hancock St. 2 lanes and south. No clear path for emergency vehicles as streets are now.*
- *Re-do White St. infrastructure. Start of most all current traffic issues.*
- *Expand public transportation hours and work with universities to consolidate services*
- *Require city trash cans. Bags tear and strew garbage*
- *Eliminate cut through traffic on residential streets and neighborhoods. Keep them on the highway and main roads.*

Goal 5: Prepare for hazards and adapt to changing environmental conditions

Objective 5.1: Explore and encourage the use of renewable energy options.

Strategy 5.1.1: Develop ordinances and permitting processes that direct, support and streamline the ability to install renewable energy applications.

Strategy 5.1.2: Encourage the use of solar and wind energy alternatives.

Strategy 5.1.3: Explore opportunities for other renewable energy options, such as geo-thermal.

Comments

- *Install an electric car charging station*
- *Incorporate geothermal and solar for the Houghton County arena*

Objective 5.2: Provide resources for vulnerable populations during hazards.

Strategy: 5.2.1: Establish and advertise warming and cooling stations during extreme temperature events.

Strategy 5.2.2: Identify public locations with back-up power supplies.

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Strategy 5.2.3: Implement and test emergency communication systems.

Strategy 5.2.4: Convene collaborative discussions regarding emergency management planning and long-term adaptation strategies between the City of Hancock, Finlandia University, Michigan Technological University, and the City of Houghton.

Strategy 5.2.5: Ensure transportation services are available to vulnerable populations, especially low-income children, to have appropriate access to amenities, healthcare, and services.

Comments

- *Transportation for non-drivers is essential*
- *Continue working on back-up to bridge, in case of serious damage*
- *Build another bridge?*

Objective 5.3: Protect properties from coastal erosion and flooding.

Strategy 5.3.1: Identify coastal areas at risk for flooding. Develop these areas as parks, trails, or other community amenities that can withstand temporary flooding.

Strategy 5.3.2: Acquire property or easements along the waterfront as they become available.

Comment

- *Is this even plausible on a realistic time scale?*