



PHASING

There are a variety of unknown factors that make the phasing of this project difficult to plan. Will the Township be successful in winning DNR grants? Will donations be provided by private individuals or organizations and how much? How much of the Township's budget will be allocated to this project? How high of a priority is any element of the project given user demand? These are all questions that need to be answered before planning various phases of this project.

Rather than attempt to answer the question of what will be built and when, this phasing plan attempts to identify the order in which it is possible to undertake projects. Certain projects will need to be completed before others, making the identification of possible sequence more important than the identification of planned phases. This planning tool is intended to help the Township develop the appropriate phases once the funding mechanisms are in place and user demand is apparent. See the next page for the sequencing diagram.

Fundamental Phases

There are two fundamental phases that can be assumed as Phase 1 and Phase 2. These two phases are based on sequence and on priorities expressed by the Township and the community.

Park Road Phase

The first project that must be undertaken is the main park road. Everything within the park depends on this infrastructure being in place. This will likely be the primary element in the first phase. Whether or not other elements are added to the project is dependent on funding.

Boat Launch Phase or Phases

The boat launch road and boat launch, as well as the boat launch parking area are likely going to be part of the next phase, or phases, since they have a high impact on the usability of the site. The boat launch and road can be constructed independent of the boat launch parking since they are not physically connected. Functionally, however, they support each other and should be considered part of the same project if funding is available. To reduce the costs and lower the construction impacts of the project, the parking lot could be constructed in smaller phases over time; only (1/3 to 1/2) of the parking need be constructed to begin with. This would be a smart approach since demand for parking is unmeasured at this point.

Creating Future Phases

The remainder of the park can be constructed in the sequence shown on the next page, either as individual projects or as combined projects. Phasing priorities will emerge as funding is secured and demand for certain elements of the design become more apparent. As the sequencing diagram demonstrates, projects to the left must be completed before, or built at the same time as, projects to the right. From top to bottom, elements can be built in any order depending on priorities.

Phasing

