



SUMMER  
2015

## COMMUNITY UPDATE: OLD MISSION PENINSULA

*Dear Friends,*

We have something in common. We both love the Old Mission Peninsula and we share a deep understanding of its significance. Even in a region bursting with incredible places, we know the Peninsula stands out as absolutely unique. There literally is no place like it, and we know it cannot be replaced.

For nearly 25 years, the Grand Traverse Regional Land Conservancy (GTRLC) has worked to protect and enhance what makes this 18-mile finger of land so special—all while ensuring it remains a great place to raise families, retire, run businesses and attract visitors to our region.

Like most things that are truly remarkable, our Peninsula is a complex place. Within its 32-square miles (only slightly bigger than Manhattan!) a lot of things must coexist: the cherry orchards and vineyards that define northwest Michigan, innovative businesses, generations of hard-working farmers, beautiful natural lands and scenic vistas, as well as both seasonal and year-round residents.

To ensure that all aspects of the Peninsula's rich character are honored, GTRLC has partnered with Peninsula Township, other nonprofit organizations, charitable foundations and—most importantly—people like you in order to get the job done.

Thanks to the support of thousands of people who love the Peninsula as much as we do, we're able to strike a balance between business, agriculture, natural resources protection and development. The work of GTRLC is all about this carefully considered balance between the land and the people who love it.

There are 6,405 acres of protected land in Peninsula Township. This has been accomplished using a wide variety of land protection tools and with an assortment of incredible partners. However, our most important partner is you. Read on to learn about some of our success stories on this magnificent peninsula.

Glen Chown,  
GTRLC Executive Director





# PROTECTING OUR FARMS, OUR VIEWS AND OUR ECONOMY

PHOTO BY ELLIE JOHNSON

There's a reason they put the Peninsula on postcards. We have some of the most breathtaking views in the region right in our backyards. It's easy to take the scenery for granted when you drive past it every day, but the rolling vineyards, bright blue bays, forests and fruit orchards are the stuff of fairy tales. And we get to live here! For many of us, it's why we chose to live here in the first place.

Now, imagine what our Peninsula would look like without them. Imagine the views of the bays blocked, the vineyards and orchards gone, the forests leveled. For many years, it looked like this was the direction our Peninsula was heading. Our proximity to Traverse City made the Peninsula a natural recipient for growth and our scenic beauty made it even more appealing.

The same qualities that make the

Peninsula so desirable for fruit farming also make it extremely attractive for residential development. The rolling hills and sweeping view sheds, as well as the proximity to water on both sides, are what makes the Peninsula as well suited to fruit production as any location on the planet—and as attractive for home sites.

**This globally unique piece of the Lake Michigan Fruit Belt was in high demand, and agricultural uses had a hard time competing with the high prices being paid to develop these irreplaceable land resources.**

**Agriculture, and the tourism it encouraged, was the Peninsula's economic driver.** Beautiful home sites could be found elsewhere, but this kind of farmland couldn't. If the rural character of the Peninsula was lost, the economic benefit to the people who farmed the land—and to everyone on the Peninsula—would be lost too.

**Protecting farm and scenic lands was a part of GTRLC's mission, but in a place like the Peninsula, it had to be about more than just pretty views. It had to make economic sense for everyone involved**—the farmers and the Peninsula residents. It had to make financial sense for farmers to keep farming, rather than sell their land for development, and the non-farming Peninsula residents had to see a benefit too.

Peninsula Township's nearly 18,000 acres contains approximately 10,000 acres of this prime agricultural land, which is located, for the most part, in the interior of the Peninsula. These 10,000 acres of prime orchard and vineyard land form the Agricultural Preservation zone, which is where our farmland protection efforts are concentrated.

Not everyone has to farm, or leave his/her property undeveloped. There are places better suited for residential





development on our peninsula, and we want to ensure that our conservation efforts are focused in the places where they will have the most benefit, while leaving appropriate land available for development.

In 1994, GTRLC began to assist with a solution for farmers within the agricultural preservation zone, as well as owners of scenic view shed property: a Purchase of Development Rights Program (PDR).

Every property comes with a bundle of rights attached, and one of those rights is an owner's right to develop his/her property. Just like timber or mineral rights, development rights have a value attached to them. Landowners can sell these development rights for cash while retaining ownership of their property. It remains private, but certain rights are voluntarily restricted.

A PDR program would provide farmers and owners of scenic land with cash that would allow them to continue to use their properties in a way that protects the Peninsula's rural character, and farmers would have money to invest back into their farming operations: hiring more workers, modernizing facilities and purchasing more land to farm. They

could make farming a truly viable economic choice.

GTRLC would provide specialized assistance to the Township as they evaluated applications and implemented the PDR program.

In 1994, the voters of Peninsula Township approved a tax of 1.25 mills for 15 years to fund the first PDR program in the entire Upper Midwest! The benefits were clear almost immediately.

Peninsula farm families like the Wunschs were able to take the PDR payment and reinvest in their 5th generation apple and cherry business. They capitalized a modern fresh fruit packing facility, the only one of its kind in northern Michigan, increasing their profit margins and allowing them to expand their workforce, tripling their number of part- and full-time employees. **The expanded jobs also paid 50% more, furthering the economic ripple effect of PDR.**

These undeniable results paved the way for the renewal and increase of the PDR millage in 2002, this time securing 2 mills for 20 years.

*[Continued]*



*"I'm a fourth-generation farmer, but when I first moved back here from college, it wasn't clear if farming would be an option. Development pressure was high and farmers didn't know if they could afford to continue working their land. The Purchase of Development Rights program was absolutely key in preserving the Peninsula's farming heritage, and the Conservancy played an important role in education, outreach and support. Protecting the working farms and the scenic views has turned out to be a true win-win for the entire community.*

*The partnership between Peninsula Township and the Conservancy has been critical in saving what people love about the Old Mission Peninsula. The Conservancy staff is phenomenal, and they bring to the table skills that many elected government officials don't have. They play a key role in protecting this vibrant, growing region."*

**– ROB MANIGOLD**





### *Protecting Our Farms... [Continued]*

Nearly \$18 million of PDR millage revenue has been generated in Peninsula Township and these dollars have permanently protected more than 4,500 acres in the agricultural preservation zone—that's nearly half.

**GTRLC has worked to leverage PDR revenue by bringing \$5 million of our own dollars to the table, in addition to \$3 million of funding we facilitated from the federal Farm and Ranch Land Protection Program.** Thanks to our supporters' generous gifts, we are poised to take action when opportunities arise, providing technical assistance for PDR transactions and investing in land protection projects that complement those that are PDR-funded. This partnership between GTRLC and Peninsula Township stretches the value and impact of your tax dollars even

further to achieve maximum benefit for both our environment and our local economy.

Today, we see the success of our farmland and scenic protection efforts everywhere we look on our Peninsula. According to Dr. Tom Daniels of the University of Pennsylvania, **"Peninsula Township has forged the leading local farmland preservation program in Michigan and one of the most successful township-level land preservation programs in the United States."**

The economic benefits are clear. Since 1994, the number of Peninsula wineries has grown from 2 to 9; agritourism is booming; farmers are making capital investments in infrastructure and equipment; farmers have the resources to diversify their crops to include

Honeycrisp apples, wine grapes and hops; living wage jobs are being created; and we have a stable and steadily increasing tax base.

These stellar achievements haven't gone unnoticed and, in 2004, Acme Township voters approved their own PDR program, which was renewed in November 2014, sharing our success with our neighbors across East Bay.

**Thanks to the support of Peninsula Township voters and GTRLC's generous donors, our farmland and scenic vista protection work continues.** These efforts serve as a promise to the people of the Peninsula that our rural character will remain unspoiled forever and we can all continue to marvel at this place we call home.







## PYATT LAKE: THE BILL CARLS NATURE PRESERVE

Some land is so special it inspires everyone it touches. For generations, the tranquil wooded hills around pristine Pyatt Lake were beloved by Peninsula residents and visitors alike. There was no question the property would have made spectacular home sites for a few fortunate buyers, but there were a number of factors that made it equally attractive from a conservation standpoint.

The Pyatt Lake property was one of only three properties in all of northern Michigan classified as a “Wooded Dune and Swale” habitat complex, a result of Pyatt Lake’s ancient history and proximity to Grand Traverse Bay. Thousands of years ago, these “glacial tracks” were sand dunes bordering a once much larger body of water.

The property was also important from a plant perspective. More than 250 plant species had been identified, including orchids and trillium, making it one of the most botanically diverse private properties in Grand Traverse County. Wildlife thrived in the unique habitat, with migrating waterfowl stopping to rest in Pyatt’s shallow waters and barred owls making their homes within the stately, mature trees.

Your community rallied to support the preservation of this Old Mission Peninsula jewel. Old Mission Elementary School students held soda can drives. Residents, business owners, artists and friends began searching for a way to keep this property in its unspoiled condition for future generations to enjoy.

In 1991, they sought help from two new nonprofit organizations: The Grand Traverse Regional Land Conservancy and The Old Mission Conservancy. Recognizing the incredible ecological values of the property, these partner conservancies decided that Pyatt Lake would better benefit the residents of the Peninsula—and the entire region—if it were protected and open to the public than if it was developed, and they sprang into action.

And people like you responded! With a band of dedicated volunteers, grassroots communication efforts and vigorous fundraising, the property was finally protected forever in 1992. Owned and managed by the GTRLC—which merged with The Old Mission Conservancy in the late 1990s—Pyatt Lake is one of 34 nature preserves we operate in our five-county service area.

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In the 23 years since, Pyatt Lake Natural Area has expanded 8 times! In 2011, longtime GTRLC supporter, the Carls Foundation, made the capstone gift to complete yet another Pyatt Lake addition and the preserve was renamed Pyatt Lake: The Bill Carls Nature Preserve, in

memory of a man who treasured the Peninsula and who encouraged his family's foundation to add land protection to the list of worthy causes it supported.

A generation of Old Mission residents, families and visitors has been able to enjoy this gorgeous property because your neighbors took action and because the Conservancy was there to offer assistance when it was needed.

Our work at Pyatt Lake isn't over; we've only just begun! Forever is a long time, and it's our obligation to care for the nature preserves we own and manage to ensure they stay healthy and that people can responsibly enjoy them to the fullest extent. GTRLC takes this responsibility very seriously and our stewardship staff and volunteers dedicate their

time monitoring the preserve's 159 acres, managing invasive species and improving infrastructure along its 1.5 miles of trail.

This fall, GTRLC staff will replace and repair the boardwalk and overlooks at Pyatt Lake, as well as make some updates to the informational kiosk. This work is made possible by a generous gift from lifelong nature lovers, Carol and Patrick Conway. The Conways made this gift in memory of Carol's father, Jack Callahan. Jack was involved in the Conservancy's founding and he loved the Old Mission Peninsula, and Pyatt Lake, deeply.

Because of the generosity and dedication of our supporters, volunteers and staff, the memories of people like Jack Callahan, Bill Carls, and thousands of others who love the outdoors will be forever alive in the peaceful forest around Pyatt Lake.

THE PYATT LAKE PROPERTY WAS ONE OF ONLY THREE PROPERTIES IN ALL OF NORTHERN MICHIGAN CLASSIFIED AS A "WOODED DUNE AND SWALE" HABITAT COMPLEX, A RESULT OF PYATT LAKE'S ANCIENT HISTORY AND PROXIMITY TO GRAND TRAVERSE BAY. THOUSANDS OF YEARS AGO, THESE "GLACIAL TRACKS" WERE SAND DUNES BORDERING A ONCE MUCH LARGER BODY OF WATER.



PHOTO BY NATE RICHARDSON





## *Pelizzari Natural Area*

IT ONLY TAKES ONE PERSON TO START A MOVEMENT — AND A COMMUNITY TO ENSURE IT SUCCEEDS.

It only takes one person to start a movement—and a community to ensure it succeeds. When you drive past the Pelizzari Natural Area on Center Road, remember that there's more to the property—and the story—than what you can see from the road.

In 1995, Peninsula resident Dave Murphy realized that the land where he walked his dog each day was more than just a convenient exercise path. It was a treasure. There was simply nothing else like it in the Traverse City area.

This enchanting property on the southeast portion of the Peninsula was owned by Dave's neighbors, Gene and Maxine Pelizzari. At first glance, it looked like nothing more than former orchard land, but away from the road, the property revealed towering trees, peaceful meadows and ecologically important wetlands, critical to the water quality of East Bay. It was home to numerous bird species and other important wildlife, including a resident fox.

The landowners had given Dave a gift when they invited him to enjoy their property, and it was one he believed would benefit the entire area. While parkland and natural areas existed on the northern end of the Peninsula, and on the outskirts of Traverse City, there was nothing like this near the more heavily populated south end of Peninsula Township. The woods, meadows, wetlands and East Bay shoreline were remarkable. Not only were the properties beautiful, but the towering, cool hemlock forest and the unspoiled shoreline offered a glimpse back in time, to the way the Peninsula

likely looked hundreds of years ago. It was hard to believe it was so close to the bustle of Traverse City.

For the next 13 years, Dave and an ever-growing citizens group of your Peninsula neighbors worked tirelessly to turn the larger of two properties into a 62-acre public park that would offer passive recreational opportunities to residents and visitors alike. They met with Township officials, attended public meetings and worked to generate enthusiasm for a public natural area where hiking, skiing, snowshoeing, and birdwatching could be done less than ten minutes from downtown Traverse City. When the people of the Peninsula mobilize, they can accomplish a lot!

The landowners were ready to sell. Zoning would allow for 29 housing units to be built on the property, with half again as many if proposed re-zoning were to pass. The citizens group wasn't anti-development at all. Many of them lived in nearby housing developments and subdivisions. They simply thought this land was so unique to their Township—and the region—that there was more public benefit to protecting it for everyone than providing homes for a few.

In 2008, it was time to launch the next phase of the effort. The citizens group and their advisors decided the best way to protect this jewel was to put it

on the ballot. They would let their neighbors decide whether having a world-class natural area in their backyard was worth a .4 mill tax increase, over 10 years, to purchase the property.



AERIAL VIEW OF PELIZZARI NATURAL AREA

GTRLC was invited to become officially involved. We would provide the technical expertise about the land's conservation values and the necessary legal processes to acquire it. We had surveyed the property, inventoried the plant species and other wildlife, and studied the impact the unspoiled wetlands and shoreline had on the blue waters of East Bay. This was our moment. We knew there would never be another chance to protect a piece of the Peninsula like this ever again.



Thanks to the generous gifts of our supporters, GTRLC is able to move quickly in situations like these, situations where hours can be the difference between saving a property or losing it forever. We signed a purchase option with the landowner and put money down, securing the land and the purchase price until the November vote determined the project's viability.

The millage passed! Despite the downturned economy, voters had spoken and the necessary \$2 million to purchase the property, plus \$47,000 to cover start-up management costs, was garnered. GTRLC transferred the purchase option to Peninsula Township and, in 2009, they purchased the property and the Center Road Natural Area was born. Later, the Peninsula Township Park Commission voted to adopt the name Pelizzari Natural Area in recognition of the Pelizzari family's dedication to the land and their gracious encouragement of neighbors to hike the property, which led to its eventual preservation.

Sometimes, public-private partnerships like this one are the perfect way to solve a complex land protection puzzle. Leveraging the specific strengths of all parties—Peninsula Township, the citizens group and GTRLC—makes more possible than what we could accomplish alone.

These partnerships continue today! GTRLC works with Peninsula Township to enhance recreational opportunities on the land, while improving the property's overall health and environmental integrity. This means we build and maintain sustainable trails, strategically plant native trees and shrubs and remove invasive plant species. We also provide signage for wayfinding and education, as well as manage volunteers and volunteer work events.

It's a big job and we can't do it alone. Over the past six years, dedicated volunteers have worked tirelessly alongside GTRLC stewardship staff to implement Peninsula Township's management plan for the Natural Area, building nearly 3 miles of trails, improving habitat and marking property boundaries, to ensure the rights of neighboring landowners are respected. But, there's more to be done...

The rest of the story is YOU! We would love for you to be involved in the future of YOUR Pelizzari Natural Area. We need your energy and talents. If you would like to join your Peninsula neighbors and contribute to this remarkable community asset, please contact **Volunteer Program Specialist Nate Richardson** at [nate@gtrlc.org](mailto:nate@gtrlc.org).



PHOTO BY MARY VAN VAL IN

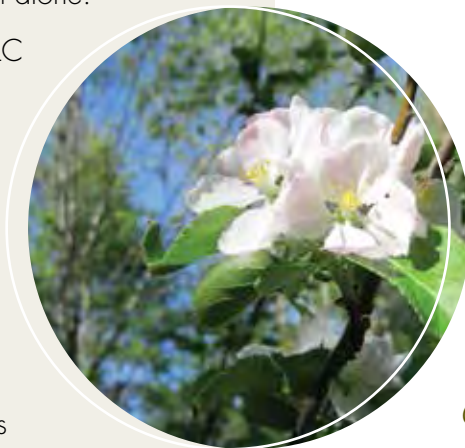
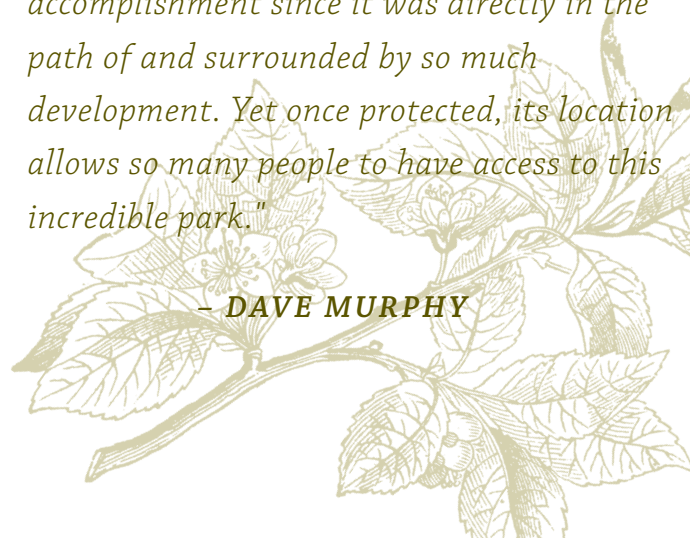


PHOTO BY DAVE MURPHY

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*Preserving land for public use is a great goal anywhere, and certainly on Old Mission Peninsula where the development pressure is intense. The Conservancy has been a leader on many levels from farmland to public land preservation. The protection of Pelizzari Natural Area (PNA) was a very special accomplishment since it was directly in the path of and surrounded by so much development. Yet once protected, its location allows so many people to have access to this incredible park.”*

— DAVE MURPHY







## BOWERS HARBOR PARK ADDITION

No piece of land — and no community — exists in a vacuum. Much of what makes an area special is what surrounds it and enhances its quality and character. When a piece of land is particularly beloved by the community, a change to the surrounding landscape can be devastating.

There's no question that the Bowers Harbor area is particularly unique. The picturesque hills rolling toward the quiet harbor characterize the rural charm that draws us all to this magical place.

For decades, Bowers Harbor Park has provided a beautiful, easily accessible place for Peninsula residents and visitors to enjoy the outdoors. This beloved public asset helped define what was wonderful about the Peninsula. When a 59-acre parcel adjacent to the park was approved for a 40-unit condo subdivision, people were concerned it would impact everyone's ability to enjoy this public space.

In 2012, Peninsula Township approached GTRLC for assistance in acquiring the parcel, with the goal of making it an addition to the existing park, rather than a private development. GTRLC had been working for years to protect parcels of land around Bowers Harbor with significant conservation values like the Bower's Harbor Inn property, Pyatt Lake Natural Area, and private properties protected with conservation easements. This property would be a major piece of this land protection mosaic.

The opportunity to protect land that was ecologically important and would provide increased access to our Peninsula's stunning natural beauty was compelling. GTRLC worked with the owner of the parcel on a purchase option that would buy some time to secure the necessary funds to purchase the property for the public. We then assisted the Township in applying for a grant from the Michigan Natural Resources Trust Fund to cover a large portion of the property's price tag.

The Trust Fund grant was approved and a significant percentage of the funds secured, but there were still hundreds of thousands of dollars left to raise. Peninsula Township pledged \$100,000 to the project, and GTRLC committed to raising the remaining \$200,000 from individual supporters. Thanks to a generous challenge grant from the

*This map shows the development plan, a proposed 40-unit condominium subdivision, on the 59-acre parcel adjacent to Bowers Harbor Park.*



## *Bowers Harbor Park Addition [Continued]*

American Proficiency Institute, all individual gifts to the project would be matched, one-to-one, up to \$100,000.

The goal was met in 2014 and the property will be purchased by Peninsula Township and added to the existing parkland. The addition of this peaceful, sloping property more than tripled the size of Bowers Harbor Park and will create a recreational asset of regional significance.

Working together with our partners in Peninsula Township and our generous contributors, GTRLC was able to add the Bowers Harbor Park addition as the capstone piece of a more than 700-acre block of nearly contiguous historic, natural, farm and public park land, protected forever for the people of the Peninsula to enjoy.

## OLD MOORINGS PROPERTY

ANOTHER WAY TO ENJOY OUR BAY



Water, water everywhere — but sometimes it can be hard to find a place to access this sparkling treasure. GTRLC believes that connecting people with the stunning natural beauty that surrounds us is a key part of our mission.

When a 7.5 acre parcel of land with more than 500 feet of sandy East Bay shoreline became available near the tip of Old Mission Peninsula, GTRLC saw an incredible opportunity to offer better access to Peninsula residents and visitors. This property was once owned by the Nevinger family, who also owned the Old Mission Inn. The Nevingers operated it as a rustic campground, along with the boat launch and its gas pump. Eventually, it was sold to a development company that planned to build 10 residential lots, but despite making some progress toward this goal with road building and some utilities, their plans eventually changed, and it was for sale once more. Thanks to our partners at Peninsula Township, the DNR, and some generous residents of our region, this little piece of heaven will now remain open to the public for recreational use.

Thanks to our supporters' belief in the importance of access to nature, GTRLC was able to provide necessary dollars to the project, as well as apply for, and leverage, funding from the Michigan Natural Resources Trust Fund. The property is now protected for the public in perpetuity, owned by the DNR with intent to manage in partnership with Peninsula Township.



PHOTO BY NATE RICHARDSON

The Old Mission Peninsula has sparked the beginning of many incredible things in our region: large-scale stone fruit farming, viticulture and wine production, farmland and scenic viewshed protection, and the beginning of the Regional Land Conservancy itself. We hope you will be inspired to join us as we write the next chapter in our Peninsula story together.

**HELP SHAPE THE STORY: VISIT [GTRLC.ORG](http://GTRLC.ORG)**

Join Your  
Neighbors



Share  
Your Time



Share  
Your Talent



Share Your  
Resources







# A PARTNERSHIP TO SAVE THE BOWERS HARBOR INN PROPERTY

## *It's About People and Land*

Our mission is about more than just land. It's about people and land. We save land for plants and animals, water quality and scenic character, but, most importantly, we save land for people. One of the ways people interact with their environment is through the structures that they build and, over time, these structures come to define a region's character as much as the rolling vineyards and bright blue bays.

Our Peninsula is blessed with many iconic buildings that contribute to its rustic charm and unique style. One of the most beloved is the Bowers Harbor Inn. This "storybook style" former summer estate was built in 1928 and has been a destination restaurant for more than 50 years. Its sloping lawn, cool pines and nearly 700 feet of West Bay frontage have been a site for weddings, celebrations and family reunions for generations of Peninsula residents and visitors.

The Inn sits at the southern end of the Bowers

Harbor Protection area, an arc of land hugging Bowers Harbor identified as critical to preserving the Peninsula's rural character. The sweep of land, encompassing hundreds of acres, runs from Pyatt Lake Natural Area to Tucker Point, including natural lands, scenic view sheds, and historic farms.

When the most recent Inn owners announced plans to build condominiums near the Inn, there was a rumble of local unrest. While it was understandable that the owners hoped to recoup some of their significant investments in the property—and that condos would be considered—Peninsula residents and GTRLC thought there might be another way.

## *Complimentary Goals*

GTRLC is a land conservation organization, but as executive director Glen Chown explained, we don't "view our conservation in isolation. We know there are important community goals like preserving historic structures and we deeply respect that. We have complimentary goals."



There is power in partnerships. GTRLC would do what it did best—work to protect the land around Bowers Harbor Inn—and the Michigan Historic Preservation Network (MHPN) would focus on protecting the building itself.

In 2007, GTRLC and the MHPN presented the owners with a plan that involved the donation of an easement on 10 acres of Inn land and the exterior of the Inn structure, protecting both from development and modification in perpetuity. In exchange for this donation, the owners qualified for enhanced tax incentives, and the land, now minus its development rights, would also be assessed at a lower tax rate.



PHOTO BY NATE RICHARDSON

### Connecting Our Strengths

It was a win-win for all parties and it set an example for the innovative, entrepreneurial spirit GTRLC hoped to carry forward into future work. In our new economy, we will need to celebrate and connect all of our strengths, like natural, agricultural, historic and human ties to our land.

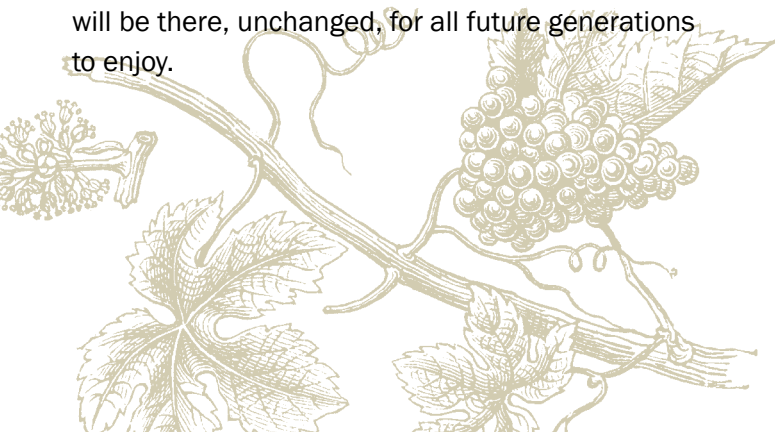
Today, Bowers Harbor Inn is listed on the National Register of Historic Places. Each time you drive past the nostalgic property or enter the vineyard encircled estate, rest assured that this cultural and community landmark will be there, unchanged, for all future generations to enjoy.



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*Having attended Old Mission Elementary in the late 1970s and early 1980s, we were able to see the bounty and beauty of the Peninsula each and every day. While we probably didn't fully grasp how unique and special the area was at the time, we definitely do now. To be honest, we feel that the Old Mission Peninsula is the most beautiful place on the planet. The Lobdell and Carlson Families purchased the Bowers Harbor Inn and surrounding 10 acres (700 linear feet of lake frontage) in an attempt to save the Inn and land. Working with the Conservancy and MHPN was the main catalyst for allowing this project to move forward economically. The process was quite straightforward and easy and now the Inn and the Land are saved forever. Plus, we still are able to have a vibrant use of the buildings with Mission Table/Jolly Pumpkin, a banquet facility called the Peninsula Room and small Brewery/Distillery/Winery”*

– JON CARLSON  
& GREG LOBDELL





# OLD MISSION PENINSULA

## BY THE NUMBERS

TOTAL SIZE

**17,755**

ACRES



TOTAL LAND  
UNDER PROTECTION

**6,405**

ACRES

**36.1%**

PROTECTED!

SIZE OF  
AGRICULTURAL  
PRESERVATION  
ZONE (APZ)

**9,861**

ACRES

TOTAL PROTECTED  
LAND IN THE APZ



**5,161**

ACRES

**52.3%**

PERCENTAGE OF  
PROTECTED LAND  
IN THE APZ



PHOTO BY ANGIE LUCAS



**1991**



GTRLC is founded

**1992**

Pyatt Lake, GTRLC's first  
ever preserve, opens near  
Bowers Harbor

**2002**

The PDR millage is renewed  
by township voters

**2007**

Bowers Harbor Inn and  
surrounding land is protected  
in conjunction with Michigan  
Historic Preservation  
Network (MHPN)



**2009**

**Pelizarri Natural Area**  
is protected and open to  
the public

**2011**

The latest of eight  
Pyatt Lake expansions  
opens; property renamed  
**Pyatt Lake:**  
**Bill Carls Nature Preserve**



**2014**

Bowers Harbor Park Addition  
is protected

**2015**

GTRLC finalizes protection  
of the historic Zientek/  
Kroupa farm





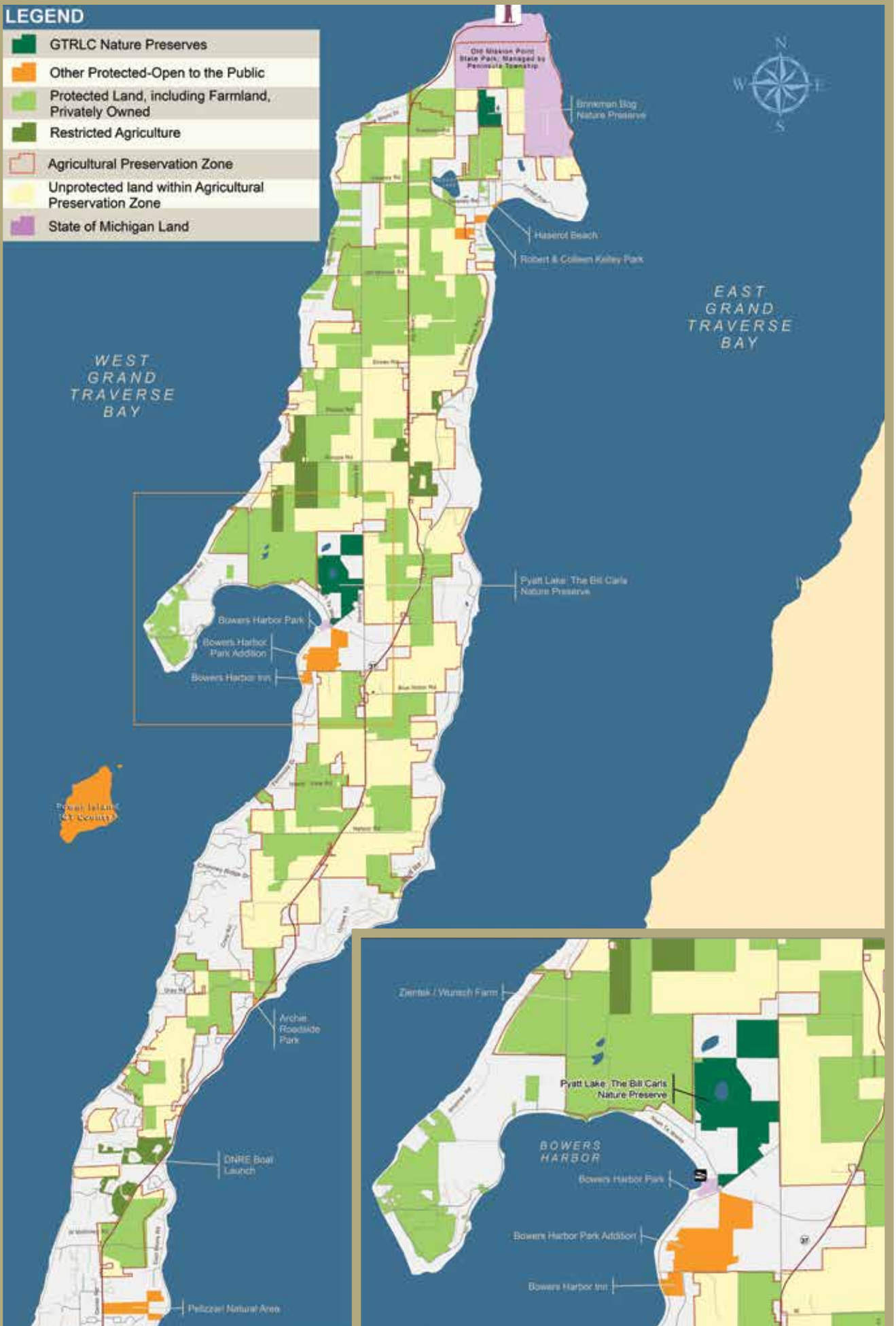


Protecting Significant Natural, Scenic and Farm  
Lands, and Advancing Stewardship, Now and  
For All Future Generations

## OLD MISSION PENINSULA

### LEGEND

- GTRLC Nature Preserves
- Other Protected-Open to the Public
- Protected Land, including Farmland, Privately Owned
- Restricted Agriculture
- Agricultural Preservation Zone
- Unprotected land within Agricultural Preservation Zone
- State of Michigan Land







## ABOUT GTRLC

The Grand Traverse Regional Land Conservancy (GTRLC) was founded in 1991 and works to protect and care for vital pieces of land in Grand Traverse, Benzie, Antrim, Manistee and Kalkaska counties. We are one of more than a thousand conservancies — also known as land trusts — that protect lands across the country.

Our mission is to protect significant natural, scenic, and farm lands, and to advance stewardship, now and for future generations. With the support of individual donors and foundations, and through partnerships with local, state and federal agencies, we have protected more than 39,000 acres of land and 120 miles of shoreline along the region's exceptional rivers, lakes and streams.

We accomplish land protection through a variety of methods, the most common of which are:

### Conservation Easements:

A large portion of our work is with private landowners who have sold or donated their development rights through a conservation easement. In these agreements, the property owner voluntarily places restrictions on the land for perpetuity. Each easement is different and takes into account the owner's wishes for the property while permanently protecting land and water quality, natural features and other conservation values. GTRLC is responsible for regularly monitoring easements to ensure the terms are upheld.

### Direct Purchase or Donation:

GTRLC raises funds to purchase certain parcels, and landowners also donate or bequeath land to our organization. We currently own and manage 34 nature preserves in our 5 county service area.

### Municipal Assists:

We frequently assist communities in creating public parks and natural areas by providing expertise in fund acquisition (from private and public sources), land purchase, land improvement and much more.

GTRLC is headquartered in Traverse City and operated as a 501 (c)3 nonprofit organization. Our staff of twenty-five includes scientists, land protection specialists and a dedicated stewardship team. We are governed by a board of directors comprised of local residents passionate about conservation.

Our organization depends on the support of donations from individuals, businesses and foundations. We also rely on the continued support of hundreds of dedicated volunteers who help us care for the land we protect.



PHOTO BY ANGIE LUCAS



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Permit No. 306



PHOTO BY NATE RICHARDSON