



AU GRES



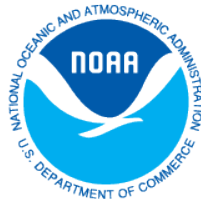
Sustainable Small Harbor Management Strategy Project

*Final Presentation – December 1, 2015
Au Gres, Michigan*

PHOTO: JAMES BAUGHN



Michigan Sea Grant helps to foster economic growth and protect Michigan's coastal, Great Lakes resources through research, education and outreach.



MICHIGAN STATE
UNIVERSITY



Lawrence
Technological
University

ECT Environmental
Consulting &
Technology, Inc.

VERITAS
Economic Consulting

David Larkin
Knight, LLC

Core Question

What are the key barriers to small harbor economic, social and environmental sustainability and what tools would help small harbor managers create more stability?



Project Outcomes

- Development of a placemaking strategy and economic analysis for coastal communities to use to ascertain the financial viability of their harbor/waterfront
- Establishment of a toolkit for small harbors including four full case studies on how the model was developed and applied
- Summary report, presentation, case study fact sheets, and a website that will assist communities in their planning efforts

Overall Project Team

Project Leadership Team

Advisory Board

Research Team

Donald Carpenter (LTU)
Sanjiv Sinha (ECT)
David Knight
Matt Bingham (VEC)

State Agency Support Team

Bill Boik (MDNR)
Emily Finnell & Jon W. Allan
(MDEQ - OGL)
Jim Tischler (MSHDA)
Amy Samples & Catherine Riseng
(MSG)
Mark Breederland (MSU Extension)
Jennifer Rigertink (MEDC)

Stakeholders and
Community
Representatives
(Invitation Only)

Case Study Development and Placemaking Design Charrettes

- Four case studies communities were selected for in-depth case study analyses and development of an economic model.
- NCI charrette process over a six month time period with meetings/placemaking design charrettes conducted in collaboration with Lawrence Tech, Michigan Sea Grant and MSU Extension.
- Communities were selected based on harbor type, community type (suburban, city, downtown), population size, and current economic condition.
- At-least one community from each of the four Great Lakes.

AU GRES SUSTAINABLE SMALL HARBOR DESIGN CHARRETTE



Community Engagement Timeline

- **Initial Community Vision Meeting – August 25, 2015**
 - *City of Au Gres Riverfront Campground Building*
- **Three Day Community Charrette – September 24-26**
 - *Edmonds' Au Gres Inn Meeting Room*
 - Public Input Workshop (Sept 24: 6:30pm – 8:30pm)
 - Preferred Option Public Open House (Sept 25: 6:30pm – 8:30pm)
 - “Work In Progress” Community Presentation (Sept 26: 4pm – 6pm)
- **Final Community Presentation – December 1, 2015**
 - *Au Gres – Sims Elementary School Library*
- Final Project Outcomes and Toolkit Dissemination – 2016
- Project Ends – August 2016



Google Earth
© 2014 Google

AU GRES





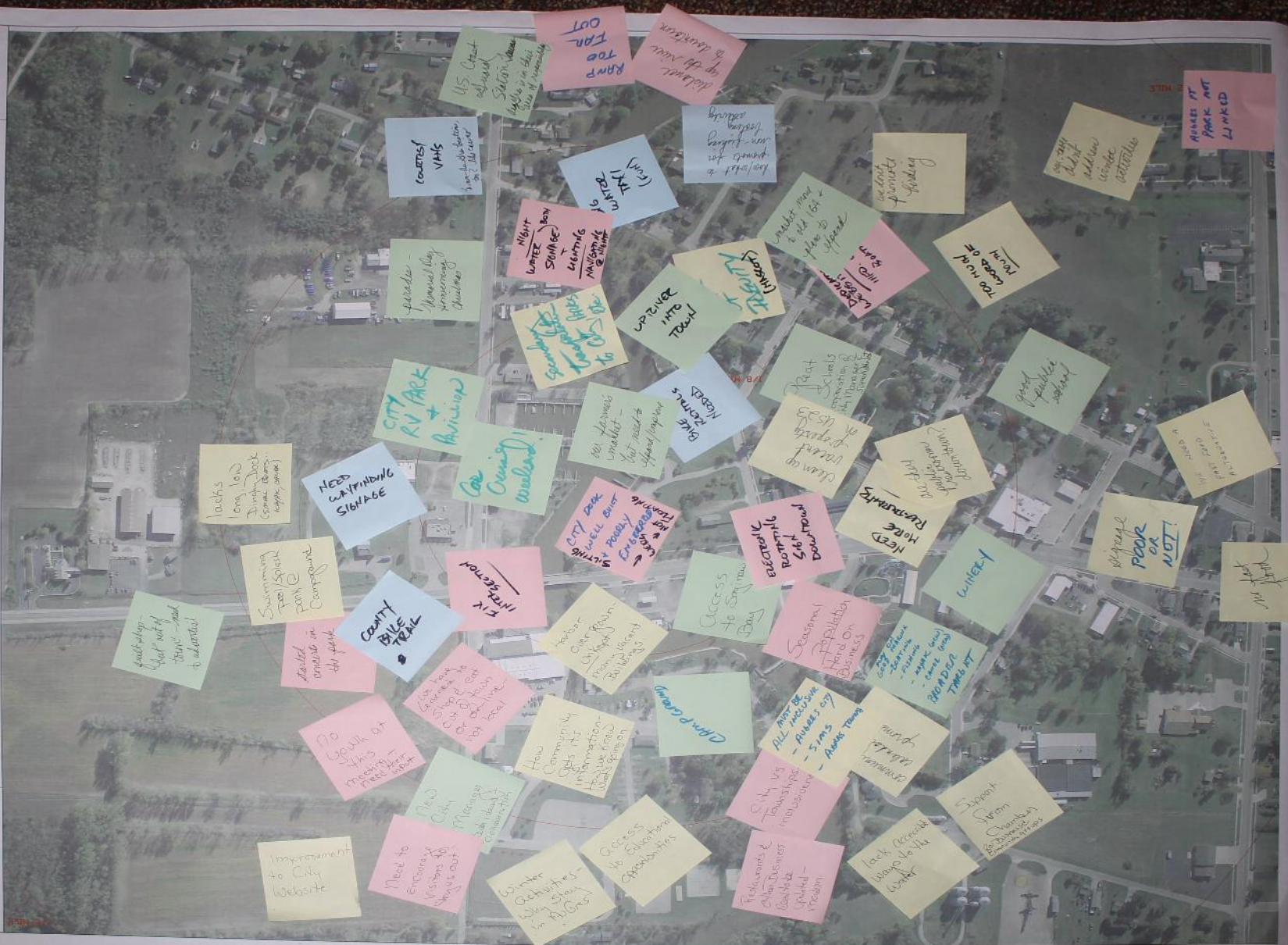
Google Earth
Satellite

AU GRES



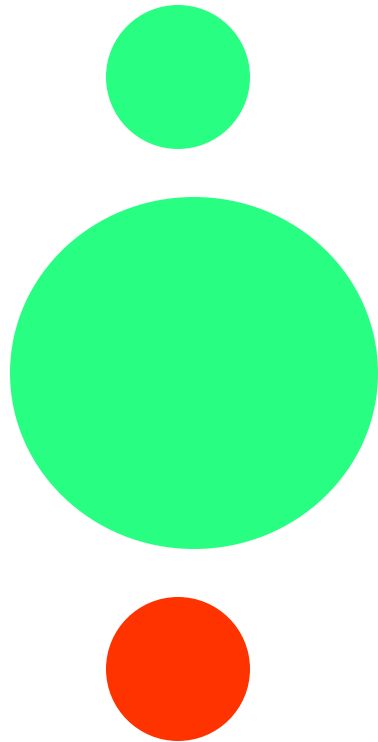


Sustainable Small Harbor Management Strategy Project
MI Sea Grant Community Pre-Charrette Meeting
August 25, 2015
Au Gres, MI



Developing and Voting on Design Alternatives

Dot Voting



- Small green dot = Like this component
- Large green dot = Like this whole alternative
- Red dot = Uncomfortable with this component/alternative

Alternative 1: Pure Au Gres



Alternative 1: Pure Au Gres

Harbor/Waterfront Edge Driver	Natural experience of downtown
Land-use	Natural systems, cabin camping, viewing tower
Connectivity	Complete streets downtown
Economic Development	<ul style="list-style-type: none"> • Mini cabin rental • Promoting fishing, boating, hunting in region • Increased downtown spending • Kayak, paddleboard rental
Natural Systems	Wetlands; Stormwater treatment; Lagoon, trees, Native Plantings
Local Precedent(s)	
Engineering Consideration	<ul style="list-style-type: none"> • Road improvements near Entrance • Viewing tower (Foundation, Infra structure, Lighting) • Major underground infra structure removal from site • Major re configuration of Marina + water front edge with significant dredging and earth movement • IT/Cable/Electrical/Water improvements to site • Re configuration of US-23 and Intersection Improvements • Minor underground infrastructure improvements (water, sanitary sewer, stormsewer) to site

Alternative design lead by:

MINI-CABINS
+ DON'T FORGET
HOTELS

MORE OF
THIS
AT MOUTH

CABIN/
BOAT
ACCESS

STAGNANT
WATER
IN
LAGOON

3 HA.
FISHING
OVERGROUND
ON
RIVER

WATER
QUALITY
-CANCER
-P.H. JOURNAL

Alternative 2: Au Gres Landing Waterfront Park





Au Gres Small Harbor Sustainability Design Charrette

September 25, 2015

Alternative 2: FAMILY ORIENTED PUBLIC SPACE

Harbor/Waterfront Edge Driver	FAMILY ORIENTED PUBLIC SPACE ALONG THE RIVER
Land-Use	BOARDWALK, UPLAND RIVER FRONT BEACH, SPLASH PAD RESTAURANT & CONCESSIONS KAYAK LANDING & WATER TAXI SLIP VISITOR CENTER AU GRES COMMONS & BANDSHELL IMPROVED WATERFRONT RETAIL ACROSS RIVER
Connectivity	WALKING & BIKES, KAYAKS, MOTOR BOATS
Economic Development	VENDOR FOR KAYAK/PADDLE BOARD RENTALS CONCESSIONS DOWNTOWN SPENDING MINIMAL INCREASED TAX BASE
Natural Systems	TREE PLANTING
Local Precedent(s)	
Engineering Consideration	RECONFIGURATION OF PARK BOARDWALK & CREATION OF BEACH AREA MAJOR RECONFIGURATION OF MARINA & WATERFRONT EDGE RECONFIGURATION OF US-23 & INTERSECTION IMPROVEMENTS MINOR UNDERGROUND INFRASTRUCTURE IMPROVEMENTS (WATER, SANITARY SEWER, STORM WATER) @ SITE IT/CABLE/ELECTRICIAN IMPROVEMENTS

Alternative design lead by:

KAYAK AND
DUNEY
LANDING SLIPS

Older kid
activities
- dance
- skate park
- movies
- playground

Leave
more
day-use
slips

Concessions
Not full
restaurants

Carry lighting
& streetscape
into park



Alternative 3: Au Gres / Point Lookout Mixed Use Development



Breakwater Boat Launch Options





Au Gres Small Harbor Sustainability Design Charrette
September 25, 2015

Alternative 3: Mixed-use Development

Harbor/Waterfront Edge Driver	Mixed use development; privatized + public waters edge	space for public events like music etc. - parking	Complete w/development	no condos on river-waterfront should be public	to build waterfront club house!
Land-use	Two and three story Mixed-use development Town green Public boardwalk	block views shouldn't be that narrow - too vulnerable to water levels			
Connectivity	"Complete" Street; Paddle Trail	Not bad idea - not the right time	this would keep people from going down town	We have soccer club w/ children already & things are empty	don't use lobby common space for parking - don't get kids from condos here
Economic Development	• Increased tax base • Increased downtown spending				
Natural Systems	Tree planting; green infrastructure treatment of stormwater				
Local Precedent(s)	• Major underground infrastructure removal from site				
Engineering Consideration	• IT/cable/electrical/water improvements to site • Major reconfiguration of Marina & waterfront edge w/ significant dredging & earth movement • Reconfiguration of US-23 and Intersection improvements • Major road & access road improvements + parking improvements • Major underground infrastructure improvements (water, sanitary sewer, storm sewer) to site				

Alternative design lead by:





Au Gres 2035



Preferred Alternative Final Plan of City Park and Downtown





Preferred Alternative

Harbor/Waterfront Edge Driver	Family Oriented Public Space Along the River, Breakwater Improvements, and City Park Cabins
Land-use	<ul style="list-style-type: none">• Boardwalk, upland river front beach, splash Pad• Restaurant & Concessions• Kayak Landing & Water Taxi Slip• Visitor Center• Au Gres commons & Band shell• Improved Waterfront Retail Across River• Cabins in City Park for rental• Playground, Fishing Platforms, Pocket Beach, Pavilion, Kayak launch at Breakwater
Connectivity	Walking and Bike trails/lanes, Kayak water trail, Motor Boats
Economic Development	<ul style="list-style-type: none">• Vendor for Kayak/Paddle Board Rental• Concessions• Downtown Spending• Minimal Increased Tax Base• Pavilion Rental• Rock climbing wall and other fee based recreation
Natural Systems	Tree Planting, Green Infrastructure in City Park
Engineering Considerations	<ul style="list-style-type: none">• Reconfiguration of Park• Boardwalk and Creation of Beach Area• Major Reconfiguration of Marina and Waterfront Edge• Reconfiguration of US-23 and Intersection Improvements• Minor Underground Infrastructure Improvements (Water, Sanitary Sewer, Stormwater) to Site• IT/Cable/Electrical Improvements

Au Gres Riverfront Park and Campground

Mini Cabins Plan



Mini Cabin at Ludington State Park



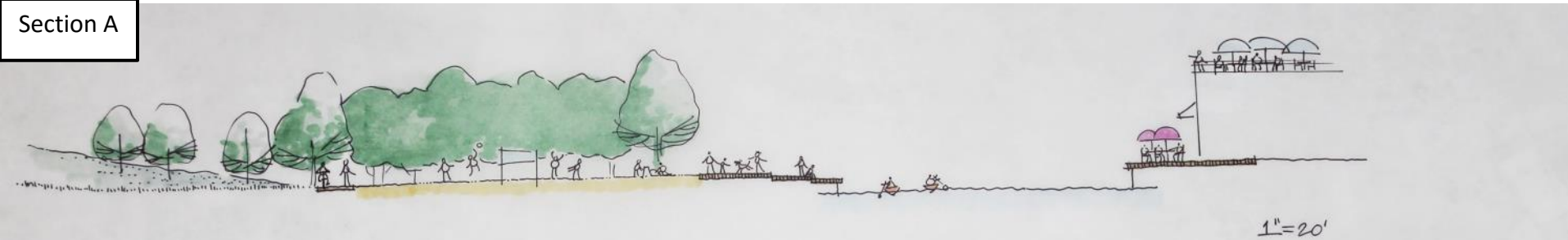
Au Gres Mooring Facility

Mooring Facility Redevelopment Section Locations

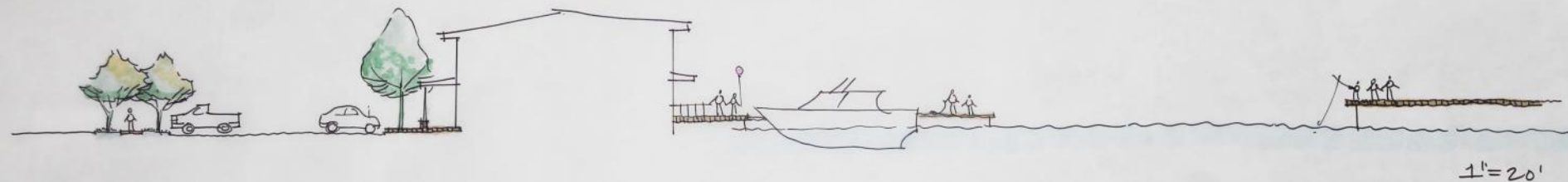


Mooring Facility Redevelopment Sections

Section A



Section B





Current view of Mooring Facility from US-23





Envisioned View from US-23





Current Waterfront at Au Gres Mooring Facility





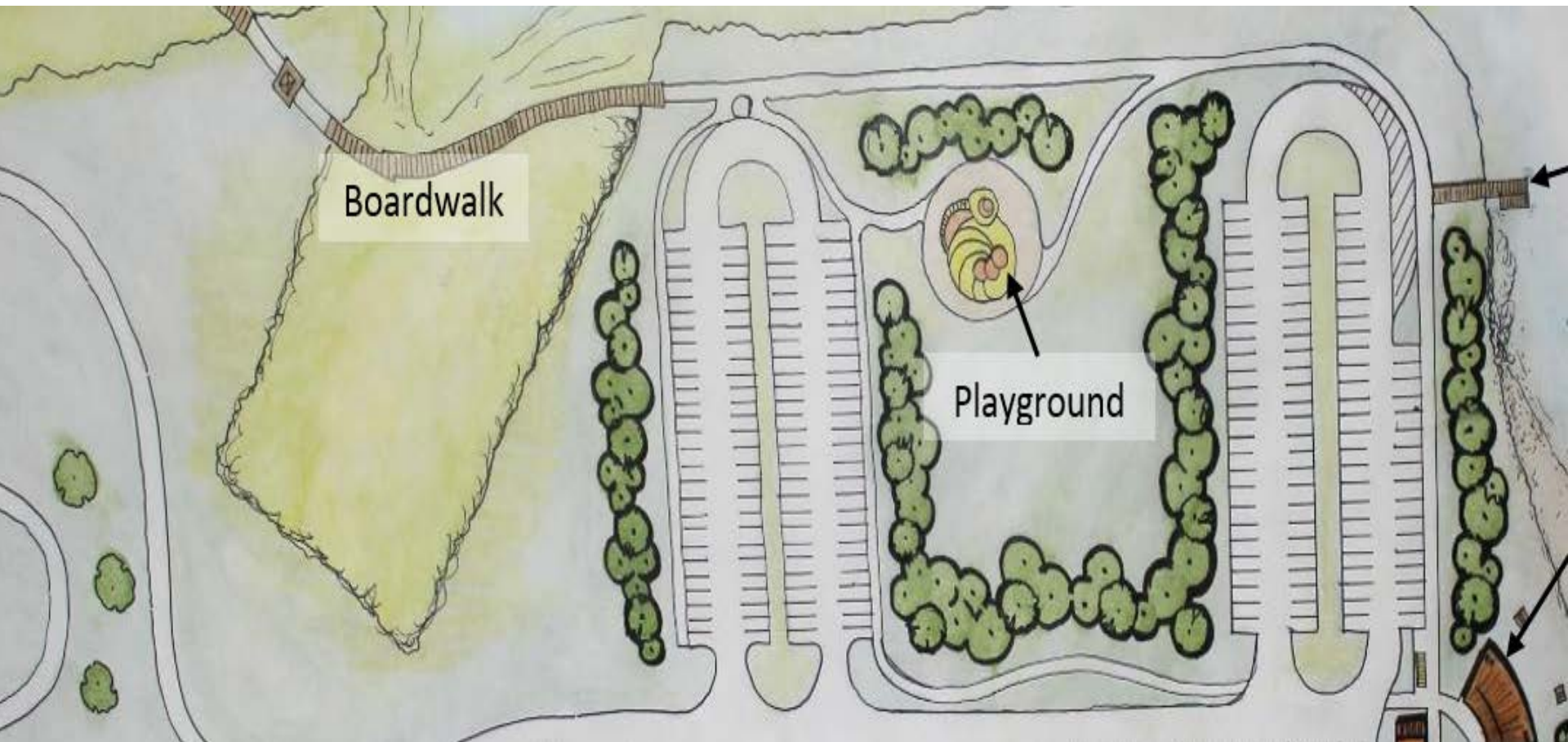
Envisioned Waterfront at Au Gres Mooring Facility





Au Gres River / Point Lookout Breakwater & Boat Launch Improvements

Point Lookout Development



View of Breakwater





Pocket Beach



Current Fishing Access along Breakwater



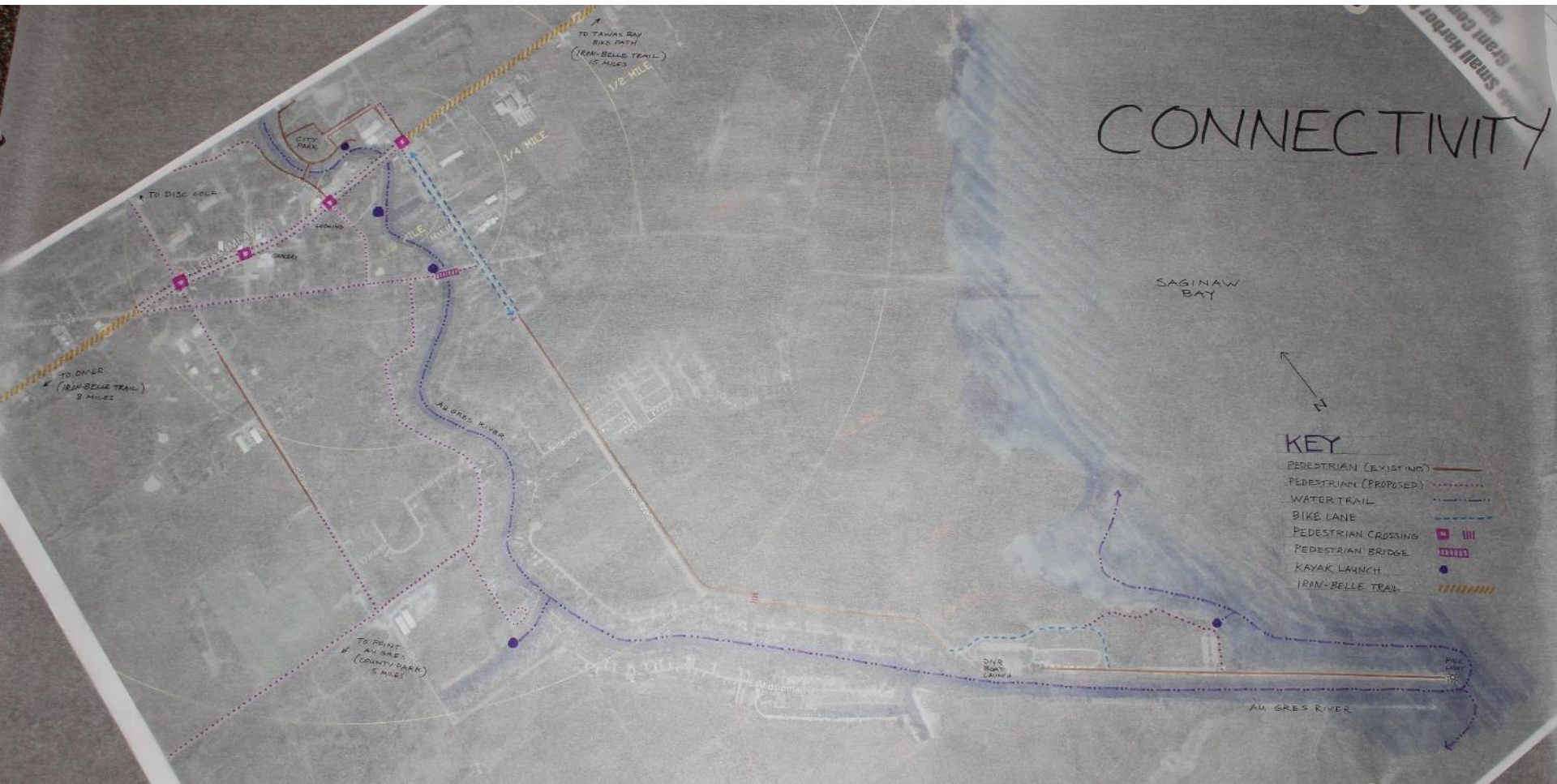
Envisioned Fishing Access along Breakwater





Connectivity

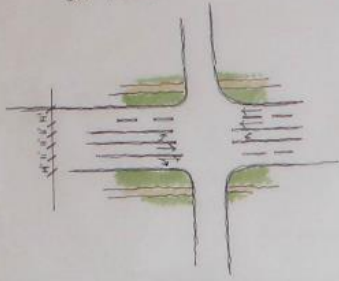
Connectivity Diagram



Complete Street: Au Gres Boulevard



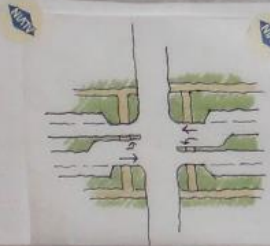
Existing Typical
Intersection:
No crosswalk,
60' across



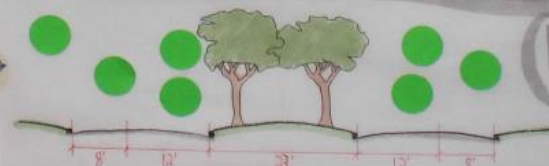
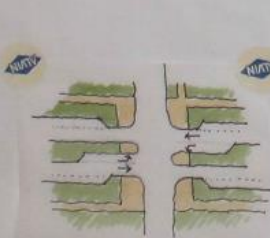
① Existing
-No Change



② 8' parallel parking
2-11' lanes both directions



③ 2-11' lanes both directions
17' median

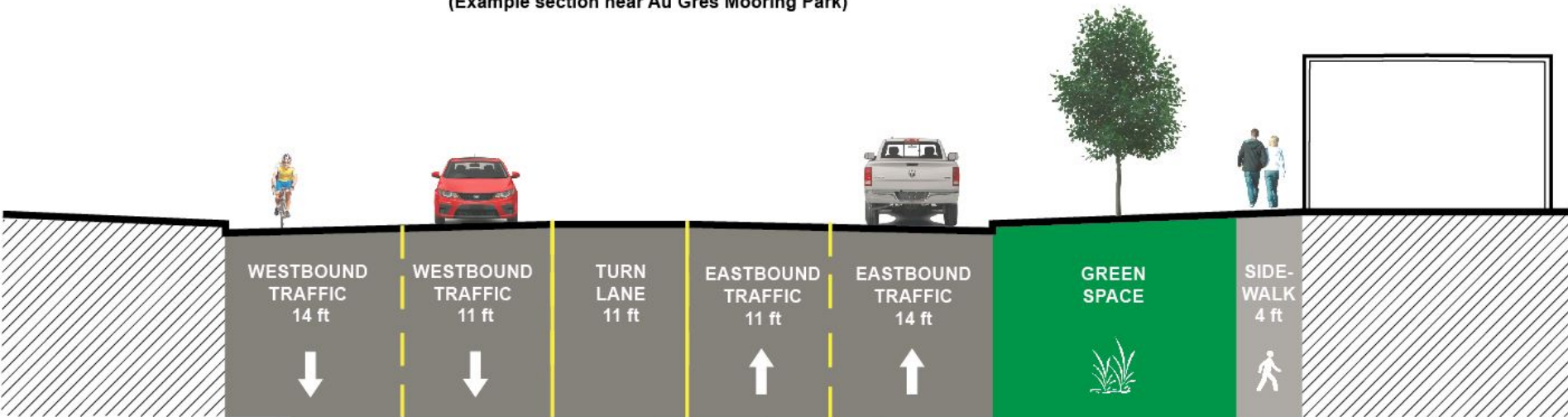


④ 8' parallel parking
11' lane each direction
23' median

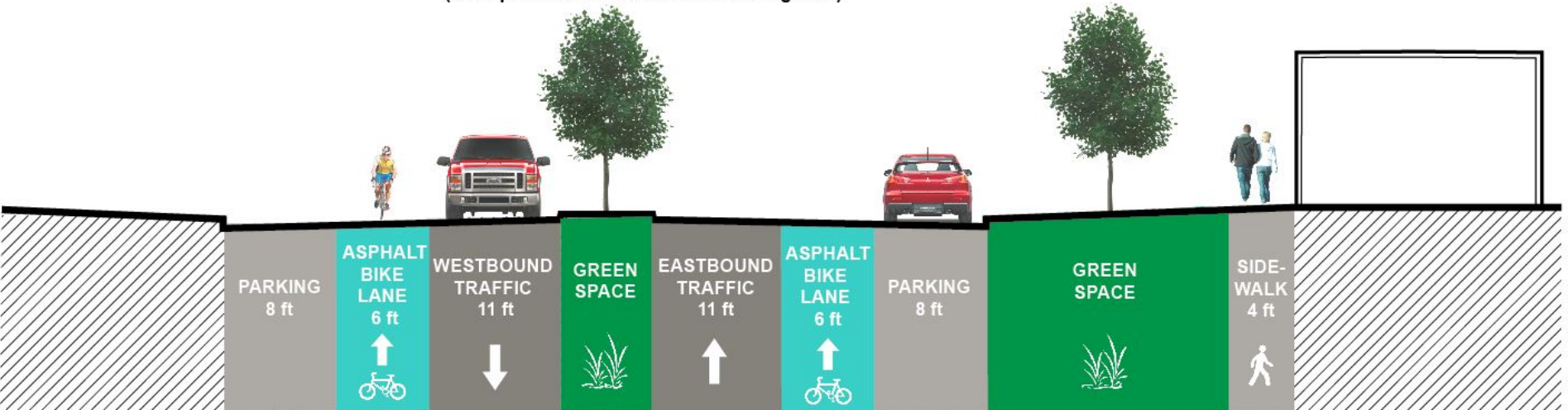
Existing and Preferred Street Sections for US-23



**EXISTING
US-23 STREET SECTION**
(Example section near Au Gres Mooring Park)



**BOULEVARD DESIGN
US-23 STREET SECTION**
(Example section near Au Gres Mooring Park)





Signage



Potential City Park Sign Improvement



Sample Sign



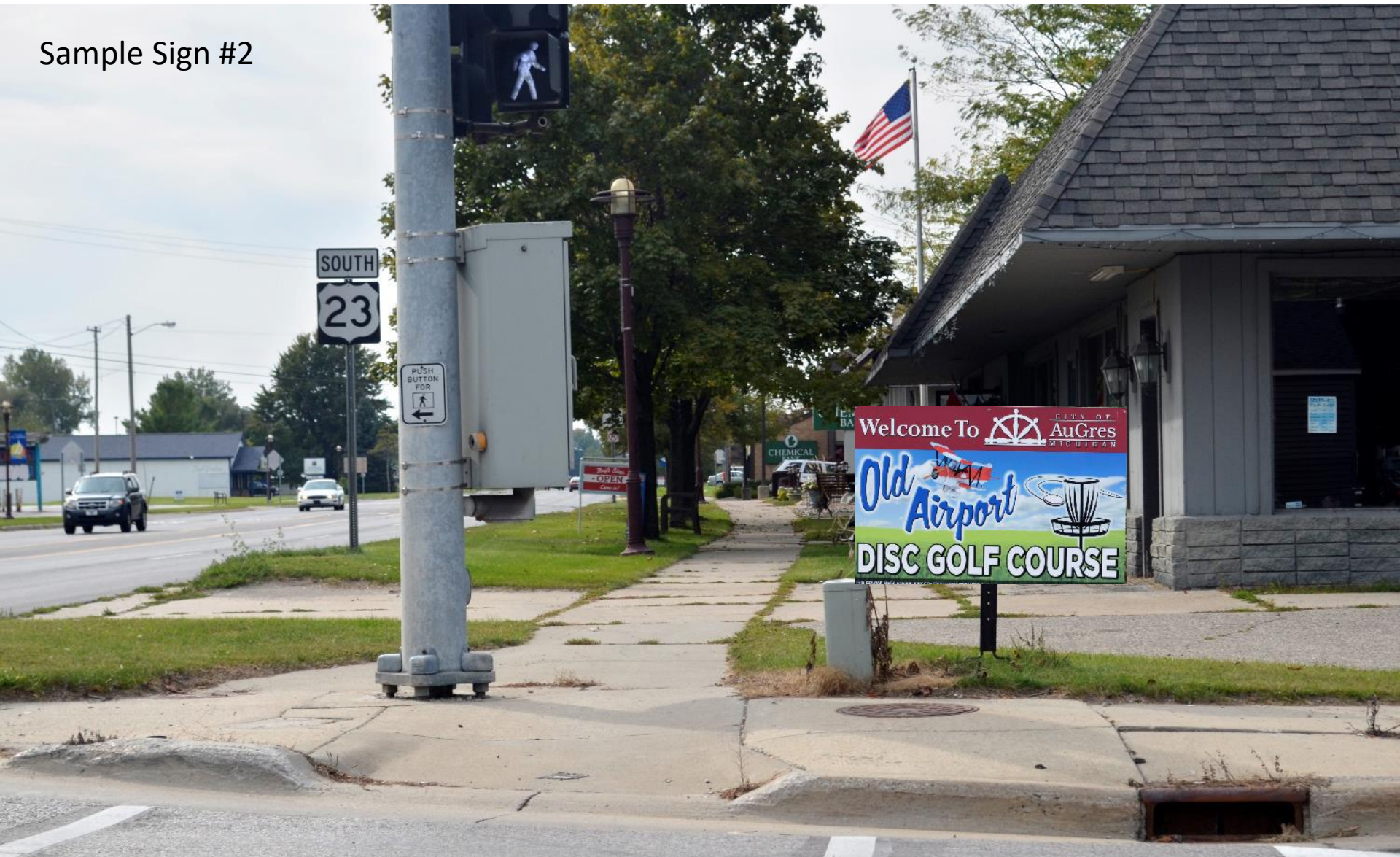
Potential Disc Golf Sign Improvement



Sample Sign #1



Sample Sign #2





Good Placemaking and City Definition



Syncing New Waterfront Initiatives with Existing Plans

Master Plan – Update 2010

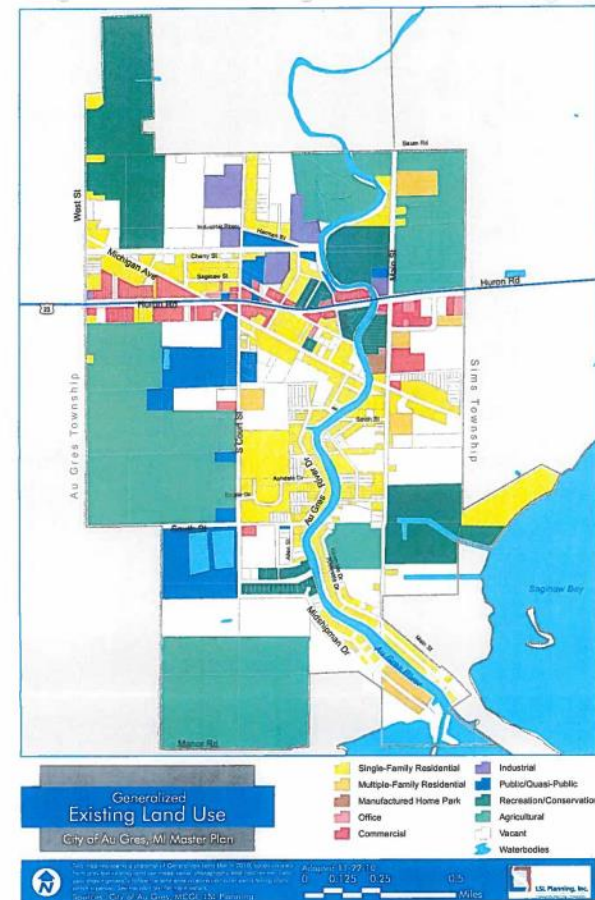
Community Character:

1) Encourage quality development

- *Concentrate commercial development*
- *Maintain the compact small-town environment by using vacant and/or underutilized space*

3) Recreational Opportunities

- *Continue to improve and enhance the Au Gres City Park and Campground.*



Master Plan – Update 2010

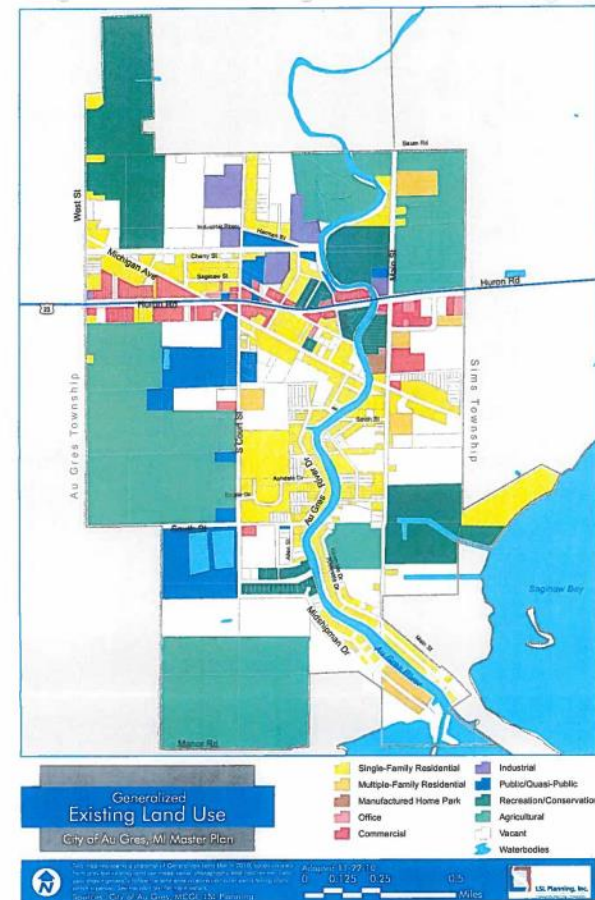
Commercial:

1) Retail and commercial development to meet existing and future needs

- *Mix of retail and commercial businesses*
- *Promote pedestrian-scale commercial development*
- *Redevelop land*

2) Create a lively downtown environment that has a good variety of businesses...

- *Promote community events in the downtown area...*
- *Promote visual and physical assets... along US-23 to encourage traffic to stop and visit...*
- *Create additional outdoor seating areas for local restaurants and businesses.*



Master Plan – Update 2010

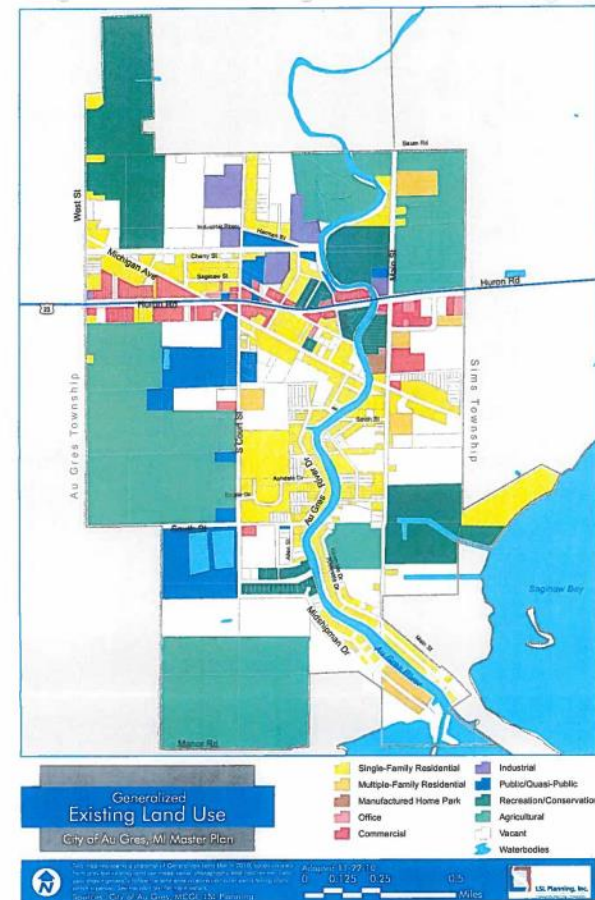
Transportation:

1) Create a distinct system by which City entrances and roadways are unique and characterized by local color and history.

- *Identify key entryways*
- *Wayfinding*

2) Provide a “complete streets” system

- *Work with MDOT on additional pedestrian crossings*
- *Continue to implement non-motorized pathway system*



MICHIGAN TRAIL MAP & DIRECTORY

 Open Multi-Use Trails

 Trail ID- Trail Table

 Connection Between Trails

 County Boundary Line

 Detroit
 Wayne
 State Parks

 State Parks with Bike Trails

For information on State Parks
michigantrails.com/parksandtrails/



Water Trail Plans



Bay County
Saginaw Bay *Blue Water Trail*
Development Plan 2015

Arenac County



Blue Water Trail

Development Plan
August 2014

SBWT SIGNAGE
Kiosk & Signage Recommendations



The Blue Water Trail of Arenac County

Potential Sites



Birding as an Asset for Marketing





September 10-13, 2015 — Bay City, Michigan

Home

About

At MBS

What To Expect

Make Arrangements

Online Registration is Closed

Schedule

Birding Sites

Speakers

Special Activities

Vendors

Other Things To Do

Latest News

Bay City State Recreation Area

Bigelow Park

Charity Island

Chippewa Nature Center

Fish Point State Wildlife Area

Nayanquing Point State Wildlife Area

Pinconning County Park

Port Crescent State Park

Shiawassee National Wildlife Refuge

Tawas Point State Park

The Appledore IV

Whiting Overlook Park

September 10-13, 2015
Michigan



Funding & Implementation



Funding Mechanisms

Two Components:

- Funding the work suggested
- Capturing values to sustain maintenance of the public harbor

Grant Funding and Loans

LIST OF AVAILABLE MICHIGAN GRANT/LOAN FUNDING

FUNDING SOURCE	PROGRAM OBJECTIVE	ELIGIBILITY	CRITERIA	FUNDING LEVEL	ANNUAL DEADLINE	2015 CONTACT
DNR GRANTS						
Recreation Acquisition and Development Grants						
Land and Water Conservation Fund (LWCF)	To develop land for public outdoor recreation.	Any local unit of government that has an approved 5-year recreation plan submitted by March 1 of application year.	Some of the most important criteria are how closely the proposed project aligns with the 5-year recreation plan, as well as how well it aligns with the overall State Comprehensive Outdoor Plan (SCORP).	\$30k - \$100k 50% match	April 1	Christie Bayus 517-284-5923 bayusc@michigan.gov
Michigan Natural Resources Trust (MNRT)	To develop land for outdoor recreation or for the conservation of Michigan's significant natural resources.	Any state and local unit of government that has an approved 5-year recreation plan.	Criteria include the natural resource based recreation opportunities as well as the urban area recreation opportunities. Specific priorities for 2014 included Trails, Wildlife Corridors and projects located within urban lands.	\$15k - \$300k 25% match	April 1	Steven J. DeBrabander 517-284-5930 debrabanders@michigan.gov
Recreation Passport Grant Program	To develop public recreation facilities that have outlived their useful life expectancy.	Any local unit of government that has an approved 5-year recreation plan.	Generally this fund is for the redevelopment of parks that are dilapidated and in need of revitalization, new parks are also eligible but not the focus.	\$7.5k - \$45k 25% match	April 1	Steven J. DeBrabander 517-284-5930 debrabanders@michigan.gov

Possible Funding Sources

- Federal
 - Coastal Zone Mgt. Funds (Commerce/NOAA)
 - Boating Infrastructure Grants (US Fish & Wildlife)
 - Land and Water Conservation Fund State and Local Assistance Program (National Park Service)
 - EPA Brownfields
- State
 - Natural Resource Trust Fund Grants - DNR
 - Recreation Passport Grants - DNR
 - Transportation Alternatives Program (Michigan DOT / SEMCOG)
 - DNR Waterways
 - DEQ Brownfields
 - Michigan Economic Development Corporation
 - Aquatic Habitat Grand Program – DNR
 - Michigan Housing Development Authority

Possible Funding Sources

- County
 - Brownfield Authority
 - Arenac County - other
- Local
 - Increased Taxes (Sales, Property, Income, Room Tax)
 - Increased Tax Base (More Residents)
 - Slip Fees
 - Launch Fees
 - Dredging Cooperative (share dredging resources across communities)
 - Business Plan
- Private / Other
 - Family / Local / Statewide / National Foundations
 - Community Foundations
 - Tribal Grant Opportunities
 - Other Corporations / Businesses

Waterways Program Grants

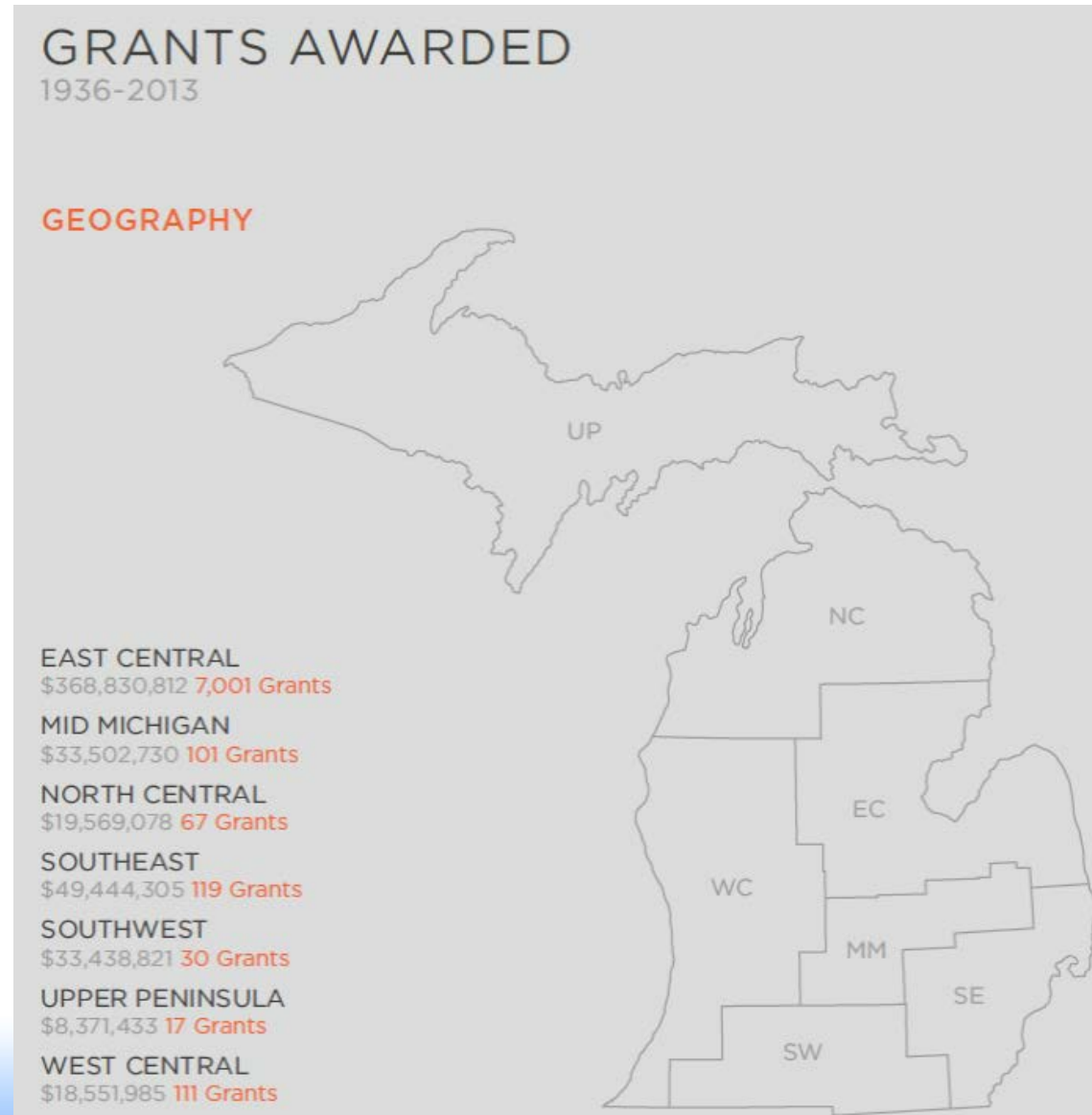


- Starting in 2015 all harbor grant applications for the Waterways program will require:
 - Five Year Recreation Plan (submitted to the Michigan Natural Resources Trust Fund)
 - Last three years of harbor traffic (harbor logs)
 - Last three years of financial summaries for the harbor (submitted with the community's Waterways grant application)

Foundation funding

Herbert H. and Grace A. Dow Foundation

- Sustainability, collaboration, capacity building
- Geographically East Central region of Michigan a strong focus



Foundation funding

Bay Area Community Foundation

- Serving Bay and Arenac Counties



The screenshot shows the website of the Bay Area Community Foundation. At the top is a green header bar with a navigation menu: Home, About Us, Giving, Grants, Scholarships, News, and Donate Now. Below the header is the Bay Area Community Foundation logo, which features a stylized heart shape composed of three human figures in blue and green. To the right of the logo, the text reads "Bay Area community foundation" and "Serving Bay and Arenac Counties in Michigan". Below the navigation bar is a section for the Arenac Community Funds. It features a logo of a green leaf and a yellow seedling. The text reads "Arenac Community Funds" and "Seeding Our Future". Below this is a section titled "About ACF" which describes the history of the fund, starting in 2000 and mentioning that it has provided over \$118,000 in grant support. Below that is a section titled "Our Funds" which lists three funds: the Arenac Community Fund, the Arenac County Scholarship Fund, and the Arenac County Health Initiative Fund, each with a brief description of their purpose.

Bay Area community foundation
Serving Bay and Arenac Counties in Michigan

Home About Us Giving Grants Scholarships News Donate Now

Arenac Community Funds
Seeding Our Future

About ACF

In the year 2000, a group of Arenac County advocates planted the seed for an endowment fund called the Arenac County Fund within the Bay Area Community Foundation. With considerable support from businesses and individuals all across Arenac County, this sapling endowment fund has since developed into four unique funds designed to assist in enriching our communities across Arenac County. Within 11 years, from contributions large and small, the four funds have achieved a grand total of \$591,000 and have provided over \$118,000 in grant support. This includes funding for everything from youth initiatives to emergency services to support for arts and culture and much more. Our forest is growing well, but more seeds are needed.

Our Funds

Arenac Community Fund: This is the main endowment fund supporting a wide array of projects, programs and initiatives that benefit the residents of Arenac County.

Arenac County Scholarship Fund: Provides scholarship funding support to high school seniors from Arenac County who meet specific criteria.

Arenac County Health Initiative Fund: Supports projects, programs and initiatives that benefit the health and wellness of Arenac County.

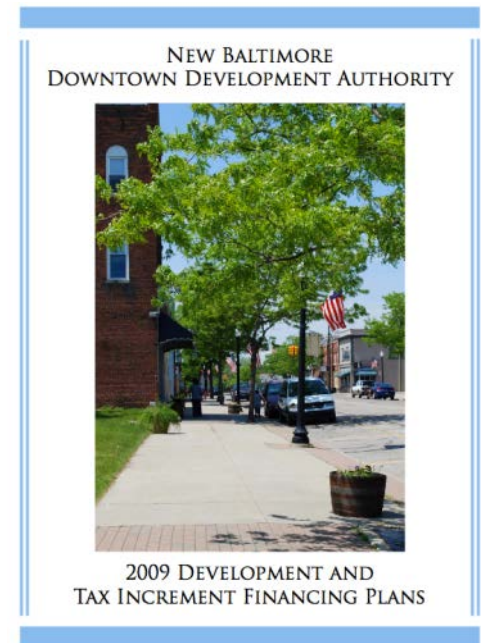


Support for Harbor Communities

- Seek out public-private **partnerships** to facilitate access to a wide range of funding sources.
- Establish **non-profit organizations** in support of working waterfronts to improve access to funding sources and reap tax benefits.
- Create new and use existing **trade associations** in support of working waterfront initiatives.
- Look for **partners** at the State:
 - MDNR, MDEQ, MSHDA and MEDC
(e.g., Redevelopment Ready Communities program)

Capturing Values: Financing Harbors

- **Marine investment fund**
 - Non-marine users pay to help offset working waterfront infrastructure improvements
- **Taxes**
 - Water Resources Tax Increment Financing Authority (TIFA)
 - Increase tax base
 - Offer tax incentives to reward the type of development you seek
- **Fee structure** for public facilities



*More to come –
Look for Toolkit in 2016!*

Local Champions

- Seek out public/private partnerships to facilitate access to a wide range of funding sources.
- Establish non-profit organizations in support of working waterfronts to improve access to funding sources and reap tax benefits.
- Create new and use existing trade associations in support of working waterfront initiatives.
- **Au Gres Boosters**



Envisioned View from US-23



Questions?

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