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

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)

Advisory Board

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 charettes 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
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

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Natural experience of downtown</strong></td>
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<table>
<thead>
<tr>
<th>Land-use</th>
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</thead>
<tbody>
<tr>
<td><strong>Natural systems, cabin camping, viewing tower</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Connectivity</th>
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</thead>
<tbody>
<tr>
<td><strong>Complete streets downtown</strong></td>
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<table>
<thead>
<tr>
<th>Economic Development</th>
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</thead>
<tbody>
<tr>
<td>• Mini cabin rental</td>
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<tr>
<td>• Promoting fishing, boating, hunting in region</td>
</tr>
<tr>
<td>• Increased downtown spending</td>
</tr>
<tr>
<td>• Kayak, paddleboard rental</td>
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</table>

<table>
<thead>
<tr>
<th>Natural Systems</th>
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</thead>
<tbody>
<tr>
<td><strong>Wetlands; Stormwater treatment; Lagoon, trees, Native plantings</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Local Precedent(s)</th>
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<table>
<thead>
<tr>
<th>Engineering Consideration</th>
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</thead>
<tbody>
<tr>
<td>• Road improvements near Entrance</td>
</tr>
<tr>
<td>• Viewing tower (Foundation, Infrastructure, Lighting)</td>
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<tr>
<td>• Major underground infrastructure removal from site</td>
</tr>
<tr>
<td>• Reconfiguration of Marine + Waterfront edge with significant dredging and earth movement</td>
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<tr>
<td>• IT/Cable/Electrical/water improvements to site</td>
</tr>
<tr>
<td>• Reconfiguration of US-23 and Intersection Improvements</td>
</tr>
<tr>
<td>• Major underground infrastructure improvements (water, sanitary sewer, storm sewer) to site</td>
</tr>
</tbody>
</table>

**Alternative design lead by:**

- CABIN/BOAT ACCESS
- STAGING
- LINTER IN LAUGH
- 3 HA FISHING OVERDROWN ON RIVER
- WATER QUALITY
- CARGO
- CARGO
- CABIN
- BOAT
Alternative 2: Au Gres Landing Waterfront Park
**Alternative 2:** FAMILY ORIENTED PUBLIC SPACE

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
<th>FAMILY ORIENTED PUBLIC SPACE ALONG THE RIVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td></td>
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<tr>
<td>Boardwalk, Upland River Front Beach, Splash Pad</td>
<td></td>
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<tr>
<td>Restaurant &amp; Concessions</td>
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<tr>
<td>Kayak Landing &amp; Water Taxi Slip</td>
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<tr>
<td>Visitor Center</td>
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<tr>
<td>Au Gres Commons &amp; Bandshell</td>
<td></td>
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<tr>
<td>Improved waterfront retail across river</td>
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<tr>
<td>Connectivity</td>
<td></td>
</tr>
<tr>
<td>Walking &amp; Bikes, Kayaks, Motor Boats</td>
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<tr>
<td>Economic Development</td>
<td></td>
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<tr>
<td>Vendor for kayak/paddle board rentals</td>
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<tr>
<td>Concessions</td>
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<tr>
<td>Downtown spending</td>
<td></td>
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<tr>
<td>Minimal increased tax base</td>
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<tr>
<td>Natural Systems</td>
<td></td>
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<tr>
<td>Tree planting</td>
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<tr>
<td>Local Precedent(s)</td>
<td></td>
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<tr>
<td>Engineering Consideration</td>
<td></td>
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<tr>
<td>Reconfiguration of park</td>
<td></td>
</tr>
<tr>
<td>Boardwalk &amp; creation of beach area</td>
<td></td>
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<tr>
<td>Major reconfiguration of Marina &amp; waterfront edge</td>
<td></td>
</tr>
<tr>
<td>Reconfiguration of U.S. 23 &amp; intersection improvements</td>
<td></td>
</tr>
<tr>
<td>Minor underground infrastructure improvements (water, sanitary sewer, stormwater)</td>
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<tr>
<td>Site IT/otel/electric improvements</td>
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</tbody>
</table>

Alternative design lead by:
Alternative 3: Au Gres / Point Lookout Mixed Use Development
Breakwater Boat Launch Options
### Alternative 3: Mixed-use Development

**Harbor/Waterfront Edge Driver**
- Mixed use development; privatized + public waters edge

**Land-use**
- Two and three story mixed-use development
- Town green
- Public boardwalk

**Connectivity**
- “Complete” Street; Paddle Trail

**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**
- Major reconfiguration of Marina & waterfront edge w/significant dredging & earth works
- 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

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
<th>Family Oriented Public Space Along the River, Breakwater Improvements, and City Park Cabins</th>
</tr>
</thead>
</table>
| Land-use                      | • 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          | • 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    | • 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
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

Boardwalk

Playground
View of Breakwater
Current Fishing Access along Breakwater
Envisioned Fishing Access along Breakwater
Connectivity
Connectivity Diagram
Complete Street: Au Gres Boulevard
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

AU GRES

SMALL HARBOR SUSTAINABILITY
Existing and Preferred Street Sections for US-23
Signage
Potential City Park Sign Improvement
Potential Disc Golf Sign Improvement
Sample Sign #2

Welcome to Old Airport Disc Golf Course
Good Placemaking and City Definition
Synching 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
The Blue Water Trail of Arenac County

Potential Sites

1. End of Bay Arenac County Road at Wals Sush Kh Mosqua Nature Preserve
2. End of Worth Road at Saginaw Nature Preserve
3. End of Whites Road Road at Township Beach
4. End of Sensus Road at Starchich Nature Preserve
5. End of Sensus Road at Eagle Bay Marina
6. Wiggins Bay State Wildlife Area West - DNR - Boat Launch on Pine River
7. End of Steeves Road at Wiggins Bay State Wildlife Area East - DNR
8. End of Big Creek Road at State Game Area
9. End of Dryer Road
10. End of Sensus Road
11. End of Santiago Road at Public Boatwalk
12. End of Booth Road
13. Point Augee Gres County Park
14. Point Au Gres Marine and Campground
15. DNR Public Boat Launch
16. End of Turkey Road at SW Corner of Presquey Nature Preserve
17. Middle of Michigan Avenue at SE Corner of Presquey Nature Preserve/Nearby Marina
18. End of Foster Road
19. End of 1st Street
20. End of Terrace Drive
21. End of Michigan Avenue
22. End of 28th Street and End of 31st Street
23. End of News Road
24. End of Bresminger
25. End of N Hummel Beach Road
26. End of Turner Road
27. End of Turner Road
28. End of Dryer Road
29. Steeves Road at Bifie River
30. Au Gres City Park at Au Gres River
Birding as an Asset for Marketing
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

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>PROGRAM OBJECTIVE</th>
<th>ELIGIBILITY</th>
<th>CRITERIA</th>
<th>FUNDING LEVEL</th>
<th>ANNUAL DEADLINE</th>
<th>2015 CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DNR GRANTS</strong></td>
<td></td>
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<tr>
<td>Recreation Acquisition and Development Grants</td>
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<tr>
<td>Land and Water Conservation Fund (LWCF)</td>
<td>To develop land for public outdoor recreation.</td>
<td>Any local unit of government that has an approved 5-year recreation plan submitted by March 1 of application year.</td>
<td>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).</td>
<td>$30k - $100k 50% match</td>
<td>April 1</td>
<td>Christie Bayus 517-284-5923 <a href="mailto:bayusc@michigan.gov">bayusc@michigan.gov</a></td>
</tr>
<tr>
<td>Michigan Natural Resources Trust (MNRT)</td>
<td>To develop land for outdoor recreation or for the conservation of Michigan’s significant natural resources.</td>
<td>Any state and local unit of government that has an approved 5-year recreation plan.</td>
<td>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.</td>
<td>$15k - $300k 25% match</td>
<td>April 1</td>
<td>Steven J. DeBrabander 517-284-5930 <a href="mailto:debrabanders@michigan.gov">debrabanders@michigan.gov</a></td>
</tr>
<tr>
<td>Recreation Passport Grant Program</td>
<td>To develop public recreation facilities that have outlived their useful life expectancy.</td>
<td>Any local unit of government that has an approved 5-year recreation plan.</td>
<td>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.</td>
<td>$7.5k - $45k 25% match</td>
<td>April 1</td>
<td>Steven J. DeBrabander 517-284-5930 <a href="mailto:debrabanders@michigan.gov">debrabanders@michigan.gov</a></td>
</tr>
</tbody>
</table>
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
Bay Area Community Foundation

- Serving Bay and Arenac Counties
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?

Contacts: Donald Carpenter (dcarpente@ltu.edu)
Mark Breederland (breederl@msu.edu)
Amy Samples (asamples@umich.edu)

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(989) 891-7198