



Sustainable Small Harbor Management Strategy Project

New Baltimore Community Design Charrette

Final Presentation

April 27, 2015



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



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

New Baltimore Sustainable Small Harbor Design Charrette Process



Community Engagement Timeline

- Initial Community Vision Meeting – February 5
- Three Day Community Charrette – March 5 – 7
 - Public Input Workshop (March 5: 6pm – 8pm)
 - Preferred Option Public Open House (March 6: 6pm – 8pm)
 - “Work In Progress” Community Presentation: (March 7: 6pm – 8pm)
- **Final Community Presentation – April 27**
- Final Project Outcomes and Toolkit Dissemination – 2016
- Project Concludes – August 2016

New Baltimore Study Area



New Baltimore Waterfront

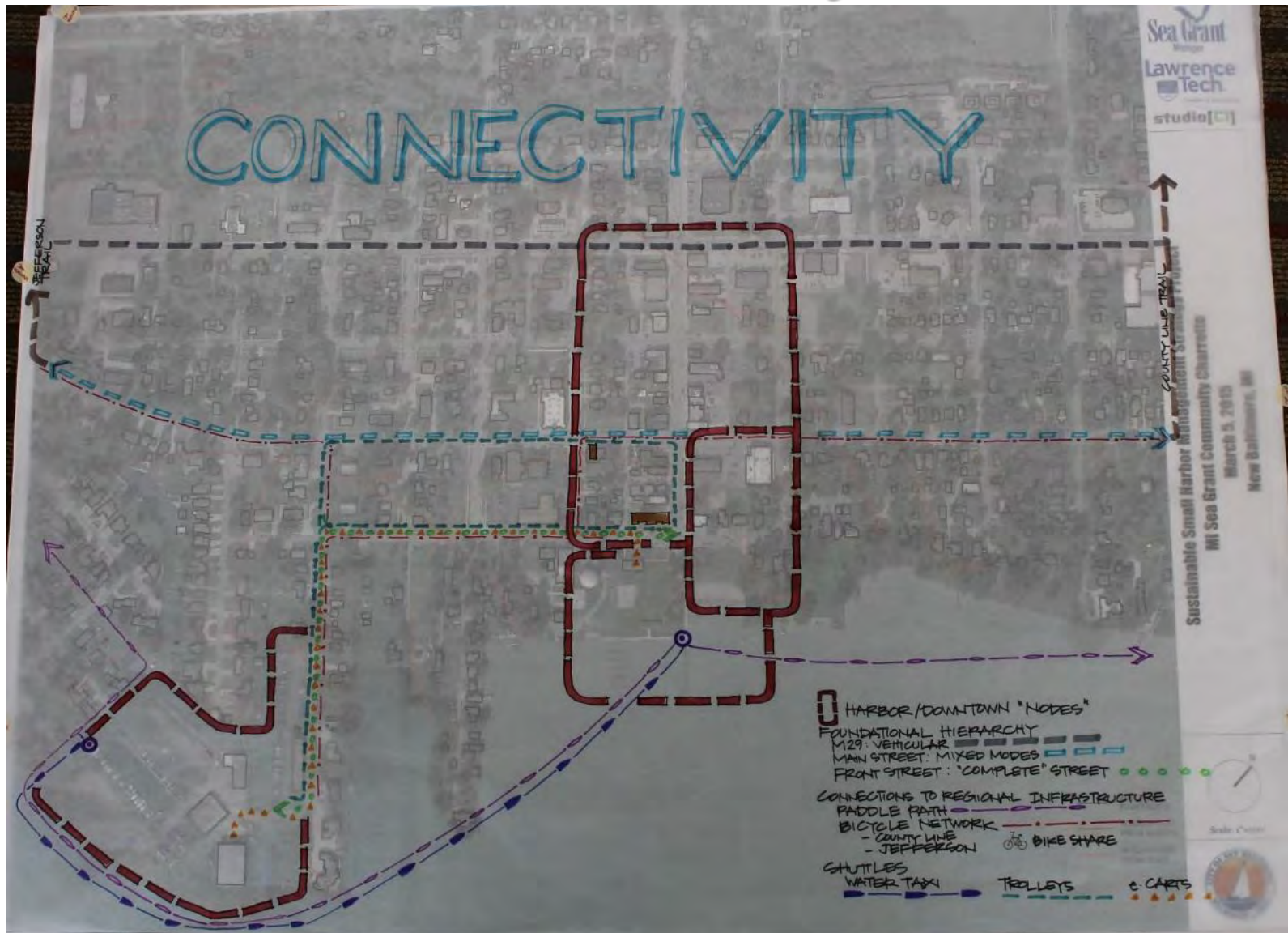


Schmid Marina



Three Design Alternatives

Connectivity



Courtesy of Joseph Demski

Alternative 1: High Density Harbor at Schmid Marina



New Baltimore Small Harbor Sustainability Design Charrette Schedule
March 5-7, 2015
MacDonald Public Library

Alternative 1 : High Density Harbor @ Schmid Marina

Harbor/Waterfront Edge Driver	Private/Public Marina @ Schmid
Land-use	Schmid Marina: <ul style="list-style-type: none"> • Hotel; Conference/Banquet Center; Townhouses; Lakefront Restaurant; Welcome Center; Retail Downtown: <ul style="list-style-type: none"> • Library Block; Event Plaza; Washington Street: Mixed Use In-Fill
Connectivity	Hotel Shuttle; Water Taxi; Walkable Streets Downtown
Economic Development	Schmid Marina: <ul style="list-style-type: none"> • Increased Tax Base; Increased Local Spending; Increase Tourist Spending Downtown: <ul style="list-style-type: none"> • Mixed Use Downtown (Increased Tax Base; Increase Spending)
Natural Systems	Lakefront Park/Promenade & Natural Stormwater Systems at "Schmid" Development; Greening of Burke Park; Wetlands & Submerged Habitat
Local Precedent(s)	MacRay Harbor
Engineering Consideration	<ul style="list-style-type: none"> • Major Road Improvements to Marina • New Bridge • Major Underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site • IT/Cable/Electrical Improvements to Site

Alternative design lead by: Hai Bin Tan

Alternative 2: Downtown on the Bay

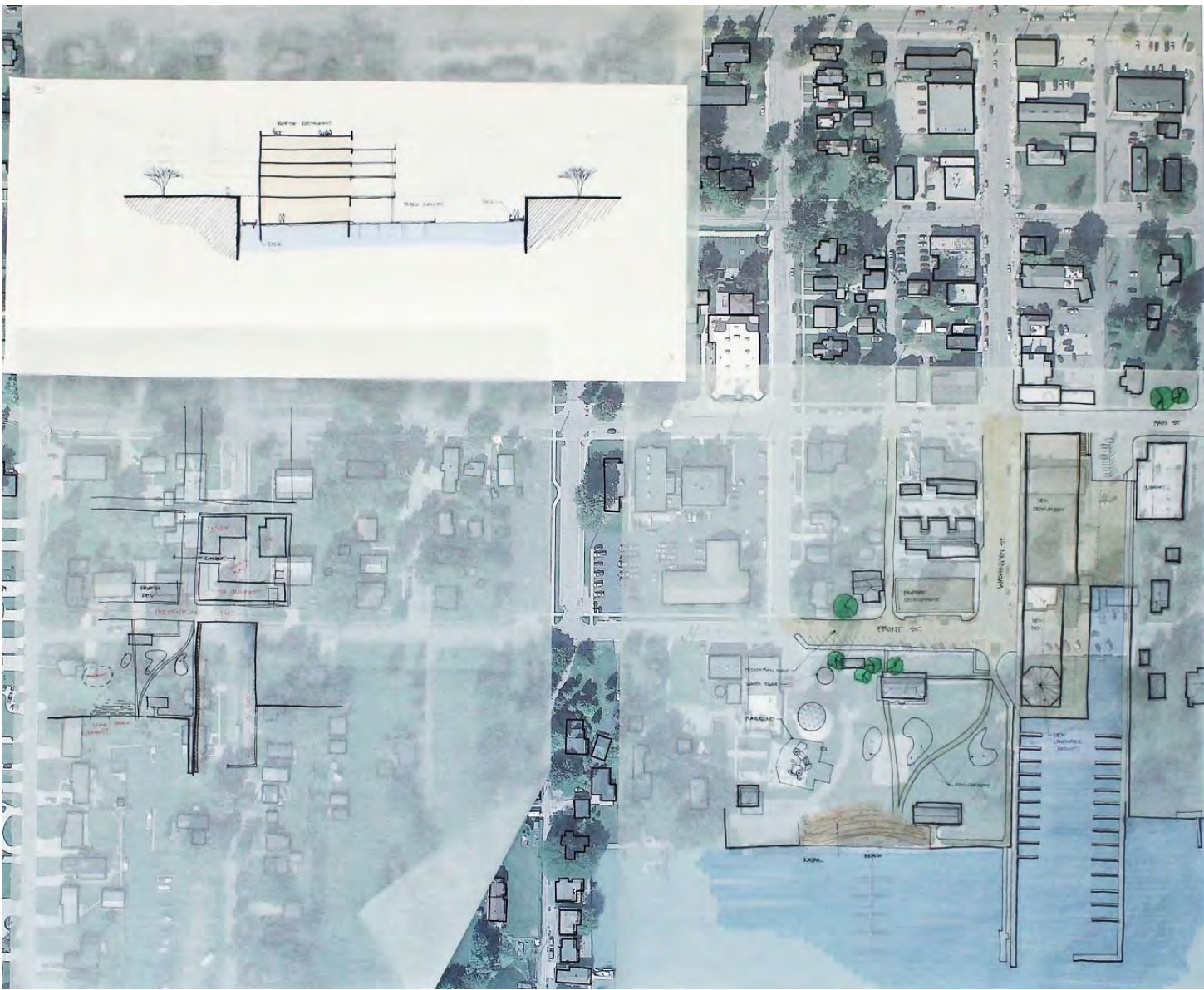


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Alternative 2 : Downtown On The Bay

Harbor/Waterfront Edge Driver	Public Marina @ Washington
Land-use	Schmid Marina: <ul style="list-style-type: none"> • Private Mixed Use Residential Downtown: <ul style="list-style-type: none"> • Library Block: Mixed Use In-Fill – 5 Stories (harbor amenities); Washington Street: Mixed Use In-Fill
Connectivity	Walking & Bikes
Economic Development	Schmid Marina: <ul style="list-style-type: none"> • Mixed Density Residential Tax Base Downtown: <ul style="list-style-type: none"> • Library Block: Mixed Use Adjacent to New Harbor (Tax Base & Business Sales);
Natural Systems	Greening of Burke Park; Relocation of Burke Park Beach; Naturalization of Schmid Shoreline Adjacent to New Residential
Local Precedent(s)	Harbor Springs; Boyne City
Engineering Considerations	<ul style="list-style-type: none"> • Floating Wave Energy Dissipation Dockage • Significant Dredging of New Harbor • Reconfiguration of Burke Park and Public Waterfront/Beach Area • Minor Road Improvements to Marina • New Bridge • Minor Underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site • IT/Cable/Electrical Improvements

Alternative design lead by: Andrew Bradford



Alternative 3: Public Harbor at Schmid Marina



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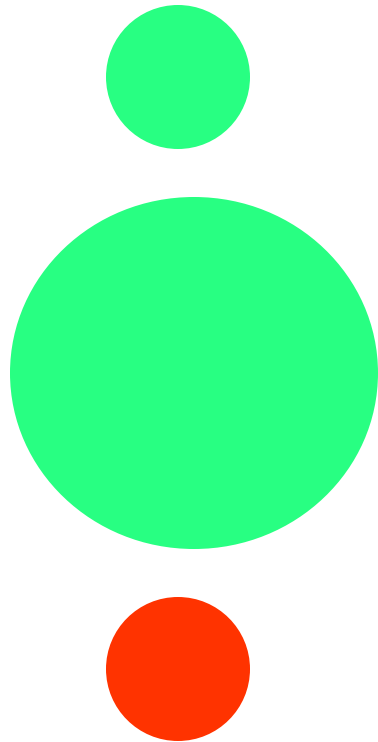
Harbor/Waterfront Edge Driver	Public Marina @ Schmid
Land-use	Schmid Marina: <ul style="list-style-type: none"> • Public Facilities; Recreation Center; Sailing Club Downtown: <ul style="list-style-type: none"> • Library Block: Fine Grain Mixed Use In-Fill – no more than 3 stories
Connectivity	“Complete” Front Street; e-Cart; Paddle Trail
Economic Development	Schmid Marina: <ul style="list-style-type: none"> • Launch Fees; Marina/Boat Amenities Downtown: <ul style="list-style-type: none"> • Mixed Use (Increased Tax Base; Increase Spending)
Natural Systems	Naturalized Shoreline; Smaller Footprint Buildings
Local Precedent(s)	Lexington
Engineering Considerations	<ul style="list-style-type: none"> • New Bridge • Minor Road Improvements to Marina • Minor Underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site • IT/Cable/Electrical Improvements

Alternative design lead by: Rachel Pieschek



Schmid Marina

Dot Voting



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



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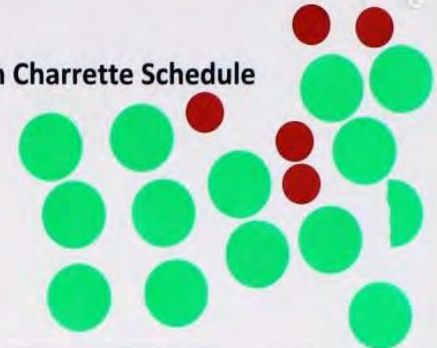
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Alternative design lead by: Hai Bin Tan



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Alternative design lead by: Rachel Pieschek

New Baltimore 2035





Parking

Boat
Launch

Trailer Parking
or Keep Indoor
Storage

Sailing
School

Recreation
Center

Kayak Rack
and Launch

Stormwater
Detention



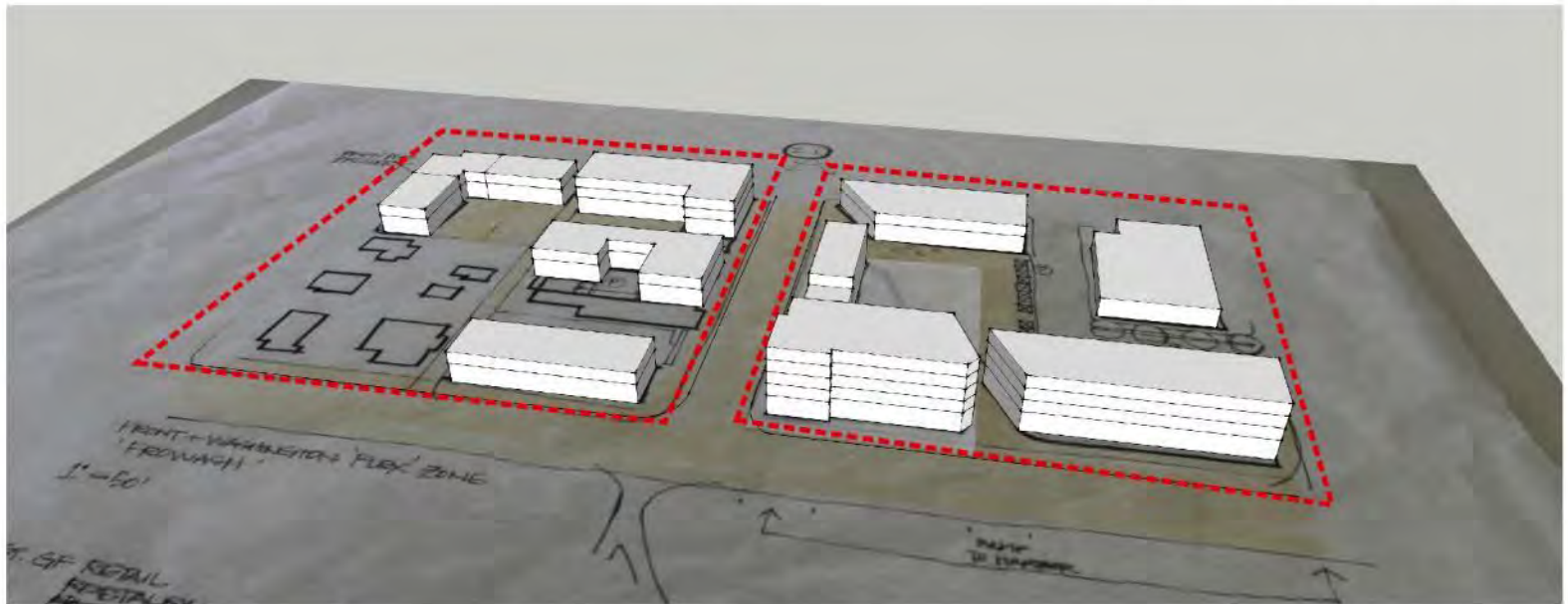




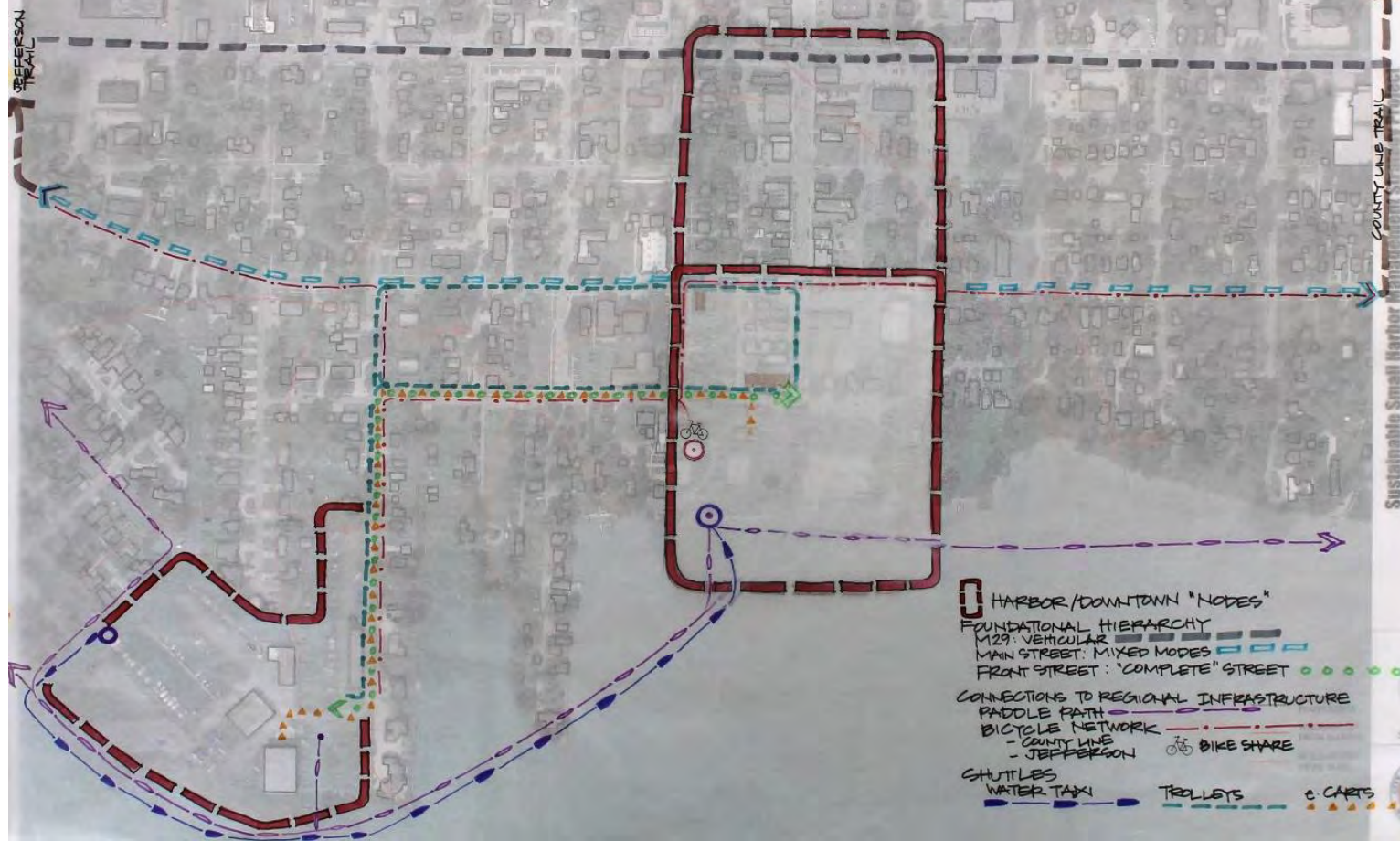


FRO. WASH DISTRICT
NEW BALTIMORE, MI
FISH FLY FESTIVAL 2025

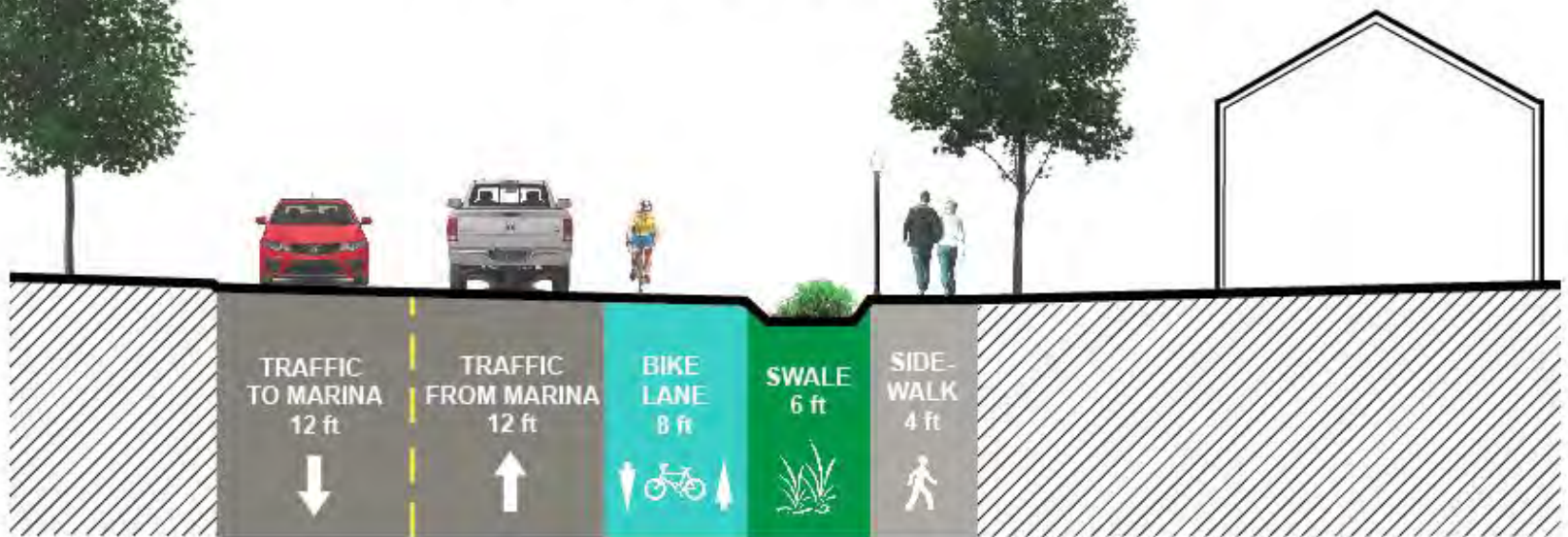
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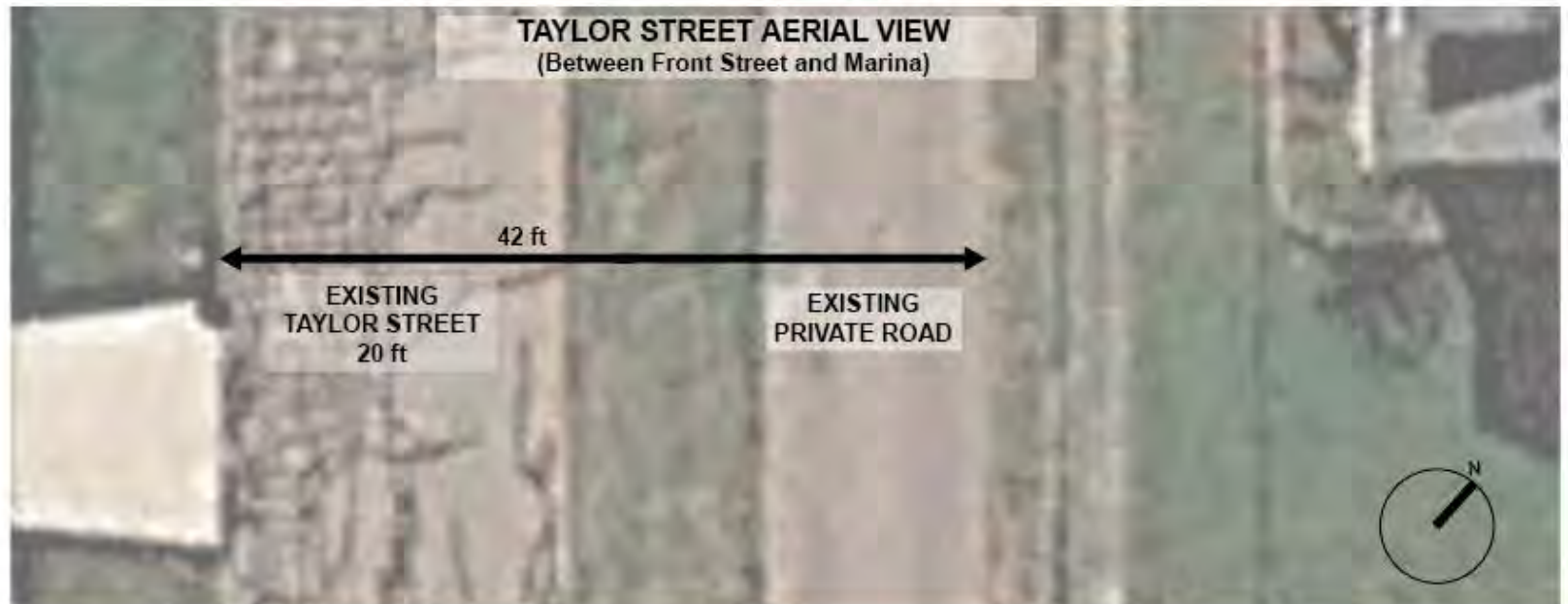
CONNECTIVITY



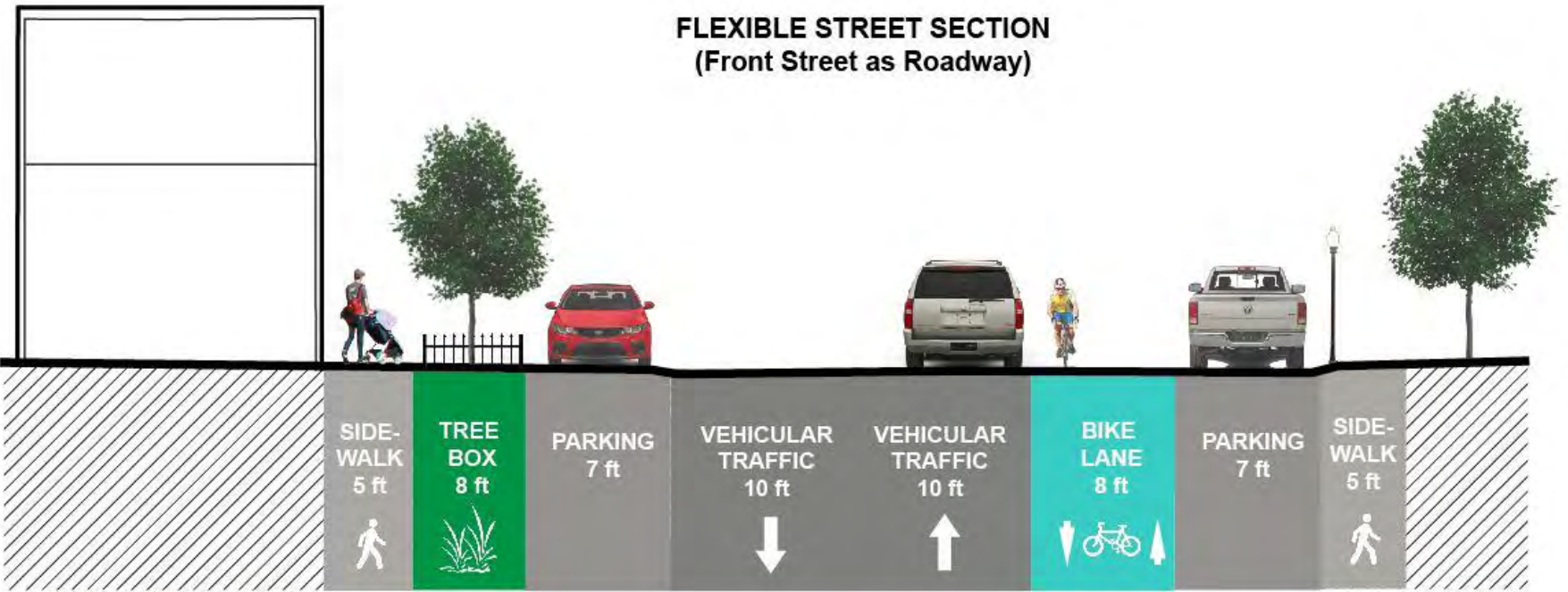
TAYLOR STREET SECTION (Between Front Street and Marina)



TAYLOR STREET AERIAL VIEW (Between Front Street and Marina)



FLEXIBLE STREET SECTION
(Front Street as Roadway)



**FLEXIBLE STREET SECTION
(Front Street as Pedestrian Use)**



Amenities

It's all here.

PUBLIC BEACH & BOAT DOCKS
EVENTS FOR THE WHOLE FAMILY
WATERFRONT PARK
RESTAURANTS
SHOPPING
LIBRARY & MUSEUM

Everything you expect
from a beautiful
bayside community,
and so much more.

Washington Street, from
Green Street to the bay.
New Baltimore, MI.
(586) 725-2151



Historic

Downtown

NEW BALTIMORE
Your year round destination.

www.cityofnewbaltimore.org

Photo by Anne Nicolazzo

City of New Baltimore Amenities

Legend

Downtown Amenities

- Shopping
- Government Building
- Historical Society
- Library
- Schmid Marina
- Kayak Rental
- Walter and Mary Burke Park
- Fast Food
- Restaurant
- Coffee
- Grocery Store
- Pharmacy
- Auto Supply and Bike Repair Stores
- Locksmith
- Bank

Additional Amenities

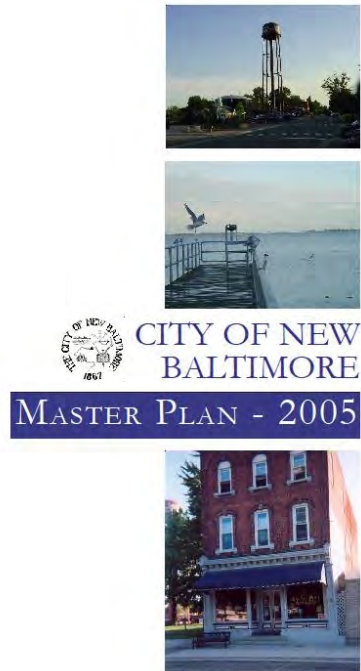
- Meijer
- Harbor Oaks Hospital
- Cedar Glen Golf Course



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.125 0.25 0.5 Miles

Synching New Waterfront Initiatives with Existing Plans



CITY OF NEW BALTIMORE

2012

PARKS AND RECREATION MASTER PLAN

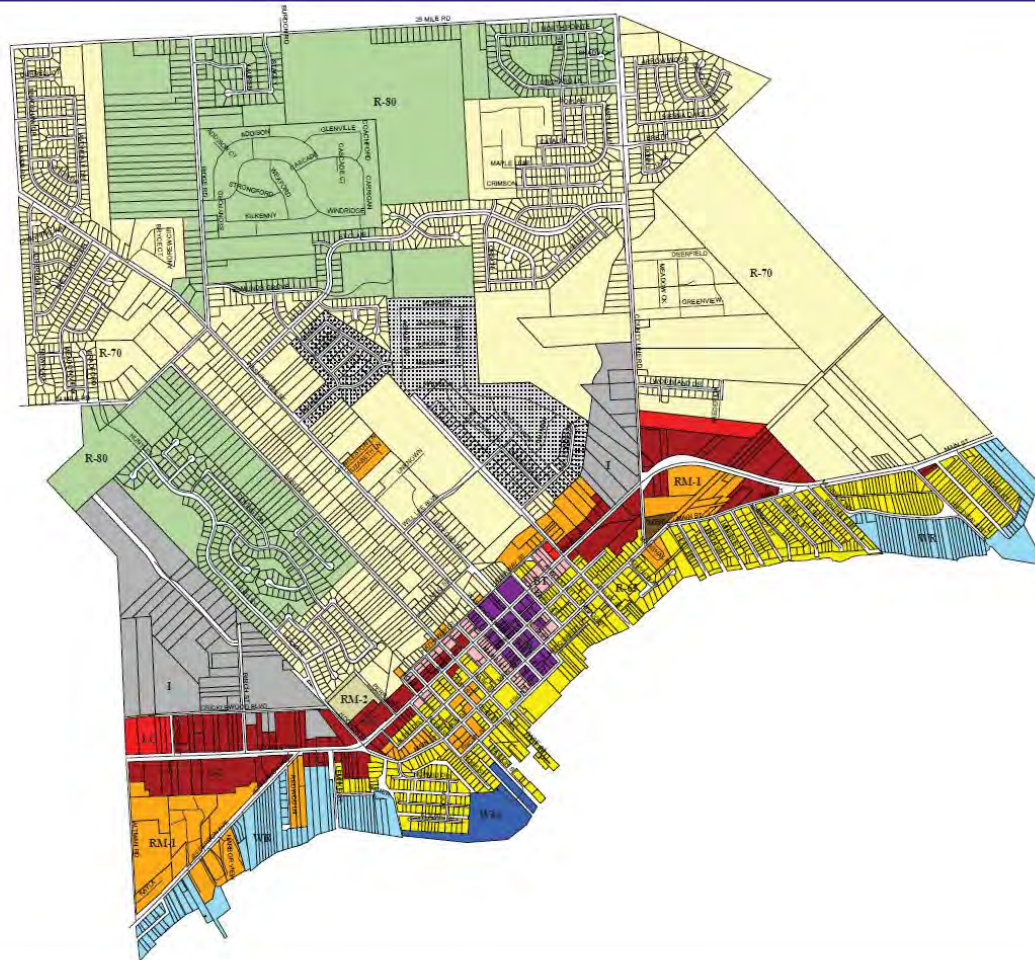


NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY



2009 DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

Zoning



LEGEND

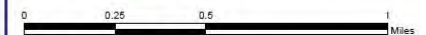
- R-80 Single Family Residential
- R-70 Single Family Residential
- R-65 Single Family Residential
- WR Waterfront Residential
- WM Waterfront Marina
- MHC Manufactured Housing Community
- RM-1 Multiple Family Residential
- RM-2 Multiple Family Residential
- BT Business Transitional
- LC Local Commercial
- GC General Commercial
- CB Central Business
- I Industrial
- Consent Judgment (R-70)

ZONING MAP

City of New Baltimore
Macomb County, Michigan
Adopted: September 22, 2008



Community Planning & Management, P.C.
Professional Planning Consultants



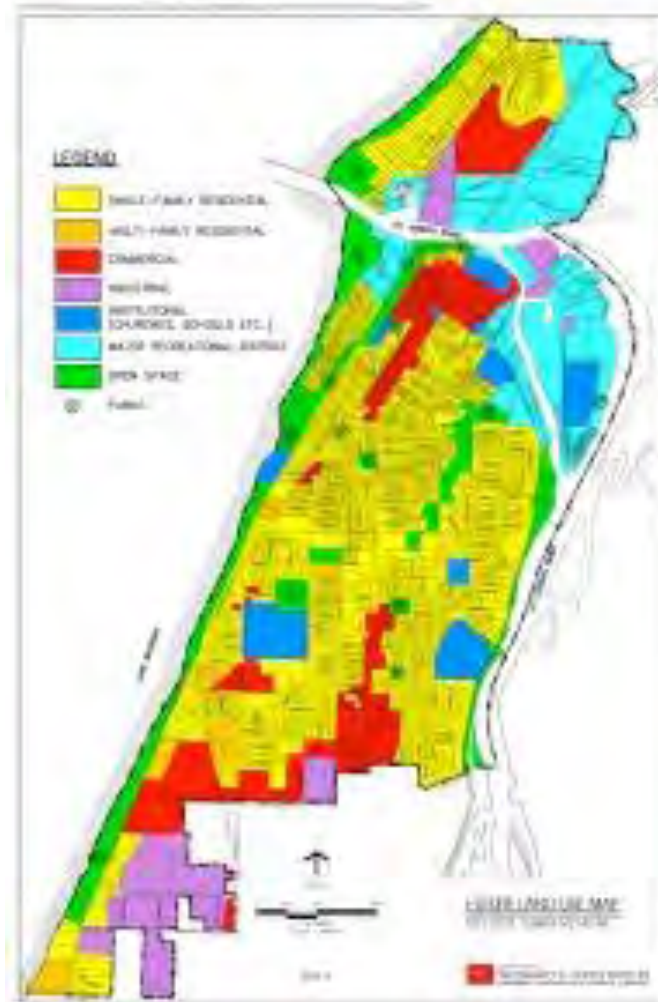
Partial File Provided by Macomb County, MI

Zoning Options

Example:

Future land use plan from St. Joseph, Mich. master plan. Light blue area is designated as **water recreation district**.

Source: City of St. Joseph



Zoning Options

Case Study:

Portland, Maine: Balancing Maritime Uses and Waterfront Diversification Through Municipal Zoning

- **Non-marine use overlay zone** to ensure compatible use
- Using **marine investment fund** and **performance standards** to help maintain the working waterfront infrastructure

Reinforcing our Waterfronts

Increased Resilience at Marinas and Harbors

More intense storms, fluctuating lake levels and shifts in average temperatures are all indications of climate variability — and are increasingly frequent. While our knowledge of natural systems and climate trends is improving over time, we will continue to be challenged by the uncertainty of nature.

Included here is a summary of risks and impacts for marina and harbor operators and a variety of best practices to assist marinas in preparing for these risks. As an introduction to environmental variability, *Part 1: Assessing Risks and Impacts* provides an overview of the primary climate-related issues marinas and harbors may face.

Part 2: Best Practices to Consider for Your Facility provides guidelines for how to prepare for an uncertain future. Specific recommendations are included for infrastructure, dredging, planning and financing.

Part 3: Resources and Tools provides information to help you learn more.



Multiple Bay Reef



Low Road, U.S. Coast Guard

Funding Mechanisms

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

Funding Opportunities

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

Funding Mechanisms

- 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.
- Offer tax incentives to reward the type of development you seek.

Capturing Values to Fund Harbor Maintenance

- Work at the local level to establish a **Water Resources Tax Improvement Finance Authority** or **marine investment fund** in which non-marine users pay to help offset working waterfront infrastructure improvements.

NEW BALTIMORE
DOWNTOWN DEVELOPMENT AUTHORITY



2009 DEVELOPMENT AND
TAX INCREMENT FINANCING PLANS



As participants in the Michigan Clean Marina Program, marinas voluntarily pledge to maintain and improve Michigan's waterways by reducing or eliminating releases of harmful substances and phasing out practices that can damage aquatic environments.

To date, more than 40 marinas have been awarded certification. Since the program began in 2005, 30 marinas have been recertified, showing continued commitment to keeping Michigan waters clean.

michigancleanmarina.org

Questions?

Contacts: Donald Carpenter (dcarpente@ltu.edu)
Amy Samples (asamples@umich.edu)