

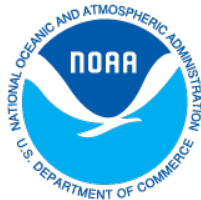


Sustainable Small Harbor Management Strategy Project

*Pentwater Community Charrette
Final Presentation
June 8, 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

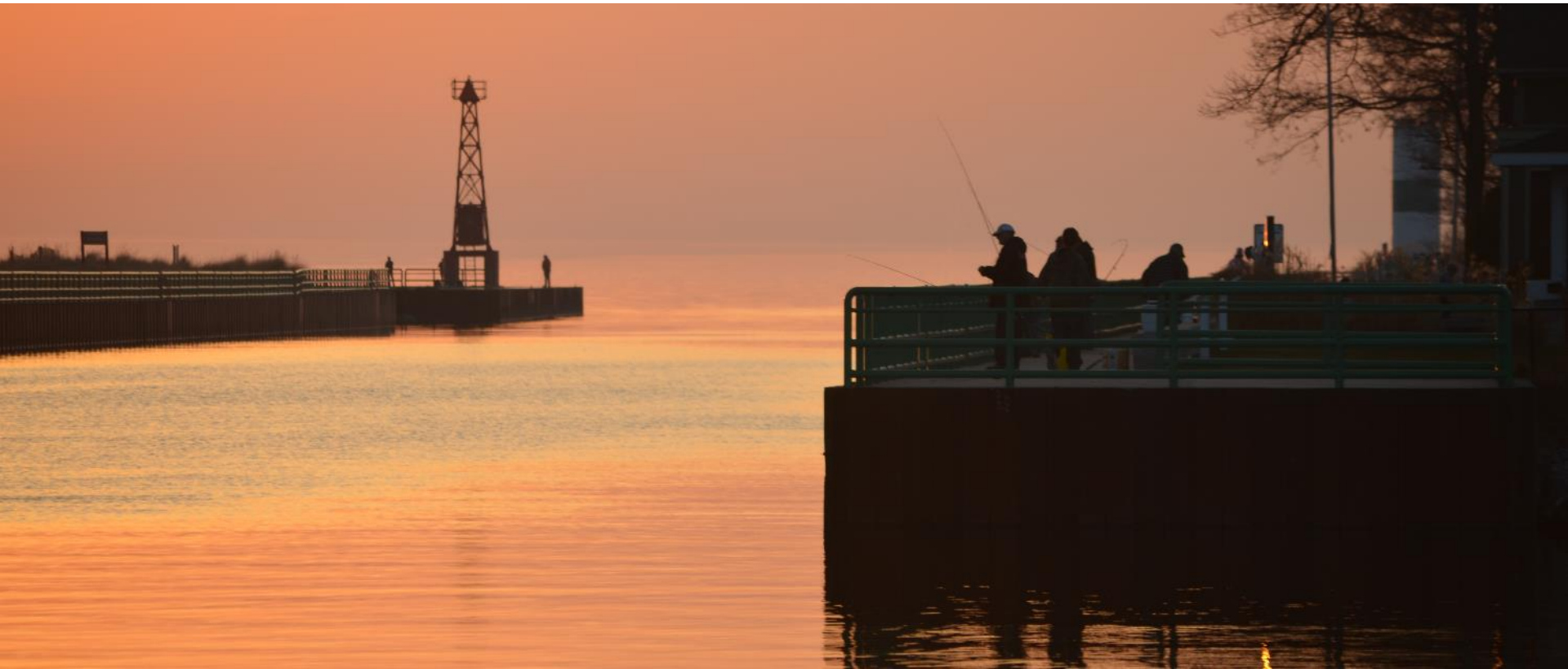


VERITAS
Economic Consulting

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

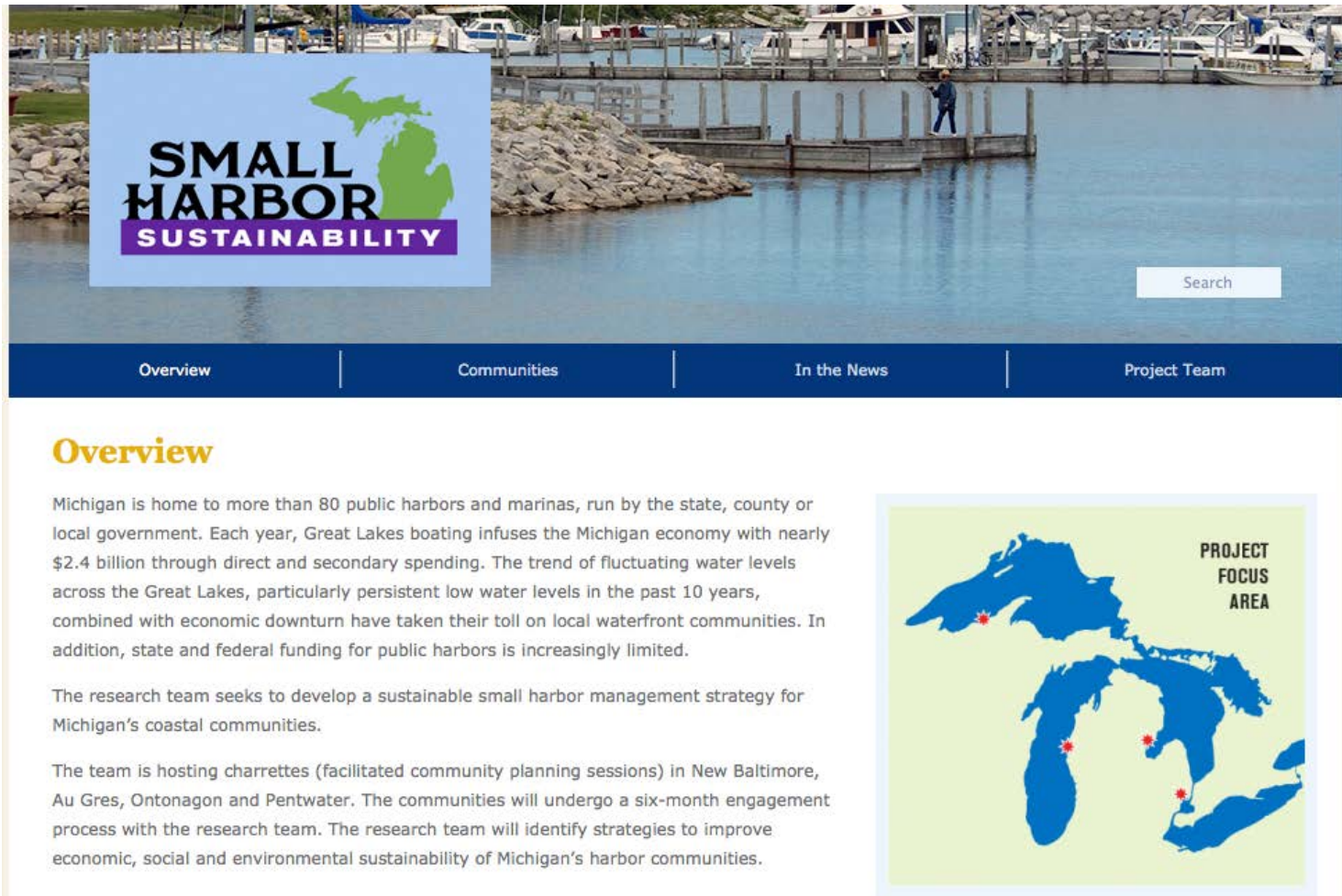
Pentwater Sustainable Small Harbor Design Charrette Process



Community Engagement Timeline

- Initial Community Vision Meeting – March 25
- Three Day Community Charrette – April 17 – 19
 - Public Input Workshop (April 17: 6pm – 8pm)
 - Preferred Option Public Open House (April 18: 6pm – 8pm)
 - “Work In Progress” Community Presentation: (April 19: 4pm – 6pm)
- **Final Community Presentation – June 8**
- Final Project Outcomes and Toolkit Dissemination – 2016
- Project Concludes – August 2016

Project Website



www.miseagrant.umich.edu/smallharborsustainability/

Presentations, Project Resources and Social Media

Social Media



114 likes, thoughtful comments on the process
Engage people who couldn't attend in person (schedule/seasonal)

Pentwater Study Area



Pentwater Waterfront



Harbor Entrance



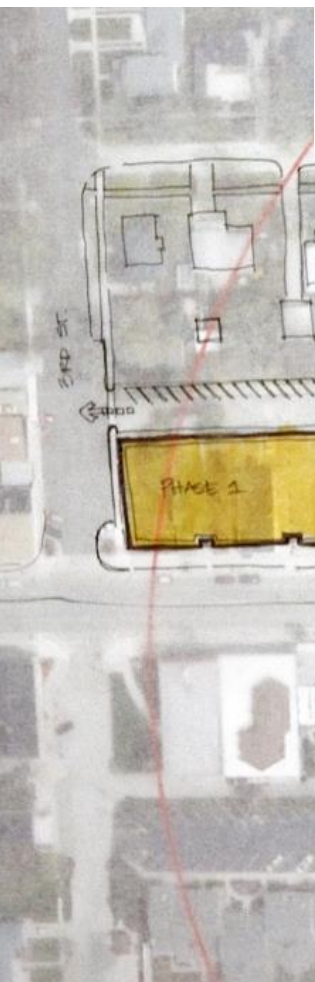
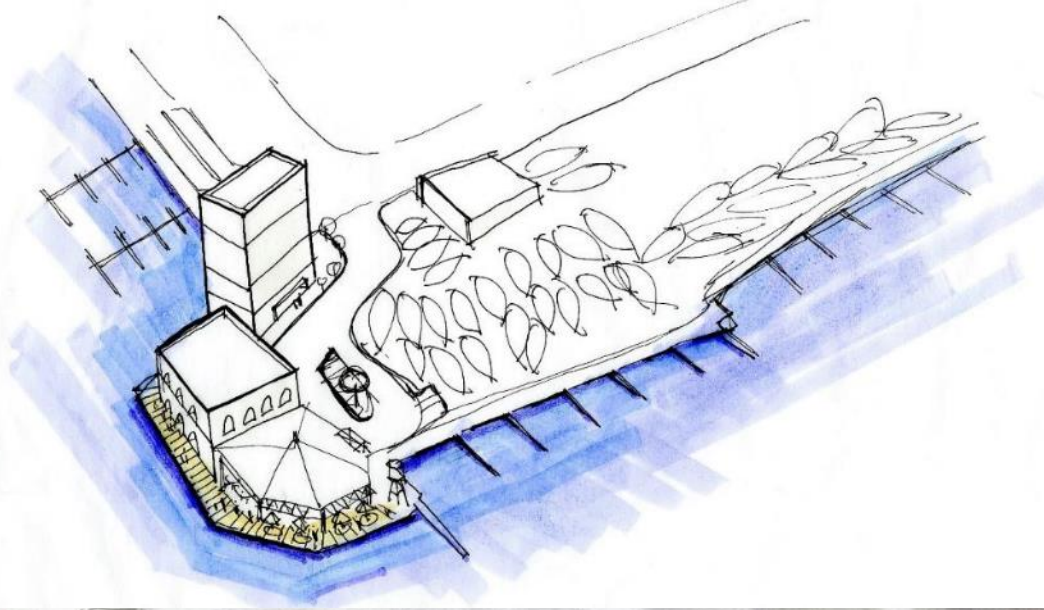
Three Design Alternatives

Alternative 1: Pentwater Lake Systems Institute

Alternative 1: Pentwater Lake Systems Institute

Harbor/Waterfront Edge Driver	Leveraging the local “Brain Trust” for Natural Systems, Create a NGO Institute in Downtown Pentwater for Generational Knowledge Transfer and Continuing Education; Serve as a hub for basin wide teaching and learning
Land-use	<p>Phase 1: Hancock and 3rd street: Relocated Police Station/Ground Floor Retail/7200 sf of Institute and Parking</p> <p>Phase II: Snug Harbor Point: Destination Restaurant/Relocate Fuel Marina:</p> <ul style="list-style-type: none"> Expanded Public Marina <p>Downtown:</p> <ul style="list-style-type: none"> Year Round Retail and Housing Options for Staff, Visiting Scholars and students
Economic Development	<p>Village:</p> <ul style="list-style-type: none"> A Principal Mission/Mandate to Transfer Innovative Ideas into Business Models worthy of Investment and Production for Economic Development <p>Marina</p> <ul style="list-style-type: none"> Launch Fees; Slip Rentals <p>Downtown:</p> <ul style="list-style-type: none"> Mixed Use Downtown (Increased Tax Base; Increase Spending)
Natural Systems	Natural Stormwater Management Features on Hancock
Local Precedent(s)	“Interlochen”; Chautauqua NY; SCORE
Engineering Consideration	<ul style="list-style-type: none"> New Building and Parking Lot Minor Underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site IT/Cable/Electrical Improvements

Alternative design led by: Hai Bin Tan

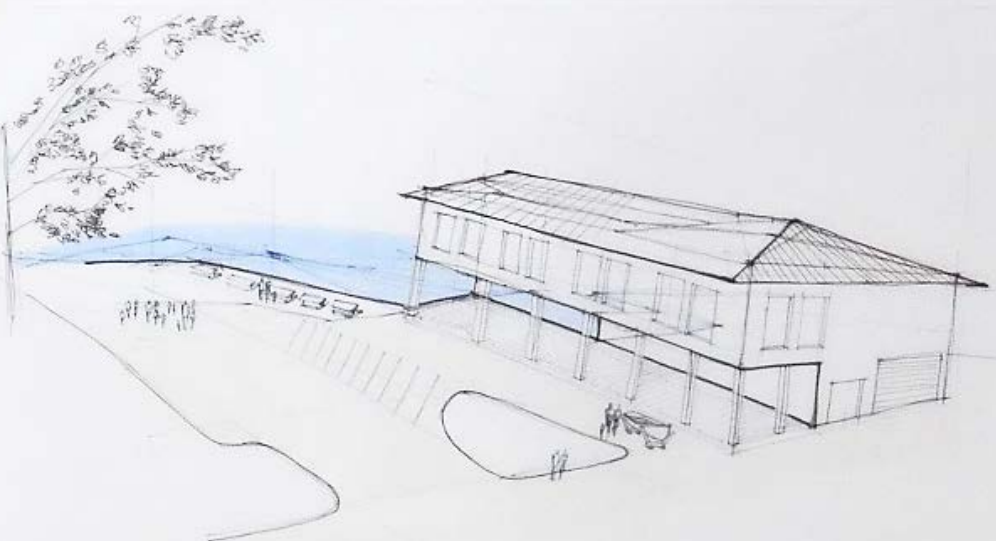


Alternative 2: Marine Craft and Technology School

Alternative 2: Marine Craft and Technology School

Harbor/Waterfront Edge Driver	Leveraging the local Artisan Center and Patterson Marine; Create Private/Public Marine Based School Focused on Marine Craft and Technology at Public Boat Launch; Serve as a hub for basin wide teaching and learning
Land-use	<p>Phase I: Investment at Public Boat Launch, New 20 Slip Marina, 12000 sf of Wooden Boat School and Water based Training Harbor</p> <p>Phase II: High Bay Large Boat Repair and Construction</p> <p>Marina:</p> <ul style="list-style-type: none"> Expanded Public Marina near Boat Launch <p>Downtown:</p> <ul style="list-style-type: none"> Year Round Retail and Work Force Housing Options for Families
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Natural Systems	Natural Stormwater Systems along Lake Road; Wetlands and Submerged Habitat; Creek Habitat & Pocket Park
Local Precedent(s)	Bayfront Maritime Center (Erie, PA), The Wooden Boat School (Brooklin, ME), Northwest School of Wooden Boat Building (Port Hadlock, WA)
Engineering Considerations	<ul style="list-style-type: none"> Major improvements to Marina with Floating Docks Major underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to New School Construction IT/Cable/Electrical Improvements to Public Marina and New School Construction

Alternative design led by: **Andrew Bradford**



Sustainable Small Harbor Manage

MI Sea Grant Community Design Charrette

April 17-19, 2015

Pewaukee, WI

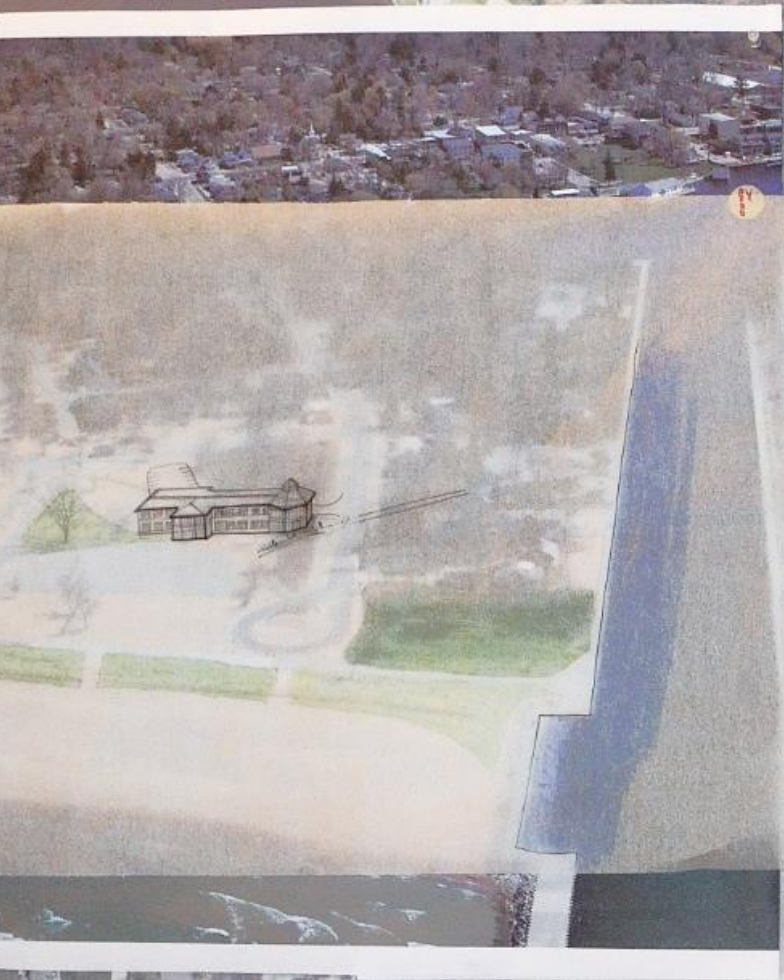
Community Strategy Project

Alternative 3: Mears University Center

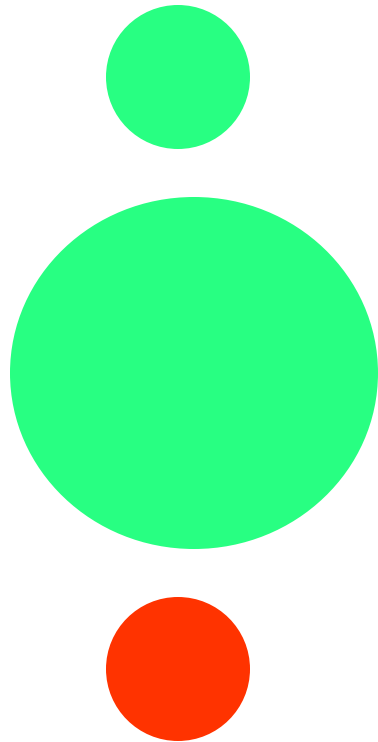
Alternative 3: Mears University Center

Harbor/ Waterfront Edge Driver	Leveraging Pentwater's Natural location and assets to create a Public University center at Mears State Park for Research Practice and Economic Business Development around near shore lake processes; serve as a hub for basin wide teaching and learning
Land-use	<p>Marina:</p> <ul style="list-style-type: none"> Research Vessel Dock Station and Kayak Launch; Expanded Public Marina <p>Downtown:</p> <ul style="list-style-type: none"> Year Round Retail and Housing Options for Staff, Visiting Scholars and Students
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Natural Systems	Naturalization of Lake Michigan Shoreline; Longshore Sediment Maintenance and Extended Dredging Cycle
Local Precedent(s)	Annis Water Resources Institute (Muskegon); Great Lakes Water Studies Institute (Traverse city); Great Lakes Research Center (Houghton)
Engineering Considerations	<ul style="list-style-type: none"> New Building construction New Parking Lot Minor Road Improvements to Site Major underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site

Alternative design led by: Rachel Pieschek



Dot Voting



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



Pentwater Small Harbor Sustainability Design Charrette

April 17-19, 2015

Pentwater Yacht Club

Alternative 1: PENTWATER LAKE SYSTEMS INSTITUTE

Harbor/Waterfront Edge Driver	Leveraging the local "Brain Trust" for Natural Systems; Create a NGO Institute in Downtown Pentwater for Generational Knowledge Transfer and Continuing Education; Serve as a hub for basin wide teaching and learning
Land-use	<p>Phase I: Hancock and Third: Relocated Police Station/Ground Floor Retail/7200 sf of Institute and Parking</p> <p>Phase II: Snug Harbor Point: Destination Restaurant/Relocate Fuel Station/and 16000 sf of Institute and Parking</p> <p>Marina:</p> <ul style="list-style-type: none"> Expanded Public Marina <p>Downtown:</p> <p>Year Round Retail and Housing Options for Staff, Visiting Scholars and Students</p>
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Natural Systems	<p>Natural Stormwater Management Features on Hancock</p>
Local Precedent(s)	"interlochen": Chautauqua NY; SCORE
Engineering Consideration	<ul style="list-style-type: none"> New Building and Parking Lot Minor Underground Infrastructure Improvements (Water, Sanitary Sewer, Storm Sewer) to Site IT/Cable/Electrical Improvements

KILL STATION
TERMINATION
-DRAFT
-100%

Alternative design lead by: HAI BIN TAN



Pentwater Small Harbor Sustainability Design Charrette
April 17-19, 2015
Pentwater Yacht Club

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Alternative 2: MARINE CRAFT and TECHNOLOGY SCHOOL

Harbor/Waterfront Edge Driver	Leveraging the local Artisan Center and Patterson Marine	Create Private/Public Marine Based School Focused on Marine Craft and Technology at Public Boat Launch	Serve as a hub for basin wide teaching and learning
Land-use	<p>Phase I: Investment at Public Boat Launch, New 20 Slip Marina, 12000 sf of Wooden Boat School and Water Based Training Harbor</p> <p>Phase II: High Bay Large Boat Repair and Construction</p>	<p>Marina:</p> <ul style="list-style-type: none"> Expanded Public Marina near Boat Launch <p>Downtown:</p> <p>Year Round Retail and Work Force Housing Options for Families</p>	
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Alternative design lead by: **ANDREW BRADFORD**

Alternative 3: MEARS UNIVERSITY CENTER

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Land-use	<p>Phase I: 10000 sf of University Center and Parking</p> <p>Phase II: On-site Housing for Students and Visiting Researchers</p>	<p>Marina:</p> <ul style="list-style-type: none"> Research Vessel Dock Station and Kayak Launch; Expanded Public Marina <p>Downtown:</p> <p>Year Round Retail and Housing Options for Staff, Visiting Scholars and Students</p>
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Alternative design lead by: RACHEL PIESCHEK

Pentwater 2035

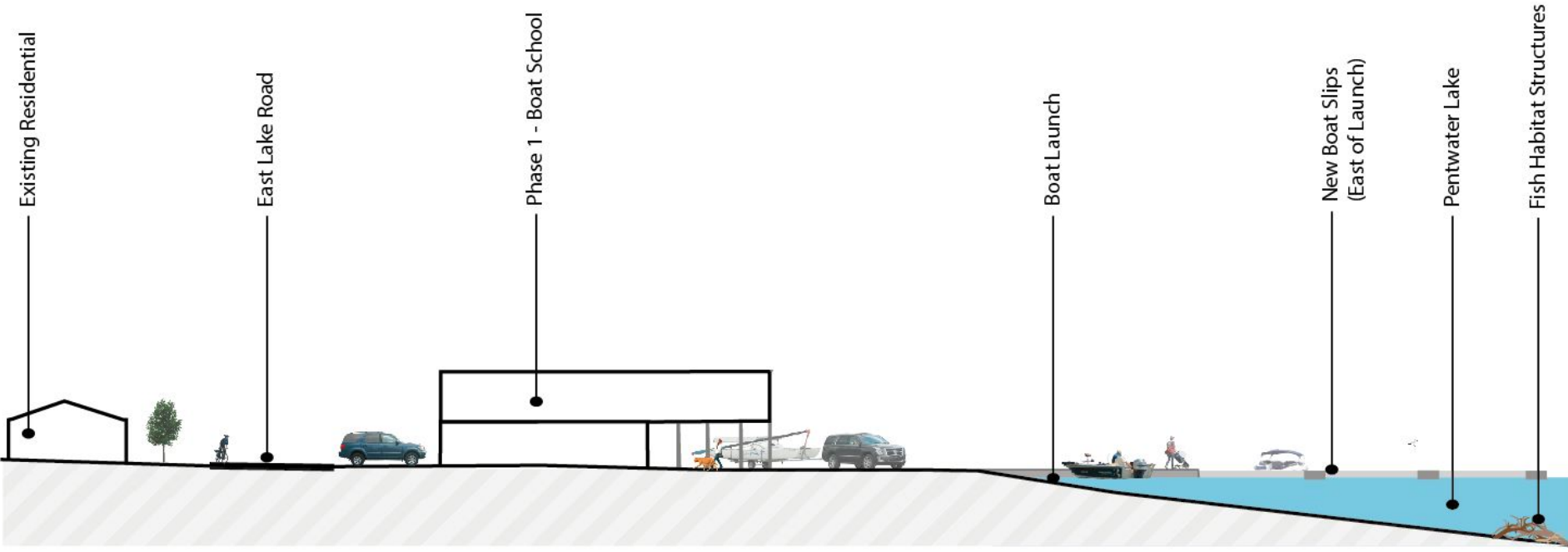




Phase 2

Phase 1
Boat School

New Boat
Slips











Rain
Garden

New Boat
Slips

Swales

Destination
Restaurant

Pentwater Lake

Municipal Marina - New Boat Slips

Municipal Park

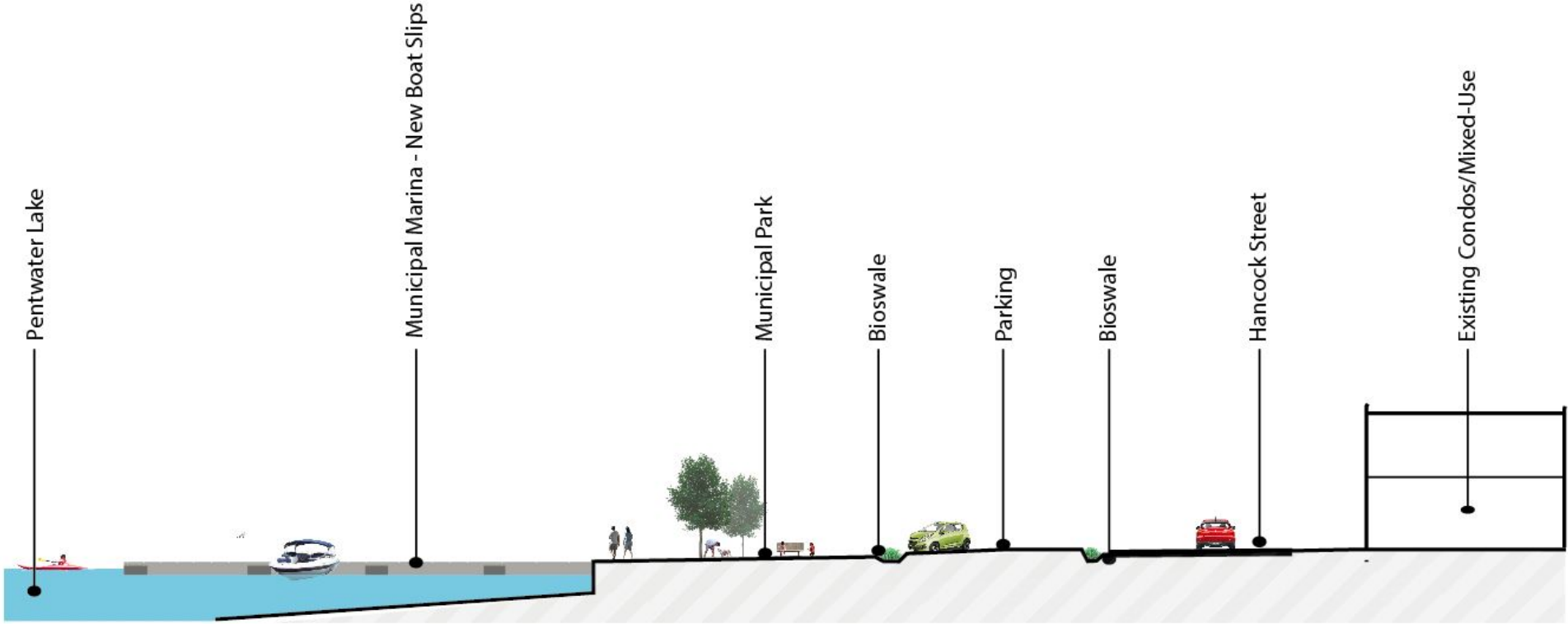
Bioswale

Parking

Bioswale

Hancock Street

Existing Condos/Mixed-Use







Senior
Living/Affordable
Housing

Possible
Location off
Boat School

Mixed-Use

Future
Redevelopment









Expanded Dredging
Area

Dune Re-Vegetation
Areas

Environmental

Fish Habitat Enhancement Structures



Stormwater Management: Rain Gardens and Swales



Dune Grass Habitat Restoration



Connectivity

Connectivity





LOWELL STREET SECTION
(Example section near Dover Street)



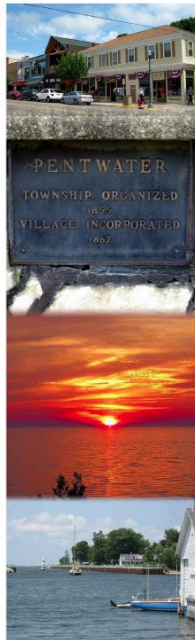
Synching New Waterfront Initiatives with Existing Plans

THE VILLAGE OF PENTWATER AND PENTWATER TOWNSHIP

MASTER PLAN UPDATE COMMUNITY SURVEY

Thomas E. Van Vaeke
The Keweenaw Center for Social Research
Western Michigan University

June 17, 2008



Master Plan

Village and Township of Pentwater,
Oceana County, Michigan

Update 2009



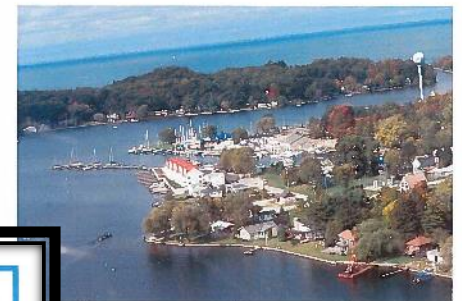
Pentwater Area 2013-2018 Recreation Plan

Oceana County, Michigan

A Collaborative Recreation Plan

Prepared by the Pentwater Area Recreation Committee

Adopted by
The Village of Pentwater
Pentwater Township
Pentwater Public Schools
Pentwater, Michigan



Amendment to the Pentwater Area

Recreation Plan

Oceana County, Michigan

A Collaborative Recreation Plan

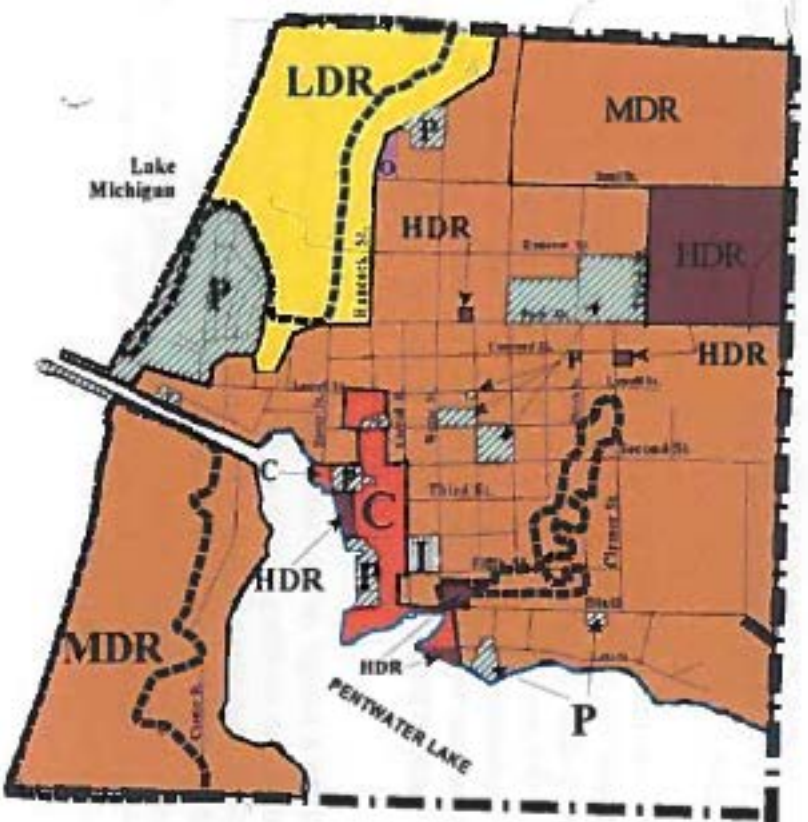
Prepared by the Pentwater Area Recreation Committee

Adopted by
The Village of Pentwater
Pentwater Township
Pentwater Public Schools
January 2015



- R2 - Single Family Residential
- R3 - Multiple Family Residential
- R4 - Lakeshore Multiple Family Residential
- MHP - Manufactured Home District
- RO - Residential-Office

- C1 - General Commercial
- C3 - Central Business
- C4 - Hotel Resort
- LI - Light Industrial
- PUD - Planned Unit Development



LSL Planning
A SWI/Smith Company

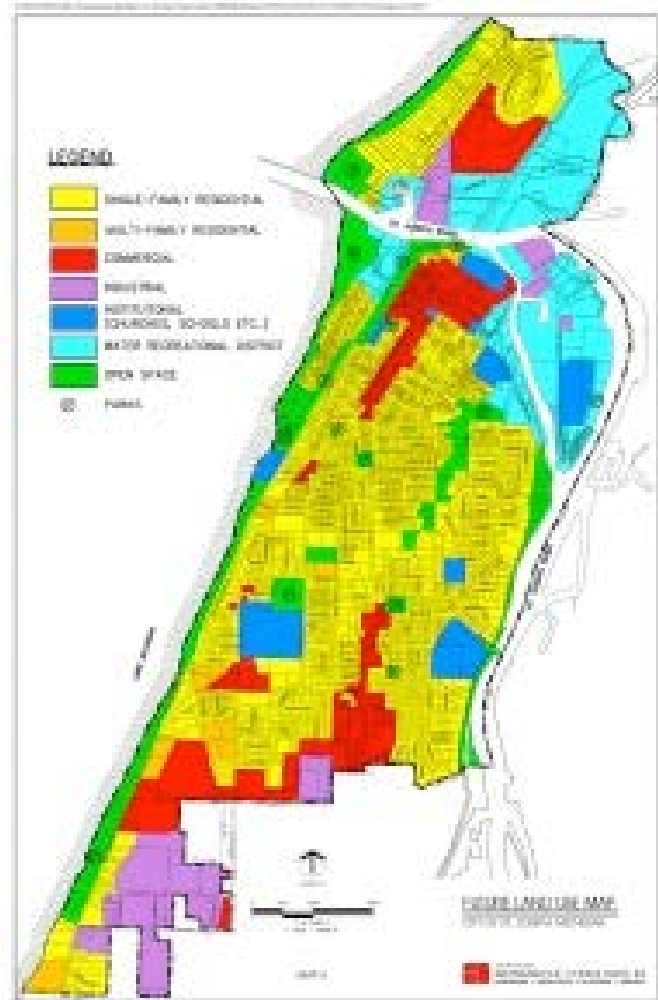
Future Land Use Village of Pentwater

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- C Central Business
- O Office
- Industrial Industrial
- Public/Semi-Public Public/Semi-Public
- Environmentally Sensitive Development Area

December 2014
Revised: 10/15, 11/15

Zoning Options

- Future Land Use Category: Waterfront District (WD); new R-4 Lakefront Multiple Family Residential District (multiple family developments)
 - Example: Future land use plan from St. Joseph, Mich. master plan. Light blue area is designated as water recreational 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:
 - Projects must meet performance standards to facilitate marine uses on the piers
 - Must contribute to a marine investment fund to support infrastructure improvements in the central waterfront





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

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)
 - DNR Waterways Program
 - DEQ Brownfields
 - Michigan Economic Development Corporation
 - Aquatic Habitat Grand Program – DNR
 - Michigan Housing Development Authority

Possible Funding Sources

- County
 - Brownfield Authority
 - Oceana County
- Local
 - DDA district
 - Other
- Private
 - Family / local / statewide / national Foundations
 - Community Foundations
 - Other Corporations / Businesses

Waterways Program Grants



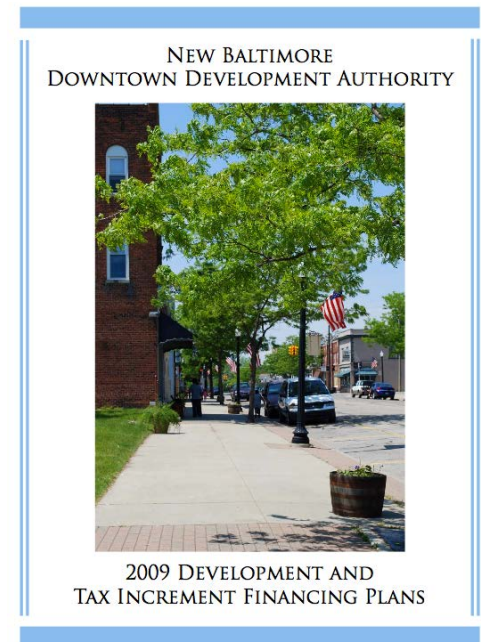
- Starting in 2015 all harbor grant applications for the Waterways program will require:
 - Five Year Recreation Plan (submitted to the Michigan Natural Resources Trust Fund)
 - Last three years of harbor traffic (harbor logs)
 - Last three years of financial summaries for the harbor (submitted with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

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!*

Questions?

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