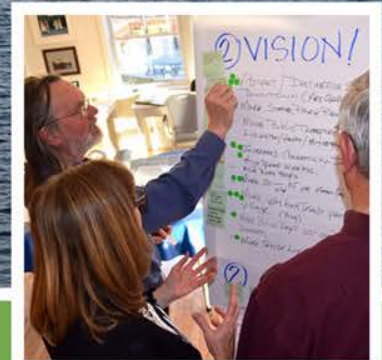
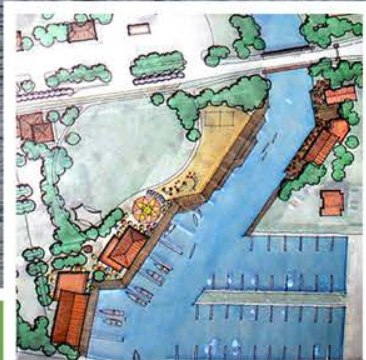


SUSTAINABLE SMALL HARBORS



Helping Coastal Communities
Re-Imagine Their Waterfront
May 8, 2017



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



sustainable-small-harbors.org

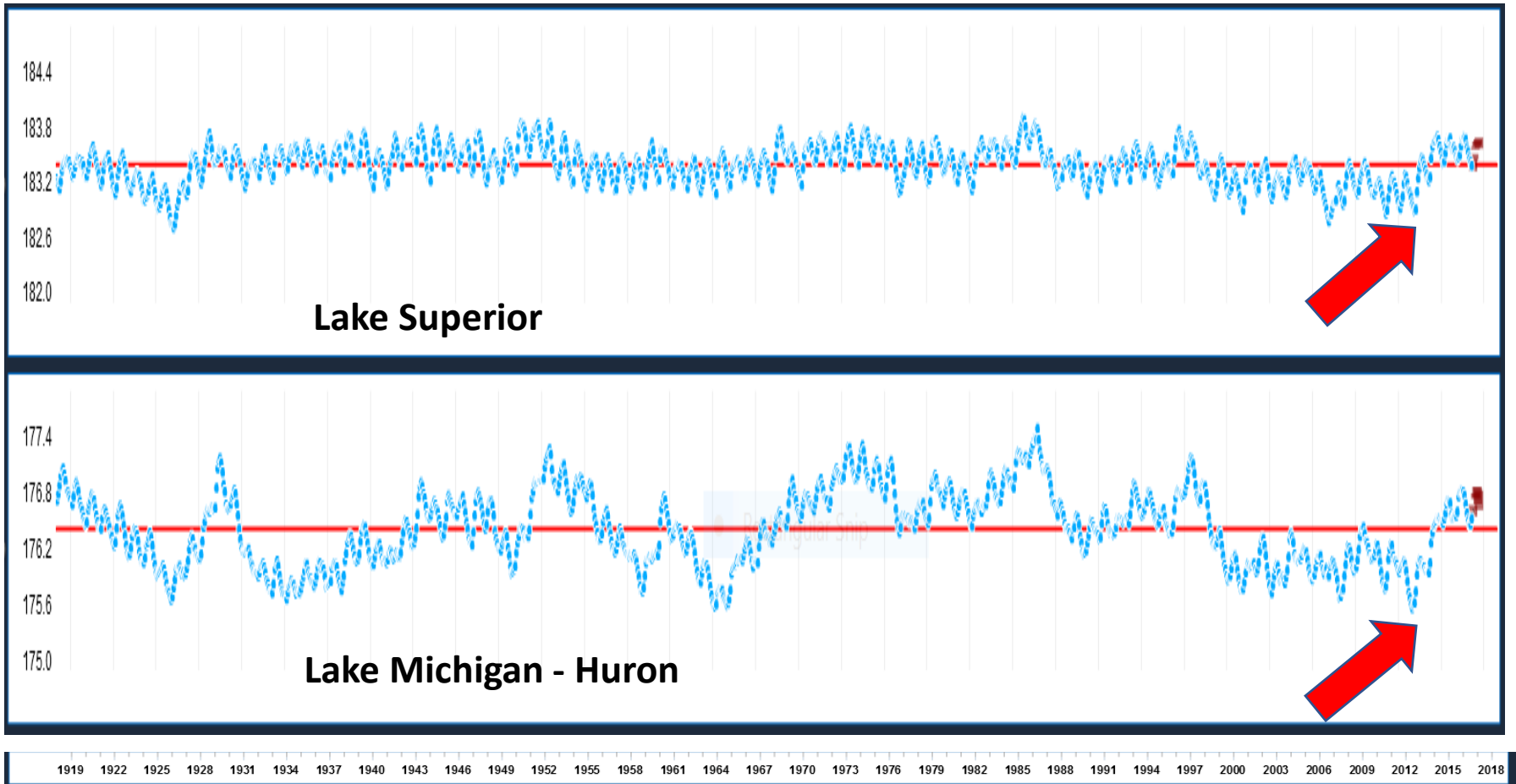
Agenda

- Need for the Project (Dave Knight)
- State Perspective and Goals (Emily Finnell – OGL)
- Project Overview (Don Carpenter – LTU)
- Testimonials (New Baltimore and Ontonagon)
 - New Baltimore – John Dupray and Bonnie McInerney-Slater
 - Ontonagon – Dan Sullivan
- Findings, Outcomes, and Implementation
(Don Carpenter and Mark Breederland – MSU Extension)
- Future Directions (Mark Breederland)
- Q & A

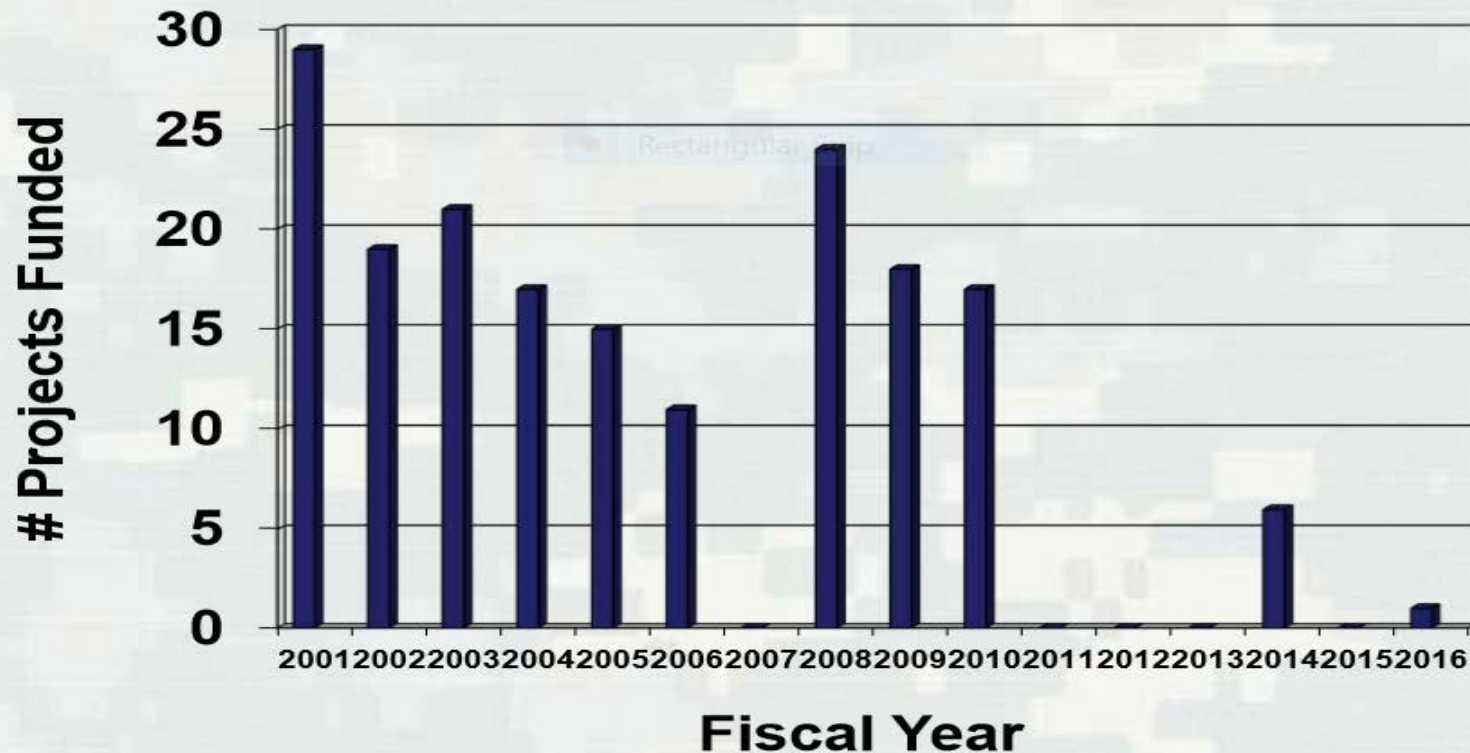
Need for the Project

David Knight, David L. Knight, LLC

Great Lakes Water Levels 1919 to Present



Historical Shallow Draft/Recreational Harbor Funding





David L. Johnson

1. Chicago Resort.
2. Old Swan.
3. Kalamazoo Resort.
4. Saw Mill.
5. Green Hill.
6. Lewis Grand Opera House.
7. Light House.
8. Congregational Church.

10. Baptist Church.
11. School House.
12. Town Hall.
13. Planning Mill.
14. Grange Mill.
15. Tavern.
16. Pine Lake.
17. Sawmill.

CHARLEVOIX, MICH.







State Perspectives & Goals

Emily Finnell, MDEQ Office of the Great Lakes

State Perspective & Goals


- Recreational harbors are integrated into community and economic development planning as strategic assets.
- Harbors and waterways are well-maintained and support sustainable recreational and commercial use.
- Finite state resources are being invested in a strategic manner for public access to water amenities – specifically recreational harbors and harbors of refuge.
- Transferrable tools and resources are used to support development of a shared vision that integrates the harbor into the community's future.



Project Overview

Don Carpenter, Lawrence Technological University

Research 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 in their communities?

Project Team

Project Leadership Team

Advisory Board

Research Team

Agency Support Team

**Lawrence
Technological
University**

Sea Grant
Michigan

ECT Environmental
Consulting &
Technology, Inc.

OGL
MICHIGAN OFFICE OF THE GREAT LAKES

VERITAS
Economic Consulting



**David Larkin
Knight, LLC**

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Stakeholders and
Community
Representatives

Project Overview

- Develop a placemaking strategy and value creation analysis for coastal communities
 - National Charrette Institute (NCI) Process
- Establish a Tools & Tactics Guidebook for small harbors including case studies
- Disseminate through webinar, summary report, case study fact sheets, and a website that will assist communities in their sustainability planning efforts

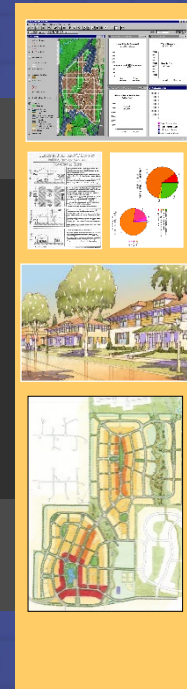
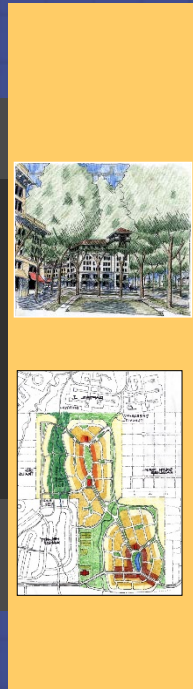
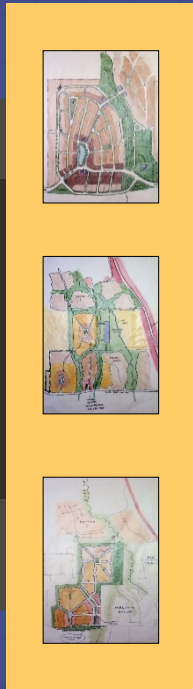
NCI Charrette Work Cycles

public meeting
vision

public meeting
review

open house
review

public meeting
confirmation



alternative
concepts

preferred
plan

plan
development

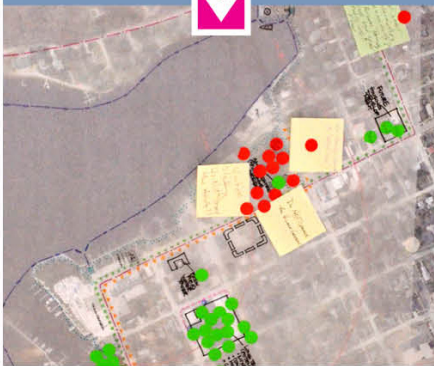
THREE VISITS TO THE COMMUNITY



March 25

INITIAL VISIONING MEETING 1 DAY

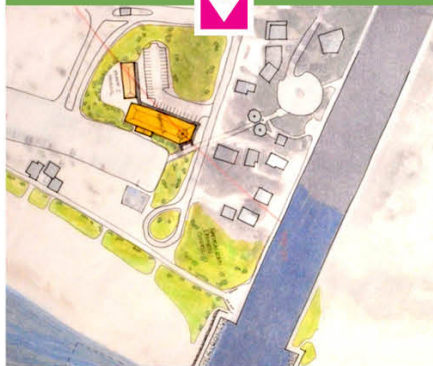
- a. Assets
- b. Weaknesses
- c. Barriers
- d. Connections



April 17-19

DESIGN CHARRETTE 3 DAYS

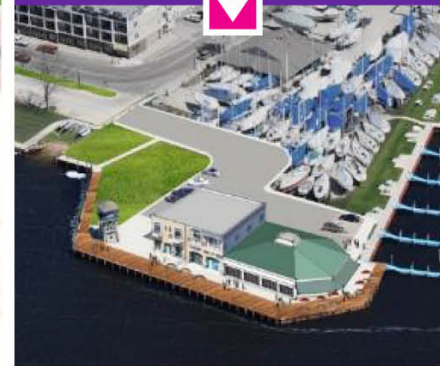
- a. Public Input Workshop
- b. Open House: Selecting A Preferred Option
- c. Public "Work in Progress" Session



June 8

FINAL PRESENTATION 1 DAY

- Presentation to City/
Village Council
- a. Updated graphics
 - b. Final Report



Iterative process balancing community input and expert design work.

Charrette Team

Lawrence
Technological
University



MICHIGAN STATE
UNIVERSITY

Extension



s t u d i o [C i]

Richard Neumann Architect

Testimonials

New Baltimore: Mayor John Dupray, Bonnie McInerney-Slater

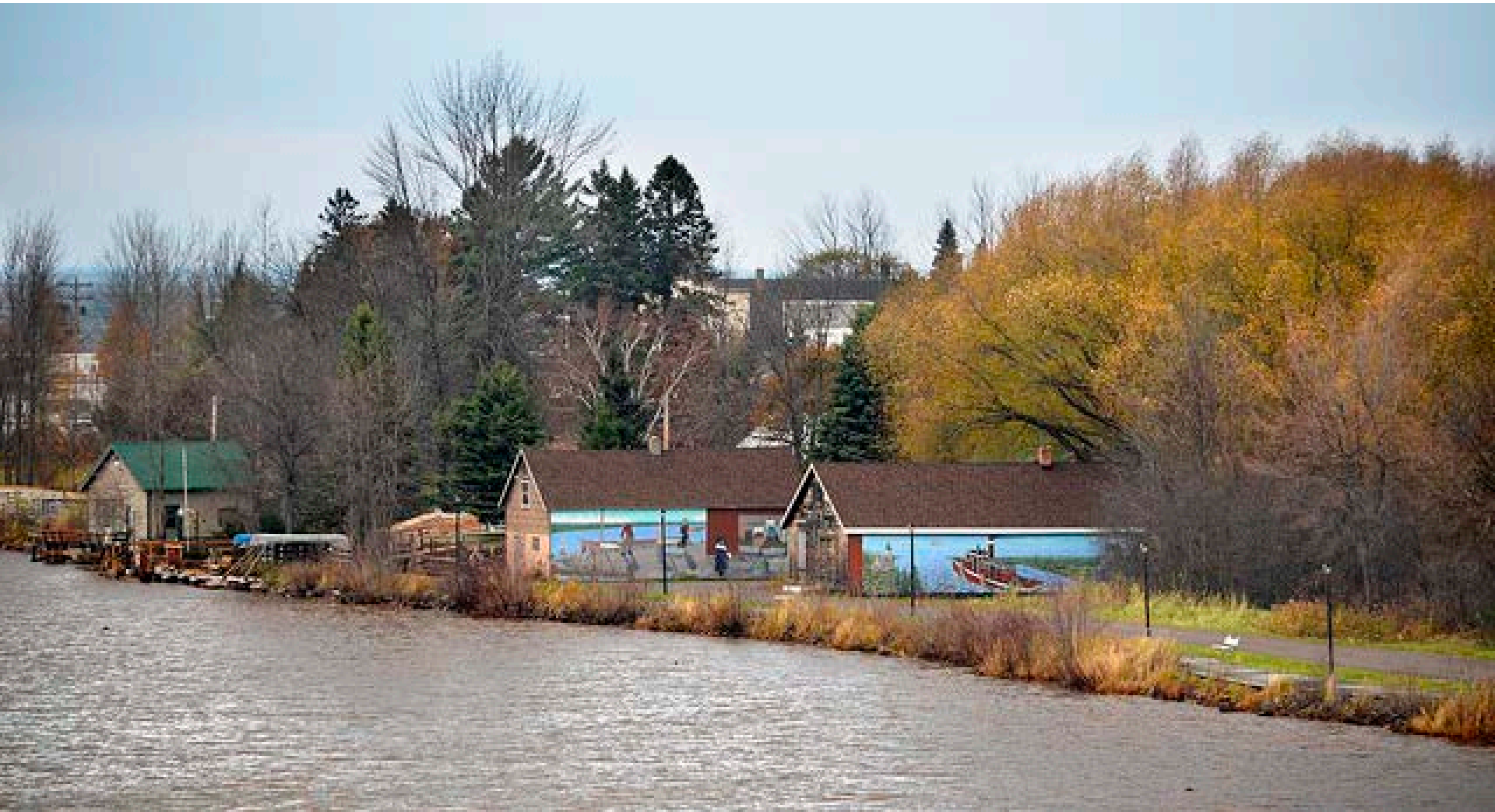
Ontonagon: Dan Sullivan, Downtown Development Authority

New Baltimore



Aerial Photography
Vince Nestico

Ontonagon



Findings and Outcomes

Don Carpenter, Lawrence Technological University

Findings

- Historical Impediments
- Supported Visioning Sessions
- Local Champions and Implementation Team
- Plan Alignment
- Value Capture
- Importance of Partnerships
- Visitor Experience

VISITOR ATTRACTIONS

1

ACCESSIBLE

- Visual and physical public access to harbor, waterfront, parks
- Boat access for fishing, tours, safe harbor for boats small and large
- Harbor kept dredged

2

CONNECTED

- Walking, biking, car, boat, transit
- Public internet
- Linked to downtown
- Available parking

3

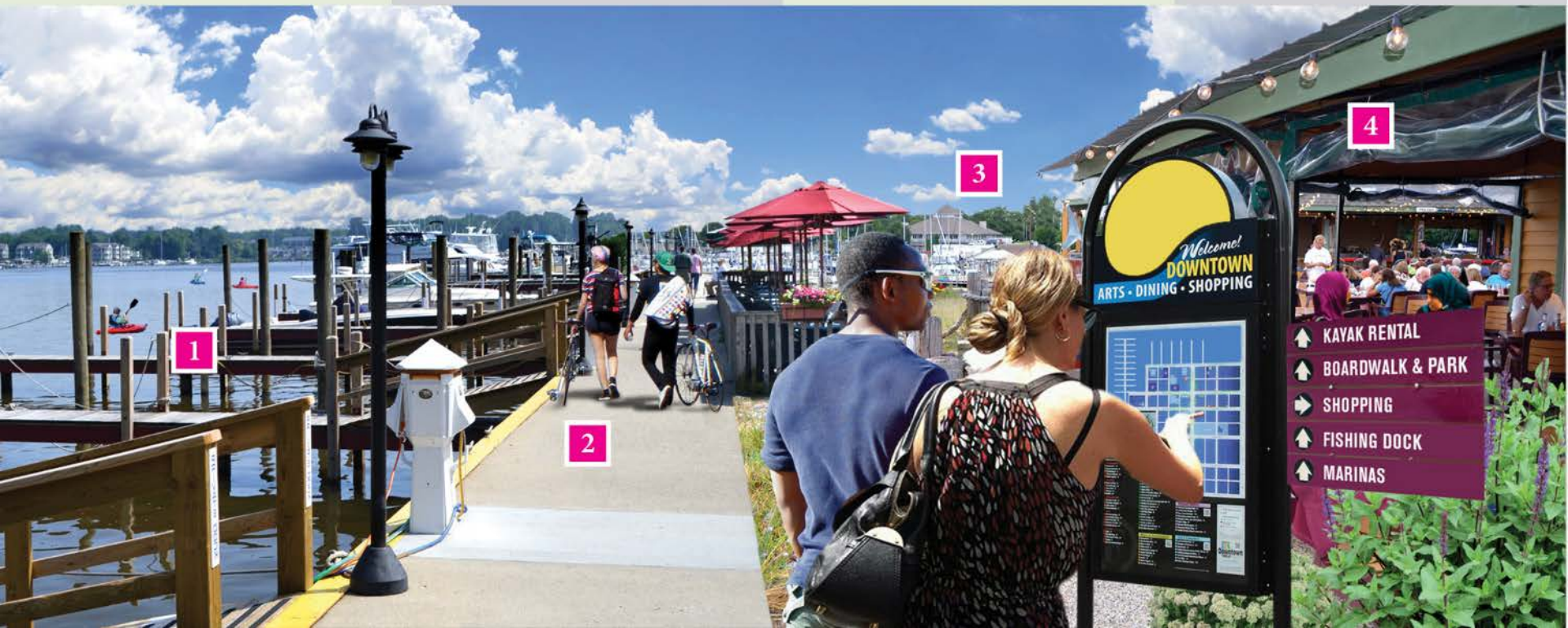
DIVERSE

- Working waterfront for commerce, industry, recreation
- Services, rentals, sales
- Physically and economically resilient

4

WELCOMING

- Food, beverage, lodging
- Retail and entertainment
- Safe, clean, well-lit





SUSTAINABLE SMALL HARBORS

Tools and Tactics

GUIDEBOOK

MICHU-17-502 Version 1



sustainablesmallharbors.org

1.0 PROJECT OVERVIEW



SUSTAINABLE
SMALL
HARBORS

2.0 COMMUNITY PROFILES



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HARBORS

3.0 ECONOMIC SUSTAINABILITY



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SMALL
HARBORS

4.0 TOOLS & TACTICS



SUSTAINABLE
SMALL
HARBORS

Implementation

Mark Breederland, Michigan Sea Grant



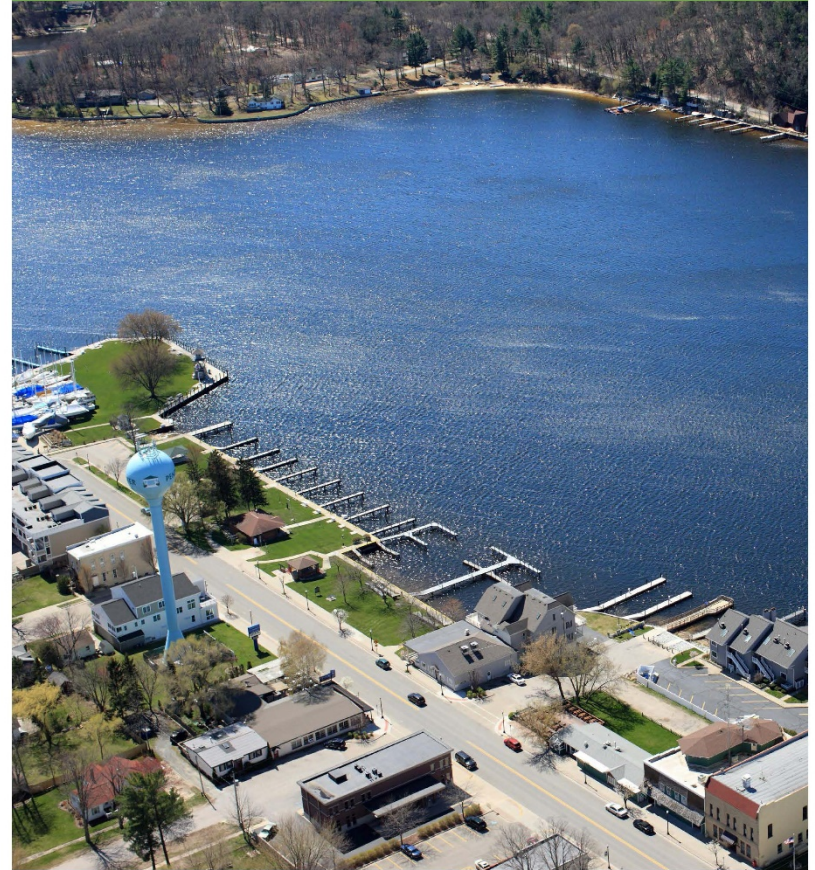
Michigan Sustainable Small Harbors Strategic Flowchart

INVENTORY		VISIONING/PLANNING	VALUE CAPTURE	IMPLEMENTATION
HIGHLY RECOMMENDED	COMMUNITY	WATERFRONT		
	<ul style="list-style-type: none"> Identify community capacity and possible participants/leaders Collect existing data and documents: <ul style="list-style-type: none"> Economic information Existing tourist information (fliers, magazines, etc.) and wayfinding signage Recent planning or improvement grants received Community master plan Zoning maps Capital improvement plan Parks and recreation plan Regional plan(s) Land use data 	<ul style="list-style-type: none"> Collect marina statistics (boats berthed or launched, slip demand, etc.): <ul style="list-style-type: none"> Compile three years of harbor financial summaries Compile three years of harbor logs Complete the Clean Marina self-assessment checklist Determine water level variances Assess local sediment dynamics 		<ul style="list-style-type: none"> Form implementation team and identify task leaders Develop or update existing plans with focus on the waterfront <ul style="list-style-type: none"> Community master plan Five-year recreation plan Waterfront operations and maintenance plan Zoning and ordinance Capital improvement plan Emergency response plan
	<ul style="list-style-type: none"> Collect existing data and documents: <ul style="list-style-type: none"> USACE jurisdiction and federal dredging USACE oblique waterfront photos 	<ul style="list-style-type: none"> Evaluate harbor resilience Track <i>Great Lakes Region: Quarterly Climate Impacts and Outlook</i> reports Collect NOAA and FEMA flood mapping Review dynamic waterfront plan (if exists) Review hazard response plan (if exists) Read: <ul style="list-style-type: none"> <i>Achieving Hazard-Resilient Coastal and Waterfront Smart Growth</i> <i>National Working Waterfronts Executive Summary</i> <i>CMP Dredging Best Practices</i> <i>CMP Infrastructure Best Practices</i> <i>Great Lakes Nearshore and Coastal Systems</i> <i>Living on the Coast: Protecting Investments in Shore Property on the Great Lakes</i> 		<ul style="list-style-type: none"> Apply to applicable grant programs Pursue Redevelopment Ready Communities certification Pursue Clean Marina certification Create a dynamic water level plan
RECOMMENDED	<ul style="list-style-type: none"> Collect existing data and documents: <ul style="list-style-type: none"> Organizational/leadership charts of the community Employment and related census data Aerial photos, maps, and GIS User feedback and surveys 	<ul style="list-style-type: none"> Determine your community's waterfront and downtown Walk Score Review <i>Michigan Coastal Community Working Waterfronts</i> resources Review <i>Sustainable Working Waterfronts Toolkit</i> Review <i>Smart Growth for Coastal & Waterfront Communities</i> report Prioritize natural solutions Conduct a National Charrette Institute (NCI) Charrette 		<ul style="list-style-type: none"> Complete expense vs. income balance sheet Identify harbor marketing opportunities Evaluate value capture options: <ul style="list-style-type: none"> Marine investment fund Water resource tax increment financing (TIF) Fee structures for public facilities Public/private partnerships Review grant funding opportunities and requirements
		<ul style="list-style-type: none"> Review MIplace Resources section Review <i>Sustainable Working Waterfronts Toolkit</i> — Financing and Economics sections 		<ul style="list-style-type: none"> Consider advanced (professional) economic modeling Read water trails economic data resources Read <i>CMP Planning and Financing Best Practices</i>
ADDITIONAL RESOURCES		<ul style="list-style-type: none"> Read LPI <i>Building More Livable Communities: Corridor Design Portfolio</i> Read LPI <i>Placemaking as an Economic Development Tool: A Placemaking Guidebook</i> Complete Coastal Community Planning and Development Training Engage with the Regional Prosperity Initiative 		

4.2.1 INVENTORY COMMUNITY



4.2.2 INVENTORY WATERFRONT



Inventory: Community

HIGHLY RECOMMENDED

INVENTORY

COMMUNITY

- ☐ Identify community capacity and possible participants/leaders
- ☐ Collect existing data and documents:
 - ☐ Economic information
 - ☐ Existing tourist information (fliers, magazines, etc.) and wayfinding signage
 - ☐ Recent planning or improvement grants received
 - ☐ Community master plan
 - ☐ Zoning maps
 - ☐ Capital improvement plan
 - ☐ Parks and recreation plan
 - ☐ Regional plan(s)
 - ☐ Land use data

RECOMMENDED

INVENTORY

COMMUNITY

- ☐ Collect existing data and documents:
 - ☐ Organizational/leadership charts of the community
 - ☐ Employment and related census data
 - ☐ Aerial photos, maps, and GIS
 - ☐ User feedback and surveys

Inventory: Waterfront

HIGHLY RECOMMENDED

INVENTORY

WATERFRONT

- ☐ Collect marina statistics (boats berthed or launched, slip demand, etc.):
 - ☐ Compile three years of harbor financial summaries
 - ☐ Compile three years of harbor logs
- ☐ Complete the Clean Marina self-assessment checklist
- ☐ Determine water level variances
- ☐ Assess local sediment dynamics

RECOMMENDED

INVENTORY

WATERFRONT

- ☐ Collect existing data and documents:
 - ☐ USACE jurisdiction and federal dredging
 - ☐ USACE oblique waterfront photos

4.2.3 VISIONING/ PLANNING



Visioning/Planning

HIGHLY RECOMMENDED

VISIONING/PLANNING

- ☐ Conduct a facilitated community visioning meeting
- ☐ Review case study community charrette reports, community profiles, and economic analysis reports
- ☐ Initiate Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) Best Practices certification process
- ☐ Complete Land Policy Institute (LPI) Placemaking Assessment Tool
- ☐ Engage in local, county, and regional planning efforts

RECOMMENDED

VISIONING/PLANNING

- ☐ Determine your community's waterfront and downtown Walk Score
- ☐ Review *Michigan Coastal Community Working Waterfronts* resources
- ☐ Review *Sustainable Working Waterfronts Toolkit*
- ☐ Review *Smart Growth for Coastal & Waterfront Communities* report
- ☐ Prioritize natural solutions
- ☐ Conduct a National Charrette Institute (NCI) Charrette

ASSETS AND LIABILITIES

[illegible]

Source: Sustainable Small Harbors

4.2.4 VALUE CAPTURE



Value Capture

HIGHLY RECOMMENDED

VALUE CAPTURE

- ☐ Complete expense vs. income balance sheet
- ☐ Identify harbor marketing opportunities
- ☐ Evaluate value capture options:
 - ☐ Marine investment fund
 - ☐ Water resource tax increment financing (TIF)
 - ☐ Fee structures for public facilities
 - ☐ Public/private partnerships
- ☐ Review grant funding opportunities and requirements

RECOMMENDED

VALUE CAPTURE

- ☐ Review MIplace Resources section
- ☐ Review *Sustainable Working Waterfronts Toolkit* — Financing and Economics sections

4.2.5 IMPLEMENTATION



Implementation

HIGHLY RECOMMENDED

IMPLEMENTATION

- ☐ Form implementation team and identify task leaders
- ☐ Develop or update existing plans with focus on the waterfront
 - ☐ Community master plan
 - ☐ Five-year recreation plan
 - ☐ Waterfront operations and maintenance plan
 - ☐ Zoning and ordinance
 - ☐ Capital improvement plan
 - ☐ Emergency response plan

RECOMMENDED

IMPLEMENTATION

- ☐ Apply to applicable grant programs
- ☐ Pursue Redevelopment Ready Communities certification
- ☐ Pursue Clean Marina certification
- ☐ Create a dynamic water level plan

Future Directions

- Encourage coastal community innovation and quality improvements.
- Reach coastal city / village managers who are new to coastal issues and opportunities.
- Leverage and partner with existing institutions to assist with needs where resources allow.
- Encourage networking of what works and what doesn't.



**SAVE
THE
DATE**

MAY 14-17, 2018
GRAND RAPIDS, MICHIGAN

**5th National Working
WATERFRONTS
& WATERWAYS
Symposium**

GREAT LAKES

THE NATION'S FRESHWATER WORKING WATERFRONTS

Michigan Sea Grant, in collaboration with the Great Lakes Sea Grant Network and additional waterfront-focused partners, is jointly hosting the 2018 Symposium.

This four-day conference, to be held in Grand Rapids, Michigan, will be national in scope, while featuring presentations that emphasize the Great Lakes.



michiganseagrant.org/nwwws



sustainablemallharbors.org

Project Website

Presentations, Project Resources, and Social Media
sustainablesmallharbors.org



Home

Michigan is home to more than 80 public marinas and harbors, managed by state, county, or local governments. They are part of a boating culture that draws \$2.4 billion in economic activity to the state each year. Even so, with increasingly scarce state and federal funding, public facilities face plenty of challenges. Factors such as fluctuating water levels and seismic shifts in the state's economy have left some harbor communities struggling to adjust.



But that's not the end of the story. Tourist dollars are returning to Michigan after the financial recession, and a growing interest in dining and outdoor recreation opportunities in coastal towns could position Michigan's waterfronts as vital drivers for flagging local economies. In addition, a state mandate requires state-funded boating facilities to develop five-year management plans, so the time is ripe for managers to think carefully about the long-term future of their harbors.



Contact Information

If you are interested in learning more about how to bring the Sustainable Small Harbors project and process to your community, please contact our team at:

sustainablesmallharbors@umich.edu

One of our team members will get back to you soon!

Future Direction:

Mark Breederland

Michigan Sea Grant Extension

breederl@anr.msu.edu

(231) 922-4628

Today's Presentation:

Don Carpenter

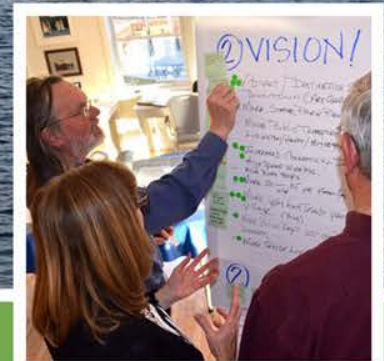
Lawrence Technological University

Project Principal Investigator

dcarpente@ltu.edu



SUSTAINABLE SMALL HARBORS



Q & A Session