Twin Cities Sustainable Harbor Strategy
The goal of the Twin Cities Sustainable Harbors Initiative is to facilitate the development of long-term, sustainable strategies that enable the communities to maximize the benefits of their harbor and waterfront.
Project Study Area
Size

728 Acre Study Area

½ Mile Radius
USACOE classifies the port as a Harbor of Refuge and a regionally significant commodities receiving port.
Dredging

**Outer Harbor**
- 40,000 to 50,000 CY dredged annually @ $500k - $750k

**Inner Harbor**
- 30,000 to 60,000 CY every 3 to 4 yrs (~$1M)
Recreational Boating

$20 Million per year
Recreational boating on the St. Joseph River brings about $20 million into the local economy, but this relies on dredged waterways.

1600 Boat Slips
Most are not walkable.
Few boat slips exist in Benton harbor, and most of the many boat slips in St. Joseph are not within easy walking distance to retail or restaurants – a missed economic opportunity.

35% Out-of-State Seasonal

Only 10 Transient Slips
Private marinas prioritized seasonal slips, so visitors arriving by boat have few dedicated transient slip options in the Twin Cities.
Recreational Boating

$3,600 Per Year Average Boating Expenses:

53% Equipment and Service:
Local marinas provide much of this service and sell equipment.

22% Fuel:
On average, a Great Lakes boater spends 23 days annually boating.

17% Restaurants:
The most successful port towns make it easy to walk from boats to restaurants.

14% Groceries:
Local retailers can benefit if conveniently located near boats slips.

© Andrews University

sustainablesmallharbors.org/communities/st-joseph-benton-harbor
Commercial Shipping

Lafarge receives 20 to 30 vessels per season

Dock 63 receives 10 to 20 vessels per season

~280,000 tons of materials shipped annually
Limestone, sand, gravel, stone cement, and salt.

Supports over 5000 regional jobs and $250M in personal income (primarily in construction and transportation related industries).
Driving Tour of the Study Area
Engagement Strategy

- Tours
- Presentations
- Facebook (@TwinCitiesHarborVC) & Webpage
- Print and Radio Media
- Focus Groups (Neighborhood Associations, Commercial & Recreational Harbor Interests, Environmental, Young Professionals, and Faith Based Organizations)
- Technical Meetings (Parks & Rec Commissions, Planning Commissions, Zoning Boards, DDA/COC)
- Design Charrette
Boat Tour of the Study Area

sustainsmallharbors.org/communities/st-joseph-benton-harbor
Commercial Harbor

sustainablemallharbors.org/communities/st-joseph-benton-harbor
Twin Cities Harbor Visioning Charrette
Sept 19th Public Participation Update
Community Engagement - Sept 19th
One **Word** to describe your Community **Today**
One **Word** to describe your Community in the **Future**
Mapping your Community Exercise

sustainablesmallharbors.org/communities/st-joseph-benton-harbor
Community Mapped, Assets, Challenges and IDEAS
Top 3 IDEAS for each Table

1. IDEAS
2. IDEAS
3. IDEAS
4. IDEAS
5. IDEAS
6. IDEAS
7. IDEAS
8. IDEAS
9. IDEAS
10. IDEAS
11. IDEAS
12. IDEAS
13. IDEAS
14. IDEAS
15. IDEAS
16. IDEAS
17. IDEAS
18. IDEAS
19. IDEAS
20. IDEAS
Summary of Top IDEAS

1) DEVELOPMENT:

- Diverse Housing, Socio-Economic Diversity, Mid-Income Housing, Multi-Use Housing
- Destination Retail, Commercial Development
- Entertainment Venue
- Waterfront Development
- Mixed-Use Development
- Mixed-Use Corridors
- More Destination Nodes
- Amenities
- Re-Invent Canal
- Cultural Center – African-American
- Co-Op Grocery Store
- Dock 63 – Relocate and Repurpose Land
- Relocate County Buildings
- Year-Round Activity Center – Winter Playland
Summary of Top IDEAS

2) TRANSPORTATION:
- Improve Transportation
- Walking and Bicycling
- Public Transit
- Multi-Modal Transportation
- Marine Transportation Hub
- Water Taxi, Floating Pub
- Ferry to/from Chicago

3) CONNECTIVITY:
- Walkways
- Waterfront
- Riverwalk
- Multi-Modal
- All Municipalities - Plan and Circulation
4) ENVIRONMENT:
- Green Space
- Clean Environment
- Balance Between Development and Public Space
- Community and Recreation Water Use

5) GOVERNMENT:
- Zoning – Uniform
- Coordinated Plans
- Functional / Shared Government
- Transparency in Development
- Code Enforcement
- Equal Partners - Joint Municipal Authority
- Promote Transparency in all Communities
October 9th Public Workshop
VISIONING CHARRETTE – OCT 9
Exercise #1 “Build Your Own”

Twin Cities Harbor Visioning Charrette

<table>
<thead>
<tr>
<th>Facilitator Name:</th>
<th>Table #:</th>
<th>Exercise 1:</th>
<th>“Build Your Own”</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>F</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
<td></td>
<td>Parks / Greenspace</td>
</tr>
<tr>
<td>Entry Level</td>
<td>R</td>
<td></td>
<td>Fishing</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Housing</td>
<td>MU</td>
<td></td>
<td>Bike Share</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td>G</td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhomes</td>
<td>H</td>
<td></td>
<td>Transient Boat Slips</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condos</td>
<td></td>
<td></td>
<td>Wildlife Habitat Eco-Restoration</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

sustainablesmallharbors.org/communities/st-joseph-benton-harbor
Exercise #1 “Build Your Own”

• Starting with Housing, have your table discuss where they believe it is needed.
• Have them add the Yellow Dots on the map.
• Using the black marker, mark the Dots with the code to identify the specific type of Housing.
• When completed, move to Commercial using the Red Dots and repeat the process.
“Build Your Own" Community
VISIONING CHARRETTE – OCT 9
Exercise 2 – “Connect the Dots”
Exercise #2 “Connect the Dots”

Twin Cities Harbor Visioning Charrette

Facilitator Name: __________________ Table #: ________

Exercise 2: “Connect the Dots”

Facilitators - Use 4 different colored markers to label the following transportation designations below under circulation.

Now that we have mapped out our land plan uses on our map, we will now connect them. Each line will designate a different mode of transportation. Have the participants use the designated color for each specific line, starting with walks & trails and moving on to each mode one at a time. Have them mark on the map where they would want the proposed route to connect the colored dots from exercise 1. Use the connectivity planning color code scheme from your sheet.

Connect the Dots – Connecting assets. Consider pedestrians of all ages and abilities (universal design), cyclists, public transportation, vehicles, and boating using the 4 colored markers designated by its corresponding use on the exercise sheet.

CIRCULATION: Please draw below a color designation for each line using a different color for each line with the 4 markers on your table.

________________ = Walks & Trails
________________ = Bike Lanes
________________ = Water
________________ = Public Transit

Goal: To map out circulation patterns for the different types of modes of transportation.

Time: 30 minutes

Closing: Thank everyone for their valuable input. Invite them and their friends back on October 10th.

5 minutes

Table Facilitators
Gather all materials from your table to convene in the main meeting room.
Exercise 2 – “Connect the Dots”

- Starting with Walks & Trail, have your table discuss where they would be needed to connect the land uses.
- Have them take turns to mark the routes on the plan
- Continue to each mode of transportation
- Add notes to the plan as needed.
Circulation Plan
October 9th Public Workshop
Example Results
October 10th Alternative Designs
Outer Harbor
Key Drivers

- High rise condos to Lafarge North
- Transient slip marina – Lafarge East
- Mixed use
Key Drivers

- Mixed use – Lafarge North
- Condos - Lafarge east
- Private Marina
Key Drivers

- Mixed use – Lafarge East
- Condos + private marina
- Park – Lafarge North
Inner Harbor
Key Drivers

- Apartments
- Mixed use hotel
Key Drivers

- Courthouse parking changed to layered parking
- High rise housing
- Mixed use
Key Drivers

- Courthouse parking changed to layered parking
- Incubator space
- Entertainment space
Riverview Drive
Key Drivers

- Enhanced park with farmer’s market
- Sports center
- Mixed use development – Main street
- Floating harbor walk
- Cultural center
Key Drivers

- Relocate Riverview Drive
- Benton harbor public marine
- Hotel
- Public wharf district
- Grocery store
Key Drivers

• Relocate Riverview Drive

• Benton harbor public marine

• Public wharf district

• Grocery store
Fisherman’s Wharf – Marina Island
Key Drivers

• Fisherman’s Wharf: mixed use

• Island: Enhanced wetland + Ecopark

• Island: Restaurants

• Island: Apartments
Key Drivers

- Fisherman’s Wharf: mixed use
- Pedestrian + bike bridge
- Island: Enhanced wetland + Ecopark
- Island: Apartments
- Water taxi
Key Drivers

- Island: Apartments + condo
- Island: Maritime training center
- Island: Enhanced wetland + Ecopark
- Island: Retail
October 10 Open House
Public Voting on Elements
**Alternative:** Inner Harbor C

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
<th>Courthouse parking changed to layered parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Incubator space (start-ups, etc)</td>
</tr>
<tr>
<td></td>
<td>Entertainment space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development</th>
<th>Increased business development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Event spending + jobs</td>
</tr>
<tr>
<td></td>
<td>Retail spending + jobs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Social/Community</th>
<th>Event space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Innovation center</td>
</tr>
<tr>
<td></td>
<td>ADA access</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Natural Systems</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Engineering Considerations</th>
<th></th>
</tr>
</thead>
</table>
**Alternative:** Riverview Drive B

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
<th>Relocate Riverview Drive Benton Harbor Public Marina Hotel Public Wharf District (Expanded Parks, Green Space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td>Increased Tax Base (Dockage Fees) Increased Tourism (Wharf, Marina, Hotel) Increased Jobs (Retail, Management)</td>
</tr>
<tr>
<td>Social/Community</td>
<td>Senior Housing Food Access (Grocery Store) Expanded Trail Network Public Riverfront Access</td>
</tr>
<tr>
<td>Natural Systems</td>
<td>Enhanced Green Space Fishing Access</td>
</tr>
<tr>
<td>Engineering Considerations</td>
<td>Take Main All into Road</td>
</tr>
</tbody>
</table>
Alternative: Fisherman's Wharf + Marina Island

<table>
<thead>
<tr>
<th>Harbor/Waterfront Edge Driver</th>
<th>Fisherman's Wharf: Mixed use Pedestrian + Bike bridge Island: Wetland enhancement + Ecopark Island: Apartments WATER TAX</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td>- Increased tax base - Retail spending + jobs - Tourism</td>
<td></td>
</tr>
<tr>
<td>Social/Community</td>
<td>- Walking/biking access to island - Public natural/green space</td>
<td></td>
</tr>
<tr>
<td>Natural Systems</td>
<td>- Green space - Potential for green stormwater infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

The marinas need to clean up their properties. They had like grave yards for old, useless boats.

[Link to Sustainable Small Harbors](sustainablesmallharbors.org/communities/st-joseph-benton-harbor)
Twin Cities Harbor 2040
“Preferred Alternative”
Outer Harbor
OUTER HARBOR - North Shore
- Public Marina
- Mixed-Use Commercial
- Park

PARKING LOT FOR MARINA
MIXED-USE COMMERCIAL W/ POTENTIAL RESIDENTIAL ABOVE
PUBLIC MARINA
LAFARGE
Lafarge
Lafarge
Lafarge
Inner Harbor
AFTER
Riverview Drive
Fisherman’s Wharf – Marina Island
Connections