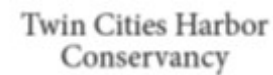




# Twin Cities Sustainable Harbor Strategy



# Project Goal

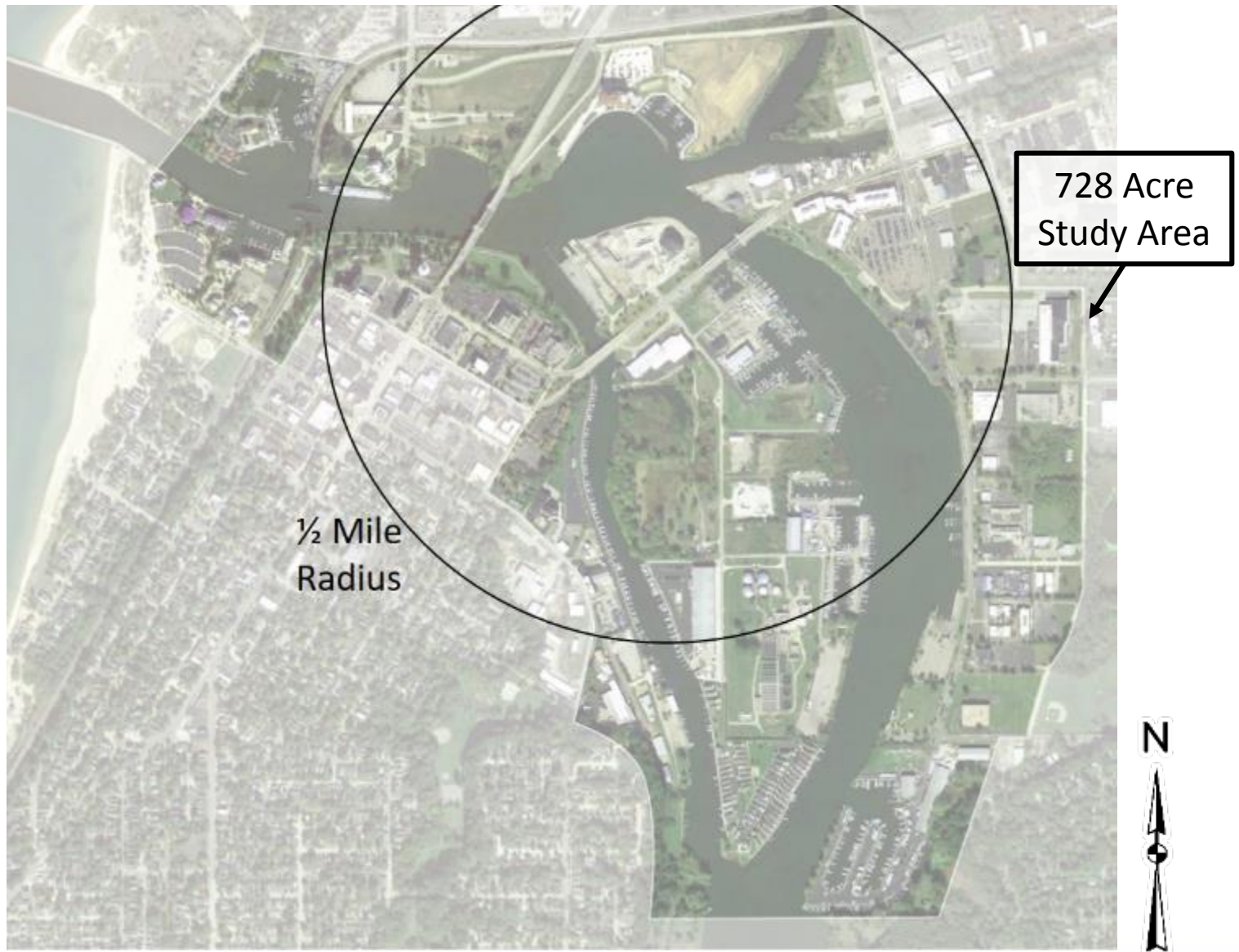
*The goal of the Twin Cities Sustainable Harbors Initiative is to facilitate the development of long-term, sustainable strategies that enable the communities to maximize the benefits of their harbor and waterfront.*

# Project Study Area

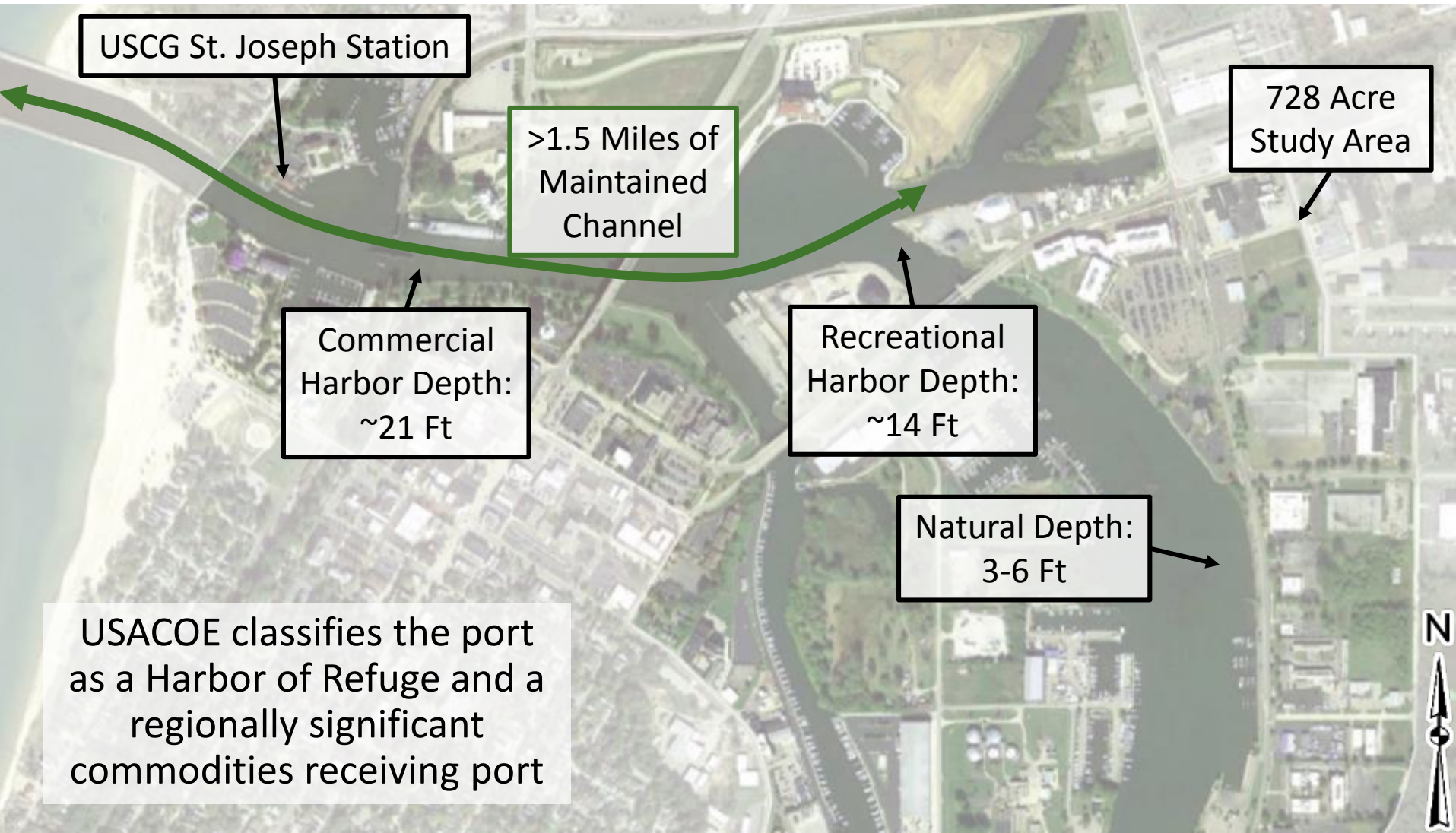




# Size

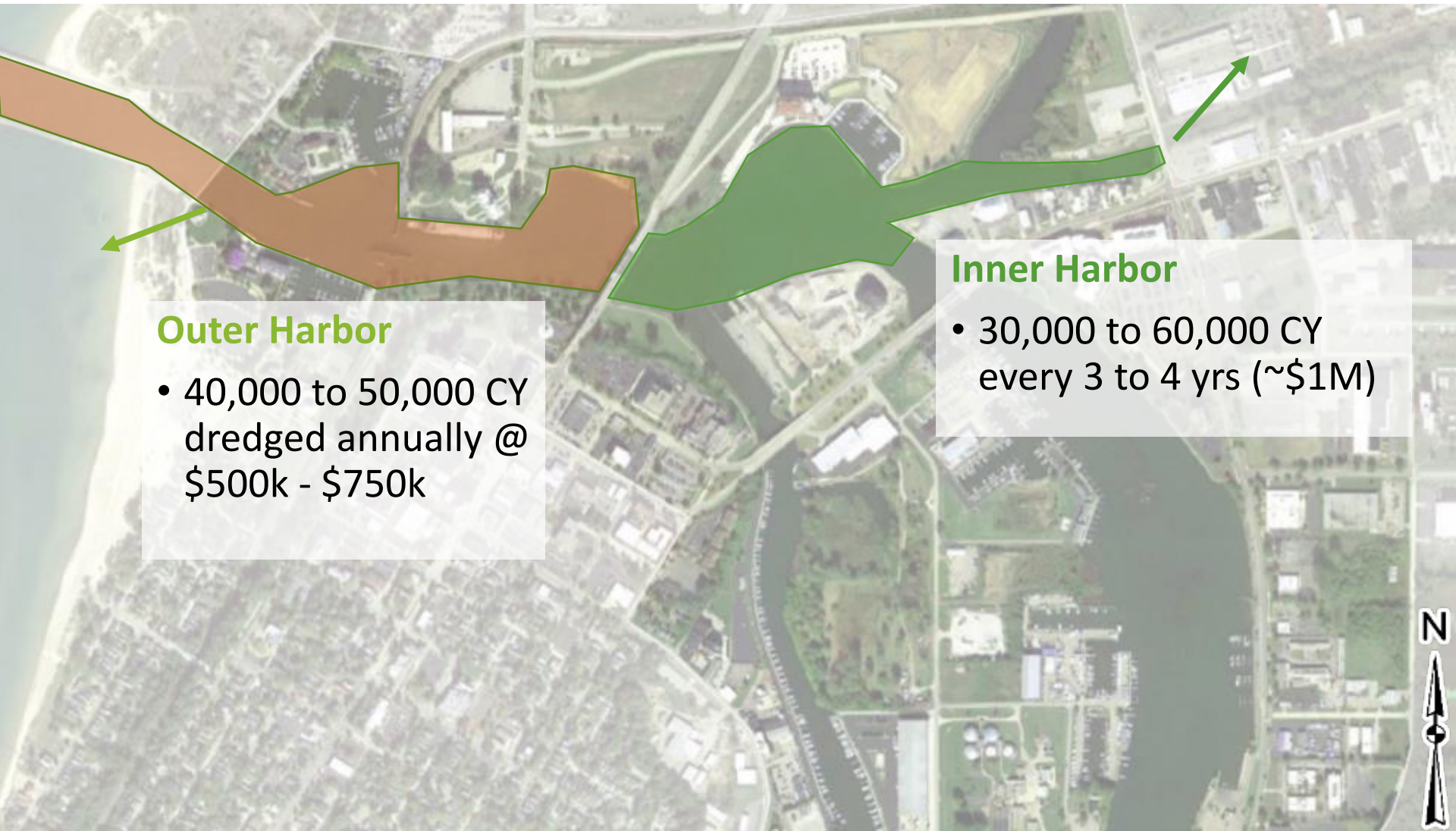


# Harbor Facts





# 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

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**

**Most are not  
walkable.**

**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  
Boat 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%**

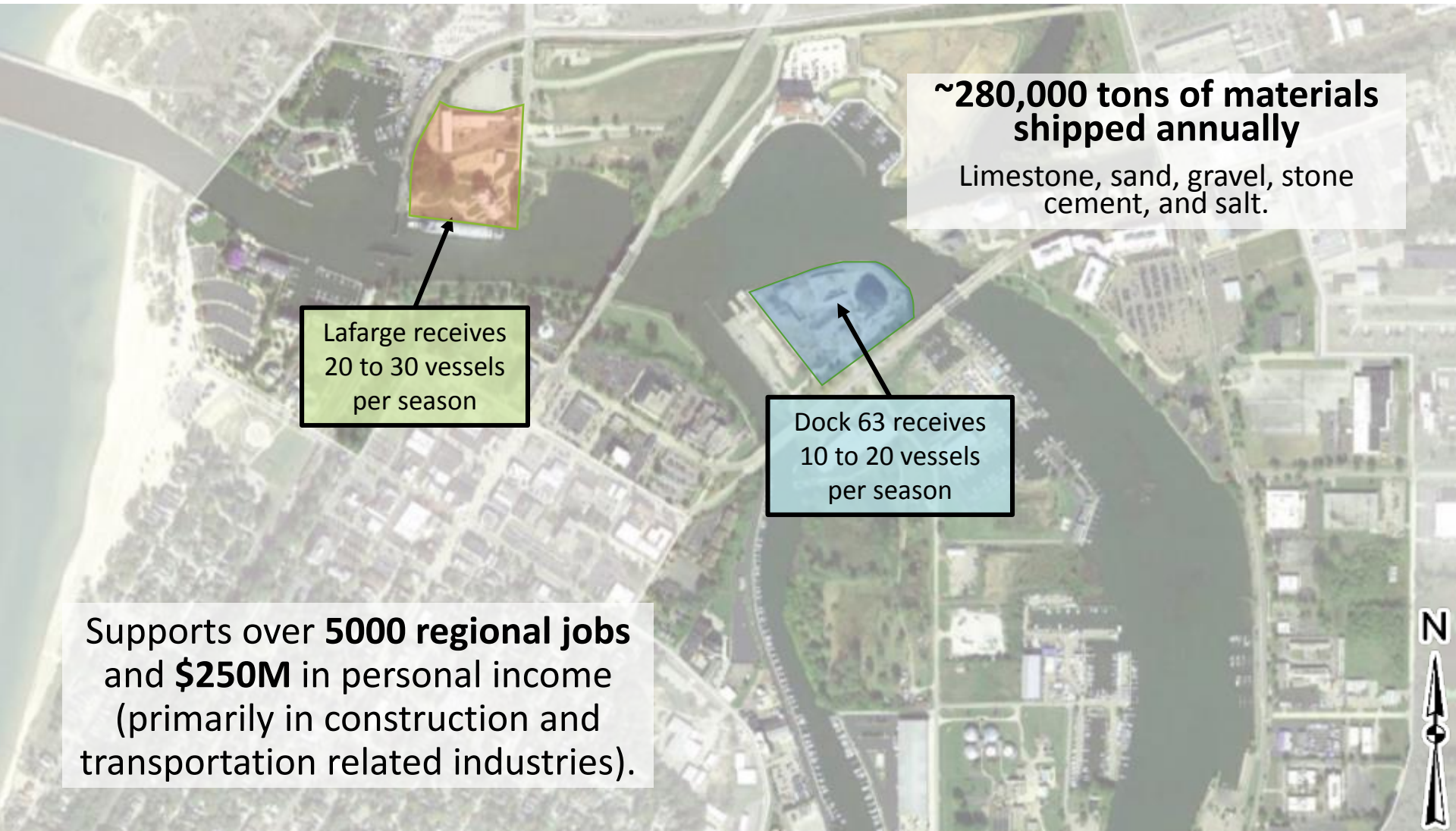
Groceries

Local retailers can benefit if conveniently located near boats slips.

© Andrews University



# Commercial Shipping



**~280,000 tons of materials  
shipped annually**

Limestone, sand, gravel, stone  
cement, and salt.

Lafarge receives  
20 to 30 vessels  
per season

Dock 63 receives  
10 to 20 vessels  
per season

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





# Commercial Harbor



# Twin Cities Harbor Visioning Charrette

Sept 19<sup>th</sup> Public Participation Update





# Community Engagement - Sept 19th



# One **Word** to describe your Community **Today**



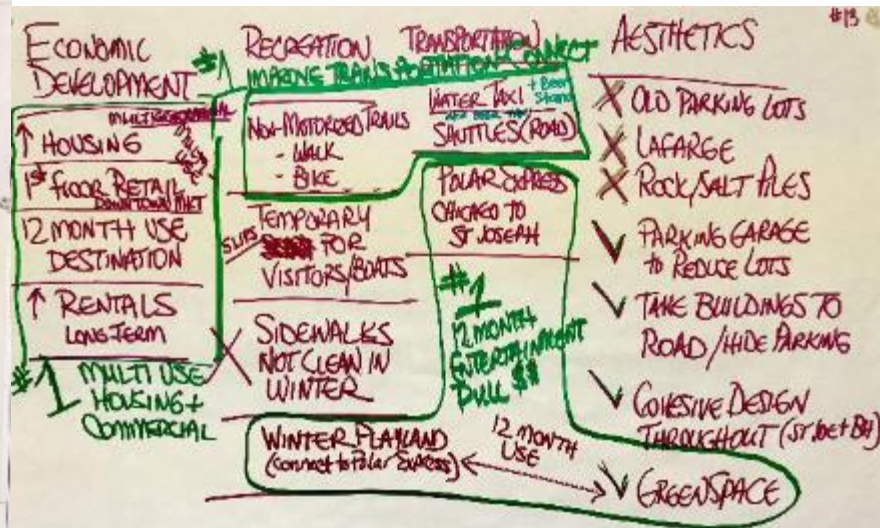




# Mapping your Community Exercise

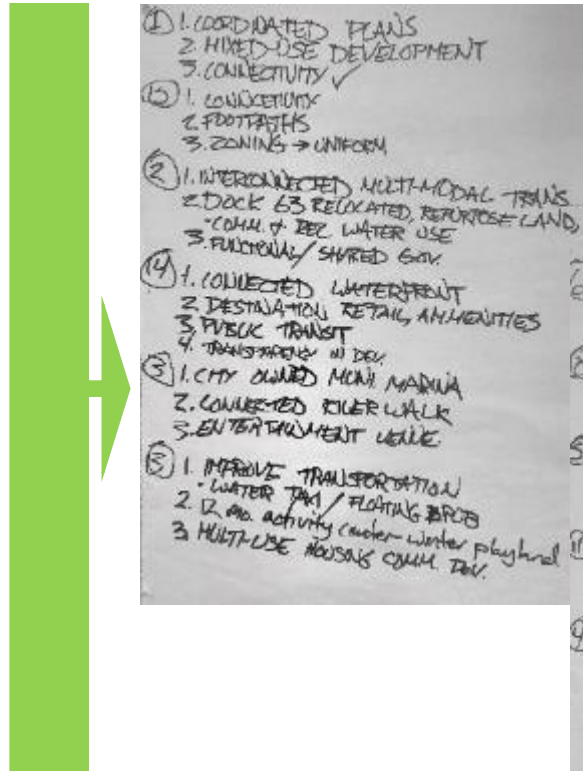


# Community Mapped, Assets, Challenges and IDEAS





# Top 3 IDEAS for each Table



- ① 1. COORDINATED PLANS  
2. MIXED-USE DEVELOPMENT  
3. CONNECTIVITY ✓
- ② 1. CONNECTIVITY  
2. FOOTPATHS  
3. ZONING → UNIFORM
- ③ 1. INTERCONNECTED MULTI-MODAL TRANS.  
2. DOCK 63 RELOCATED, REPURPOSE LAND, COMM. & REC. WATER USE  
3. FUNCTIONAL / SHARED GOV.
- ④ 1. COLLECTED WATERFRONT  
2. DESTINATION RETAIL, AMENITIES  
3. PUBLIC TRANSIT  
4. TRANSPARENCY IN DEV.
- ⑤ 1. CITY OWNED MONI MARINA  
2. CONVERTED RIVER WALK  
3. ENTERTAINMENT LEASE
- ⑥ 1. IMPROVE TRANSPORTATION  
2. WATER TAXI / FLOATING BRIDGES  
3. 12 mo. activity center - winter playground  
3. MULTI-USE HOUSING COMM. DEV.

- ⑦ 1. CODE ENFORCEMENT  
2. WATERFRONT DEV.  
3. ECONOMIC DIVERSITY, MORE MID-RISE HOUSING
- ⑧ 1. CONNECTIVITY (MULTI-MODAL)  
2. MIXED DESTINATION NEEDS  
3. RE-INVENT CANAL
- ⑨ 1. TOWN LITES - EQUAL PARTNERS (SEMI)  
2. DIVERSE HOUSING FOR RESIDENTS  
3. CLEAN ENVIRONMENT
- ⑩ 1. COMPREHENSIVE ZONING  
2. MOVE DOCK 63 → MIXED USE DEV.  
3. SEMI-MUNI-AUTHORITY  
PROMOTE TRANSPARENCY IN ALL COMM.

- ⑪ 1. AFRICAN ARCHITECTURE CENTER  
2. COOP GROCERY  
3. ENTERTAINMENT
- ⑫ 1. WATER TAXI  
2. MULTI-MODAL CONNECTIVITY  
3. FINANCE OF DEVELOPMENT & PUBLIC SPACE
- ⑬ 1. ENTERTAINMENT VENUE  
2. FERRY TO/FROM CHICAGO  
3. MARINE TRANSPORTATION HUB
- ⑭ 1. CONNECTIVITY - ALL MUNICIPALITIES - PLAN & CIRCULATION  
2. RELOCATION OF COUNTY PROPERTY  
3. MIXED-USE CORRIDORS
- ⑮ 1. WALKING & BIKING INFRASTRUCTURE  
2. IMPROVE GREENSPACE IMPROVE PORT DESIGN  
3. MIXED-USE w/ LANDMARK ARCHITECTURE  
- UNIFORM ZONING



## 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

## Summary of Top IDEAS

### **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

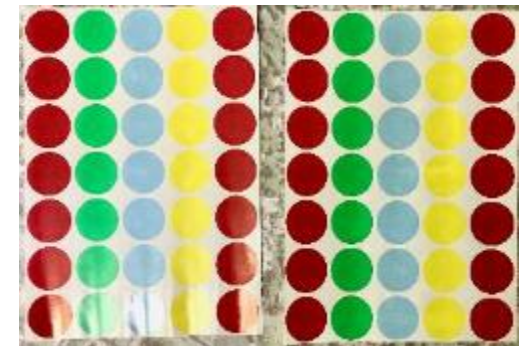


# October 9<sup>th</sup> Public Workshop

# VISIONING CHARRETTE – OCT 9

## Exercise #1 “Build Your Own”

Twin Cities Harbor Visioning Charrette			
Facilitator Name:	Table #:	Exercise 1:	“Build Your Own”
<b><u>HOUSING</u></b>	<b><u>COMMERCIAL</u></b>	<b><u>CULTURE</u></b>	<b><u>RECREATION</u></b>
<b>H</b> Single Family Housing	<b>F</b> Restaurants	<b>A</b> Art / Murals	<b>P</b> Parks / Greenspace
<b>EL</b> Entry Level Housing	<b>R</b> Retail	<b>C</b> Cultural Center	<b>FB</b> Fishing
<b>S</b> Senior Housing	<b>MU</b> Mixed Use	<b>SA</b> Streetscape Amenities (Benches, Lighting, Etc.)	<b>BS</b> Bike Share
<b>A</b> Apartments	<b>G</b> Grocery Store	<b>EV</b> Entertainment Venue	<b>M</b> Marina
<b>T</b> Townhomes	<b>IS</b> Incubator Space (Job Training, Etc.)		<b>TB</b> Transient Boat Slips
<b>CO</b> Condos	<b>CS</b> Commercial Shipping		<b>WH</b> Wildlife Habitat Eco-Restoration
	<b>WT</b> Water Taxi		



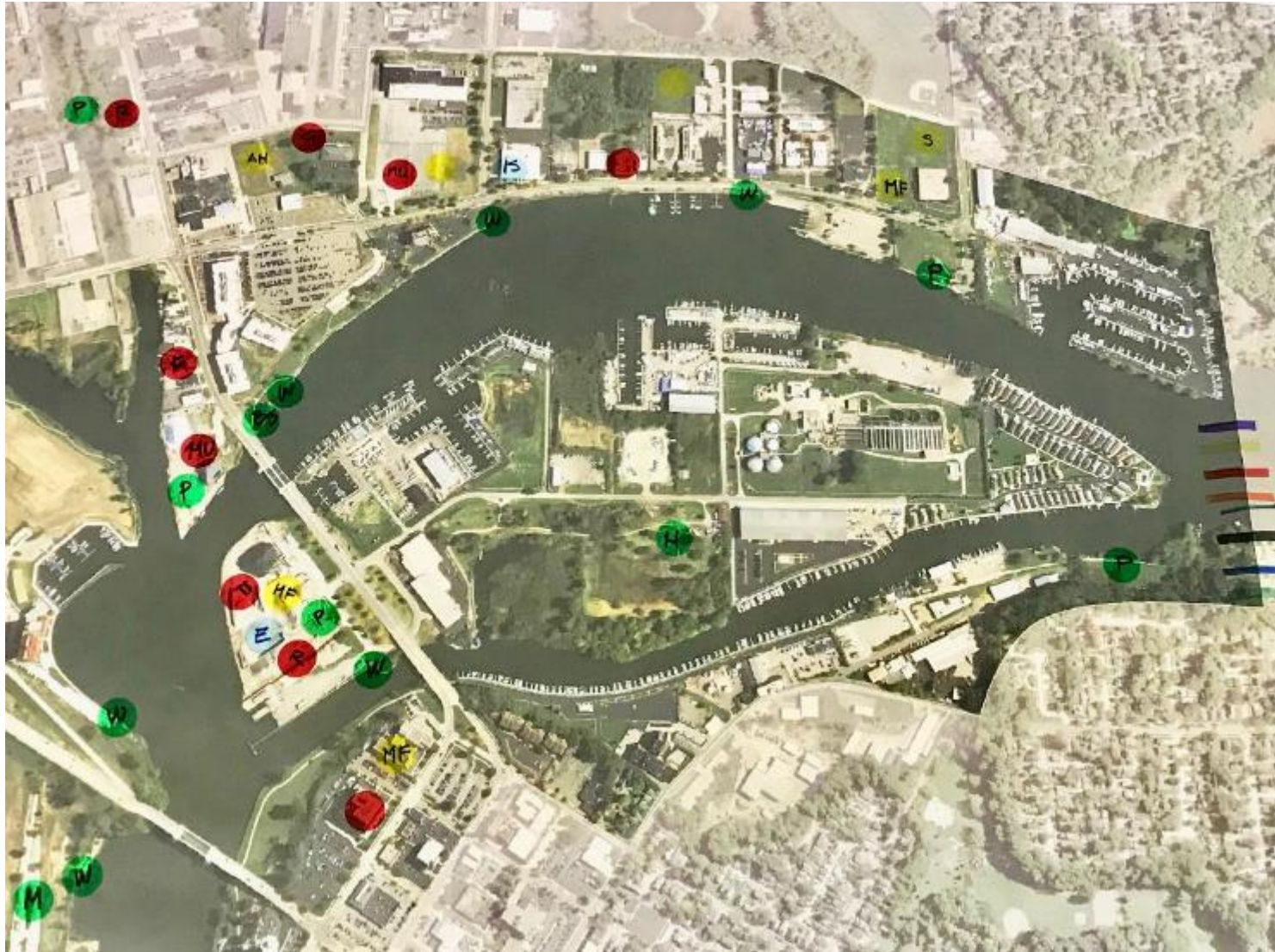
# Exercise #1 “Build Your Own”

- 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

NUNEZ  
DESIGN

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 sheets.

**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 10<sup>th</sup>  
5 minutes

#### Table Facilitators

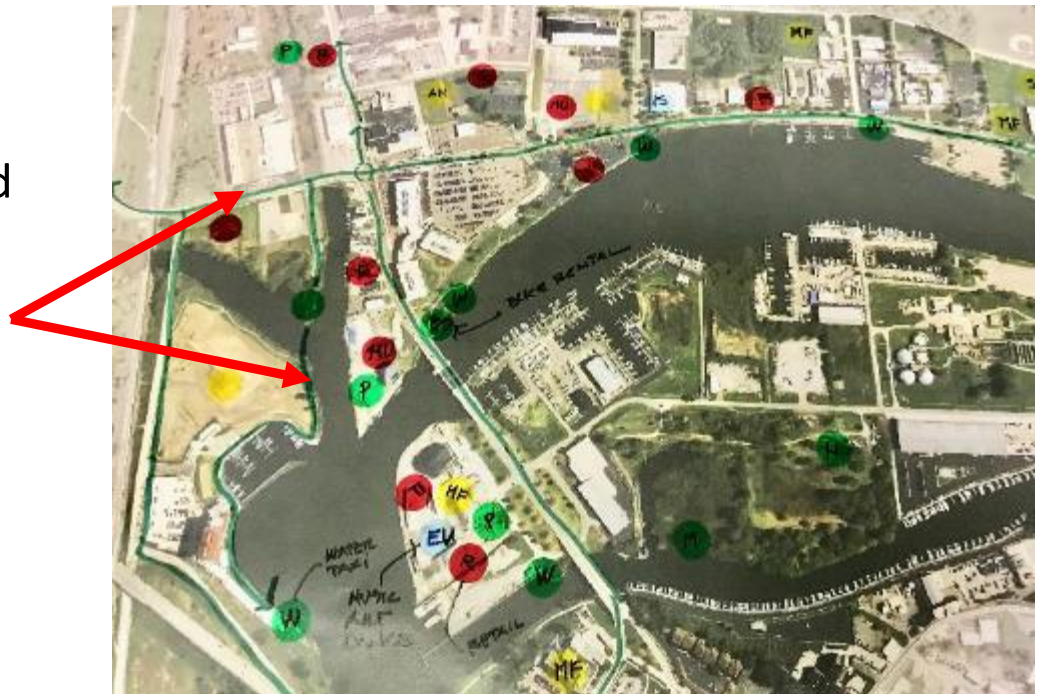
Gather all materials from your table to convene in the main meeting room.



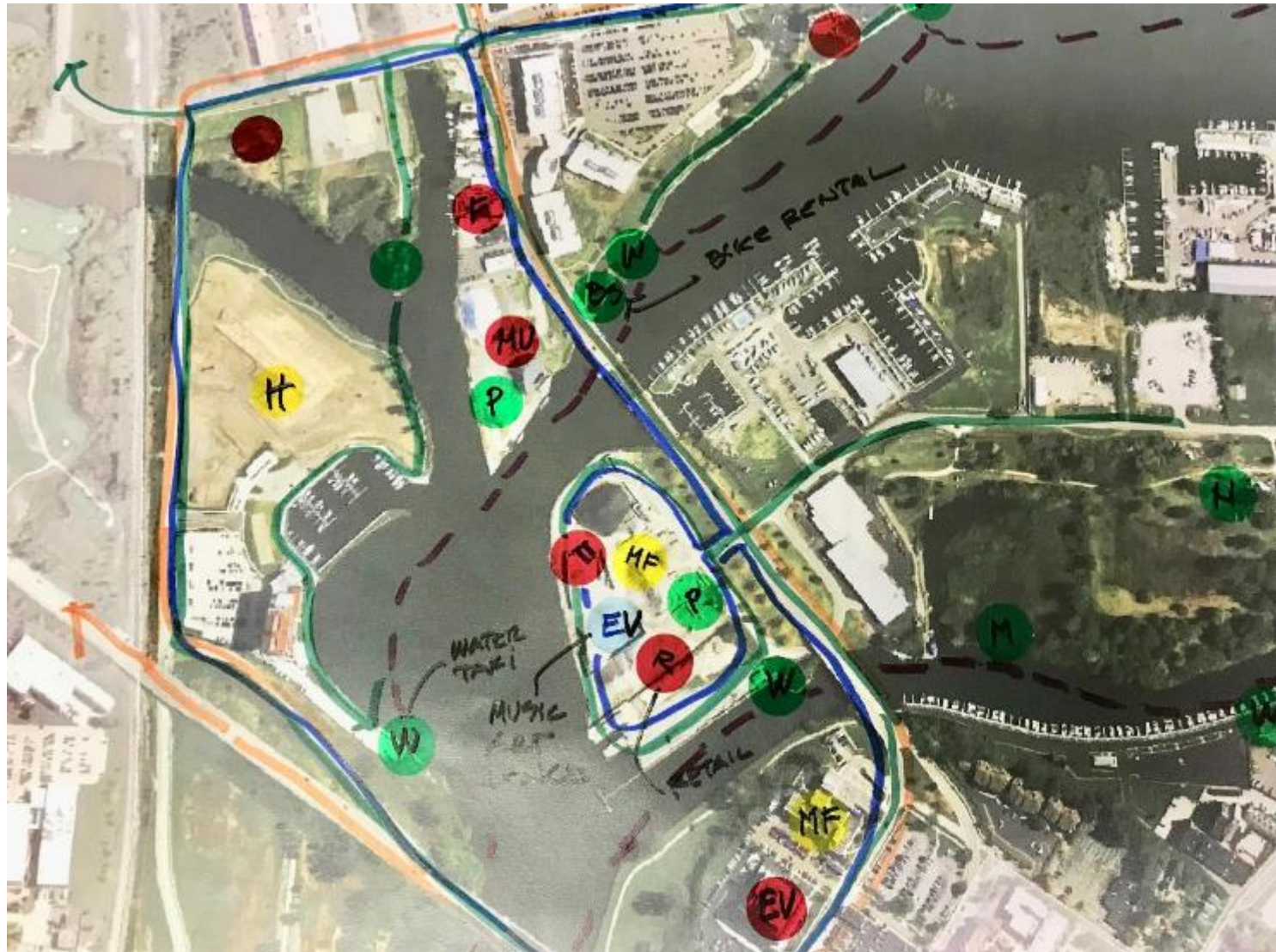


## Exercise 2 – “Connect the Dots”

- 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 9<sup>th</sup> Public Workshop Example Results











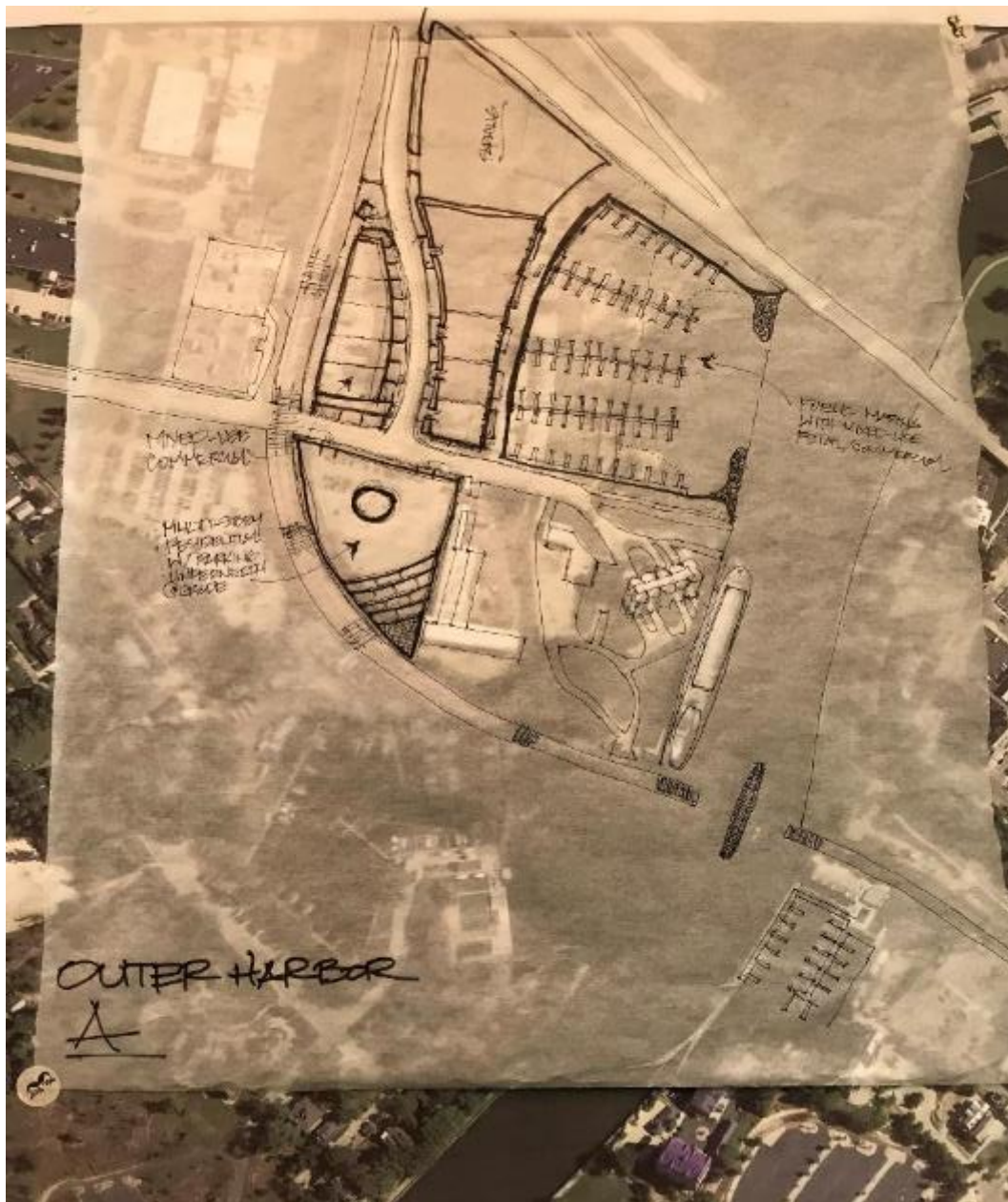




# October 10<sup>th</sup> Alternative Designs

# 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



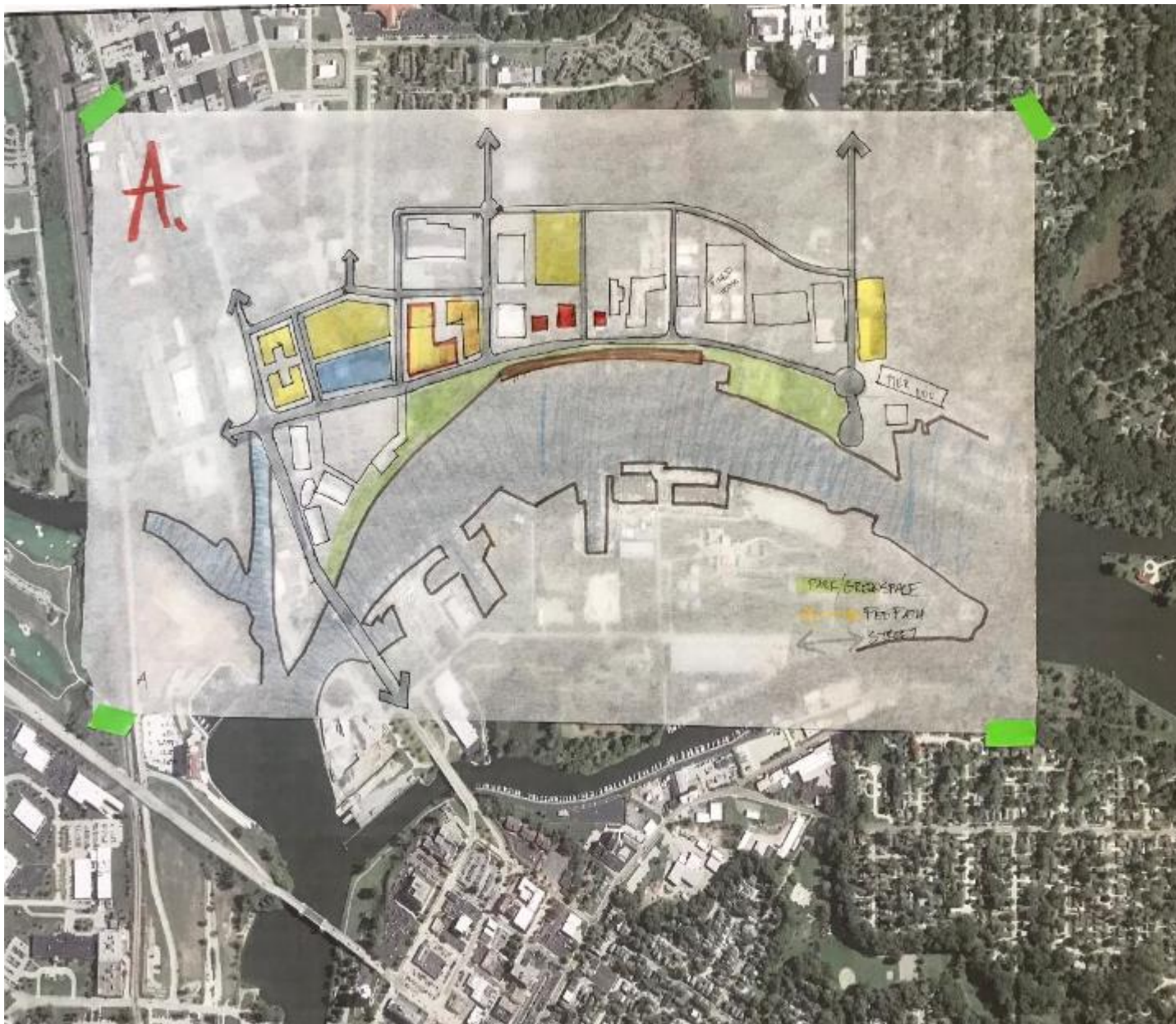


# Riverview Drive

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## Key Drivers

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





B.

## 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

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## 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









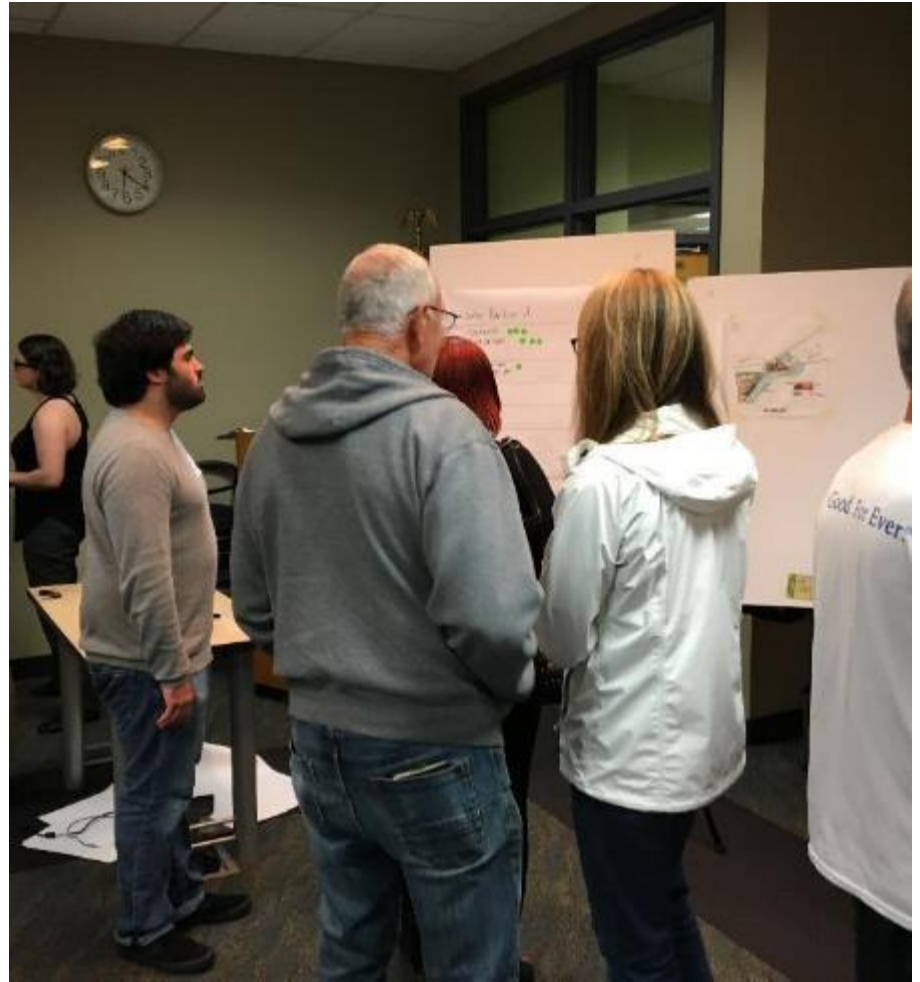
## Key Drivers

- 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

Harbor/Waterfront Edge Driver	<ul style="list-style-type: none"> <li>- Courthouse parking changed to layered parking</li> <li>- Incubator space (start ups, etc)</li> <li>- Entertainment space</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>- Increased business development</li> <li>- Event spending + jobs</li> <li>- Retail spending + jobs</li> </ul>
Social/Community	<ul style="list-style-type: none"> <li>- Event space</li> <li>- Innovation center</li> <li>- ADA access</li> </ul>
Natural Systems	
Engineering Considerations	

Courthouse  
could be  
a Hotel!  
close to beach  
& downtown

more mixed use  
need "24" recreation

# Alternative: RIVERVIEW DRIVE B

Harbor/Waterfront Edge Driver	<p>RELOCATE RIVERVIEW DRIVE</p> <p>BENTON HARBOR PUBLIC MARINA</p> <p>HOTEL</p> <p>PUBLIC WHARF DISTRICT (EXPANDED PARKS, GREEN SPACE)</p> <p>GROCERY STORE</p>
Economic Development	<p>INCREASED TAX BASE (DOCKAGE FEES)</p> <p>INCREASED TOURISM (WHARF, MARINA, HOTEL)</p> <p>INCREASED JOBS (RETAIL, MANAGEMENT)</p>
Social/Community	<p>SENIOR HOUSING</p> <p>FOOD ACCESS (GROCERY STORE)</p> <p>EXPANDED TRAIL NETWORK</p> <p>PUBLIC RIVER FRONT ACCESS</p>
Natural Systems	<p>ENHANCED GREEN SPACE</p> <p>FISHING ACCESS</p>
Engineering Considerations	

Take the City's Taxable Value of Property to Public Use Review

Block Value

Find Color in Benton Harbor

Take Marina all way to Road

# Alternative: Fisherman's Wharf + Marina Island

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

Need to think about access to the water open to public use & accessible by all

Harbor/Waterfront  
Edge Driver

Re-use old factory

Fisherman's Wharf: Mixed use  
Pedestrian + Bike bridge  
Island: Wetland enhancement + Ecopark  
Island: Apartments

WATER TAX

Cost? Very not possible existing bridge? Needs to allow boat traffic - so how high would it be?

Economic  
Development

- Increased tax base
- Retail spending + jobs
- Tourism

could put small pedestrian/bike bridge that could cross every 15-30 minutes

Social/Community

- Walking/biking access to island
- Public natural/green space

Natural Systems

- Green space
- Potential for green stormwater infrastructure



# Twin Cities Harbor 2040 “Preferred Alternative”

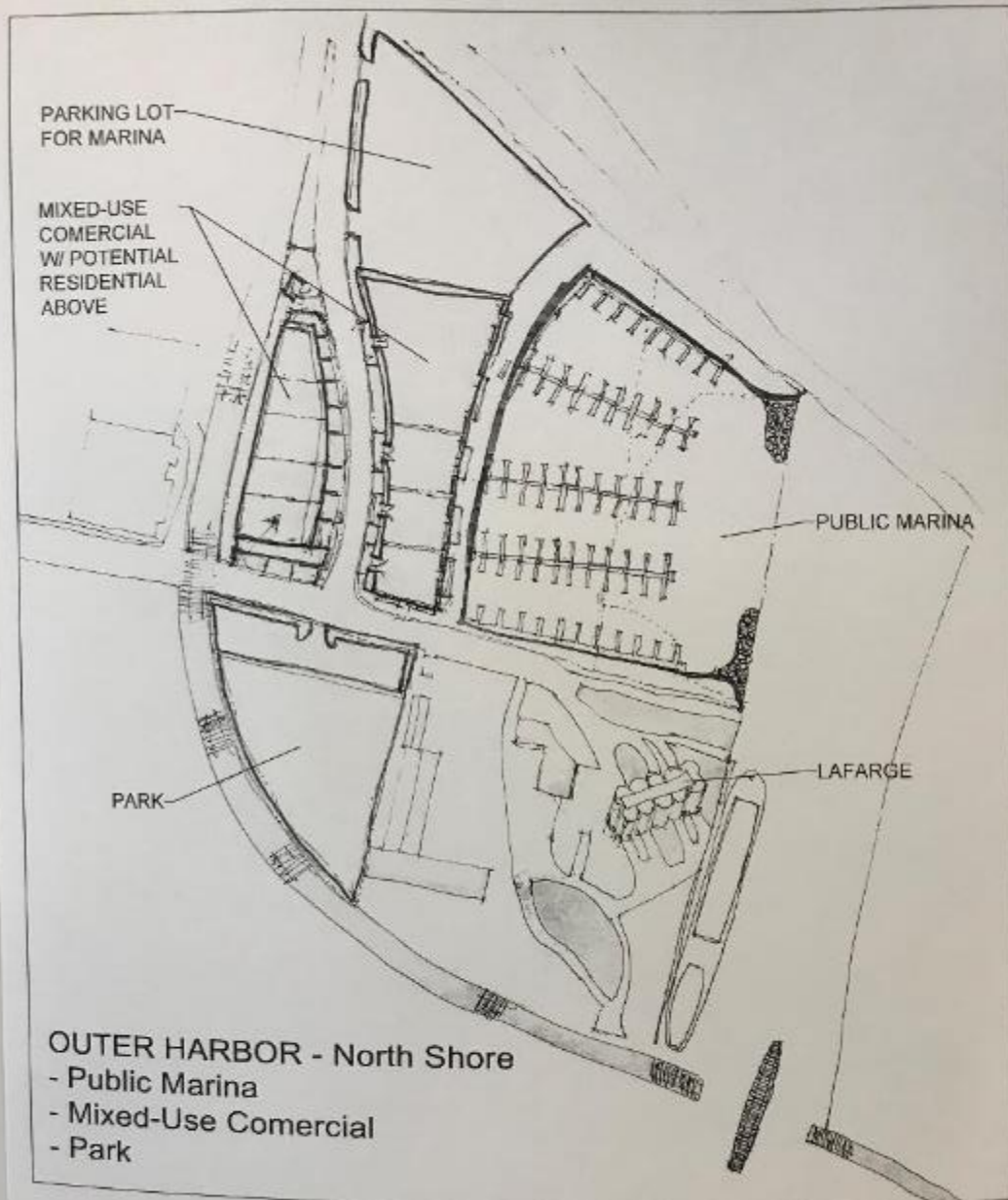
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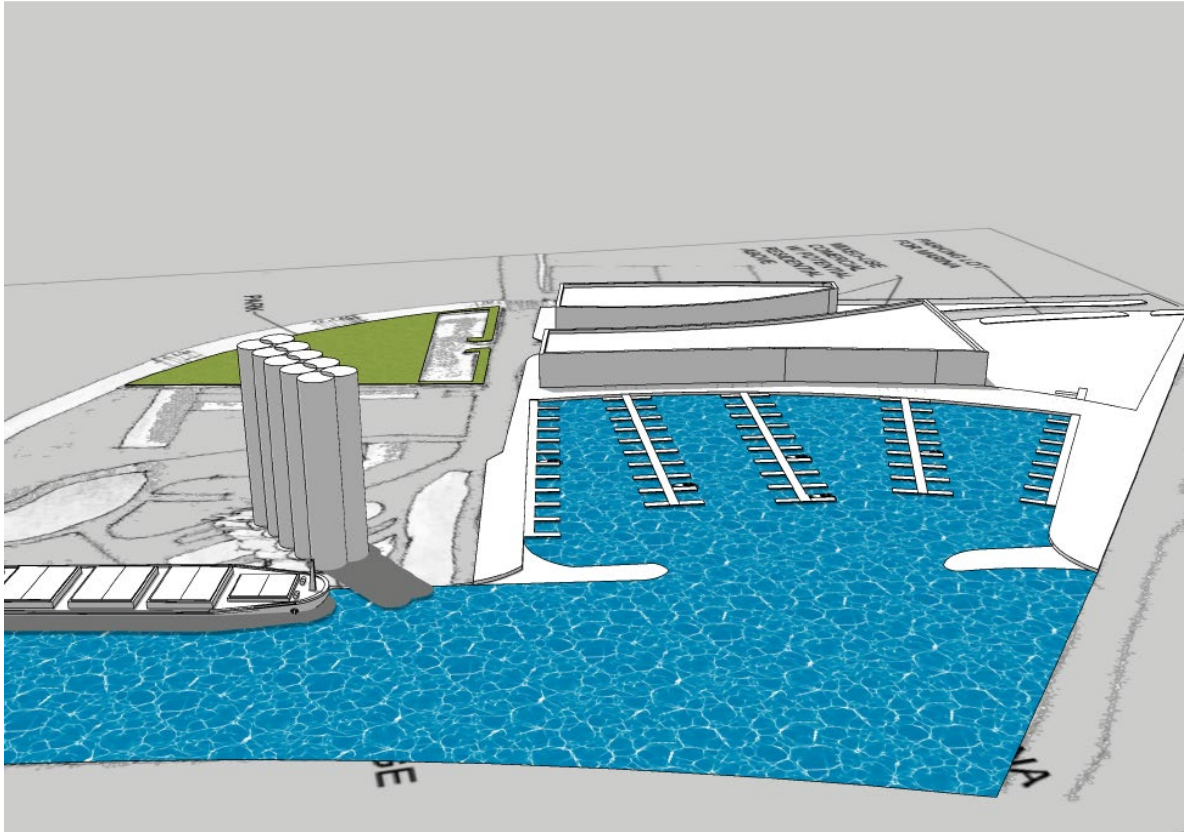
# Outer Harbor

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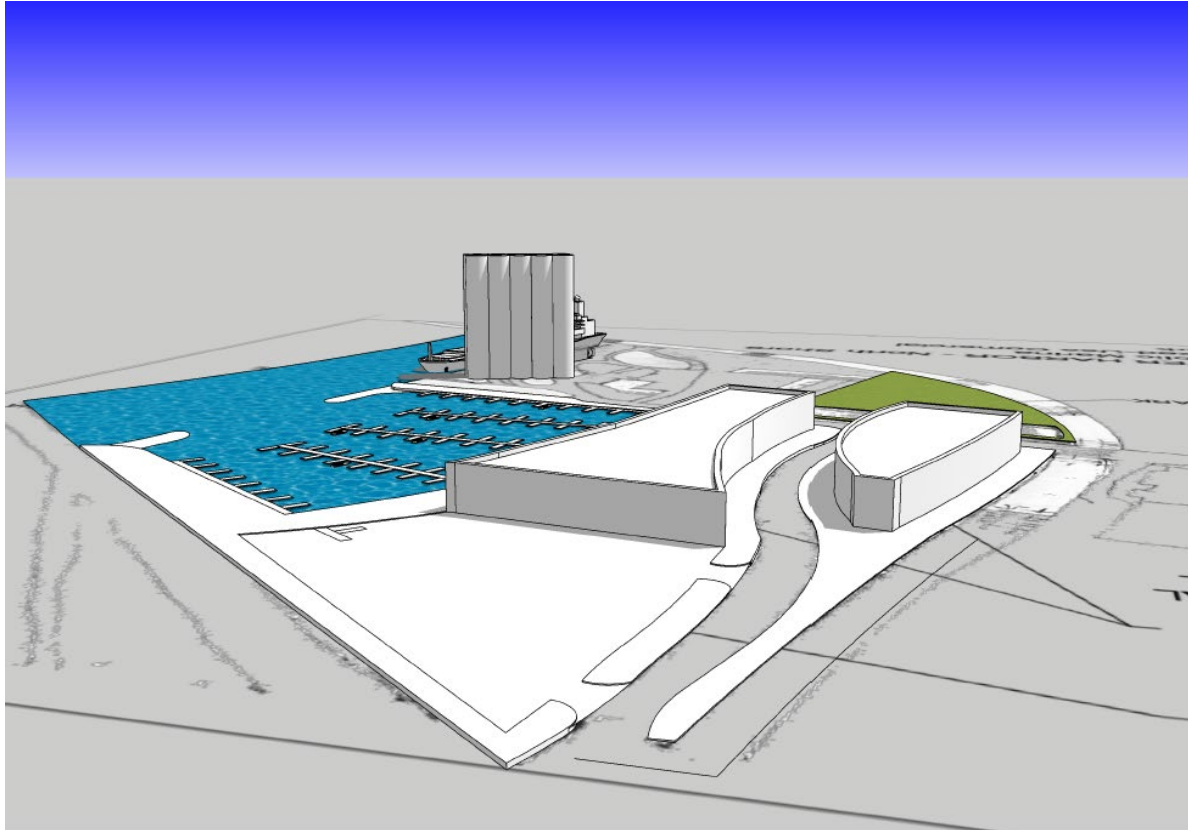




# Lafarge

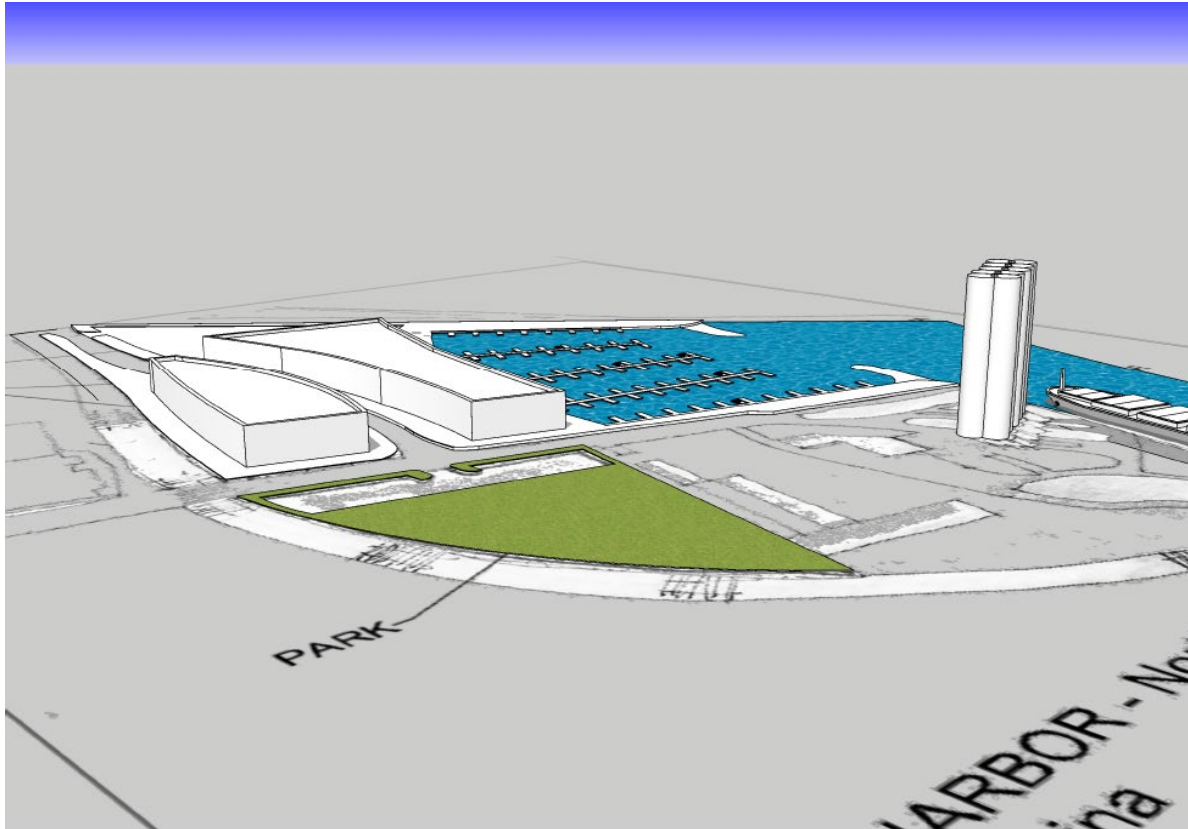


# Lafarge





# Lafarge



# Inner Harbor

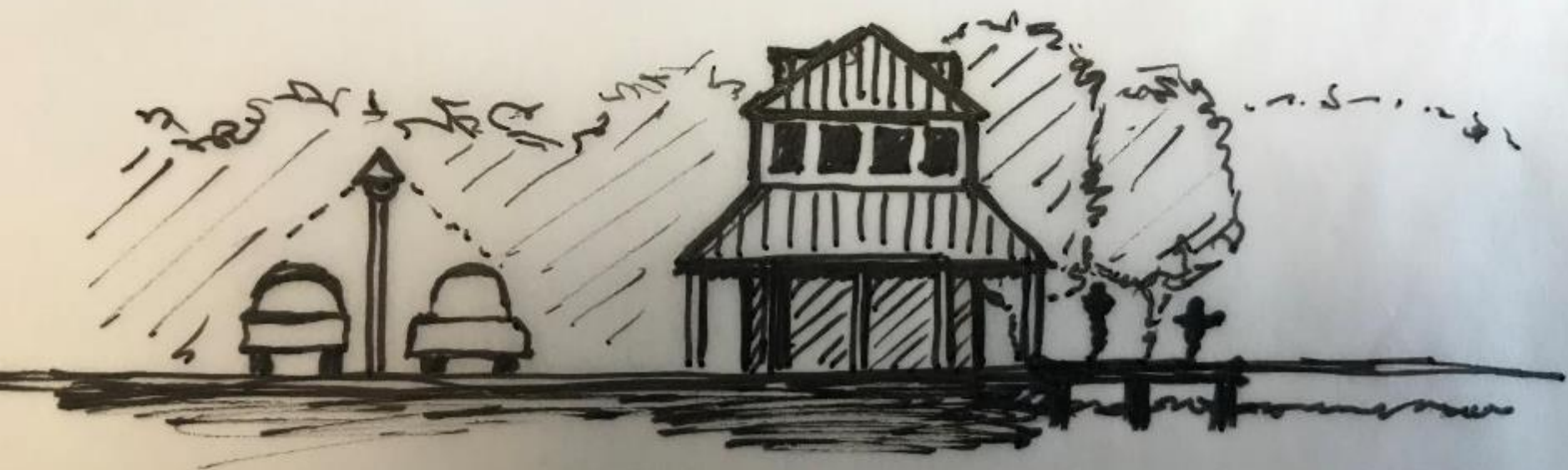
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MARKETSHED



ITENEWS  
PARKING  
LOT

WATER  
TAXI

BRIDGE

Parking

Feeling  
Dach

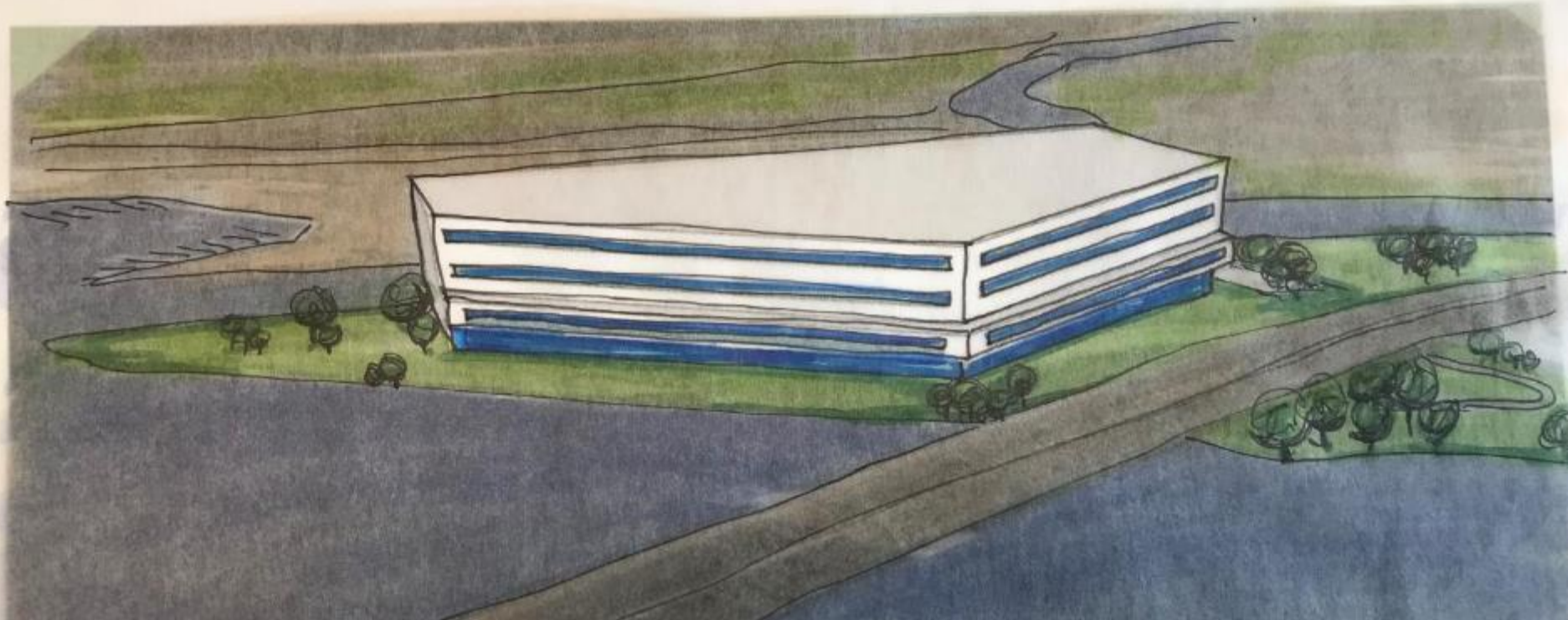




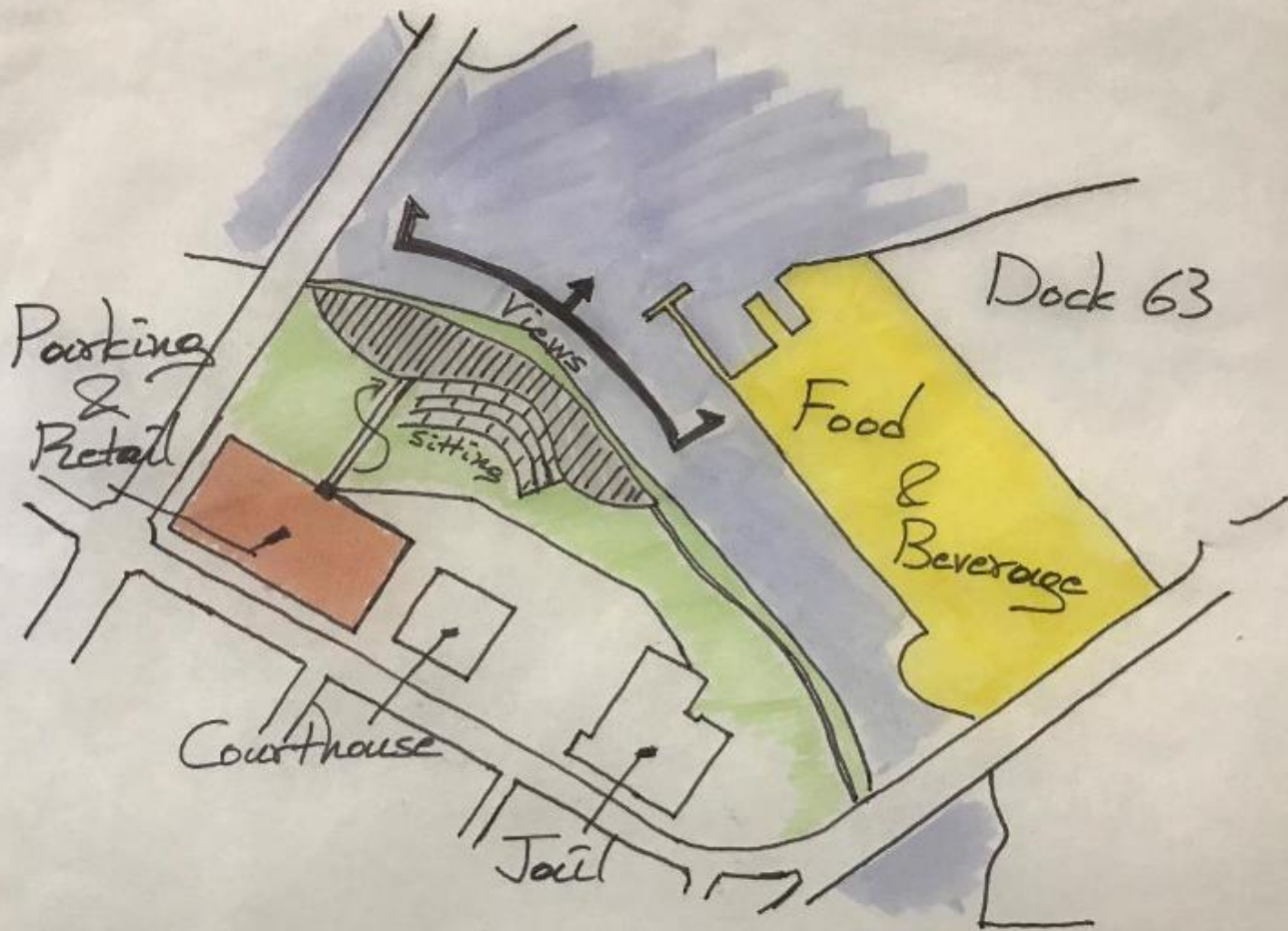
# BEFORE



# AFTER



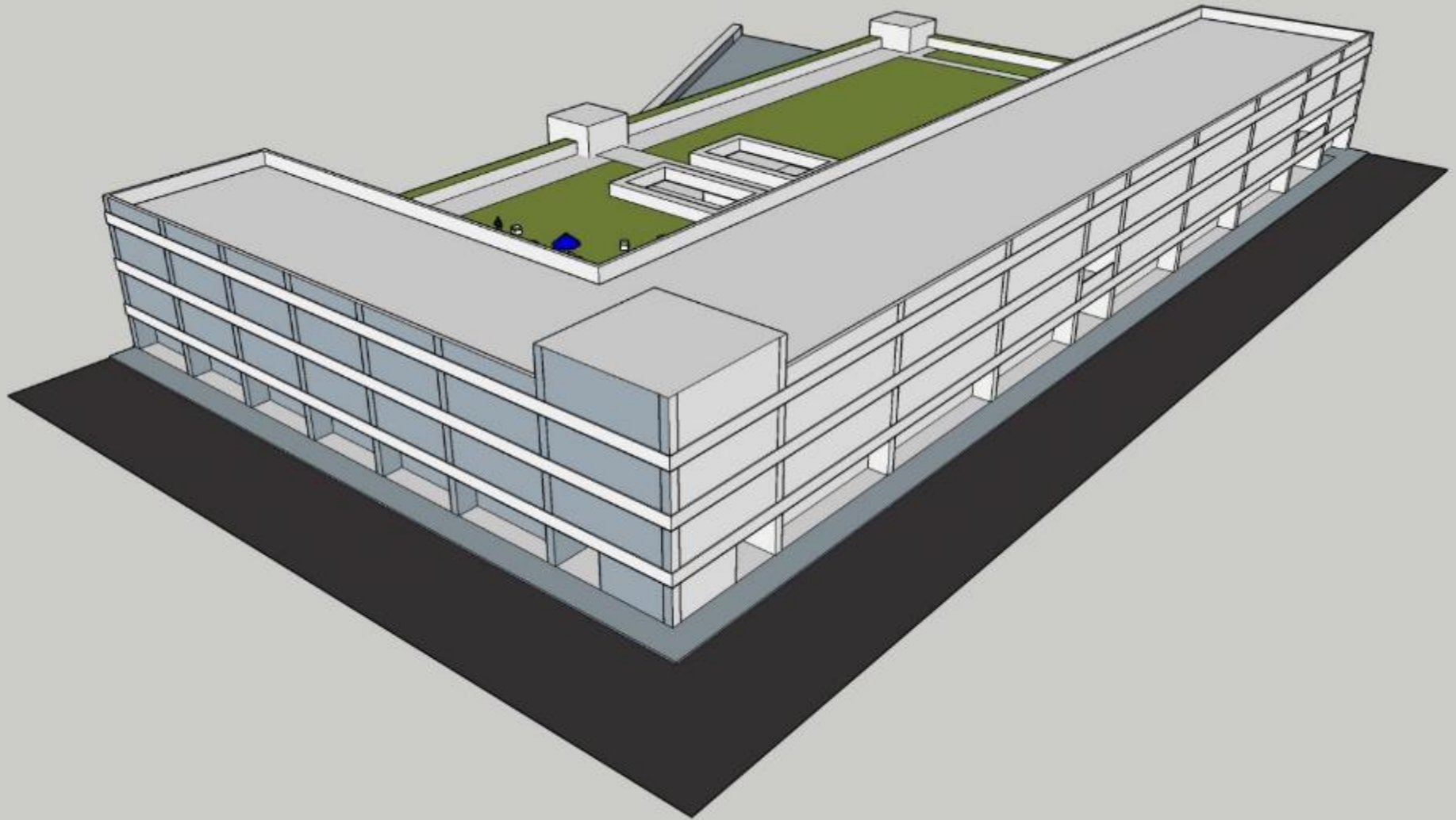


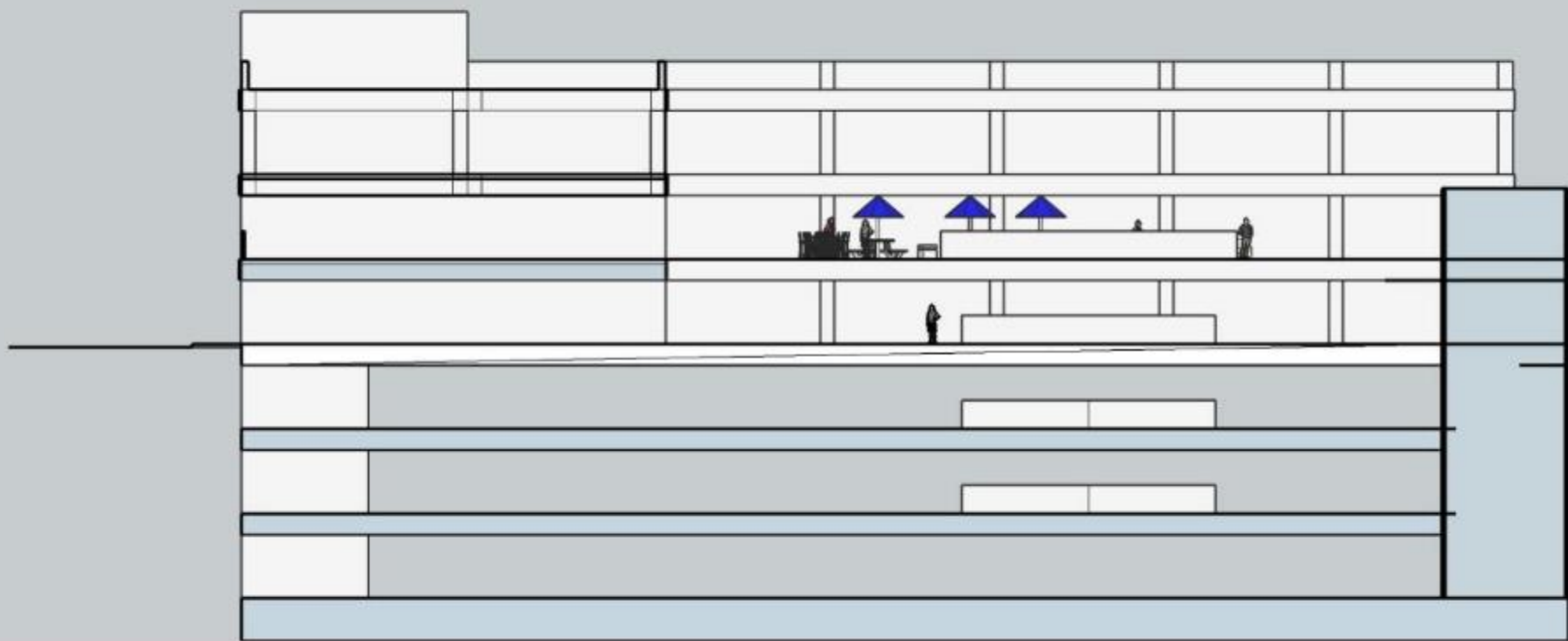




CONDO.  
PRECEDENT













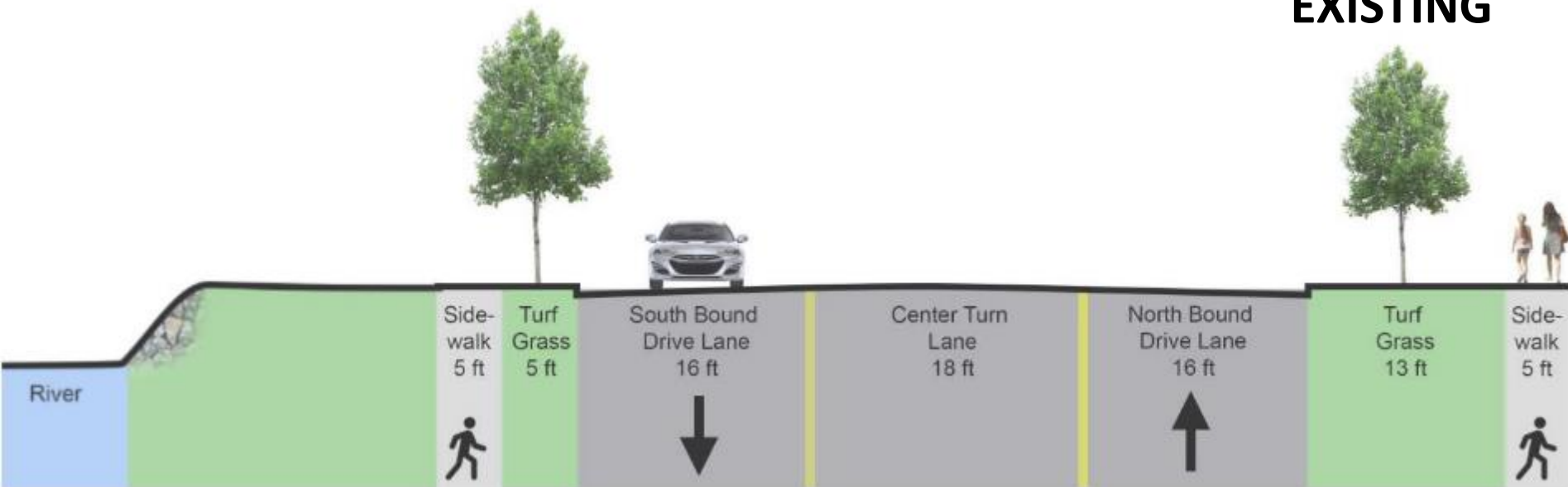
# Riverview Drive

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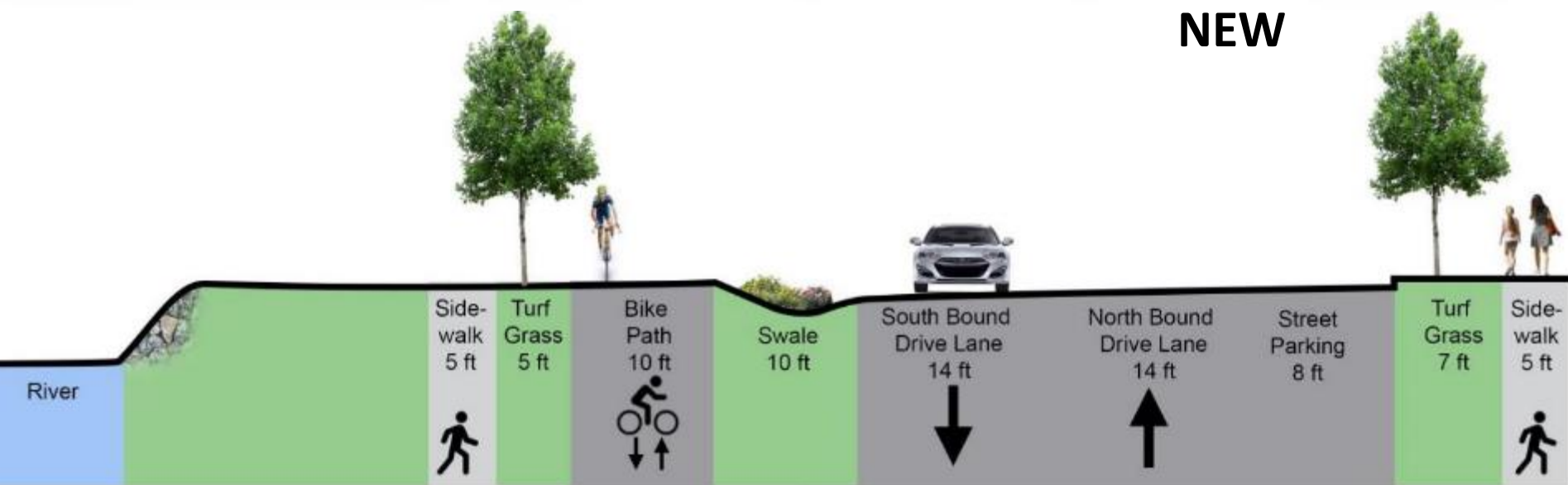




## EXISTING



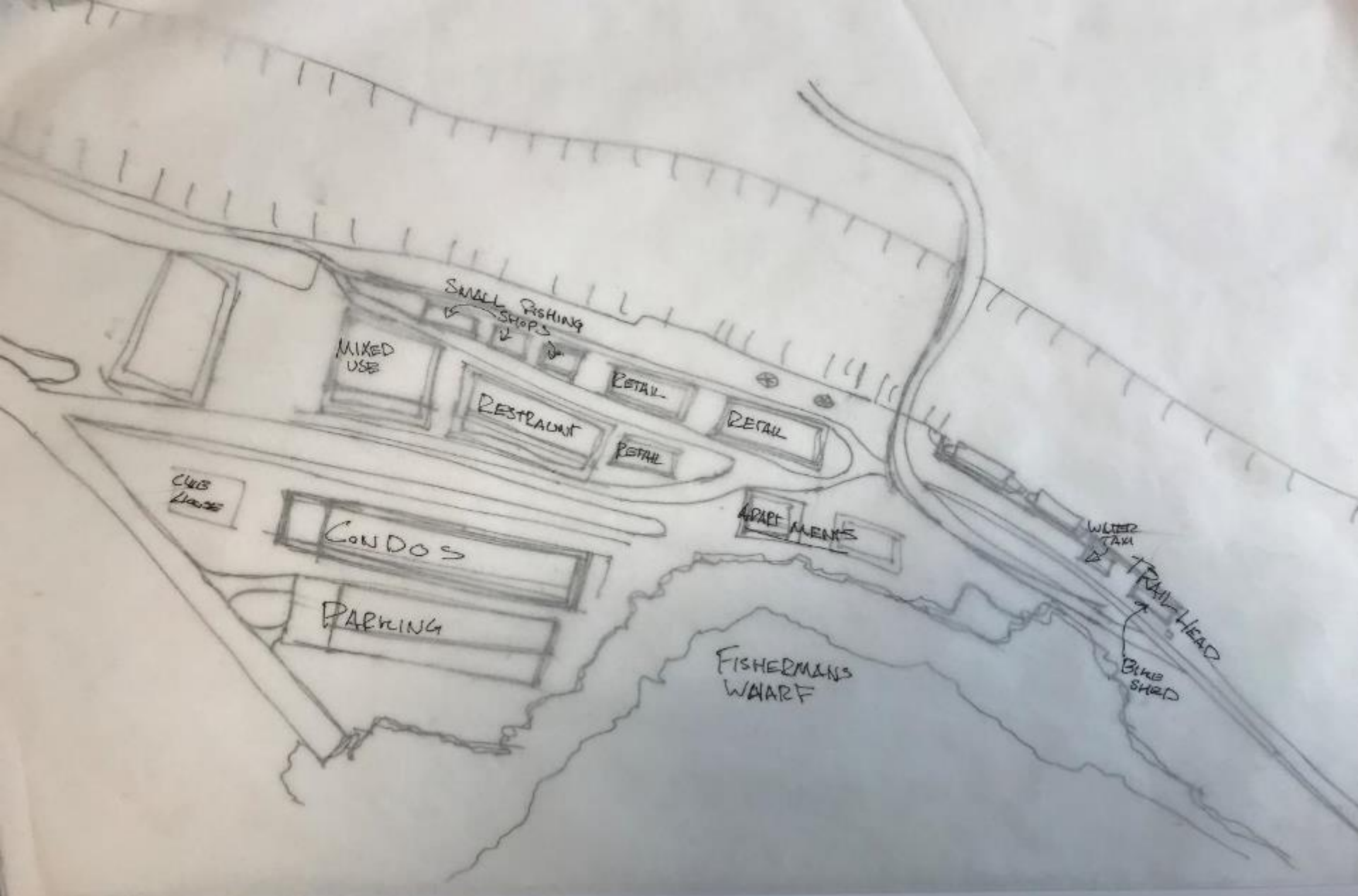
## NEW



# Fisherman's Wharf – Marina Island

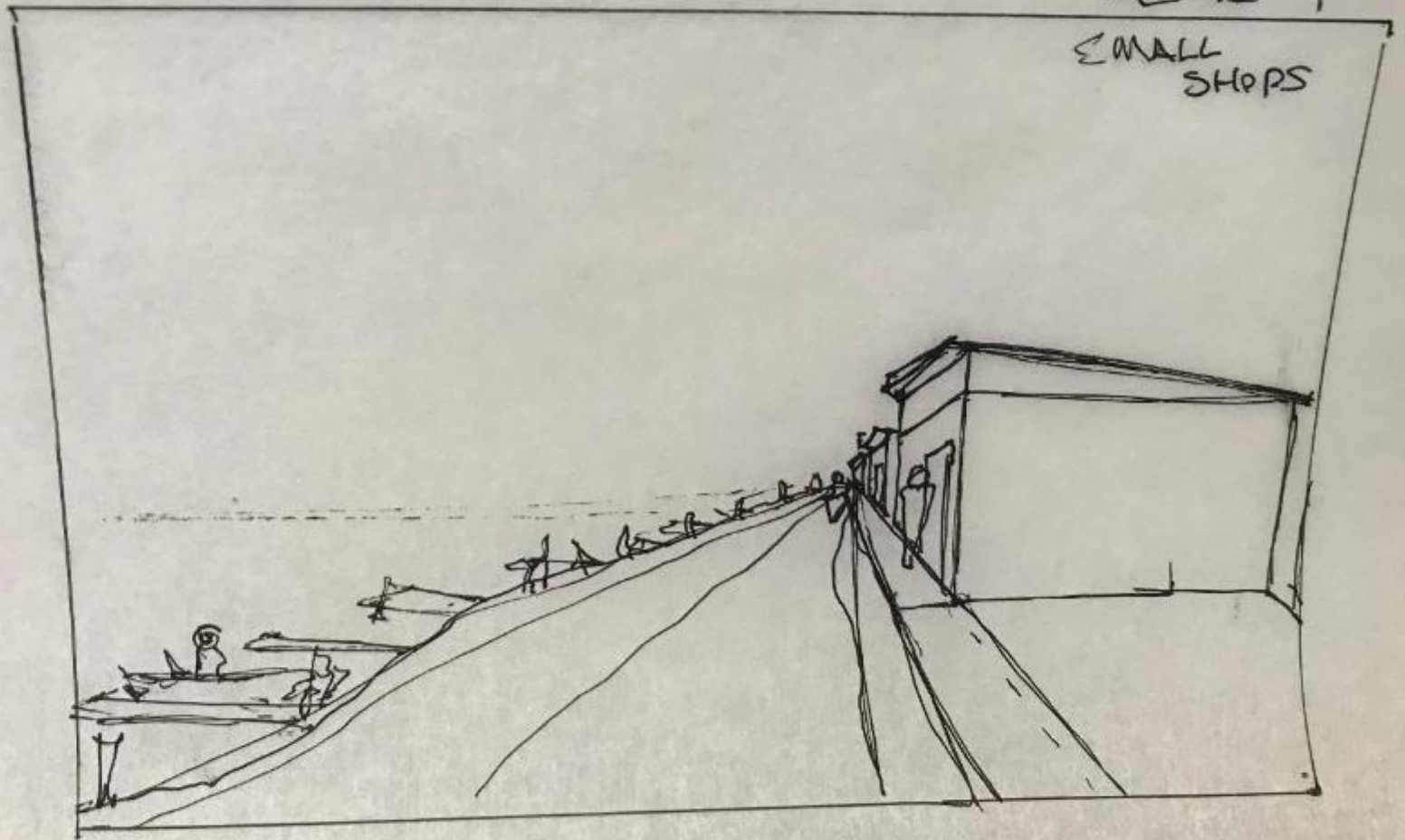
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AREA 1

SMALL  
SHOPS

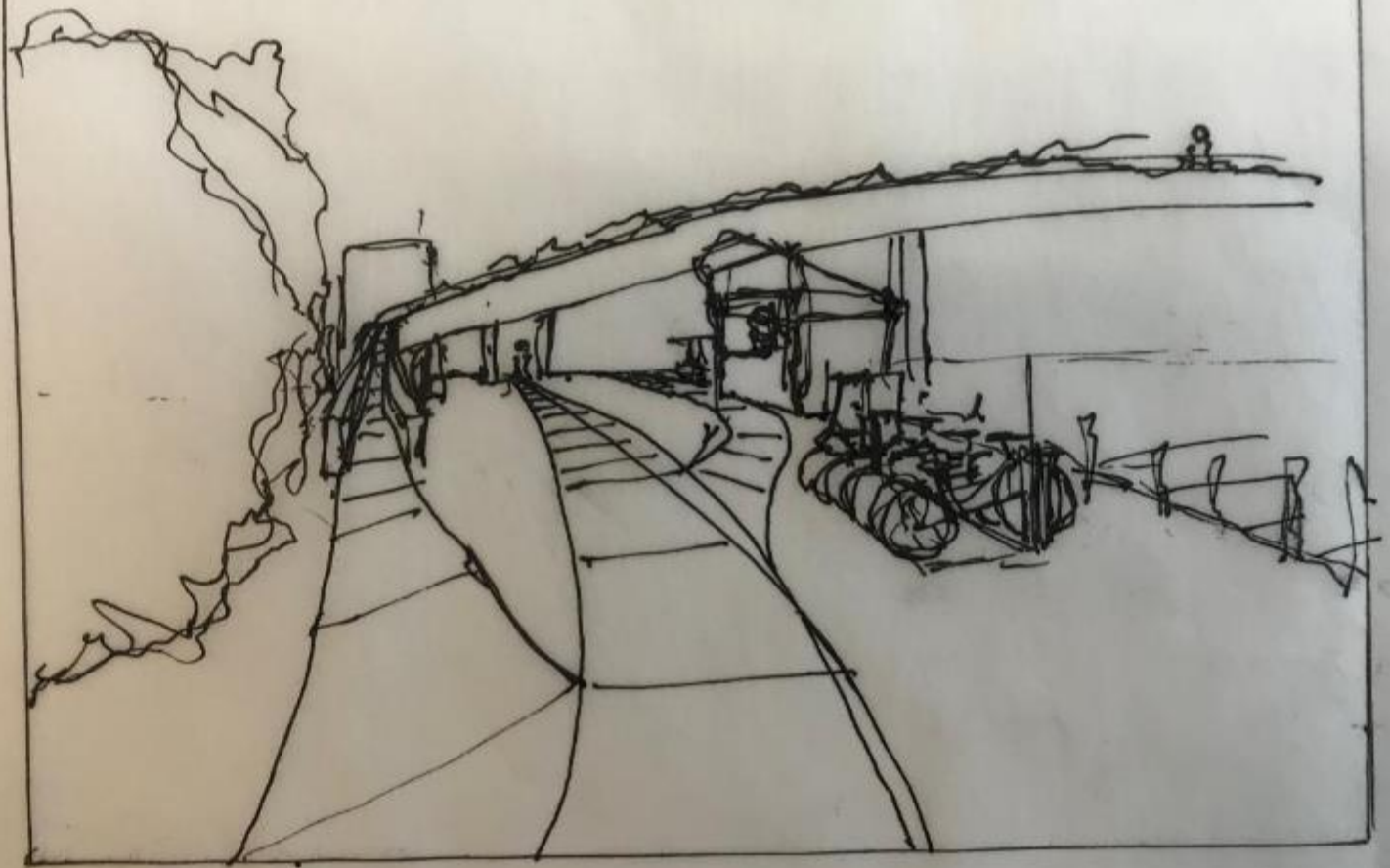






AREA 3

BRIDGE/TRAIL  
HEAD



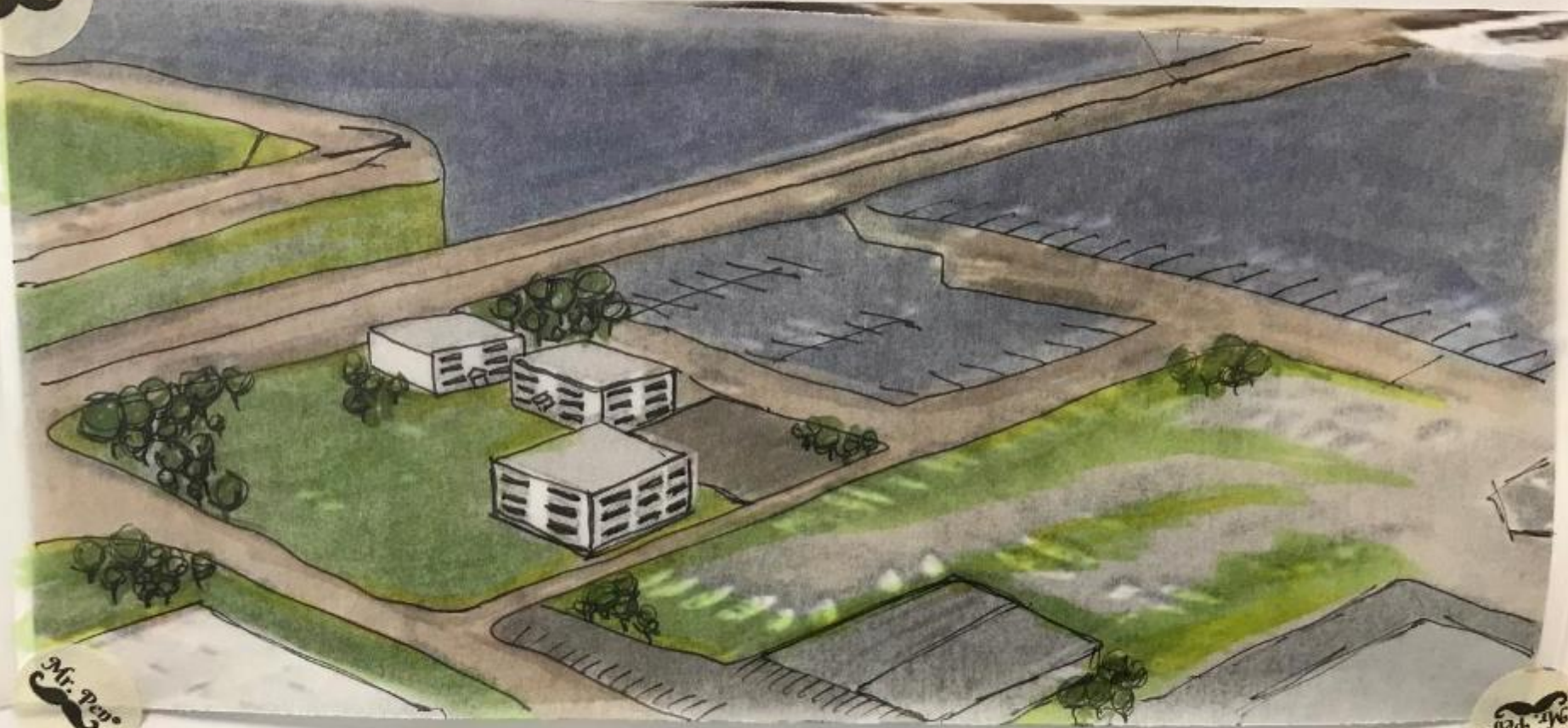








Mr. Pen®



Mr. Pen®

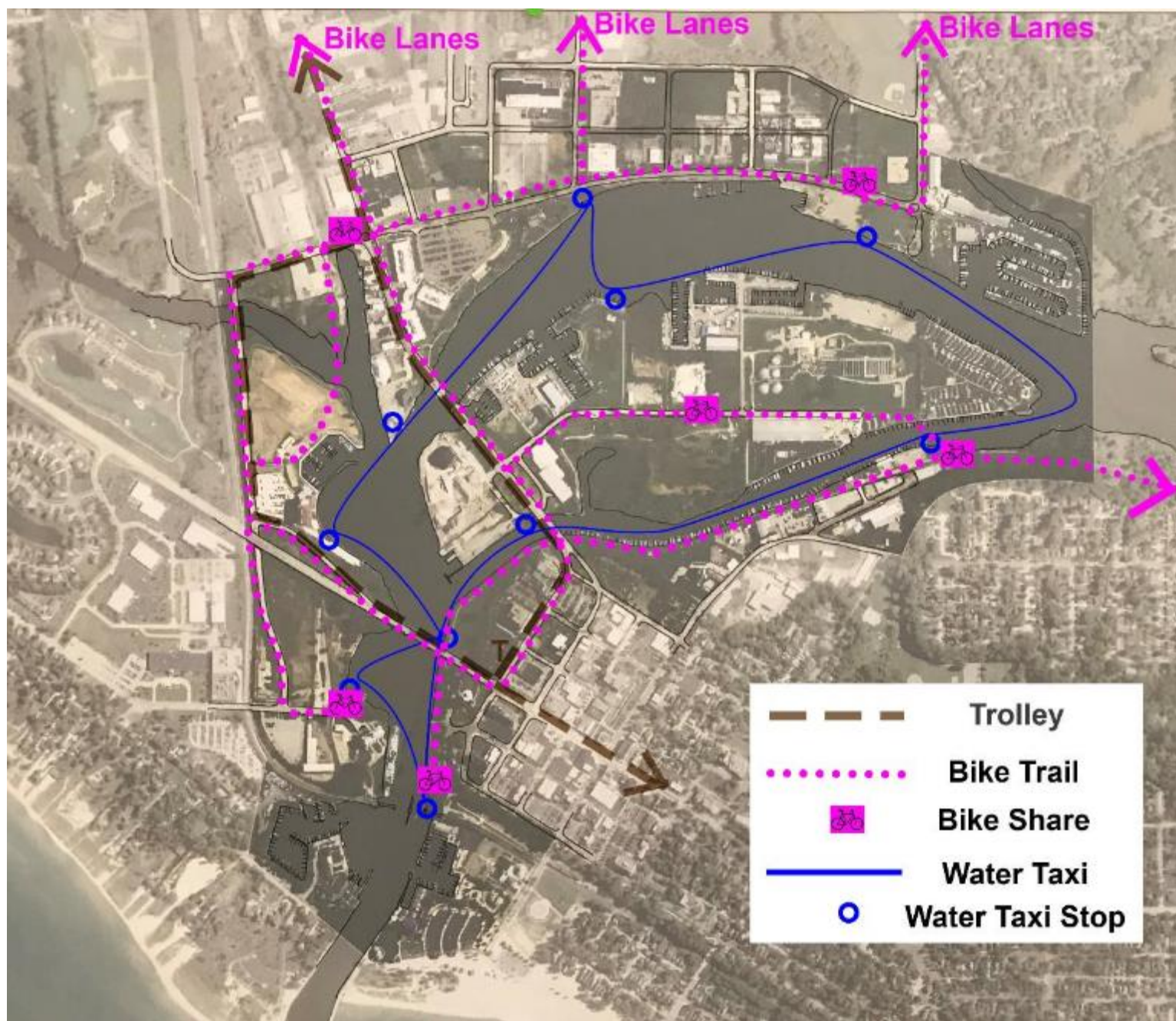
Mr. Pen®

# Connections

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# Thank You!

