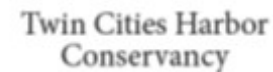




Twin Cities Sustainable Harbor Strategy Project Final Community Presentation



What is the 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.

Who funded the Project?

Michigan Department of Environment, Great Lakes, and Energy (EGLE) through the Michigan Great Lakes Protection Fund



Funds project that support and inform work to ensure a healthy environment, strong economy, and high quality of life for the people of Michigan.

Who invited us?

*Twin Cities Harbor Conservancy and Local
Municipal Leadership*

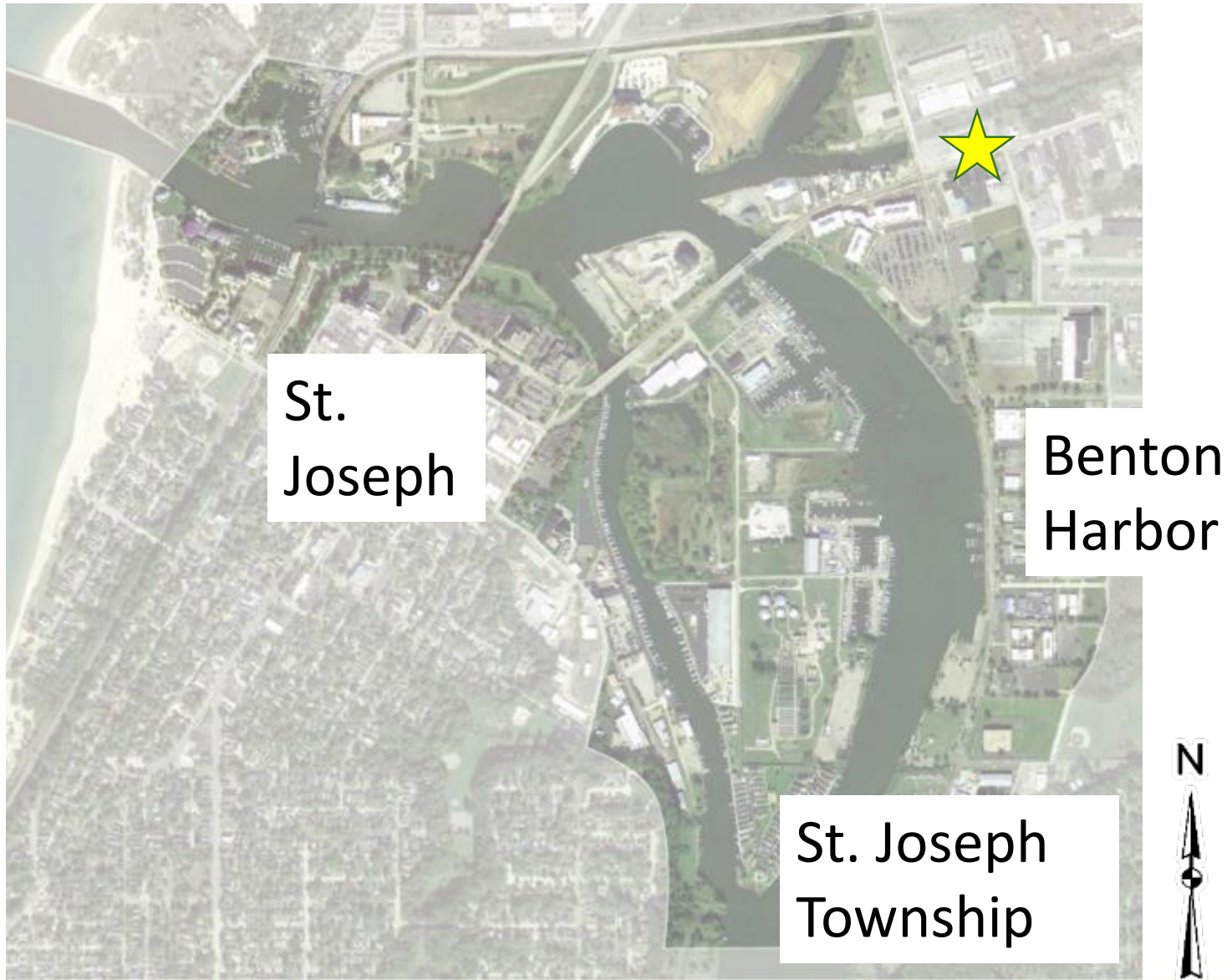
The Harbor Conservancy is a group of leaders from local governments, businesses, industry, and citizens. The Harbor Conservancy provides a forum to discuss harbor related issues and prioritize implementation projects.

Who are we?

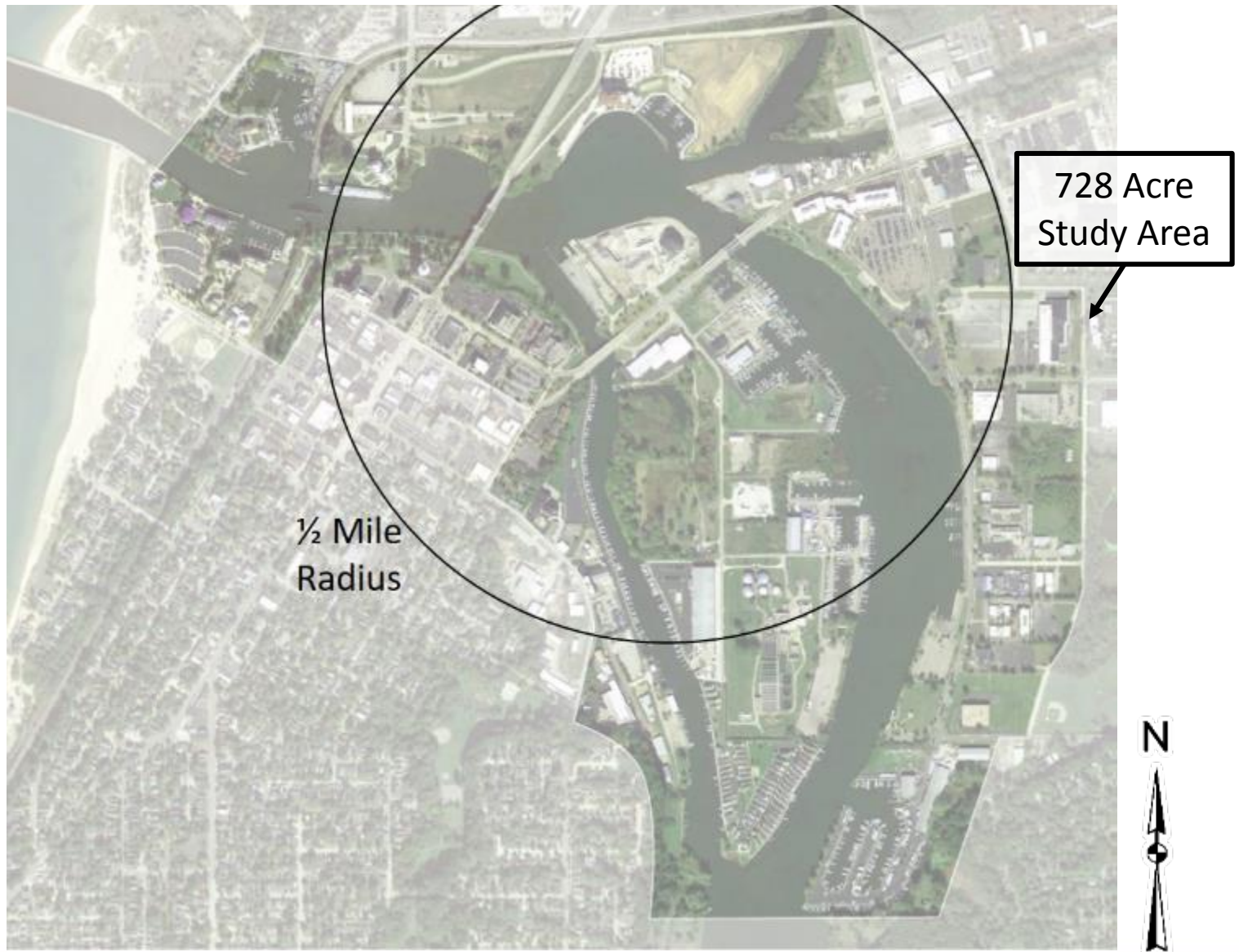


Neutral Facilitators!

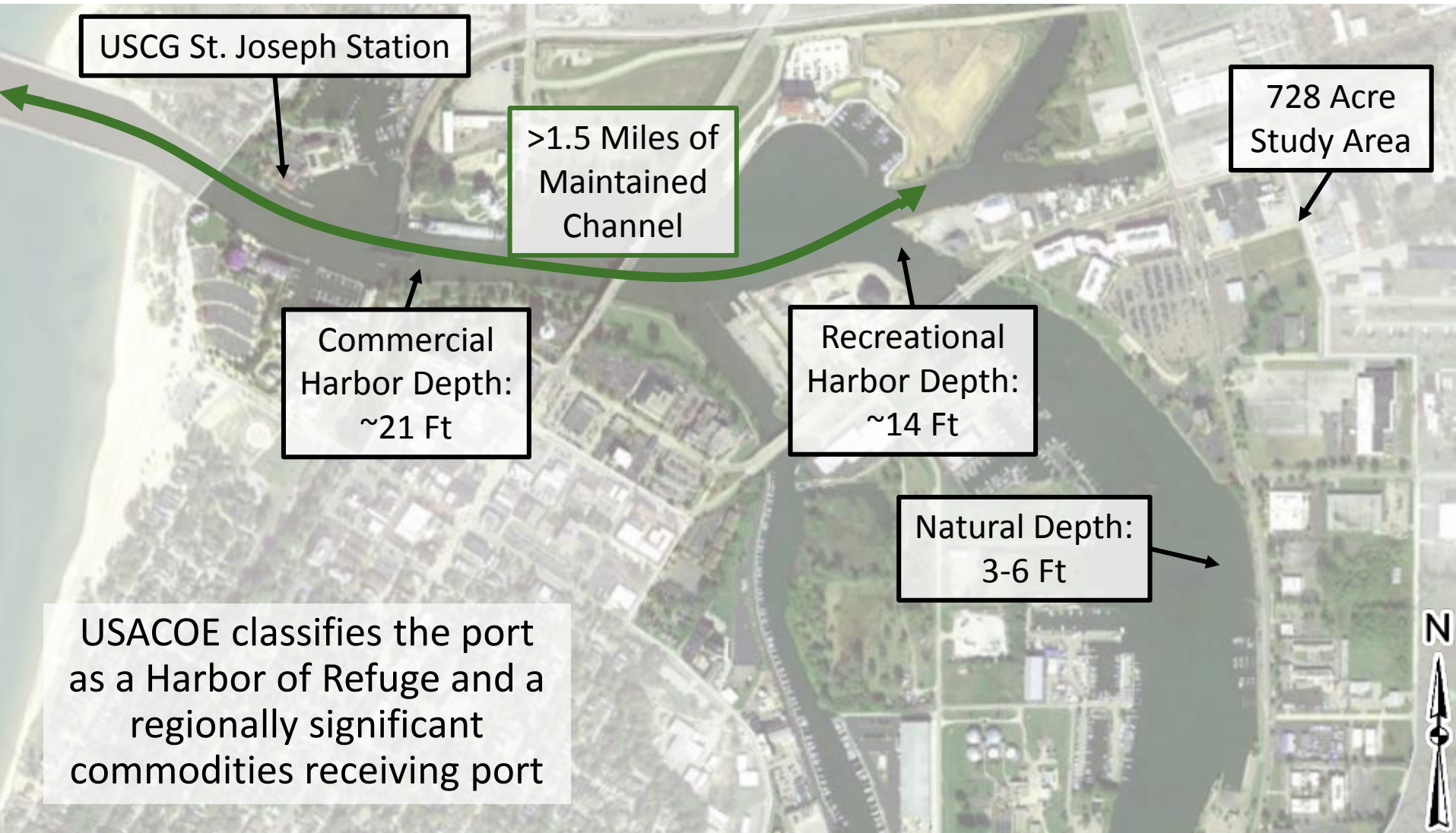
What is the Project Study Area?



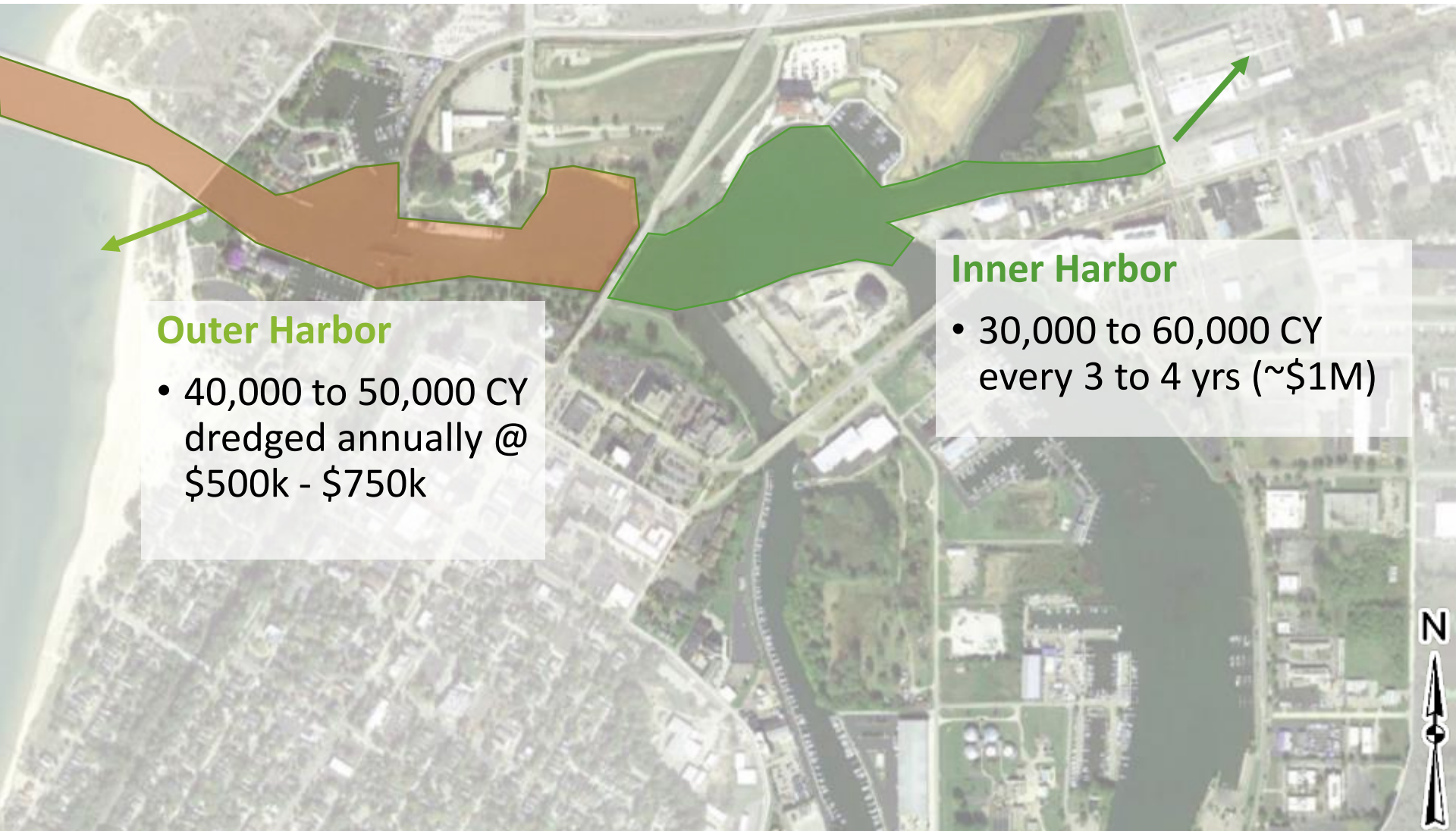
Project Area Size



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.



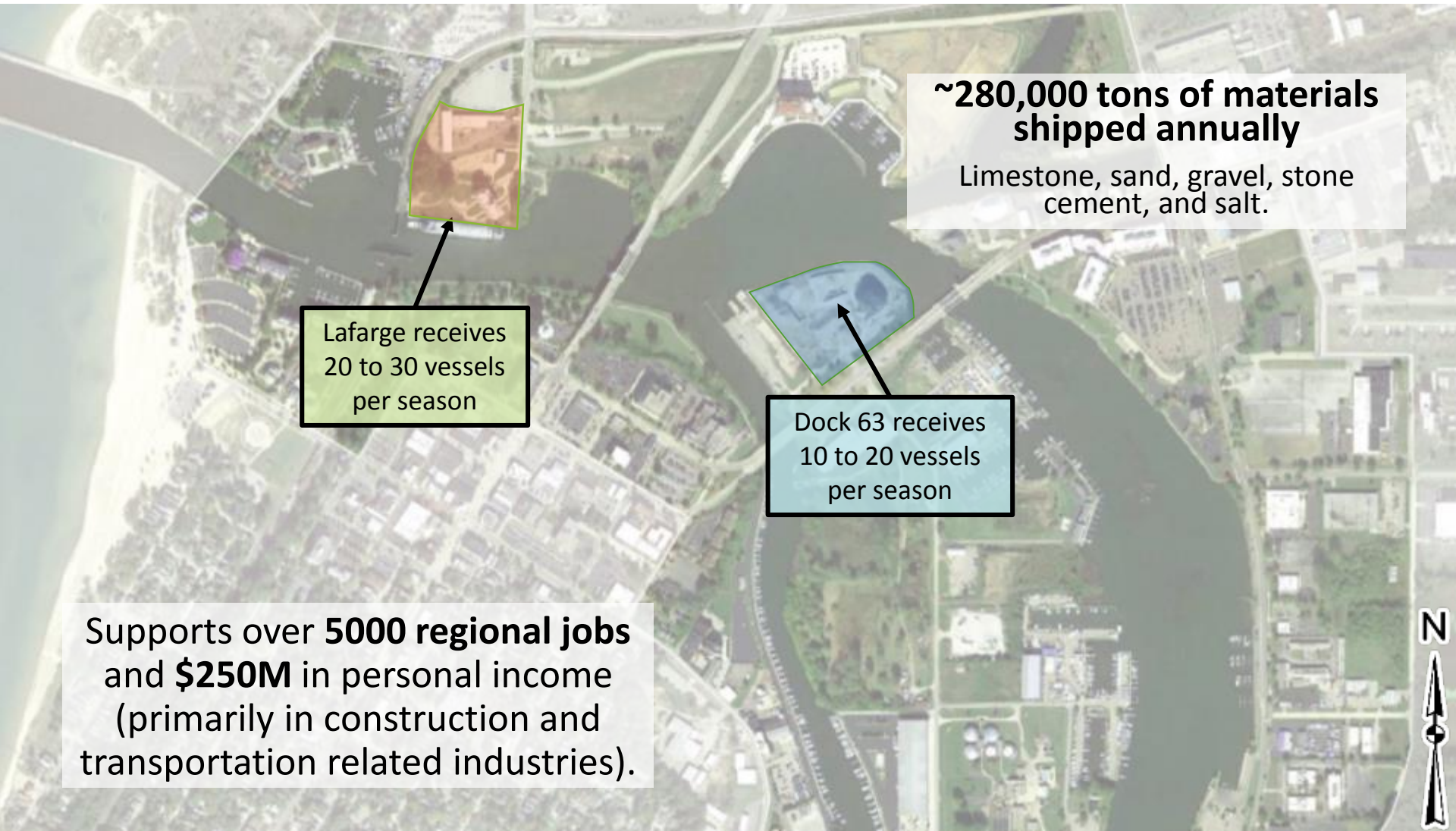
14%

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).

Engagement Strategy

- Co-creation of Engagement Process
- Tours with Community Leadership
- Presentations
- Facebook (@TwinCitiesHarborVC) & Webpage
- Print and Radio Media
- Focus Groups (Neighborhood Associations, Commercial & Recreational Harbor Interests, Environmental, Young Professionals, and Ministerial Alliance)
- Technical Meetings (Parks & Rec Commissions, Planning Commissions, Zoning Boards, DDA/COC, and Business Owners)
- Community Vision Session (Charrette)

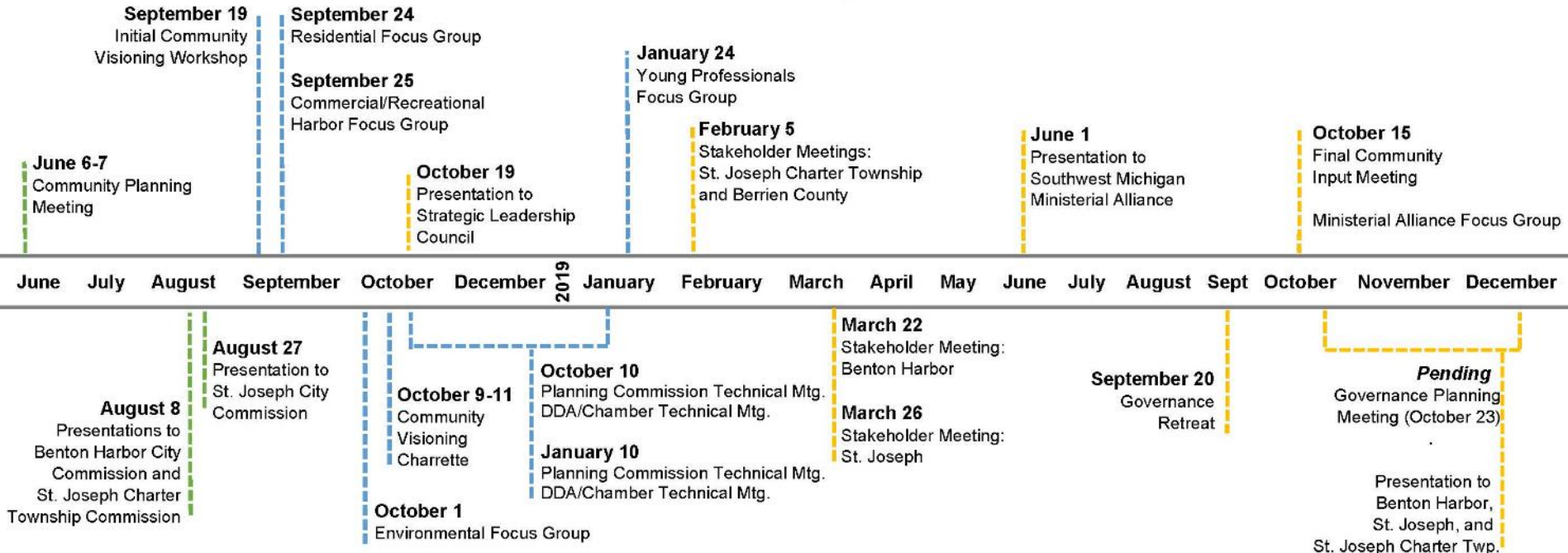
Engagement Strategy

Twin Cities Sustainable Harbor Project

Progress To-Date

Project Goal:

To facilitate the development of long-term, sustainable strategies that enable the local communities to maximize the benefits of their harbor and waterfront assets.



Phase I

Pre-Charrette

Goal:

Gather existing documents, make presentations to local commissions, and plan charrette process.

Outcomes:

- Co-Created Charrette Process
- Communication and Outreach Strategy

Phase II

Charrette Process

Goal:

Host community meetings, focus groups, and technical meetings to aid in the community's co-creation of a vision for the future of the harbor.

Outcomes:

- Work In-Progress Preferred Alternative

Phase III

Post-Charrette

Goal:

Finalize and present co-created vision to communities and begin discussions of developing a co-governance model.

Outcomes:

- Final report and presentation
- Preferred Alternative

What happens next?

Presentation of the shared vision (messenger).

Information provided to local government for implementation of a shared vision.

Prioritize opportunities for implementation (early successes -> momentum).

Twin Cities Harbor Visioning Charrette

Sept 19th Citizen's Participation Update



Community Engagement - Sept 19th



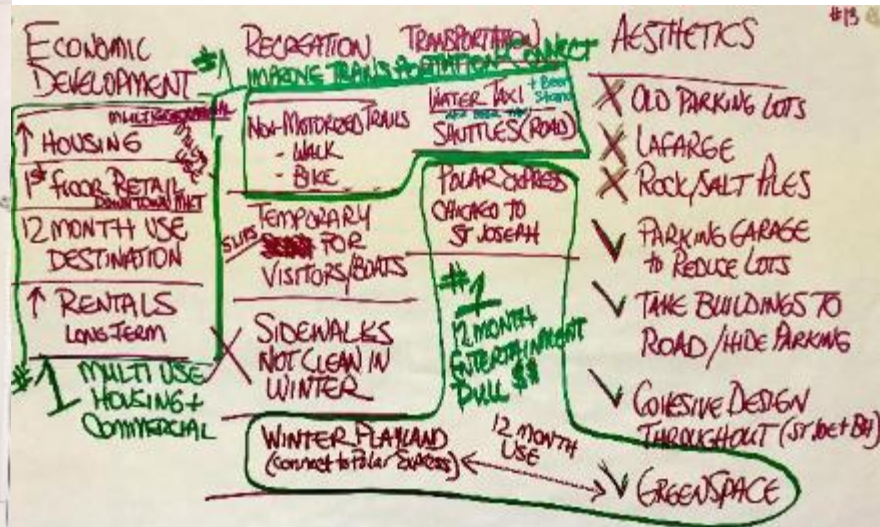
One **Word** to describe your Community Today



Mapping your Community Exercise



Community Mapped, Assets, Challenges and 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

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

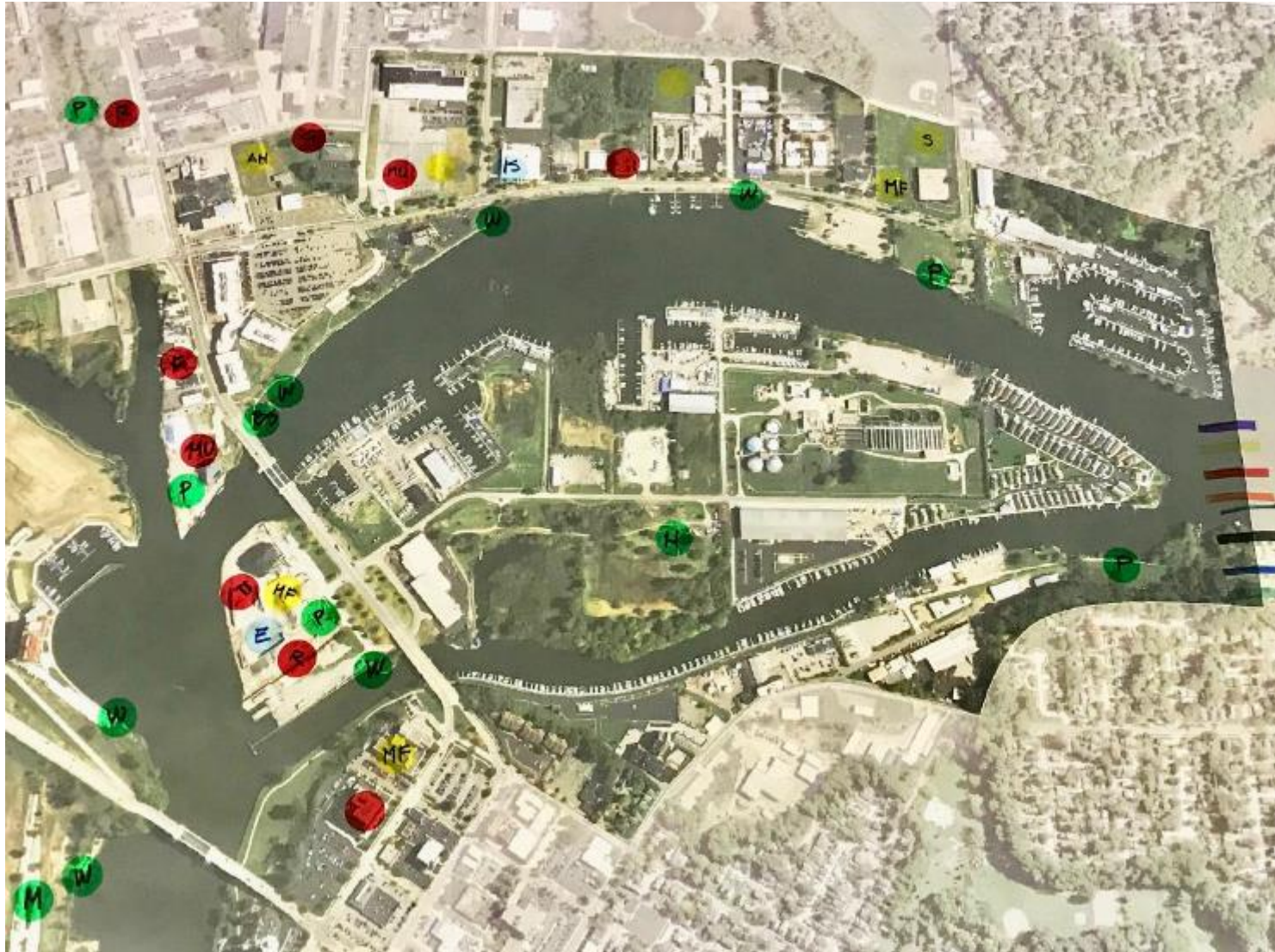
VISIONING CHARRETTE – OCT 9

Exercise #1 “Build Your Own”

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



"Build Your Own" Community



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

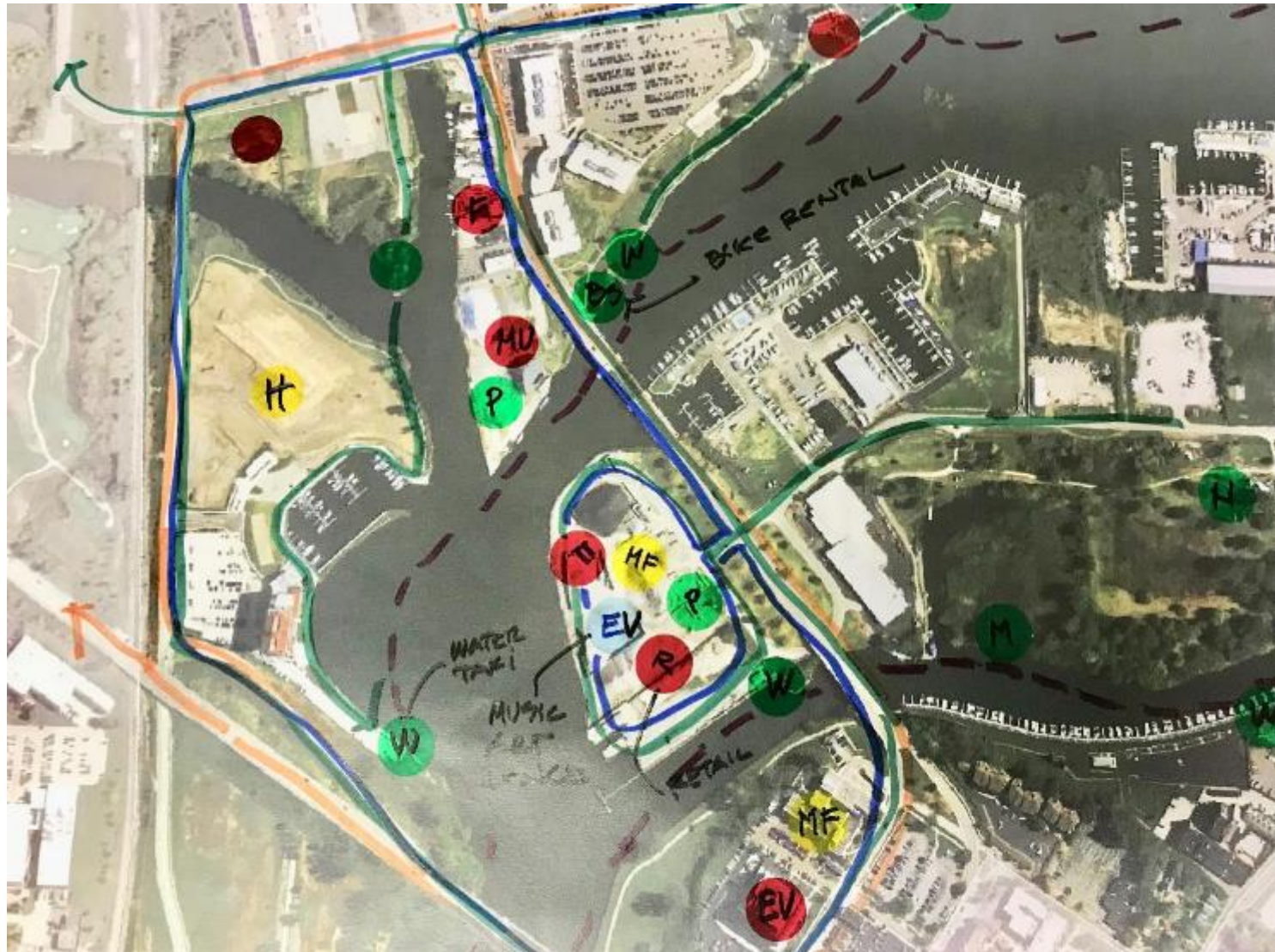
Closing: Thank everyone for their valuable input. Invite them and their friends back on October 10th
5 minutes

Table Facilitators

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

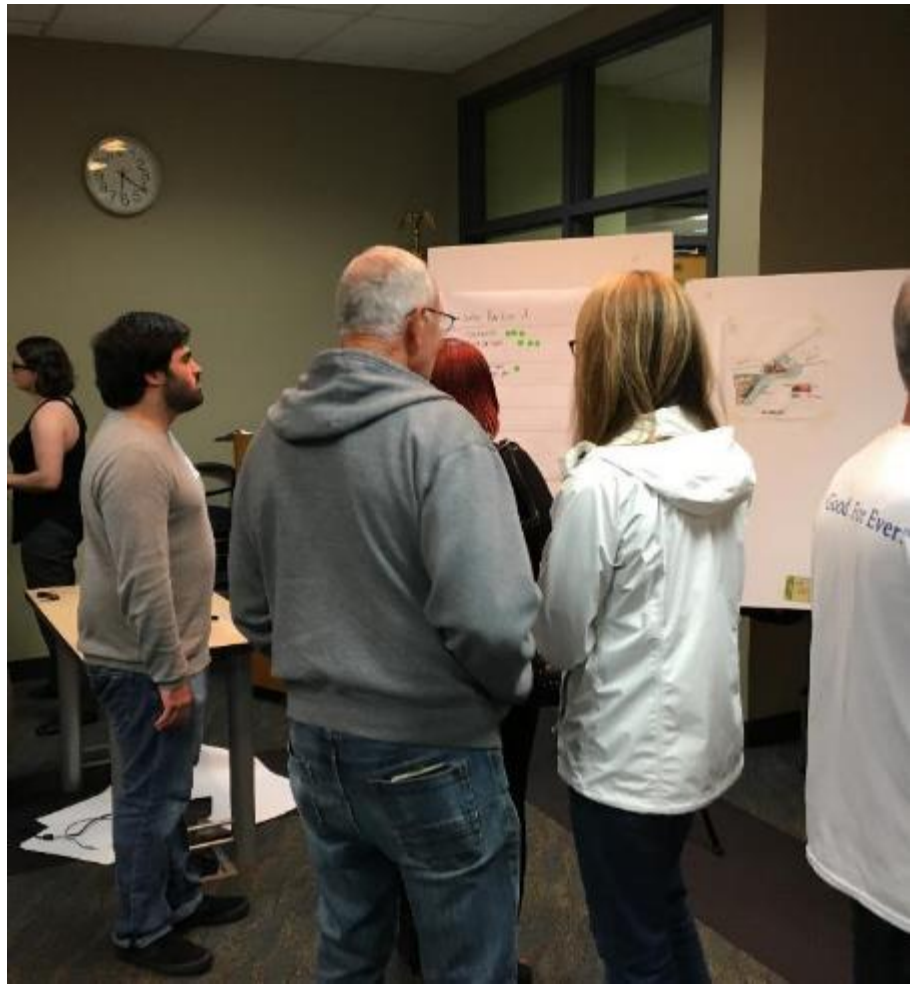
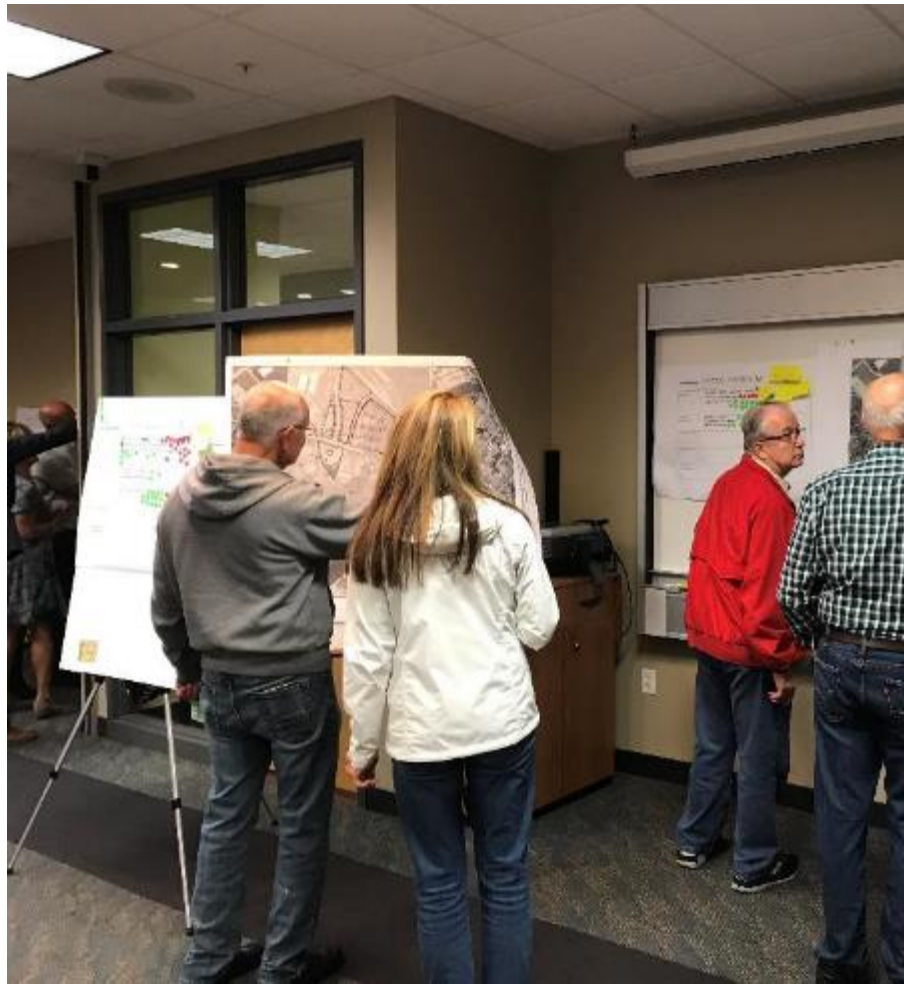


Circulation Plan

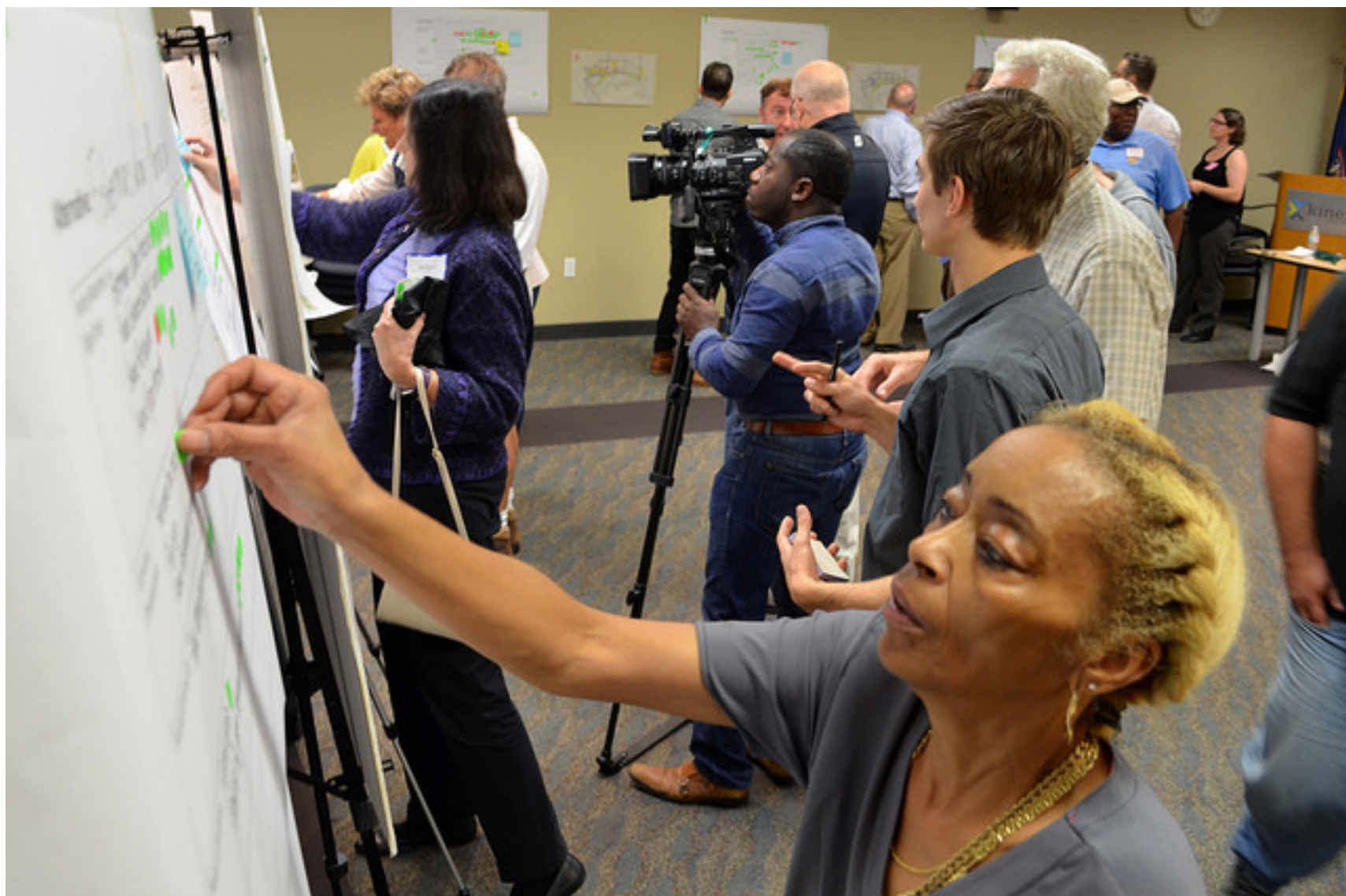




October 10th Open House









Key Drivers

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

Alternative: Inner Harbor B

Harbor/Waterfront
Edge Driver

- Courthouse parking lot changed to layered parking

- High rise housing

- Mixed use

Economic
Development

- INCREASED TAX BASE

- RETAIL SPENDING

- INCREASED JOBS

Social/Community

- ADA access

Natural Systems



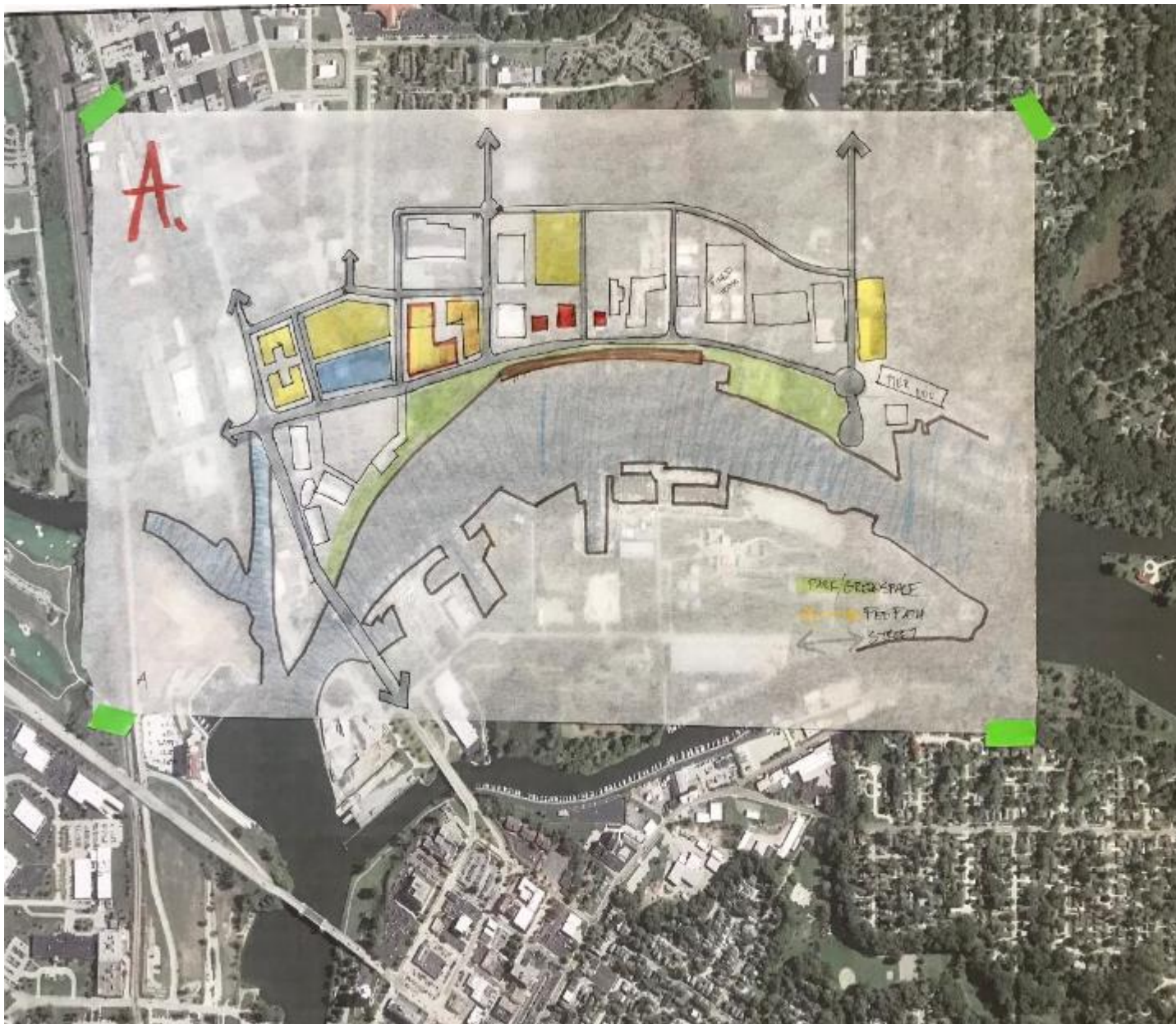
← We don't want to become New Buffalo! TRUE!!

us stores



Key Drivers

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



Alternative:

RIVERVIEW DRIVE A

Nothing
Really doing
to attract
People

Harbor/Waterfront Edge Driver	<p>Enhanced Park with Farmers Market</p> <p>Sports Complex</p> <p>Mixed Use Development - Main St.</p> <p>Floating Harbor Walk</p> <p>Cultural Center</p>
Economic Development	<p>Tourism (Sports Complex)</p> <p>Increased Tax Base (Mixed Use Development, Sports Complex)</p> <p>Increased Jobs (Retail, Entertainment, Management, Health)</p>
Social/Community	<p>Expanded Public Access to Waterfront</p> <p>Cultural Center, Senior Center</p> <p>Access to Fresh Food (Farmers Market)</p>
Natural Systems	<p>Expanded Park System - More Green Space</p> <p>Green Stormwater Infrastructure</p> <p>Fishing Access</p>
Engineering Considerations	

Nothing
Really doing
to attract
People

Totally
Useless
What about
Quays?

Nothing
Really doing
to attract
People

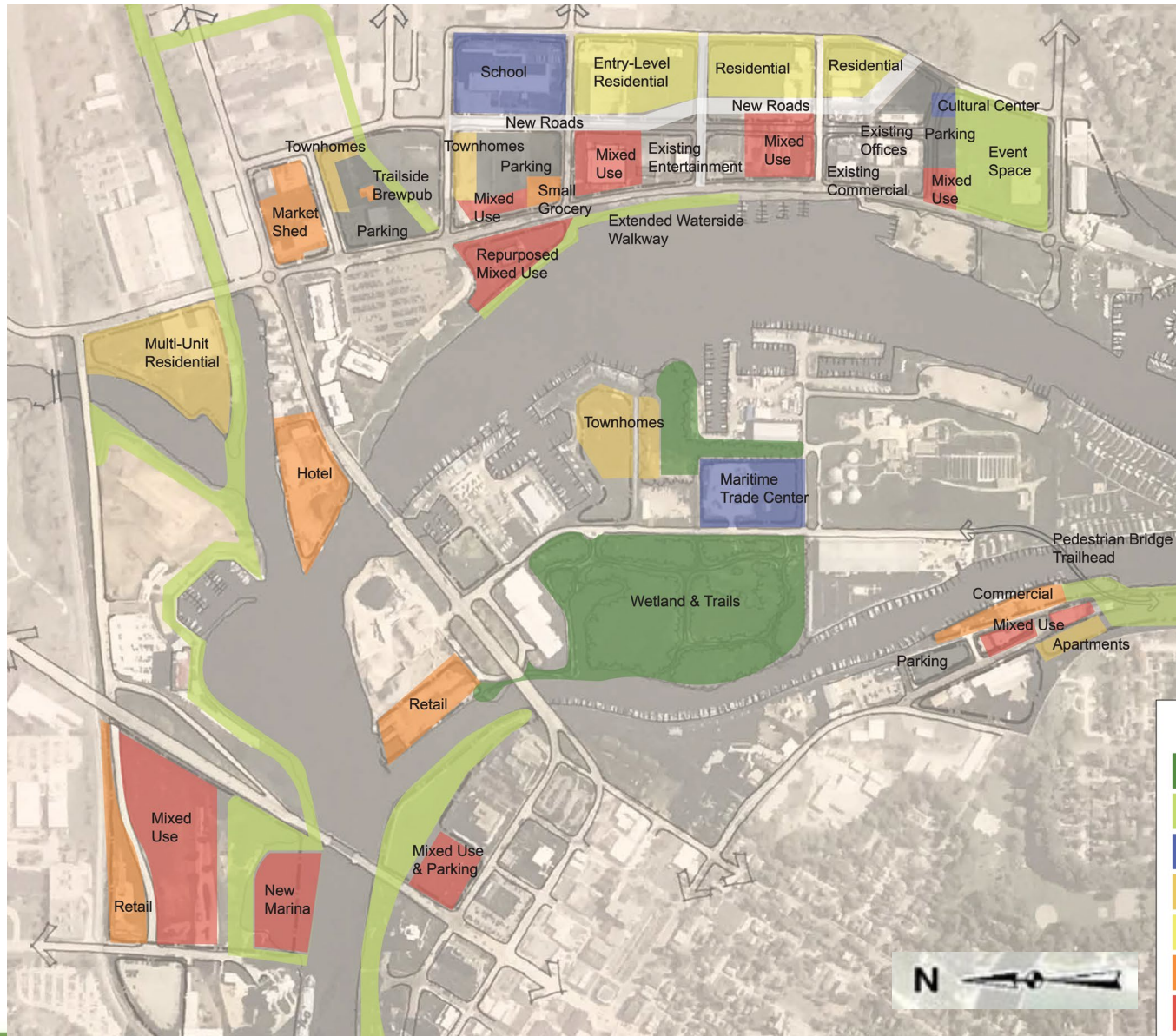
Twin Cities Harbor 2040

October 2018



Twin Cities Harbor 2040 October 2019 (version 4)

Twin Cities Build Your Own City Design



Rendering Locations



Riverview Drive North
Site 1 - Existing



Riverview Drive North
Site 1 - Market Shed Vision



Riverview Drive North
Site 2 - Existing



Riverview Drive North Site 2 - Trailside Brew Pub Vision



Riverview Drive North
Site 3 - Existing



Riverview Drive North Site 3 - Trail Connector Vision



Riverview Drive Central
Site 4 - Existing



Riverview Drive Central Site 4 - Riverview Sidewalk Vision



Riverview Drive Central Site 4 - Riverview Boardwalk Vision



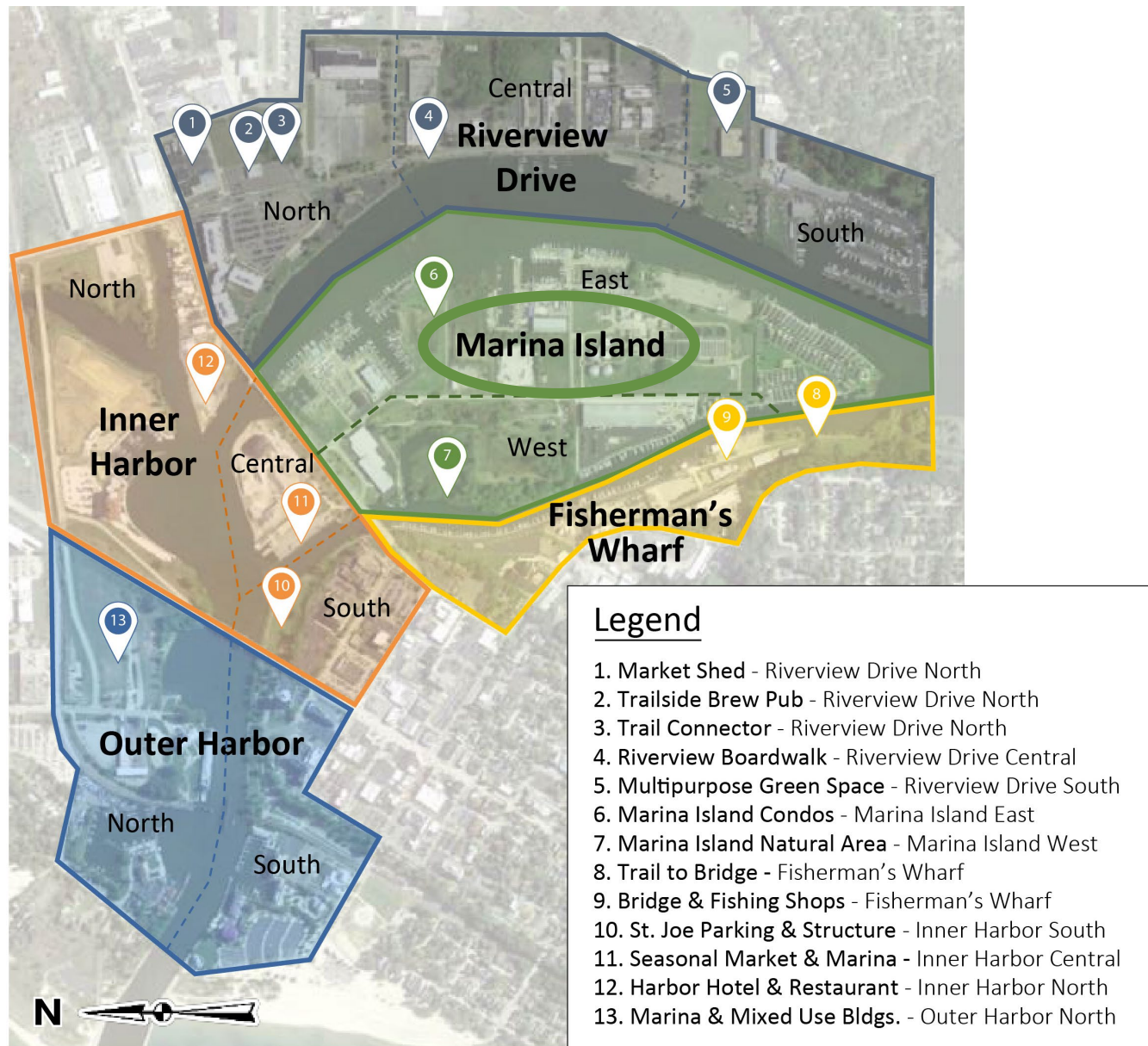
Riverview Drive South Site 5 - Existing



Riverview Drive South
Site 5 – Multipurpose Green Space



Rendering Locations



Marina Island East Site 6 – Existing



Marina Island East
Site 6 – Marina Island Condos Vision



Marina Island West
Site 7 – Existing



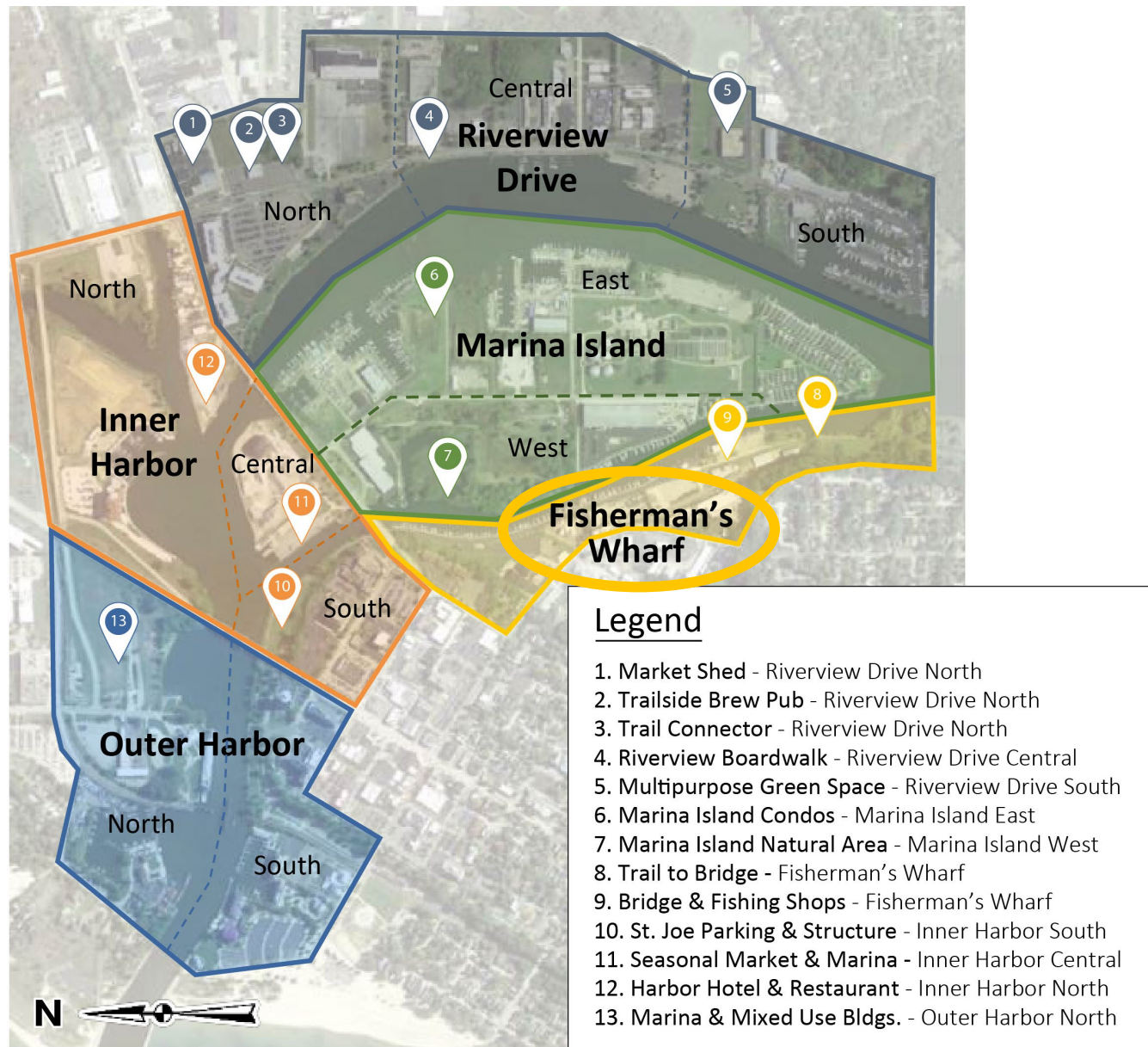
Marina Island West
Site 7 – Marina Island Natural Area Vision 1



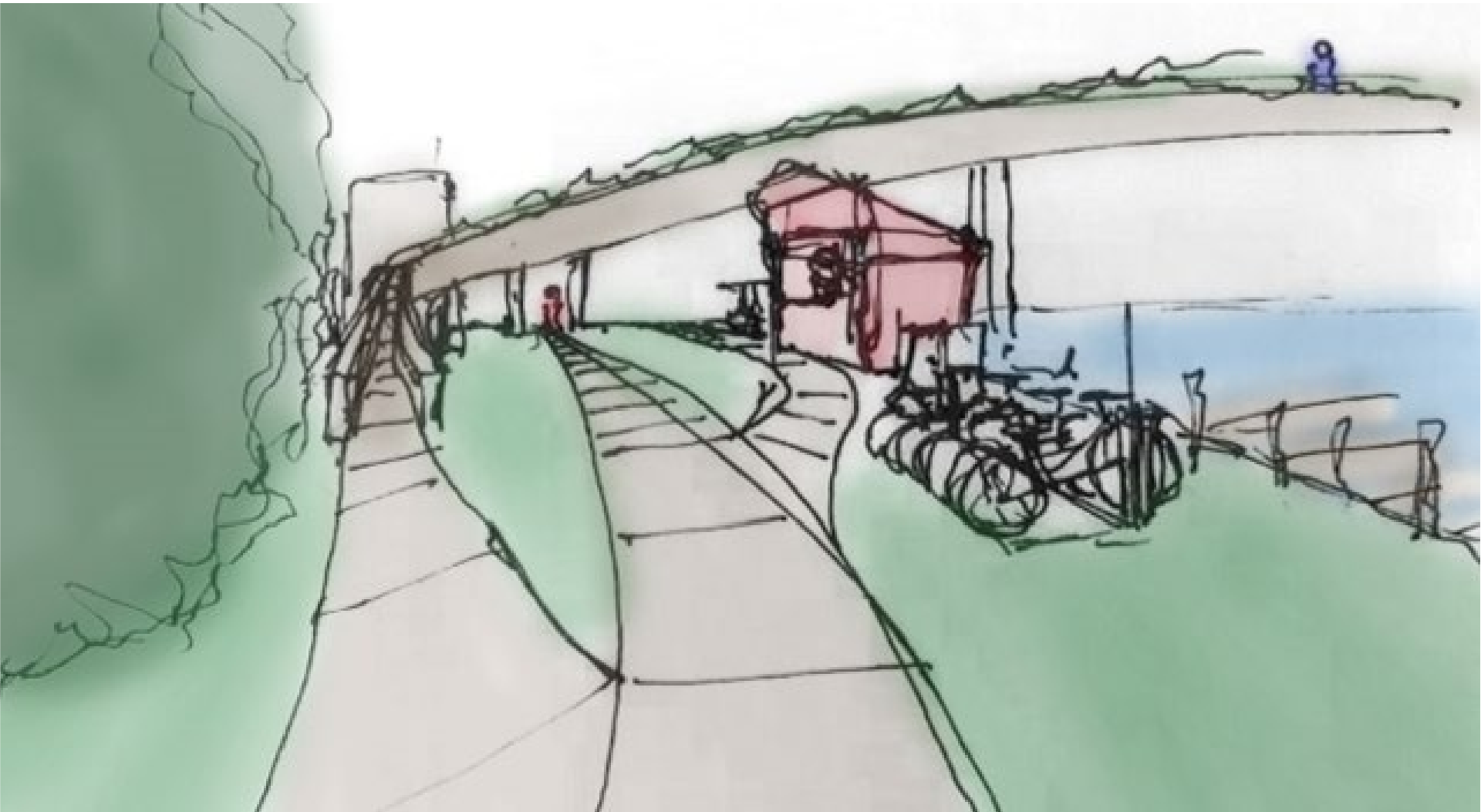
Marina Island West
Site 7 – Marina Island Natural Area Vision 2



Rendering Locations



Fisherman's Wharf
Site 8 – Trail to Bridge Sketch



Fisherman's Wharf Site 9 – Existing



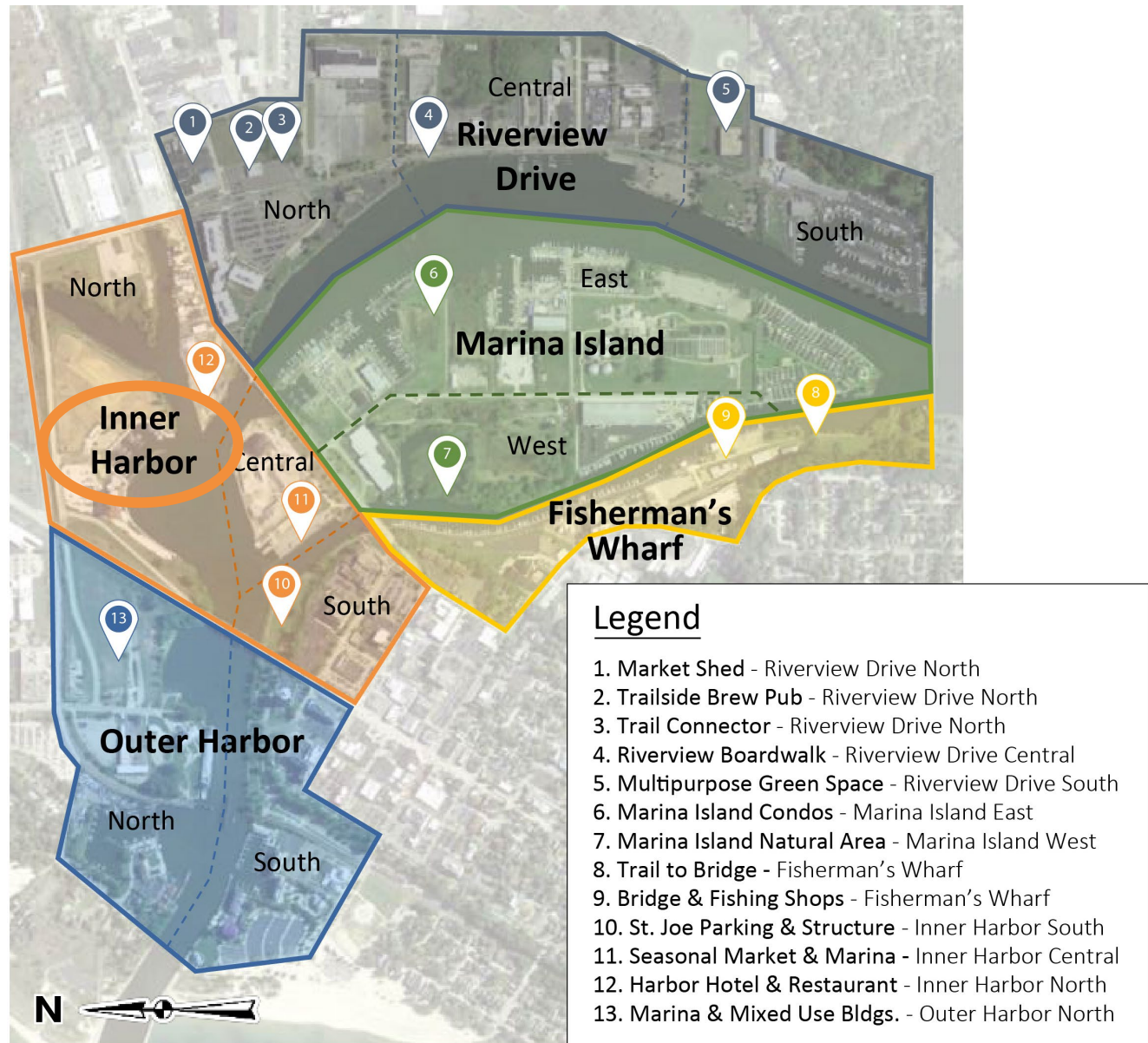
Fisherman's Wharf
Site 9 – Bridge & Fishing Shops Vision



Fisherman's Wharf
Site 9 – Fishing Shops Precedent



Rendering Locations



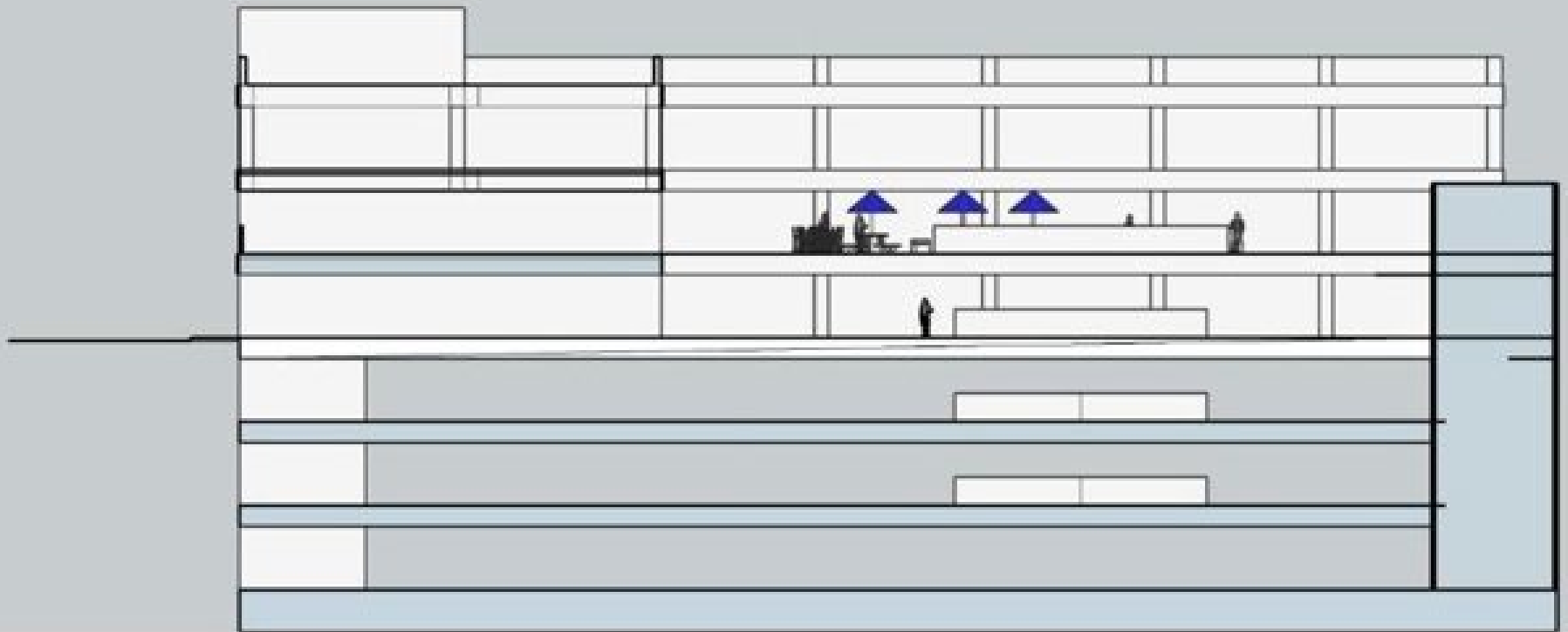
Inner Harbor South Site 10 – Existing



Inner Harbor South Site 10 – St. Joe Parking & Structure



Inner Harbor South
Site 10 – St. Joe Parking & Structure Building Detail



Inner Harbor North
Site 11 – Existing



Inner Harbor Central
Site 11 – Seasonal Outdoor Market & Marina Vision Sketch



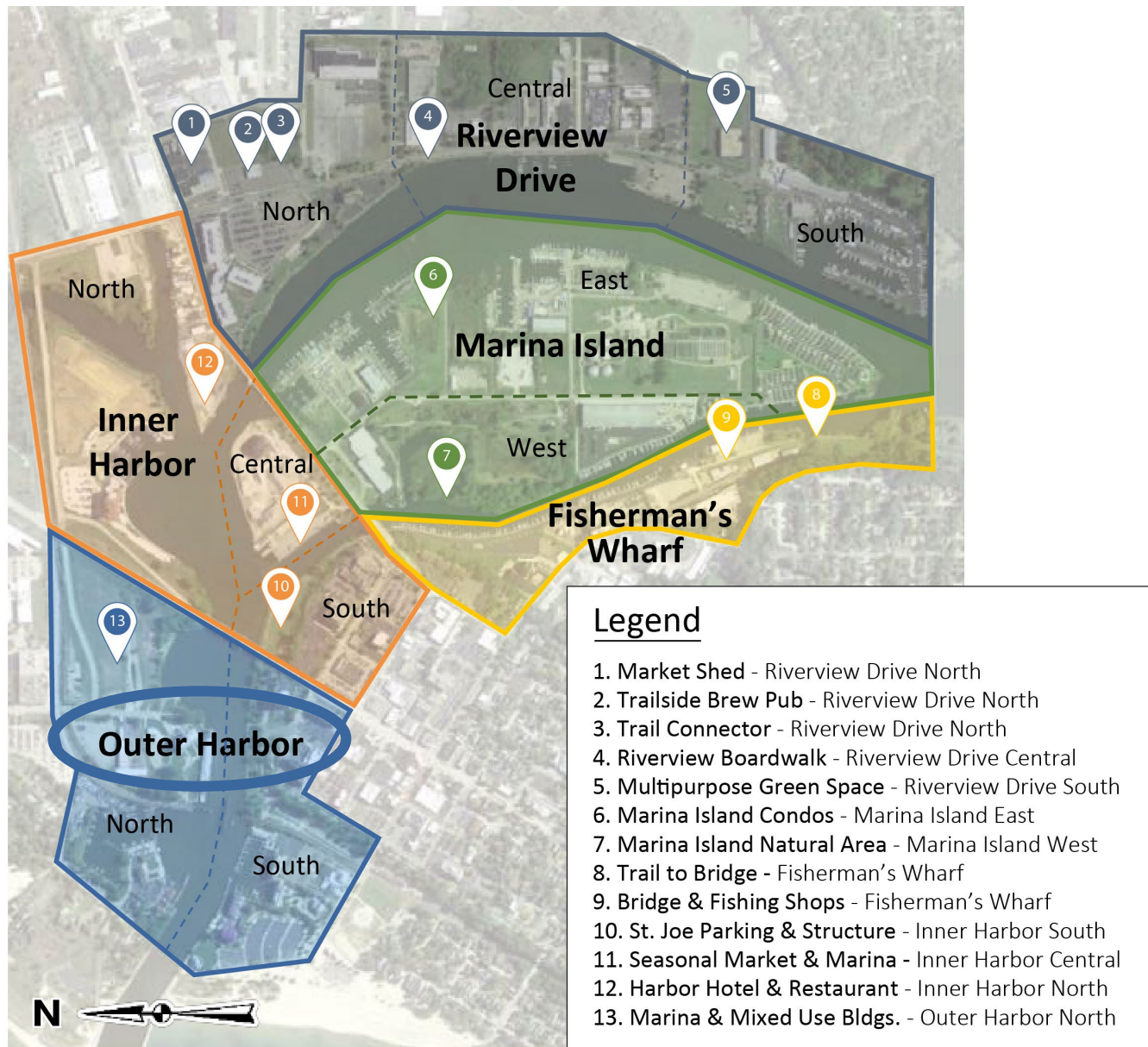
Inner Harbor Central Site 12 – Existing



Inner Harbor North
Site 12 – Harbor Hotel & Restaurant



Rendering Locations

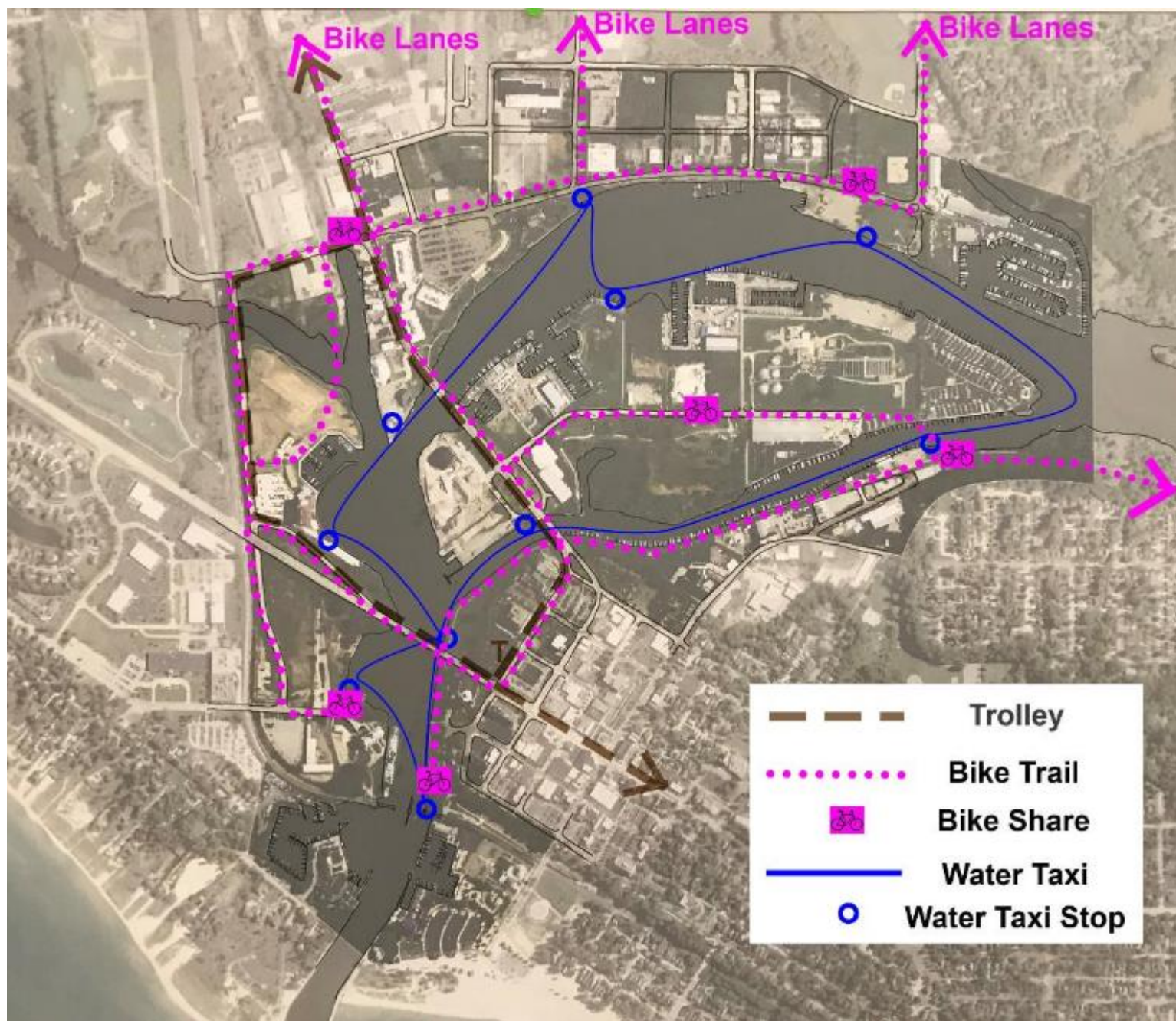


Outer Harbor North Site 13 – Existing

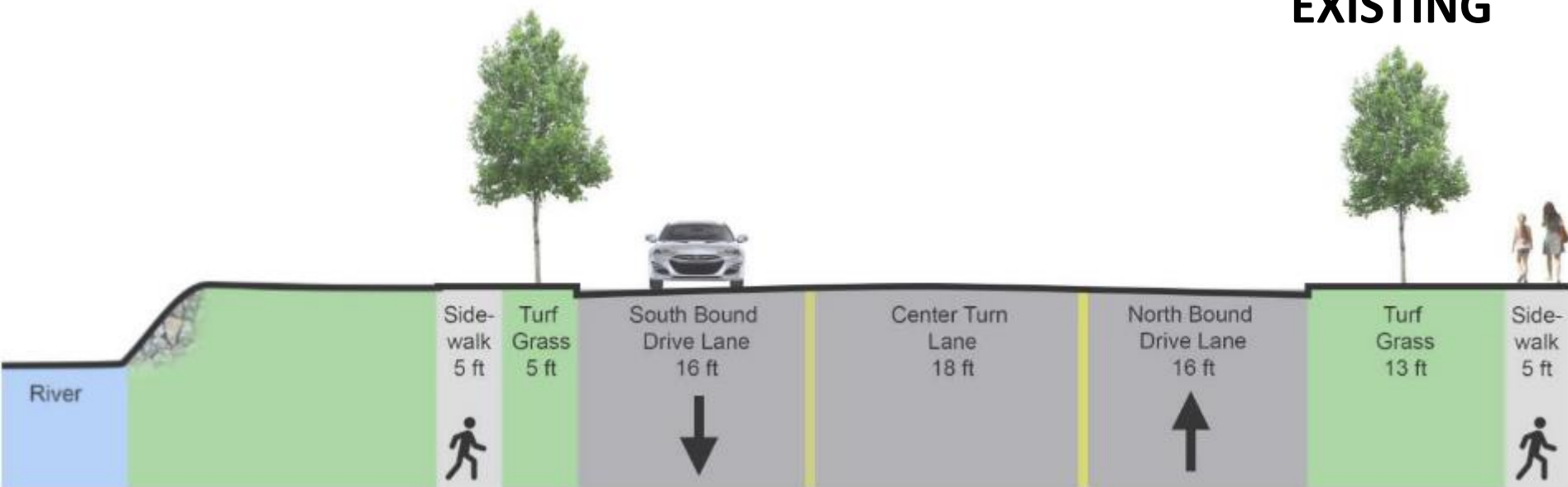


Outer Harbor North
Site 13 – Marina & Mixed Use Buildings

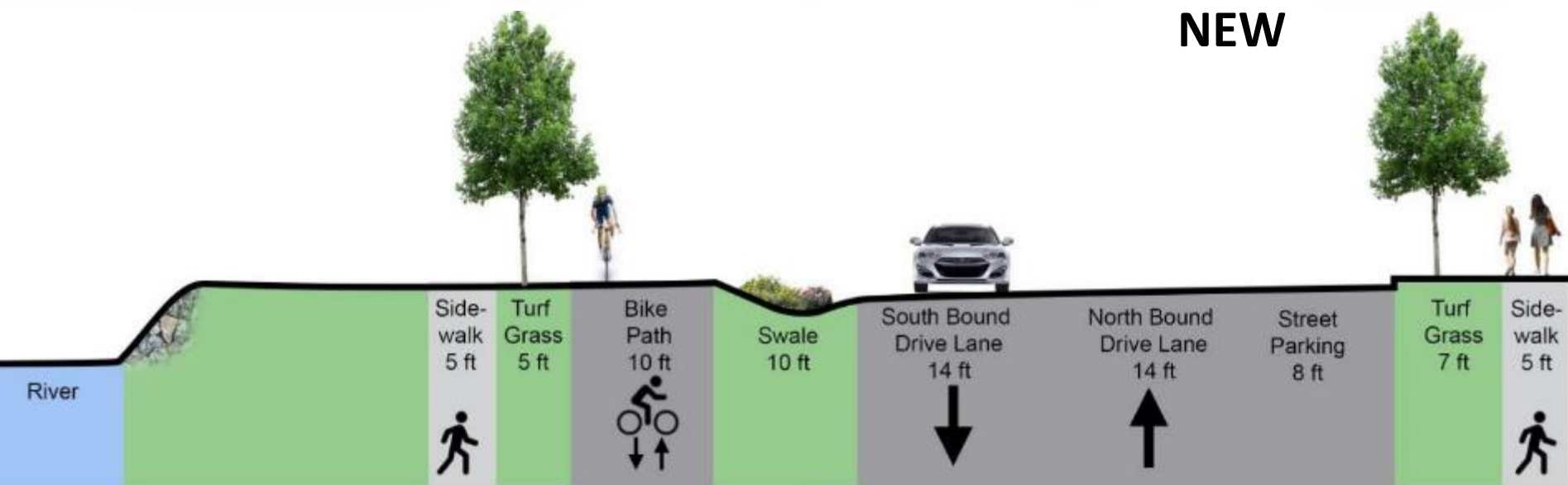




EXISTING



NEW



Vision for the Future

- What would you be most excited about if it were a reality? What would you be most likely to use or visit? (GREEN)
- What elements make you uncomfortable? What would you avoid if it was a reality? (YELLOW)
- What is not in the current alternative that you would like to see included? (BLUE)



Twin Cities Sustainable Harbor Strategy Project Questions?

