

ARCADIA SUSTAINABLE HARBOR PROJECT

ARCADIA HARBOR VISION 2040

Arcadia, MI



PROJECT OVERVIEW

GOALS

- 1) Initiate revitalization of the harbor and adjacent waterfront through community collaboration.
- 2) Develop and implement long term strategies that maximize the benefits of the harbor and the waterfront for the surrounding communities.

TEAM

The Project Team includes the Office of the Great Lakes, Michigan Sea Grant, MSU Extension, and Drummond Carpenter, PLLC.

FUNDING

Funding for the Arcadia Sustainable Harbor Project is provided by the Department of Environment, Great Lakes and Energy, through the Michigan Great Lakes Protection Fund.

BACKGROUND

The Arcadia Harbor Vision was informed by technical meetings, tours, focus groups, and community visioning sessions. The following presents the initial three alternatives for Arcadia Harbor Vision 2040 and a summary of the public responses collected from over 100 participants during the public input session on October 12, 2019. This summary also includes the Preferred Alternative of the Arcadia Harbor Vision 2040 that was generated using the summary of public responses from October 12, 2019.

ARCADIA SUSTAINABLE HARBOR PROJECT ARCADIA HARBOR VISION 2040

Alternatives Presented during October 12th Public Input Session



OVERVIEW

After an initial public visioning charrette and meetings with public groups and stakeholders in Arcadia on October 10 and 11, 2019, the design team synthesized the public input and vision into three alternatives.

On October 12, 2019, the public was presented the three alternatives and given the chance to provide their comments on the design elements.

Input was collected in two ways from the public. Each public participant was given green and red dots for voting. The green dots represented elements that the public agreed with and liked. The red dots represented elements that the public did not approve of. For every red dot placed, the participant was asked to leave a comment using a sticky note describing why they placed the red dot. The following is a summary of these three alternatives and the public responses they garnered during the October 12th input session.

ALTERNATIVE 1 - SHARING YOUR NATURAL WEALTH

Arcadia Harbor Vision 2040



A "Pop-Up" Seasonal Retail along M-22



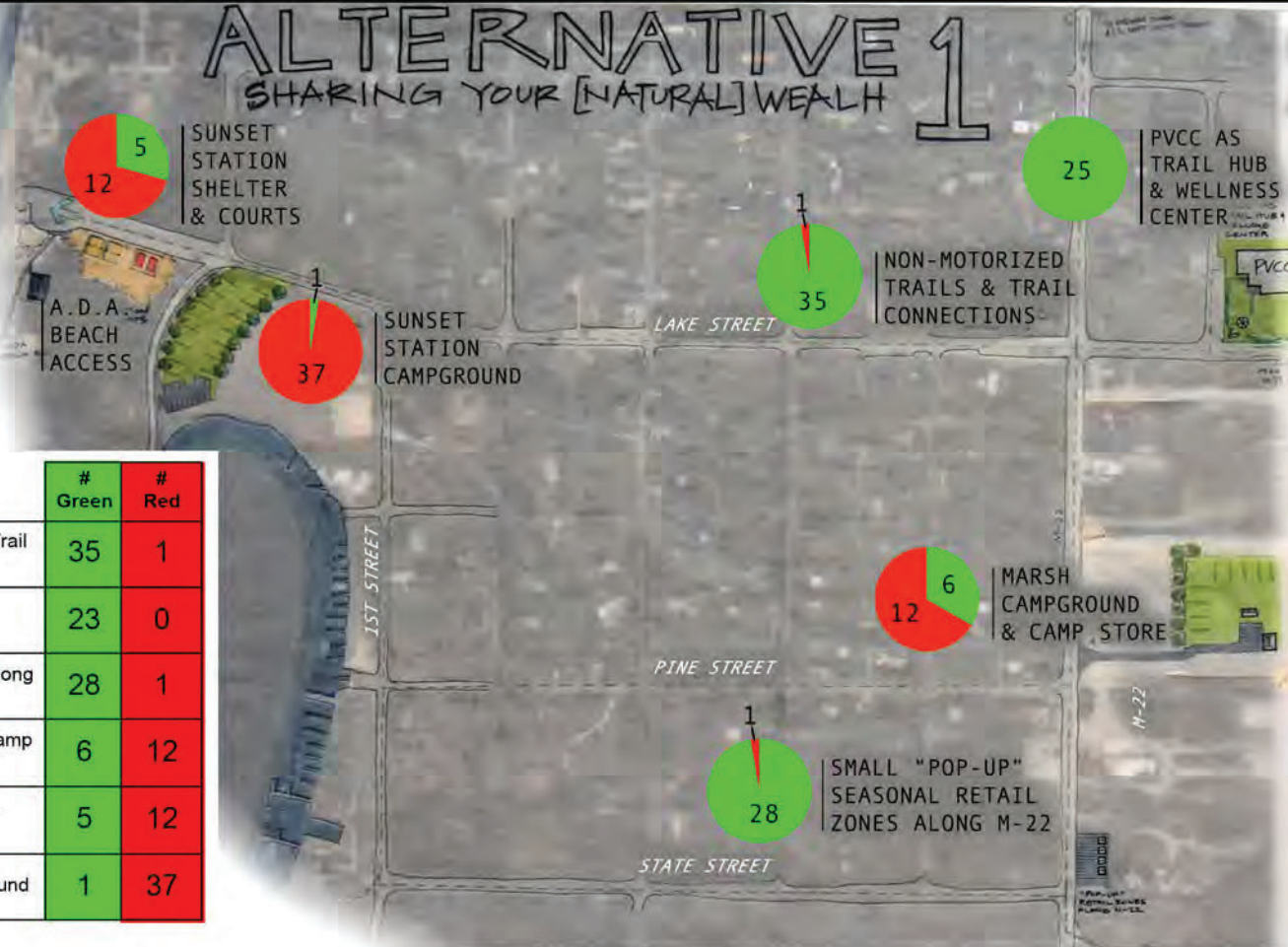
ECONOMIC	Coordinated promotion of Arcadia's outstanding natural assets and resources to region, state and beyond to increase tourism spending.
	Modest enhancements of infrastructure to serve residents and attract visitors from within and outside the region.
ENVIRONMENTAL	New business and vendor opportunities through campgrounds, camp store(s), pop-ups, and rentals.
	Enhanced marsh entry and amenities. Enhance marine with fish cleaning station and kayak launch. Celebrate and conserve C.S. Mott Nature Preserve, marsh, dunes, and local farms (agro-tourism). Promote non-motorized transportation (bike path along M-22 and along State Street to M-22).
SOCIAL	Enhanced public realm for community events, gathering, socializing and recreation.
	Connections (info, shuttle) to all natural resources – M-22 Look-Out, Arcadia Dunes, Marsh Nature Preserve.
	Temporary Sheds/Utilities for "Pop-Up" Retail and bike/kayak rentals.
	Enhance Sunset Station with shelter (rentable), sand volleyball and pickleball courts, and ADA beach access.

ALTERNATIVE 1 - SHARING YOUR NATURAL WEALTH

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RESPONSE KEY

- Participant liked this proposed element
- Participant disliked this proposed element



LAND-USE

	# Green	# Red
Non-motorized Trails & Trail Connections	35	1
PVCC as Trail Hub & Welcome Center	23	0
"Pop-Up" Retail Zones Along M-22	28	1
Marsh Campground & Camp Store	6	12
Sunset Station Shelter & Courts	5	12
Sunset Station Campground	1	37

PUBLIC RESPONSE - "WHY A RED DOT?"

- [Sunset Station Courts] Courts should be at PVCC; Expand recreation at PVCC
- Marsh Campground is too close to the Marsh (1 person disagreed)
- Poor use of old campground property
- Security concerns with sunset station campground (2 people agreed)
- Too much congestion and traffic in the sunset station parking lot; Remove the courts and expand parking
- Prefer year round (permanent) retail to pop-up retail
- [Sunset Station] No courts; We already have pickleball; Maintenance concern with adding more recreation
- Aquiring ownership of Sunset Station Campground is not possible
- [Sunset Station Campground] Poor use of ideals development space (2 people agreed)
- Keep the campground for greenspace, possibly a nice launch for canoes, kayaks, etc.
- No pickleball at the beach because there is too much wind (3 people agreed)
- No Sunset Station campground because it does not look nice (5 people agreed)
- No sewer (1 person disagreed)
- No Sunset Station Campground because there is too much traffic (2 people agreed)
- Sunset Campground space could be better used as a community space, music festival, bandshell; Too scenic for a campground
- No Marsh Campground because of concerns about trash/cleanliness (2 people agreed)
- No Sunset Station Campground as in the past guests have not treated it with respect
- [Sunset Station Campground] Do not want a possibility to Tribe Connection sewer through campground or any other development (3 people agreed)
- [Sunset Station Campground] Not a great use of the old campground property; more community focused amenity, restaurant? (1 person agreed)
- No Camp Store; prefer co-op location
- No Sunset Station Campground because of concerns of trash (1 person agreed)
- Pop-ups are too close to the Marsh
- No Sunset Station Campground because of the noise level (guests partying, up late, etc.) (2 people agreed)
- Sewers are important and required for all plans
- ADA Beach Access is the most important
- Missing: better beach and playground
- No Sunset Station Campground. should be minimal development community space
- No Sunset Campground because do not like RV's

ALTERNATIVE 2 - MAINTAINING & ENHANCING QUALITY OF LIFE

Arcadia Harbor Vision 2040



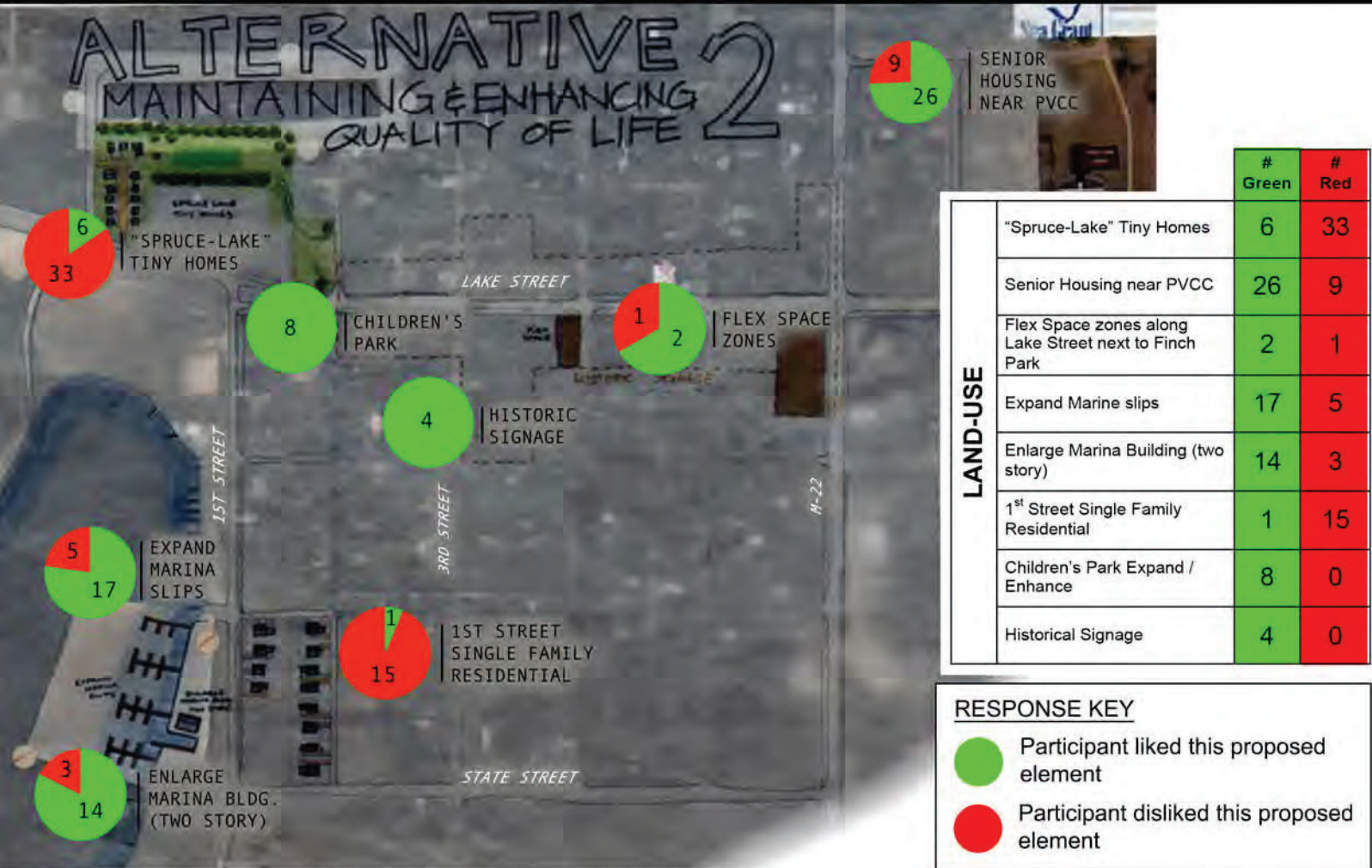
A "Spruce-Lake" Tiny Homes



ECONOMIC	Housing development which reinforces historic village fabric and character.
	Construction and renovation jobs.
ENVIRONMENTAL	Expansion of tax base.
	Increased marina capacity and income potential.
SOCIAL	Senior healthcare services.
	Flex space for additional events
ENVIRONMENTAL	"Right size" residential.
	Environmentally friendly improvements to the parks and flex spaces
SOCIAL	Supporting the full demographic spectrum of the Village (age 1 to 100).
	Sustainable year-round population with new housing.
SOCIAL	Improved marina services and 2 nd floor boater's lounge on Restroom Building.
	Park enhancements and programming – Children's and Grebe.

ALTERNATIVE 2 - MAINTAINING & ENHANCING QUALITY OF LIFE

Arcadia Harbor Vision 2040



PUBLIC RESPONSE - "WHY A RED DOT?"

- [Not a red dot - Spruce Lake Tiny Homes] Would love a community garden in the open area
- Missing: Mass migration from the coasts to the Great Lakes Region due to coastal flooding could increase our population exponentially
- Tiny homes could be done beautifully or very poorly. Requires careful oversight
- Worried about age and type of people attracted by Tiny Homes
- [Spruce Lake Tiny Homes] We have Port Arcadia which has lots of open lots to build on.
- "Not at that location" (Geo-Location not specified); Senior Center is OK but might not be the best spot to start development.
- Too expensive; Money is better spent elsewhere (2 people agreed)
- [Single Family Housing] Do not want change, prefers a natural lot
- [Tiny Homes] Would like that location to be used for the community instead
- The tiny homes could potentially be an eyesore
- Do not want a sewer system and senior housing would need one
- No Development; Risk of low-quality construction
- [Tiny Homes] Potentially poor aesthetics and density (2 people agreed)
- [Tiny Homes] No large developers / local control
- No senior housing on that land
- [Tiny Homes] low priority area, other areas could be better to develop first tiny homes, okay
- I wouldn't want to live in a tiny home personally
- Against the location of the Senior Housing
- [Marina 2-Story Bldg.] Concerned it would obstruct views; Not needed for the money, no benefit to residents
- No sewers with Tribe, others ok
- [Single Fam. Res.] Too high of density for this area (2 people agreed)
- [Campground area] More green space; no housing added just docks (1 person agreed)
- No tiny home in my backyard (2 people agreed)
- Marina Management cannot handle it at it's current size
- No housing developments; leave natural; no sewer (2 people agreed)

ALTERNATIVE 3 - DISTRICT DEVELOPMENT

Arcadia Harbor Vision 2040



A Mixed Use District Development



B Co-op Gas Station & Mini-Mart

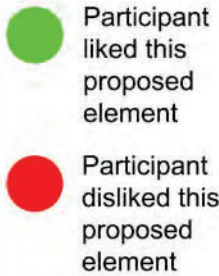


ECONOMIC	<p>Housing development.</p> <p>Construction and renovation jobs.</p> <p>Significant expansion of tax base.</p> <p>Marina fees and marine services.</p> <p>Service industry jobs.</p> <p>New business and vendor opportunities</p>
	<p>Environmental streetscape improvements (tree canopy).</p> <p>Promote non-motorized transportation</p>
SOCIAL	<p>Enhance public realm for community events, gathering, socializing and recreation.</p> <p>Co-op gas station / mini-mart.</p> <p>Walkable streets.</p> <p>Improved services.</p> <p>Connections (info, shuttle) to all natural resources – M-22 Look-Out, Arcadia Dunes, Marsh Nature Preserve.</p>

ALTERNATIVE 3 - DISTRICT DEVELOPMENT

Arcadia Harbor Vision 2040

RESPONSE KEY



LAND-USE

	# Green	# Red
Mixed Use Marina District	3	21
Waterside Restaurant	33	4
New Marina Slips	11	1
1 st Street Mixed Use	1	8
Co-op Gas Station / Mini-Mart	34	3
Madison House Site Mixed Use Re-Development	4	0
Coffee House / Brewery (Lake Street Architecture – Madison General Store)	24	0
Streetscaping on M-22 and Lake Street	52	0

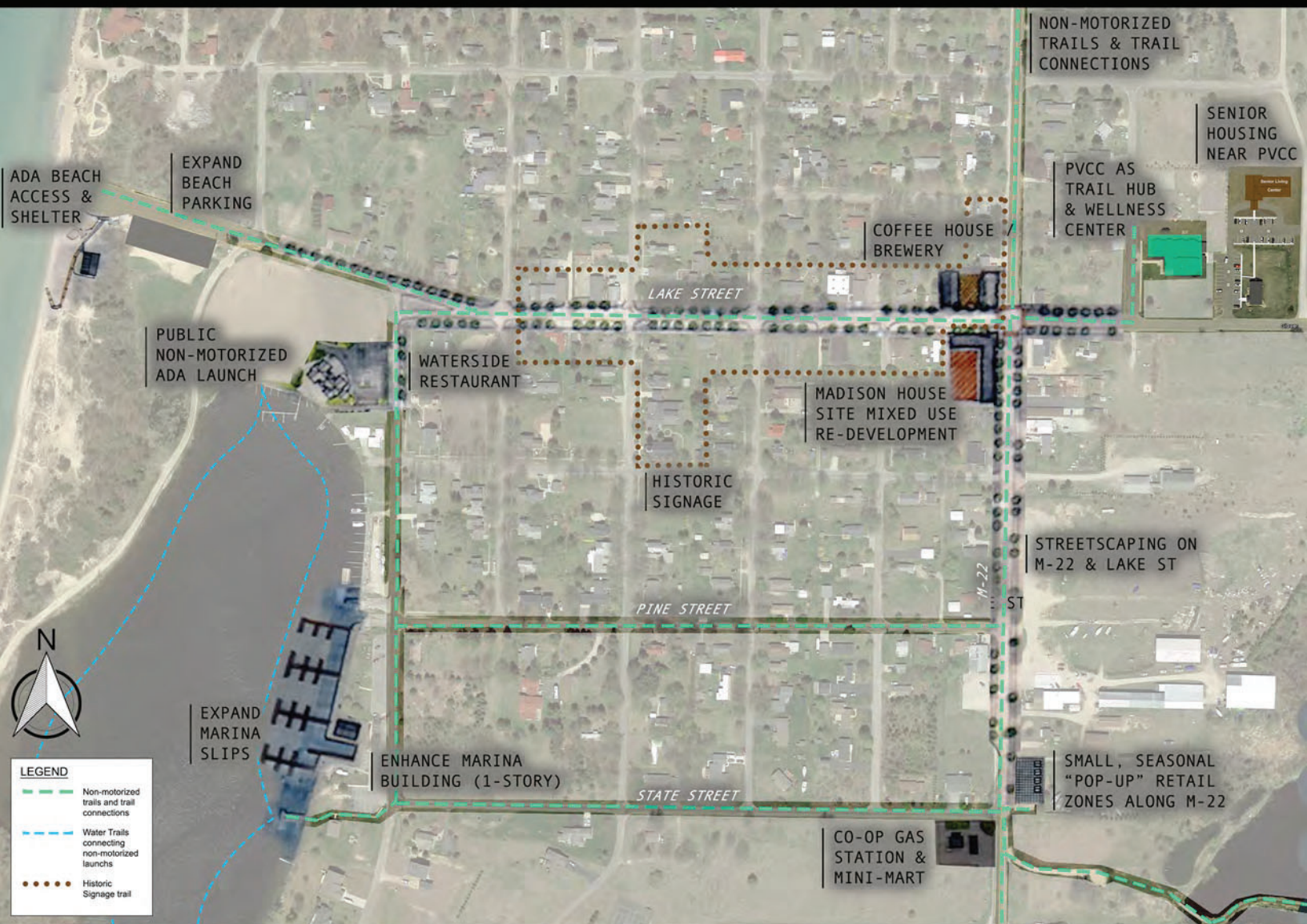


PUBLIC RESPONSE - "WHY A RED DOT?"

1. Madison House Development; Now Sewer (4 people disagreed)
2. We need sewers (4 people disagreed)
3. We need a gravity sewer, not to casino
4. The Restaurant is a fantasy but would bring a lot of noise. It also wouldn't provide many jobs. What kind of septic system can it have without sewers (which aren't mentioned anywhere)
5. Missing: Well curated farmer's market; winter market at PVCC?
6. Don't like waterside restaurant (1 person disagreed)
7. sewer must be included (4 people agreed)
8. Sidewalk-curb on M-22 and Lake Street (1 person agreed)
9. One story restaurant, not two story
10. Where is 5G internet? We all said we need it on Thursday.
11. Mixed Use Marina
12. [Mixed Use Marina] I like a waterfront restaurant, but don't want to develop the rest of the greenspace; want the rest of the commercial to be near M-22
13. [Co-op Gas] Against co-op gas stations I hear they are too expensive
14. [Mixed Use Marina] OK with Restaurant, but no housing (2 people agreed, one person disagreed)
15. 1st Street Mixed Use is too close to residential
16. [Mixed Use Marina] No access off Starkie Road
17. [Marina District] too much traffic on Lake Street
18. [Mixed Use Marina District] Can't maintain if year-round operation; make more seasonal
19. Mixed use needs bandshell
20. Public gets more use; Less private
21. Missing: Boat rental
22. Mixed Use Marina district needs smaller scale; too big
23. 1st Street mixed use should be left as is
24. No commercial wanted on 1st Street
25. [1st Street Mixed Use] too much memory of old failed project
26. No Marina District (4 people agreed)
27. [Marina District] Keep it open space
28. [1st Street Mixed Use] Could be better use; don't like the shops

PREFERRED ALTERNATIVE

Arcadia Harbor Vision 2040



PREFERRED ALTERNATIVE - DISCUSSION

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NOTABLE / REPEATING PUBLIC COMMENTS:

- There are very polarized comments and discussions regarding the development of sewer in Arcadia; many do not want “the Tribe” sewer connection.
- There are concerns with attracting too much traffic and tourism to the area.
- The community holds their greenspace/empty lots as assets of very high value to them; they prefer keeping green space with smaller improvements.
- The community is not excited about proposed housing ideas (Spruce Lake Tiny Homes and 1st Street Single Family Residential).
- Concerns about any development that could increase trash, noise, drinking, etc. were common especially in the proposed campgrounds.
- Sunset Station courts were not supported by the community because of wind/weather conditions close to the lake and the existence of pickleball courts elsewhere in the community.

COMMENTS FROM THE DESIGN TEAM

- Although the public opinion of Children’s Park improvements was non-contested, this element is only advisable with the addition of the Spruce Lake Tiny Homes which was not received well by the public.
- Building and replacing ALL Marina Slips was a popular design element as well as expanding the Marina Building to a two story facility with bathrooms and lounge space. However, this would not be sustainable without more development bringing people to Arcadia to use the slips as well as to generate income to maintain the larger Marina. Instead, the design team would recommend to repair existing slips and add a small expansion that included enhancing the existing one story building without major construction and renovation (updating bathrooms, etc.).
- There was overwhelming public dislike of the Sunset Station Campground for various reasons, but no consensus was reached regarding an alternative use for that land. It remains a point of conflict within the community and therefore was intentionally left “as-is” in the preferred alternative.
- The Marsh Campground and Camp Store were left out of the preferred alternative because of negative reception from the Public. The design team has noted that this public concern rose from a mis-perception that the campground would be constructed in very close proximity to the marsh. This is likely a viable private business option.
- It is important to note that any addition of amenities must be coupled with increased residential. The current population of Arcadia will not support all of the Mixed Use and amenities that the public expressed a desire for in the charettes. It is recommended by the design team that decision makers in Arcadia review how to encourage more residential in the community if further development is desired.
- The Sunset Station Shelter and ADA beach access were included in the preferred alternative because the public comments specifically calling out the pickleball and volleyball courts being the reasons for dislike of that element and the design team discerned that the negative reception was only tied to the “Courts” element.
- With increased development comes the need for updated amenities. The sewer was a highly polarized issue in the community, however, it is likely that sewer connections will be needed in the near future to maintain water quality.