

Twin Cities Sustainable Harbor Revitalization

Process, Strategy & Implementation Presentation
January 6th, 2020

Emily Finnell and Tracy-Ann Jennings



Revitalization Goals

- Initiate revitalization of the harbor and adjacent waterfront through *community collaboration*.
- Develop and implement *long-term, sustainable strategies* that maximize the benefits of the harbor and waterfront.

History of Revitalization Planning

Andrews University & SWMPC

2015

Twin Cities Harbor Study

- Sponsored by the City of Benton Harbor
- Provided a study of future revitalization opportunities for the harbor
- Engaged community leadership and stakeholders

Meeting with Office of the Great Lakes

2018

- Governor's Office of Urban Initiatives requested OGL meet with the Harbor Conservancy
- Goal was to share OGL's experiences assisting recreational and commercial harbors with integrating water into community and economic development planning

2016

Formation of the Harbor Conservancy

- Multi-jurisdictional group of local leadership, business, health, and development professionals
- Continue momentum created by the Study and look for collective revitalization opportunities

**2018 –
2019**

Twin Cities Sustainable Harbor Project

- OGL provided a grant to Michigan Sea Grant through Michigan Great Lakes Protection Fund
- Two primary goals:
 - Shared vision for the harbor/waterfront
 - Governance strategy for implementing that vision

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 collaboratively advance revitalization efforts.

Project Facilitators



*The role of each project partner
is to be a neutral facilitator.*

Project Funding

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



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

Engagement Strategy

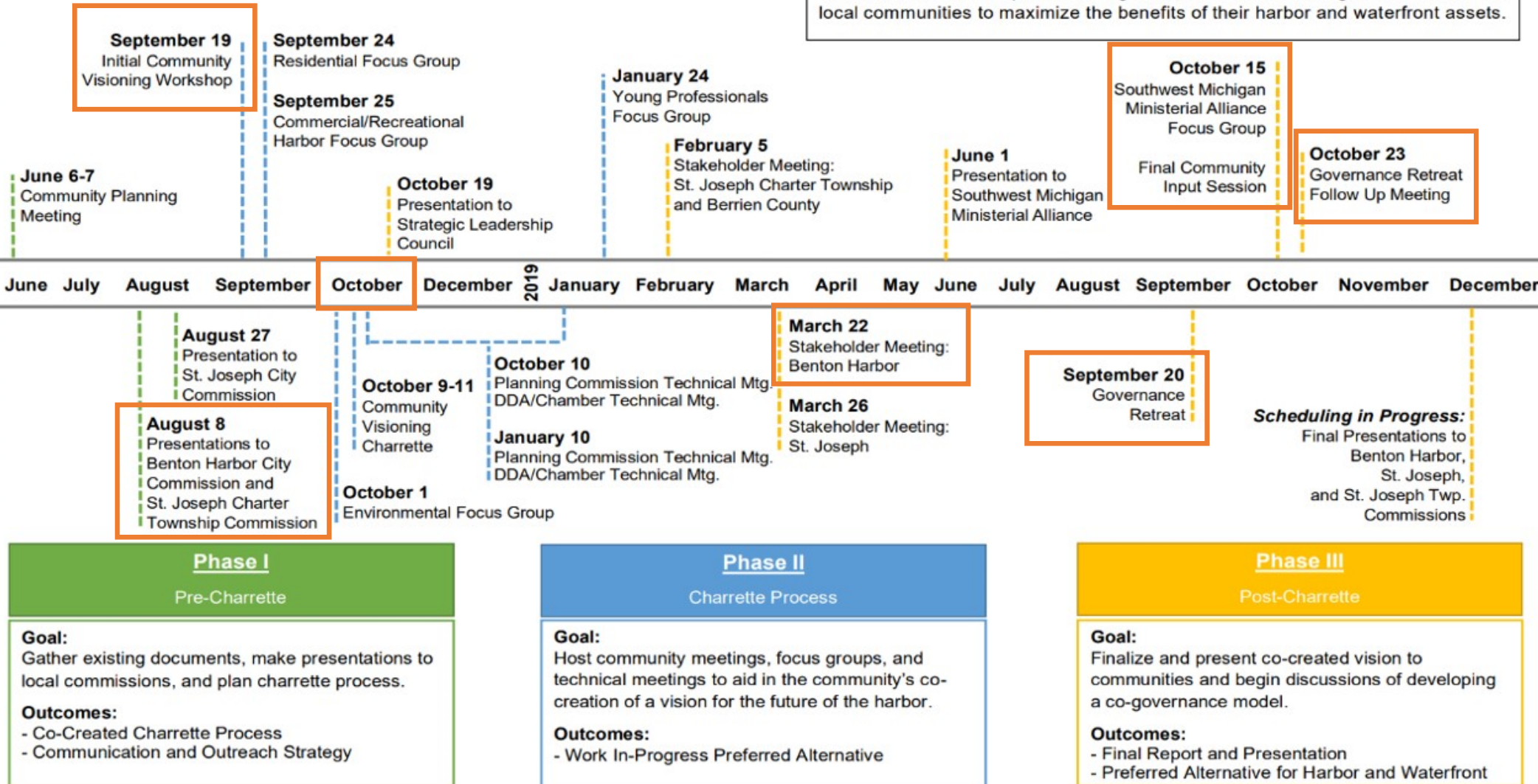
- Co-creation of engagement process with community leadership
- Tours with community leadership
- Presentations at commission meetings
- Facebook (@TwinCitiesHarborVC) & Webpage (<https://www.michiganseagrant.org/sustainable-small-harbors/st-joseph-benton-harbor-2018/>)
- Print and radio media
- Focus groups (Neighborhood Associations, Commercial & Recreational Harbor Interests, Environmental, Young Professionals, and Ministerial Alliance)
- Technical meetings (Parks & Rec Commissions, Planning Commissions, Zoning Boards, and DDA/COC/Business Owners)

Twin Cities Sustainable Harbor Project

Process Timeline

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.



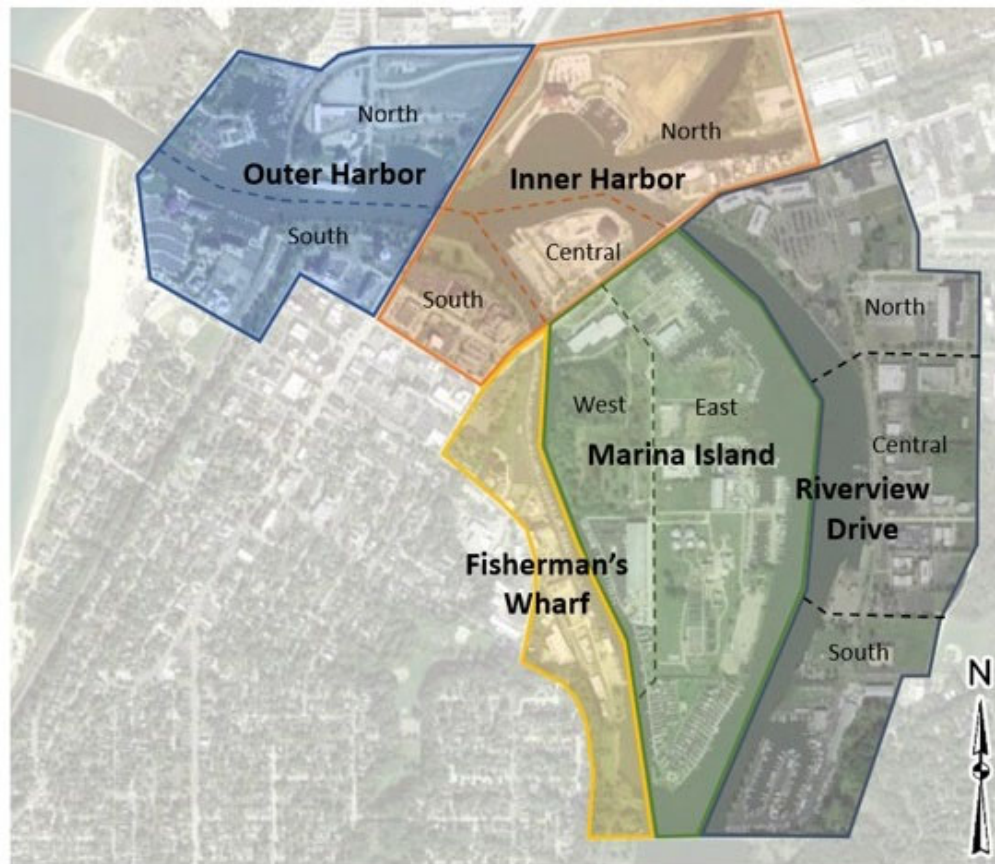
Findings

Community Visioning

- **Development**
 - *Business and Job Growth, Diverse and Affordable Housing, Cultural Center, Grocery/Market*
- **Transportation**
 - *Public Transit*
- **Connectivity**
 - *Walkable, Accessible, Bike Routes*
- **Environment**
 - *Public Waterfront Accessibility (fishing, etc.), Parks and Rec*
- **Collaborative Governance**
 - *Communication, Coordination, Transparency*



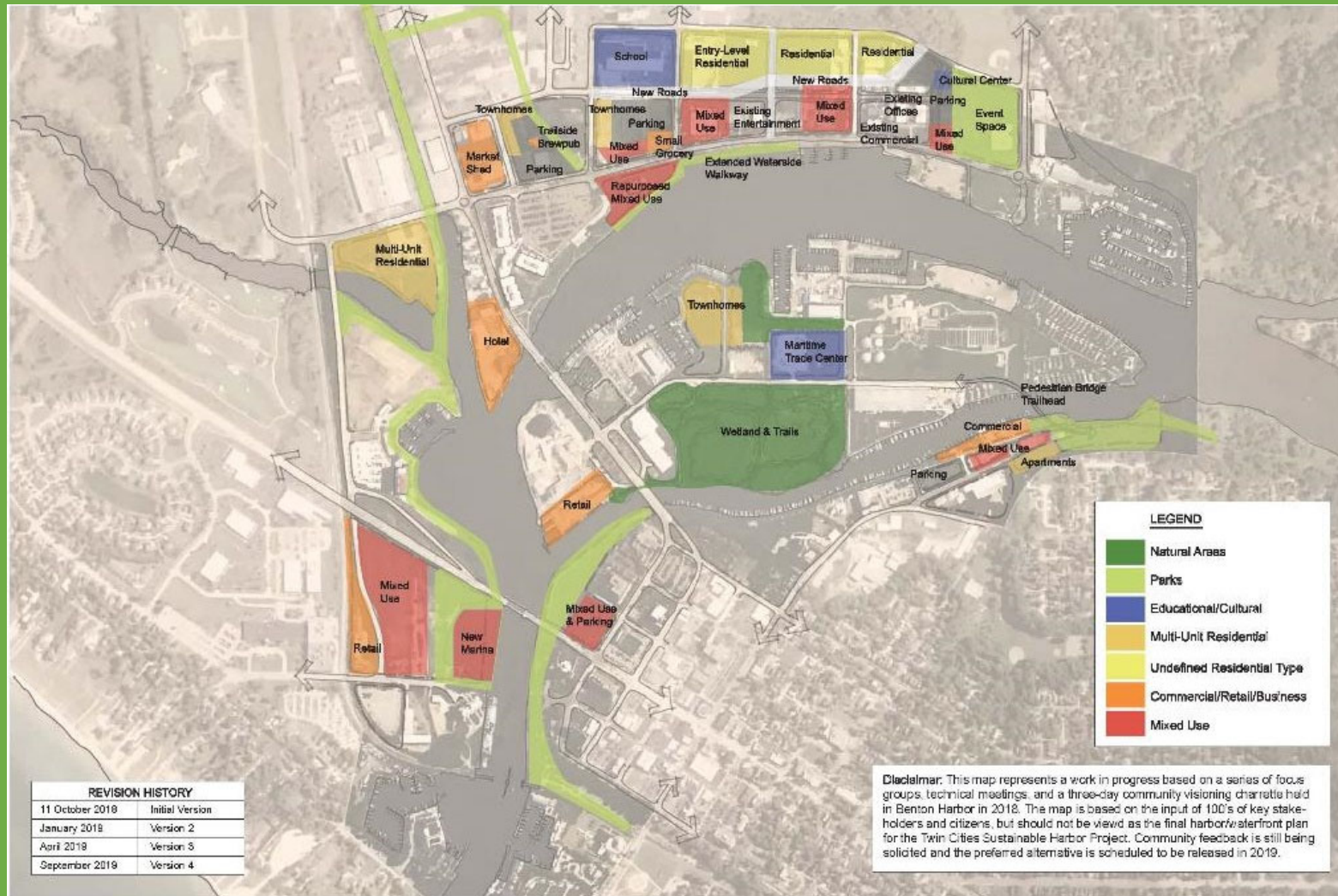
Project Study Area



Twin Cities Harbor Vision: 2040

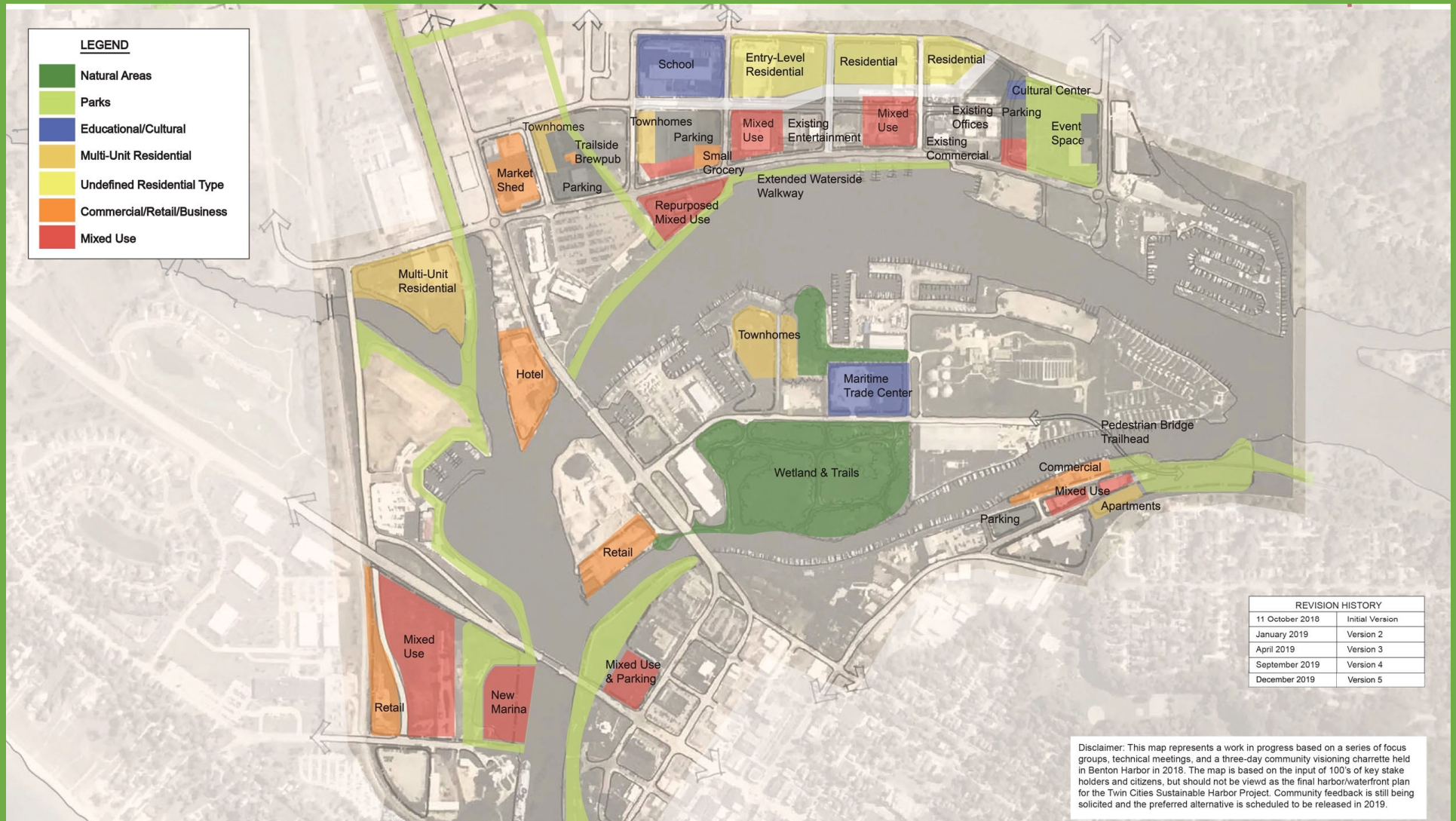
**Version 4 – Shared at October 15, 2019
Community Meetings**

Twin Cities Harbor Vision: 2040



Twin Cities Sustainable Harbor Vision: 2040 (Version 5 – December 2019)

Twin Cities Harbor Vision (V5): 2040



TWIN CITIES SUSTAINABLE HARBOR PROJECT
TWIN CITIES HARBOR VISION 2040

A. Market Shed



B. Trail Connector



C. Trailside Brew Pub



D. Extended Waterside Boardwalk



E. Event Space & Cultural Center

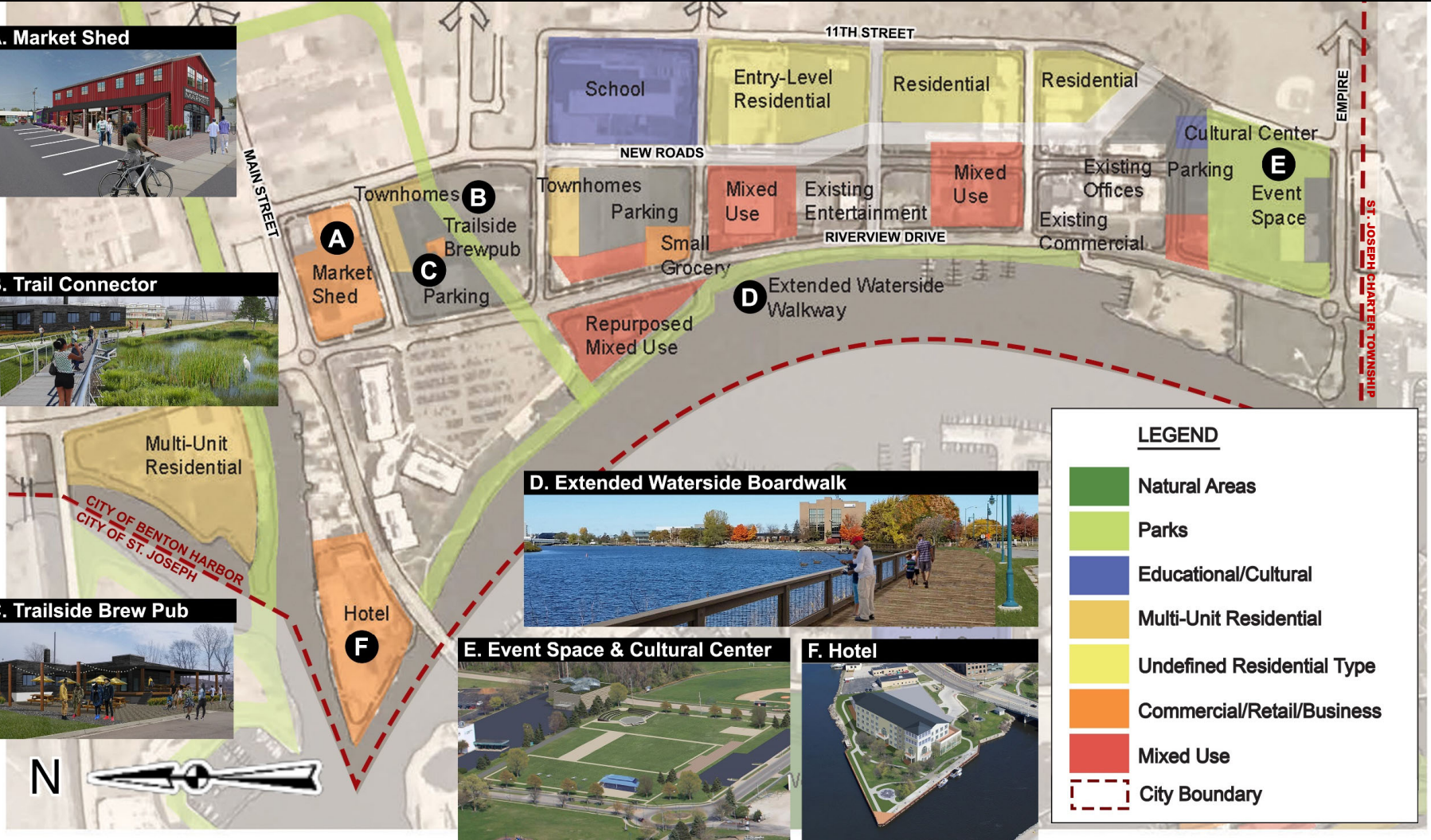


F. Hotel



LEGEND

- Natural Areas
- Parks
- Educational/Cultural
- Multi-Unit Residential
- Undefined Residential Type
- Commercial/Retail/Business
- Mixed Use
- City Boundary



Riverview Drive North
Site A - Existing



Riverview Drive North
Site A - Market Shed Vision



Riverview Drive North
Site B - Existing



Riverview Drive North
Site B - Trail Connector Vision



Riverview Drive North
Site C - Existing



Riverview Drive North
Site C - Trilside Brew Pub Vision



Riverview Drive Central
Site D - Existing



Riverview Drive Central
Site D - Riverview Sidewalk Vision



Riverview Drive Central
Site D - Riverview Boardwalk Vision



Riverview Drive South
Site E - Existing



Riverview Drive South
Site E – Event Space & Cultural Center



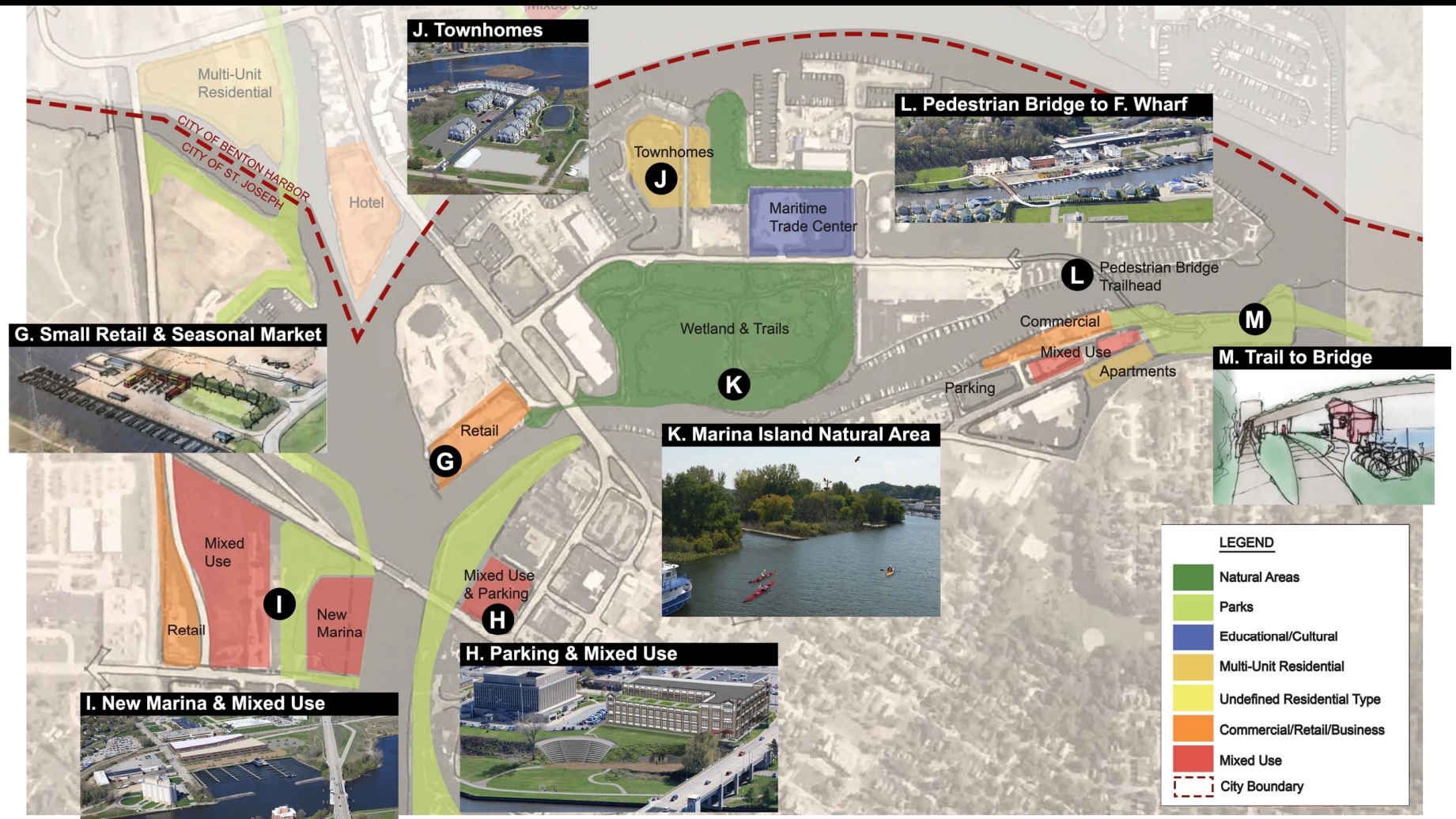
Inner Harbor North
Site F – Existing



Inner Harbor North
Site F – Harbor Hotel & Restaurant



TWIN CITIES SUSTAINABLE HARBOR PROJECT TWIN CITIES HARBOR VISION 2040



Inner Harbor Central
Site G - Existing



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



Inner Harbor South
Site H – Existing



Inner Harbor South
Site H – St. Joseph Parking Structure & Mixed-Use



Outer Harbor North
Site I – Existing



Outer Harbor North
Site I – New Marina & Mixed-Use Buildings



Marina Island East
Site J – Existing



Marina Island East
Site J – Marina Island Townhomes Vision



Marina Island West
Site K – Existing



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



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



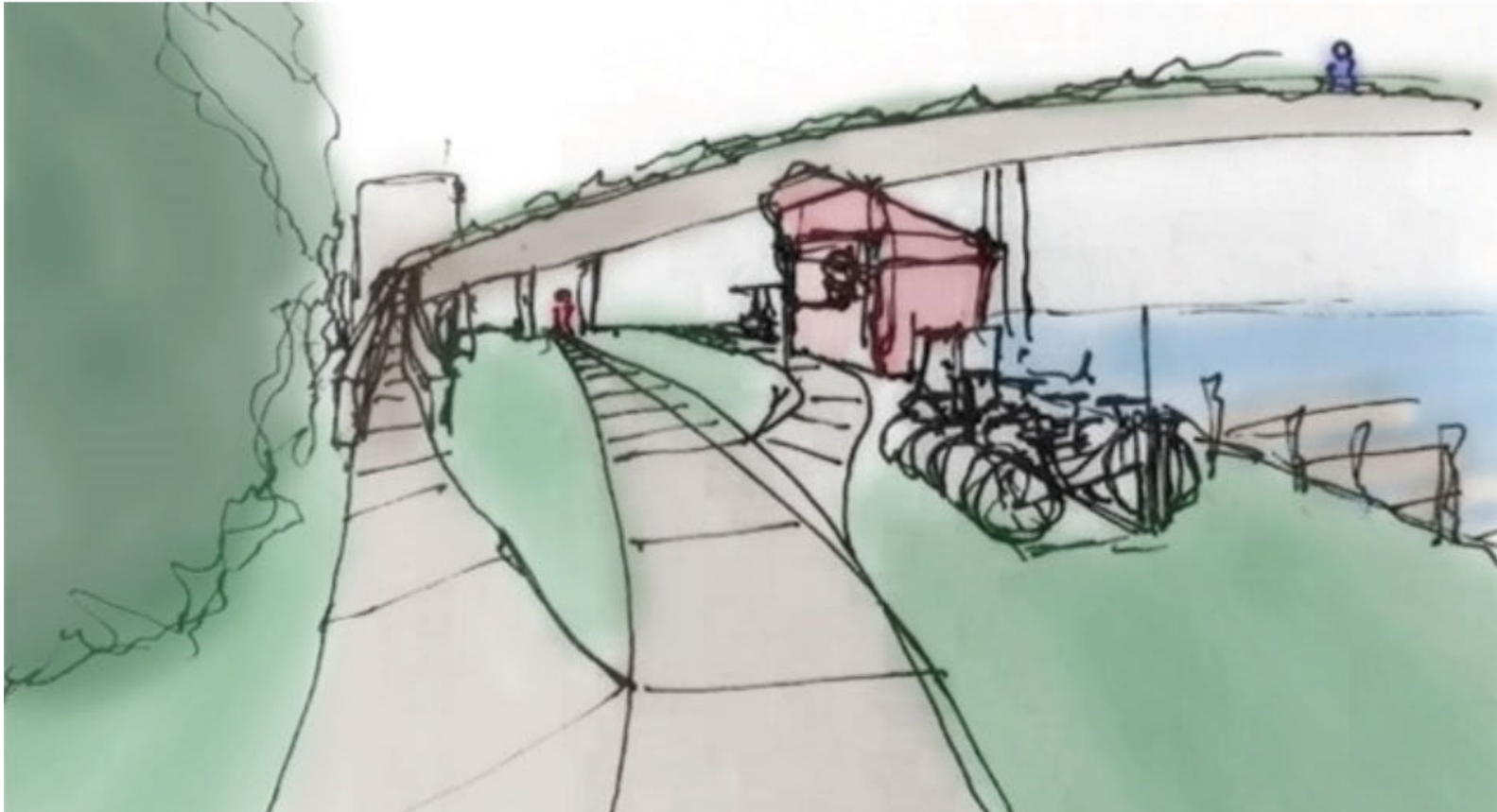
Fisherman's Wharf
Site L – Existing



Fisherman's Wharf
Site L – Pedestrian Bridge & Shops Vision



Fisherman's Wharf
Site M – Trail to Bridge Sketch



Next Steps?

- Provide information to local governments for implementation of a shared vision
- Prioritize opportunities for implementation (early successes → momentum)
- Opportunities to shape the future revitalization of the City of Benton Harbor including the harbor
 - Benton Harbor Master planning process
 - Redevelopment Ready Community Certification Process
 - Updates to local zoning and ordinances
 - And more...

Governance Discussions, Frameworks, & Models

Governance Retreat: Key Concerns & Priorities

Key Revitalization Concerns:

- Harbor Maintenance
- Signage
- Stormwater Runoff/Watershed Management
- Multimodal Bike Trails, Paths
- Water Taxi
- Waterside Amenities
- Diverse Housing
- Maritime Trades
- Business Incubator
- Event Facilities

Priorities for the Future:

- Public Access to Water
- Employment Opportunities
- Business Opportunities
- Environmental Sustainability
- Transparent Governance

Legal Frameworks for Collaboration

Urban Cooperation Act, PA 7 of 1967

- Allows the communities to jointly administer individually held powers (or portions of those powers)
- Allows the communities to develop a process for appointing members and creating bylaws
- Contract can be amended to add or remove powers, allowing for flexibility over time

Joint Municipal Planning Act, PA 226 of 2003

- Allows communities to form joint planning agencies
- Powers cannot be expanded outside of planning and zoning review/approval
- If communities want to expand and create a more formalized authority, they will have to dissolve the joint planning commission and use the Urban Cooperation Act

Co-Governance Models

Joint Planning Advisory Board

- Advisory body bound by existing planning and zoning
- No mechanisms for financing projects
- Least power/authority; completely advisory

Legal Framework:

Joint Municipal Planning Act,
PA 226 of 2003

Joint Planning Commission

- Commission with the power to enforce planning and zoning decisions
- No mechanisms for financing projects
- More power/authority, but limited to planning and zoning

Legal Framework:

Joint Municipal Planning Act,
PA 226 of 2003

Harbor Authority/Agency

- Authority with the power to adopt/approve development plans, own property, and enter into contractual agreements
- Finance projects with grants, bonds, and assessments
- Amount of power/authority is broad and flexible; can have advisory components

Legal Framework:

Urban Cooperation Act,
PA 7 of 1967

Governance Meeting: Steps for Moving Forward

- October 15th meeting yielded consensus that a Working Group should be formed to investigate the formation of a Harbor Governing Body
- The Working Group could consist of 13 people - four from each jurisdiction and an independent chair, as follows:
 - Chief Elected Official
 - Highest Level Staff Member
 - Member At Large (Planning Commission, DDA, Harbor Master, etc.)
 - Alternate
 - Independent Chair and Administrator

Resolution

- Hold a Special Joint Meeting of the Benton Harbor City Commission, St. Joseph City Commission, and St. Joseph Charter Township Board of Trustees to discuss the formation of a harbor governing body focused on harbor revitalization.
- Mutually agreed upon date to be determined

Questions & Follow Up

For more information on the visioning process, visit
<https://www.michiganseagrant.org/sustainable-small-harbors/st-joseph-benton-harbor-2018/>

For more information on the governance process, please contact your local liaison:

Benton Harbor – City Manager Ellis Mitchell

St. Joseph – Mayor Mike Garey

St. Joseph Charter Township – Township Manager Denise Cook