

# Twin Cities Sustainable Harbor Revitalization

*Process, Strategy & Implementation Presentation*

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# 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.*

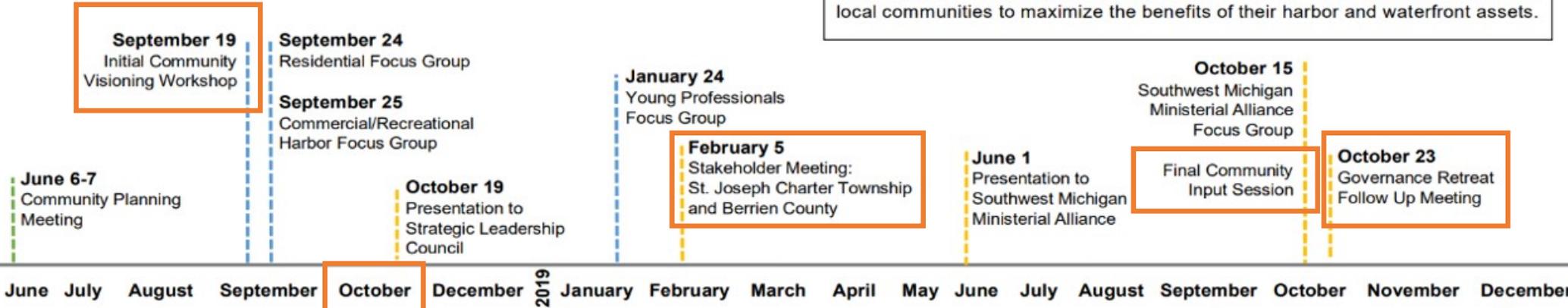
# Engagement Strategy

- 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.



### 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 for Harbor and Waterfront

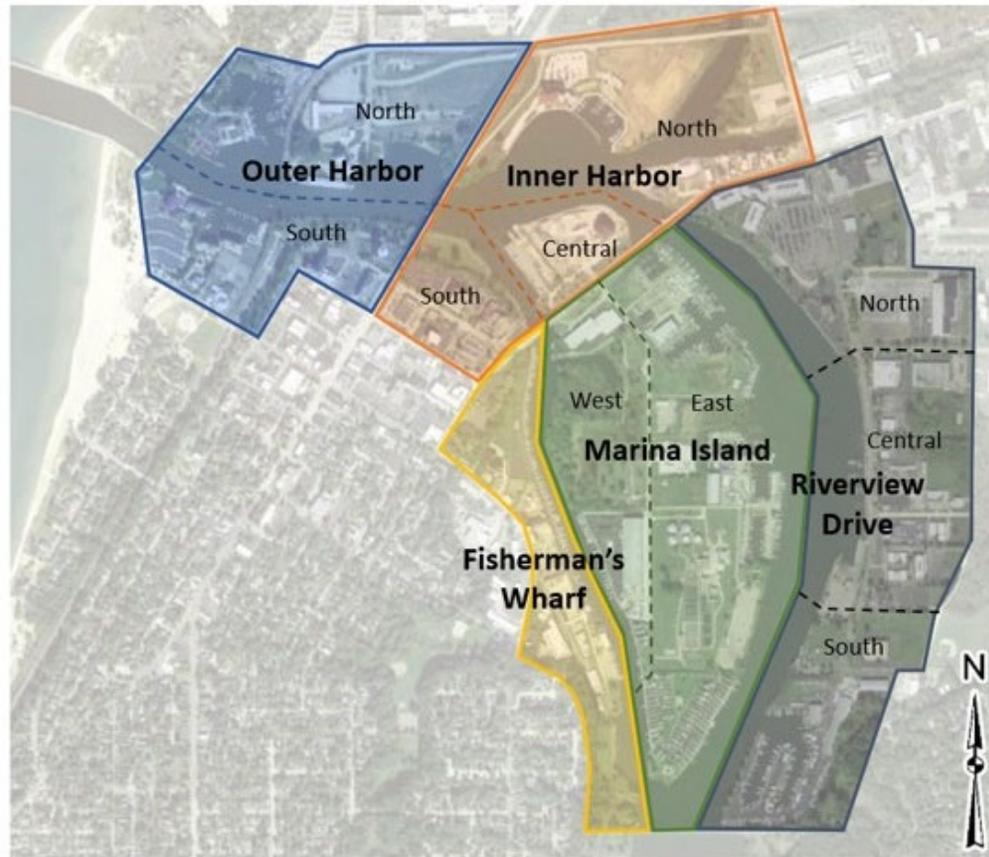
# Findings

# 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

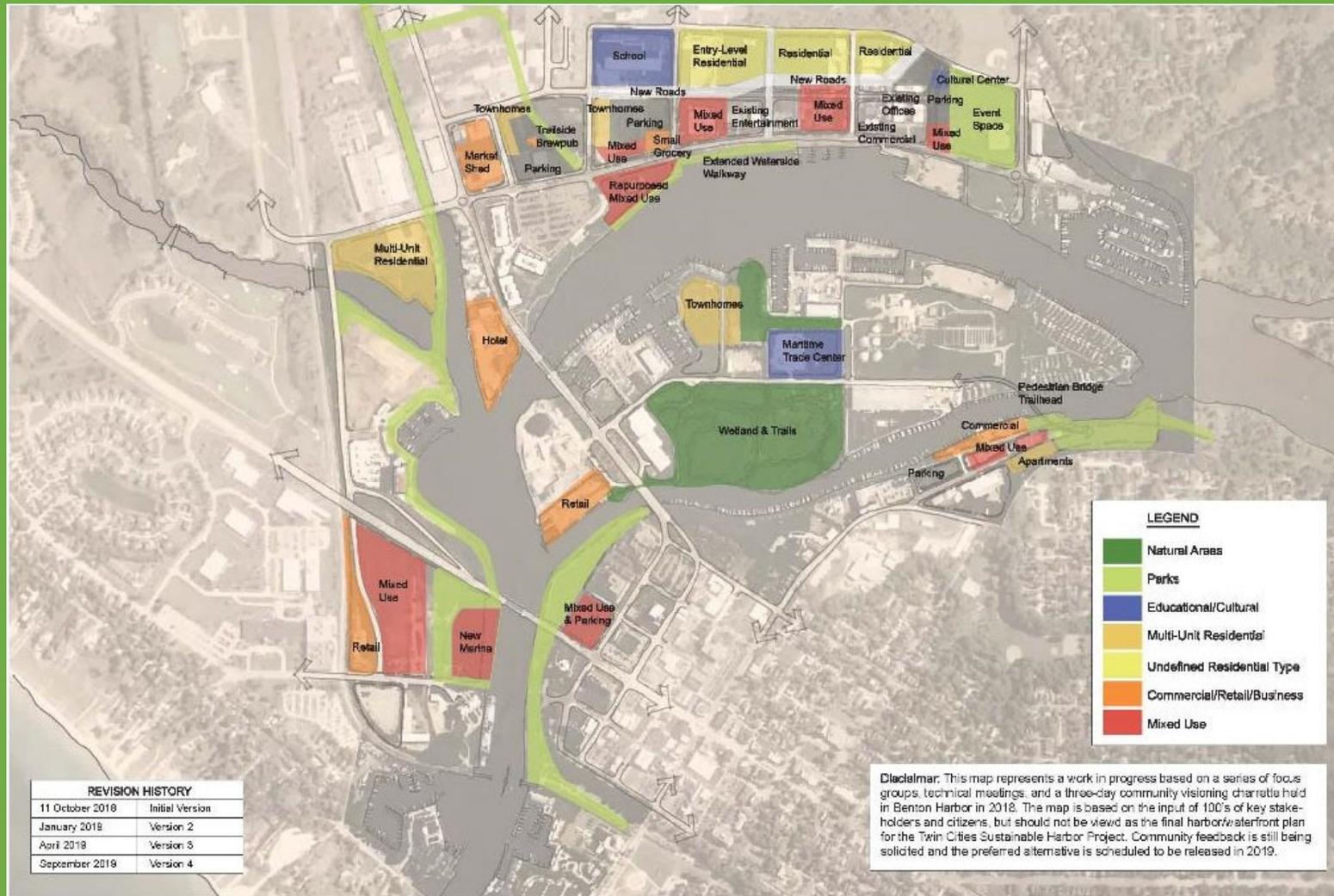


**Twin Cities**

**Harbor Vision: 2040**

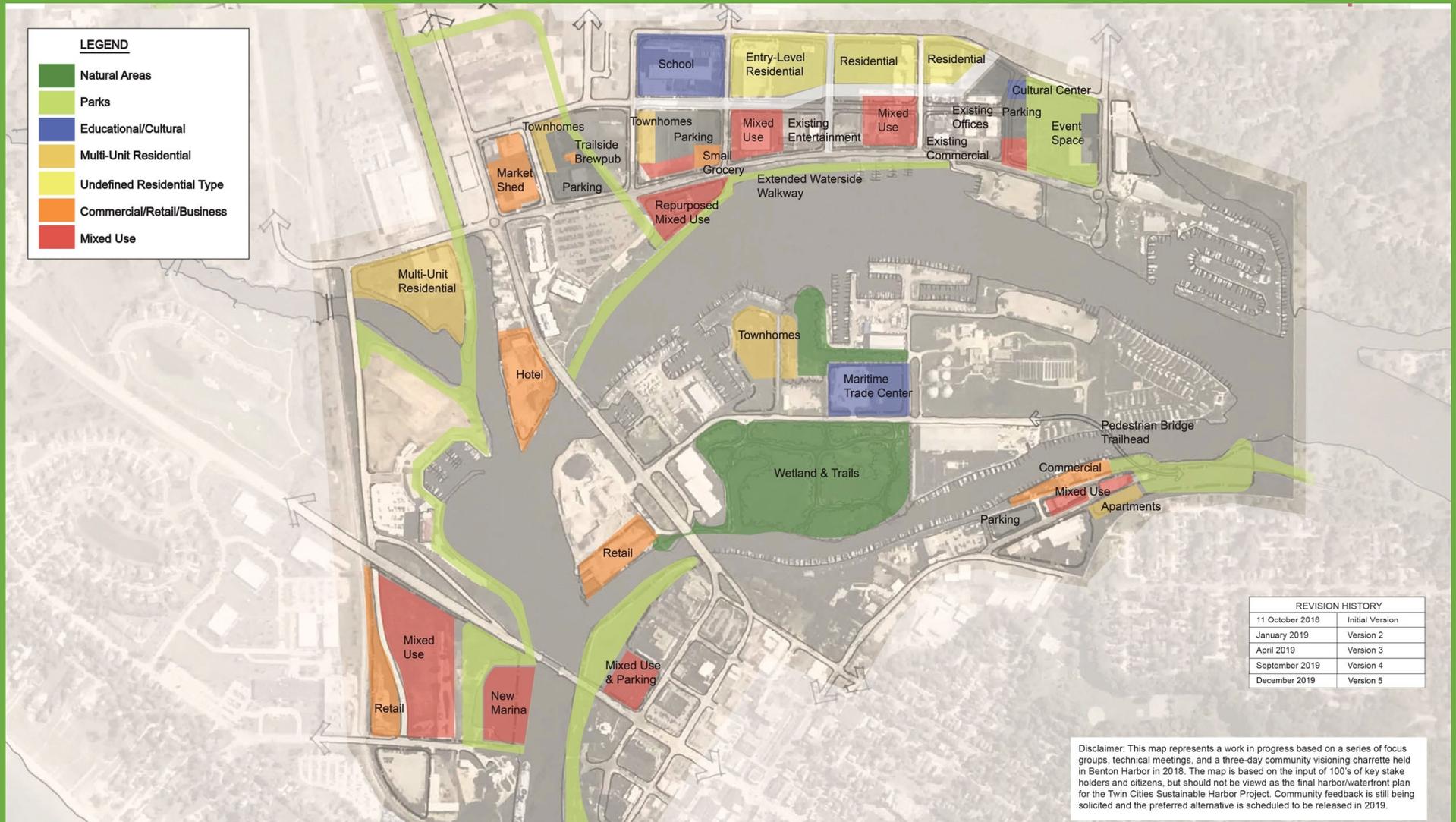
**Version 4 – Shared at October 15, 2019  
Community Meetings**

# 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**



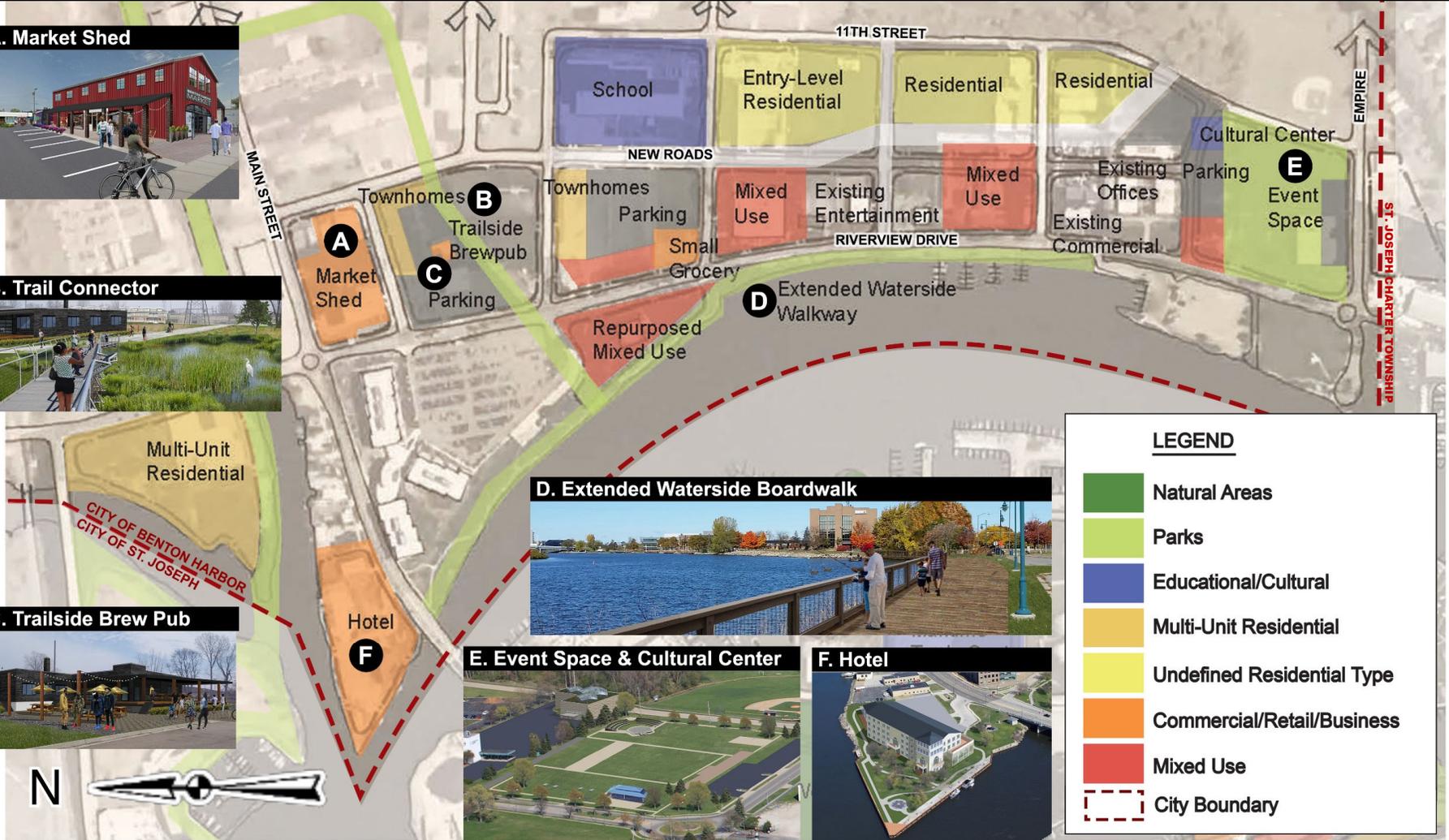
**D. Extended Waterside Boardwalk**



**E. Event Space & Cultural Center**



**F. Hotel**



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 - Trailside 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



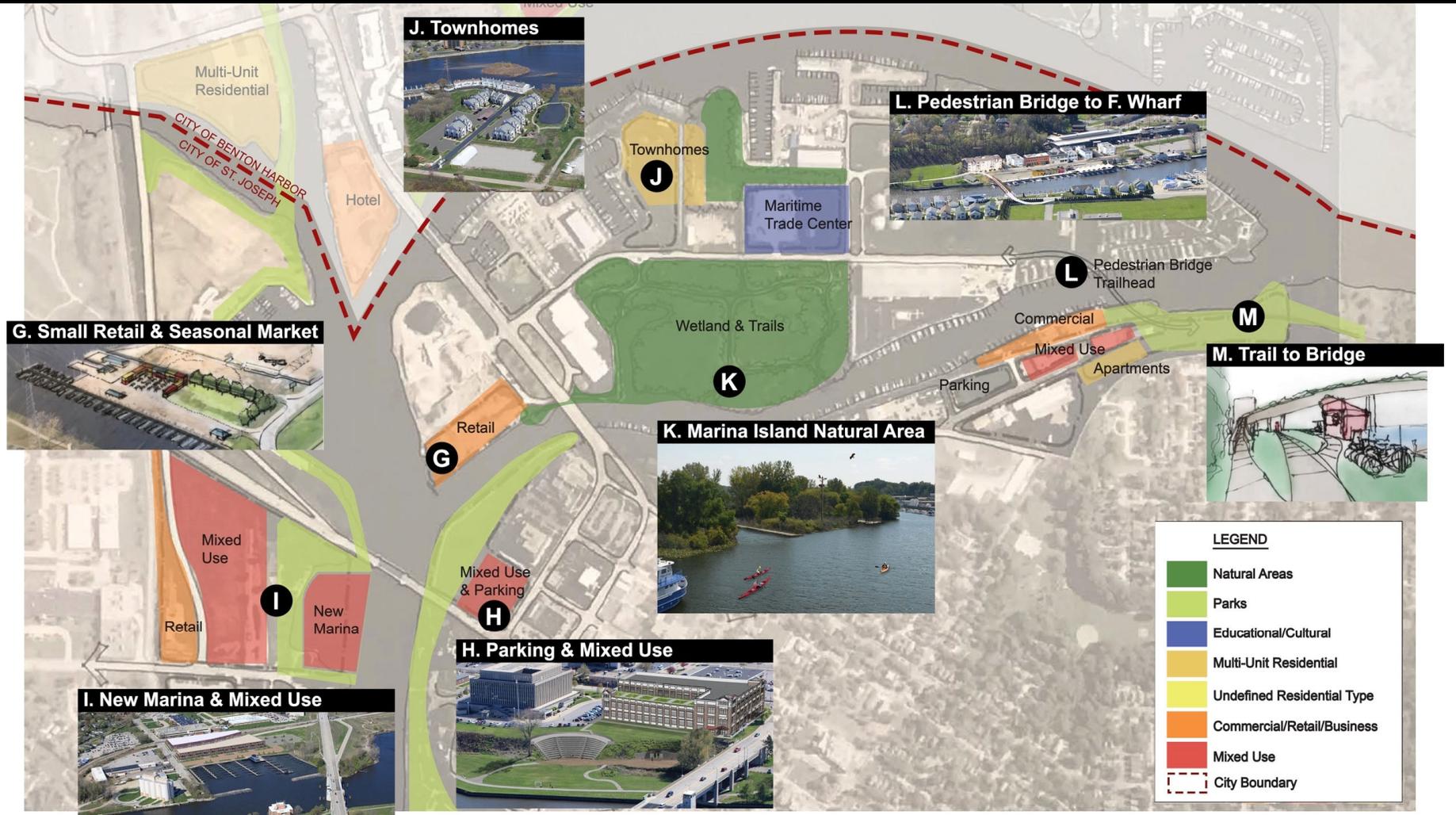
Inner Harbor North  
Site F – Existing



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



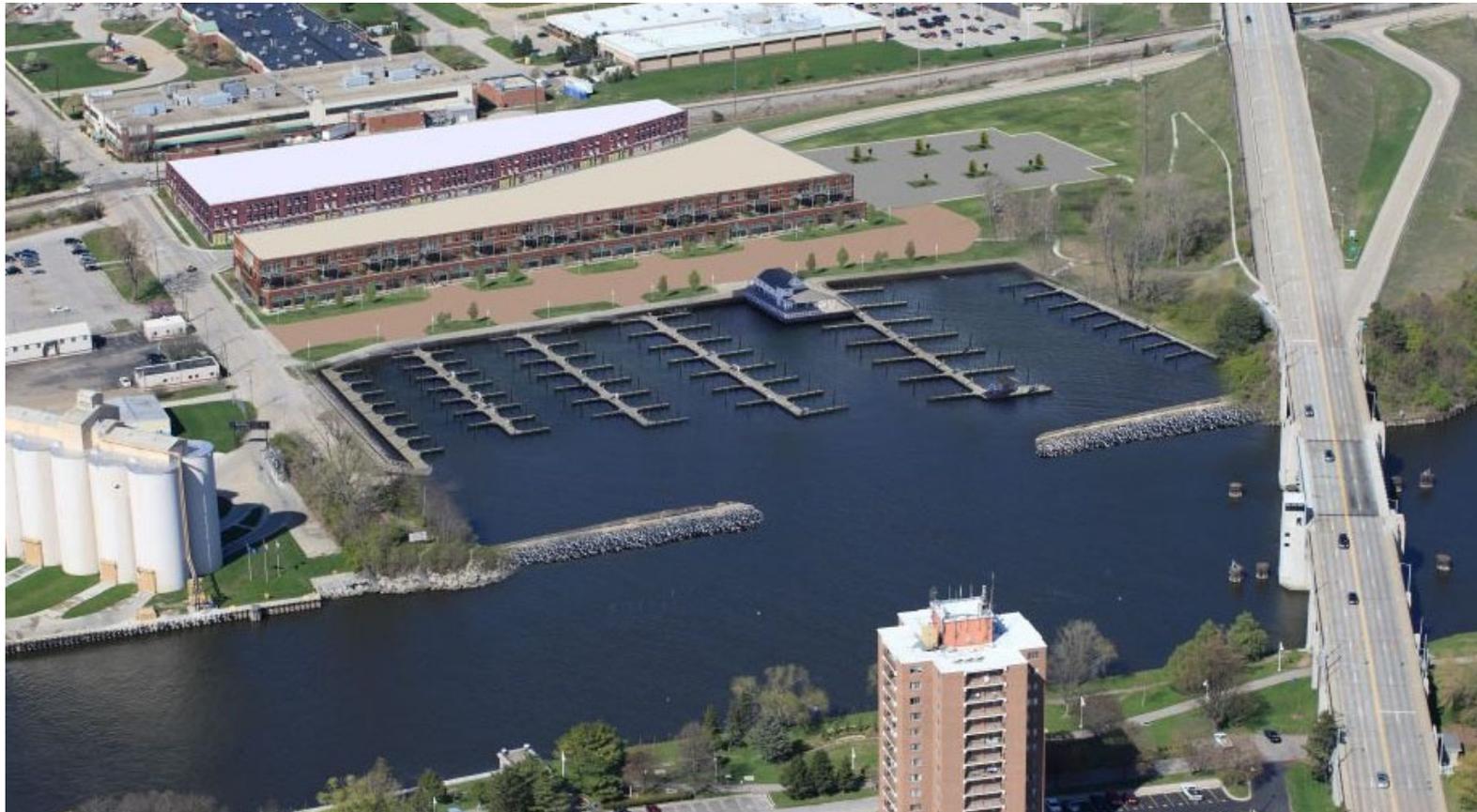
Inner Harbor South  
Site H – St. Joseph Parking Structure & Mixed-Use



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



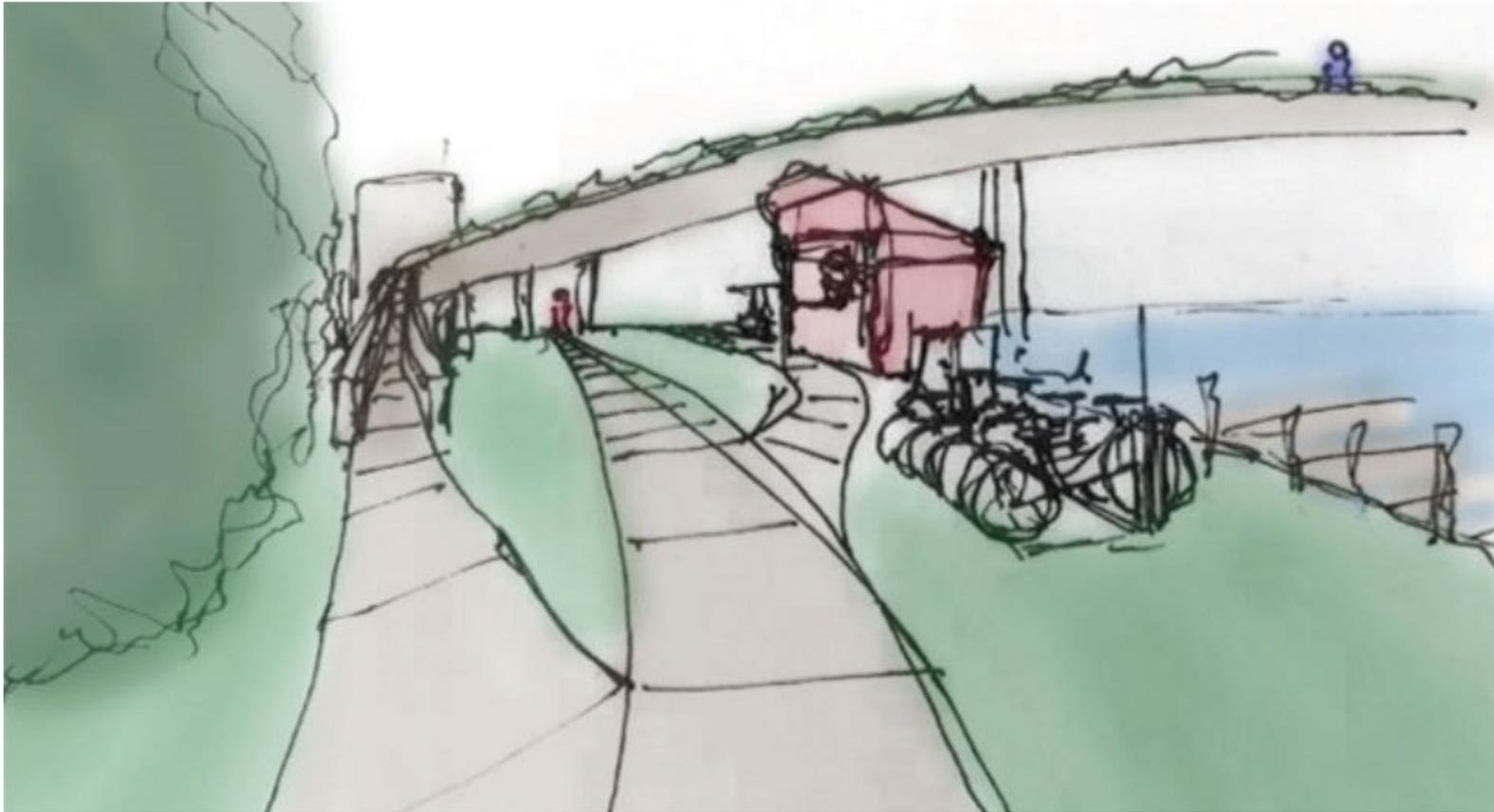
Fisherman's Wharf  
Site L – Existing



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)

# **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 15<sup>th</sup> 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