

Workshop Notes, Small Group – June 7th, 2018

Beginning questions/thoughts

- Going through generated guiding principles
- Who should be represented that wasn't at the meeting?
 - Inclusion of ALL stakeholders
- Allow individual involvement vs. community/business
 - Everyone seeing the vision/participating
 - Being part of the process
- Will the public feel like they can really own it/profit economically from it?
- Form base as a guiding principle (FBC – form-based code)
 - 425 agreement
 - Other joint-city joining agreements
 - Multijurisdictional
- 2-way governance structure
 - Involve the public
 - Youth voice (stakeholders)
 - Equitable
 - Zoning/a shared entity
- How would the zoning be enacted?
- Communicating to funders/investors/community for the same, shared vision of the harbor
- Product of the charrette: the common plan
 - Doing the process together
- Being inclusive/increasing the public engagement
- Best use for the industry
- Is commercial development the best thing for the community?
- Importance of retaining local identity
 - Balance of retaining talent/authenticity
 - Quality of life
- Mixed use
- Year round
- Self-sustaining working harbor

How the guiding principles are relevant to the visioning

- What is the final product of THIS process and how does it relate to the study/Rossetti?
- How do we address/involve anti-change agents?
- How much is left behind as we move through the process?

Twin Cities Harbor Study Goals

- Authenticity, especially for the future generations
- How does the communities water heritage fit into the future of the community? (Emily)

- Preserving unique qualities
 - Elements important to the heritage
- Public/private: accommodating placemaking
- How to address positive/negative voices?
 - Anti-agents of change
- Diverse housing/access
 - Affordability
- Building up/progression
 - The study allowed us to think bigger

Defining the area

- What's appropriate for the fall charrette?
- Downtown Benton Harbor/canal – extending the canal front to make another main street (John Egelhaaf)
 - Connection to the harbor
- River channel/connectivity opportunity
- The island
- Sewage treatment plant
- Island being cut in half (Don)
 - Primary piece of waterfront
- Too much Benton Harbor, not enough St. Joseph (Don)
 - Only government buildings from St. Joseph
 - Original TCHS boundaries included more of BH because BH commissioned the study
- Doesn't include waterfront/beaches (Don)
 - The study had to contain the geography to focus on the harbor itself (John Egelhaaf)
 - Resources to execute at a larger scale
 - Finite amounts of headspace/materials/data
- Maybe shrinking the geography (Don)
 - Existence of the canal (John E.)
- This is about WATERFRONT
 - Harbor, waterfront, or both?
- Design of the harbor
 - Historical significance
- Economic opportunity (Don)
- Are both communities recognized in the defined area? (Emily)
- Waterfront
- Constricting vs. expanding? (Dan)
- Constricting = eliminating opportunities, there is more potential up river in St. Joseph Township than in Benton Harbor (Rob C.)
 - By constricting the map, eliminating opportunity for success in in St. Joseph

- May be easier to develop up river, but not necessarily the most important → need to focus on the harbor center (Peter)
- Not “let’s go to the opportunity”, more “what the community has planned, and go with it” (John E.)
- Starting with the harbor/bigger bodies of water to build off of = success (Peter)
 - Radiating development out from the harbor
- Prioritizing boundaries/considerations
- Working on one map
- Municipal boundary
- Connectivity with the water, the water is everyone’s water (Peter)
- Where’s the boundary where we want to set the vision? (Emily)
 - St. Joseph Township
 - Rippling effect
- As focused/as small as it can be, focusing on the good/the possibility (John)
 - Larger based map for connectivity
- 2 base maps: 1 large (connectivity), 1 small (John E.)
 - Walkable, bikeable (this would be hard if the area was too large)
 - Economic connectivity
 - Working waterfront/harbor
- Access/connectivity to larger things
- How do people who don’t own waterfront property get access to the water? (John E.)
 - Boat launch
 - Public launch
 - Including the island
- Addressing traffic, pedestrians, one-way streets
- Stop at the railroad
- Don’t include the beach, this is a HARBOR study (Don)
- River-centric as opposed to lake-centric (John E.)
- Downtown vs. river
- Using the study map of 2015
- Concerns with enough of Benton Harbor and St. Joseph being included
- No canal

Stakeholder analysis

- Who’s missing and how do we engage them in the process?
 - Visitors/tourists who don’t live in the area
 - Young professionals
 - Young talent from UofM, MSU, Western, Eastern, etc. (future employment pool)
 - “Boomerangs” (kids who leave, then come back)
 - Seniors
 - Arts & Entertainment
 - Lynn Todman – Urban Planning

- **Diverse Community Representation**
- Goal: help us be successful with the charrette where the community benefits the most (Emily)
- Prioritize stakeholders
 - Primary (1), secondary (2), public (3)
 - Level of involvement in the process
- Stakeholder meetings (1), multiple meetings
- Public meetings (2-3)
- Interest groups
- Which stakeholder groups need the most attention:
 - Elected/appointed officials
 - If more than 3 elected officials in a room, must post the meeting and open it to the public
 - Property/business owners
 - Neighborhood/citizen groups
 - Lake MI College, Lake MI Catholic High School (institutions)/civic/youth/education
- Expertise as a resource/implementing ideas from it, local sets of knowledge (Emily)
- Separate groups for students, focus group (Morgan)
- Bringing the focus group to a school, then back to a public meeting (Holly)
 - This is what the youth say/what they want out of the harbor
- How do the churches factor in?
 - Historical aspect
 - Large community aspect for African American communities
 - They represent the parishioners who can't be present
 - Church = community engagement
 - Ministerial Alliance
 - Mosaic
- School foundations (special attention)
 - Aware/participating
 - Potential funding source? (Morgan)
- Foundations
 - United Way, Uptown Foundation, Lakeland Foundation
 - Huge investment potential with MCF
- MGSSLC: special attention
 - Grants
- Question on involving youth as #1
- Community advisory board
 - Pillars of the community
 - Voices
- Historical commission/parks and rec.
- Harbor conservancy (small group)

- Someone from the county
- Expertise needed for the charrette that hasn't been identified yet?
- Derailers: people who might be opposed
 - Neighborhood groups
 - Planning commission
- Drain commissioner (Quatron)
- Marine conservation
 - Ox Creek Watershed
- Environmental groups

Charrette road map

- Laying out the project
- Timing of major events of the charrette
- Prep, charrette, implementation
- Project management
- Stakeholder outreach/engagement
- Base data
 - Economic
 - Transportation
 - Environmental
 - Civil
 - Charrette logistics
- Charrette: before hunting/election, max participation after Labor Day
- Interviews close to visioning session
 - Intense design work
 - Public meeting
- Initial visioning session – August/September
- 1-3-1 approach
 - Introduce design team to community
 - Engage everyone
 - Boat tour/walk about the community (advantage of seeing the dirt)
 - Drone footage/photos
- Focus groups through August (before public meeting)
- Activities for the public forum
 - In advance so it will be reflected in the charrette (John E.)
- Focus groups in July
- Giving the vision BACK to the community, getting validation/moving forward (Holly)
- What kinds of questions are we asking in the focus groups?
 - Are focus groups a way to get buy in? (Julie)
 - Here's what we're doing, do you want to participate?
 - Informing them (Don), information gathering (to get their stories and ideas heard)
 - Talking about the future/your vision

- 12-15 people
- Involvement in charrette
 - Engage the charrette process in the focus groups because not everyone will attend charrette
- Focus group/meeting questions:
 - 1. History
 - 2. Future vision
 - 3. What would you do?
 - 4. Issues that you have, what is a win for you?
- What's a win and what are people defining as a win?
- Posted notice for public to know about, 30 days in advance
- Meeting with kids in school: September/October
- Characteristics of vibrant communities, how to transfer them to other communities
- Sorting out what you value about your community and its water resources (Emily)
 - Port key study/tour
 - Capturing people's water stories
 - Water/recreation
 - Help people articulate what they value with regards to water
- Development of the harbor
- Reconnect individuals, give them a voice in the decision-making process (Emily)
- How long before we start informing the public? (community engagement)
 - Date?
 - Facebook group?
 - Social media updates
 - Updates on Sea Grant website
 - Press release (6 weeks ahead of time)
- Sense of "the man" suspicion that you can't push away (John E.)
- How to initiate the message and cultivate it
 - After funding is locked in
 - Press event, press release (politically)
- A structured communication plan
 - The voice of the conservancy
 - Effective strategy to roll ideas out to the public
 - Do's and don'ts about kicking the message out
- Neutral party as head of the Facebook page
- Meeting monthly
- Location for the charrette
- Design team getting a tour from the leadership team
 - Expanded group
- Opportunity to give them perspective via the water/boat – being connected to the water (John E.)
 - Opportunity that you don't have to justify

- Coming in as a boater/pedestrian
- Come see why we want it to be walkable, because right now it isn't
- Meeting point to walk to
 - Boat
- Community day: located at ground zero (for charrette team)
 - Studio space (small stakeholder meetings)
 - Second space for public meetings
 - What's available in the study area?
 - Kinexus, cornerstone alliance
 - Accessible, parking, afterhours
 - Harbor Shores Hotel?
 - Wi-fi
- Getting the MOST community participation
- Governance focus group (after presentation to the community)
 - How the vision can be implemented
 - Elected officials, community stakeholders, conservancy
- Leave space for some flexible meetings (post-governance discussion)
- Dealing with the individual jurisdictions
- How the communities embrace this to figure out the next step
- Media should always be involved
- **Tuesday, Wednesday, Thursday**