

Gregory J Weykamp, ASLA, LEED AP
Edgewater Resources, LLC



The Docks Expo 2018

Integrating Marinas and Public Spaces

Greg Weykamp,
Edgewater Resources, LLC

Integrating Marinas and
Public Spaces

December 4, 2018



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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.



Course Description

This session will provide an overview of design and planning strategies to provide enhanced boater amenities and gain community support for new and expanded marina facilities within public waterfronts.



Learning Objectives

At the end of the this course, participants will be able to:

1. Expand Access Beyond the Requirements of ADA
2. Make Waterfront Sites Universally Accessible
3. Design Sites to Accommodate Water Level Changes
4. Partner with Community Organizations to Expand Access to the Water



- Make the Waterfront Accessible To Everyone, Regardless of Age, Income, or Ability
 - *31st Street Harbor*
 - *Port of Rochester Marina*
 - *Harbor Shores, Saint Joseph, Michigan*
 - *Douglas Waterfront*
 - *Discovery Center Great Lakes*
 - *Michigan Maritime Museum*
 - *Navy Pier Marina*



Americans with Disabilities Act and Recreational Boating

- *Originally implemented in 1991*
- *Covered many aspects of accessibility related to public spaces (including marinas), but did not include specific requirements for Recreational Boating Facilities (docks, gangways, etc)*
- *In June of 2003, the United States Access Board issued Guidelines for Accessible Boating Facilities*



Who Must Comply?

- *Title II facilities, defined as “Public Entities”, or State and Local Government Facilities*
- *Title III facilities, defined as “Private or Commercial” that include places of public accommodation*



What is Covered by Sections 235 and 1003?

- *Number of Accessible Slips*
- *Dispersion of Accessible Slips*
- *Slip Clearances*
- *Gangway Slopes*
- *Boarding Piers at Launch Ramps*



Dispersion of Accessible Slips

- *Accessible Slips must be dispersed across the various types of slips provided, up to the total number of accessible slips required*
- *Slip “types” include:*
 - *shallow water/deep water*
 - *with/without utilities*
 - *transient/seasonal*
 - *slip size and location*





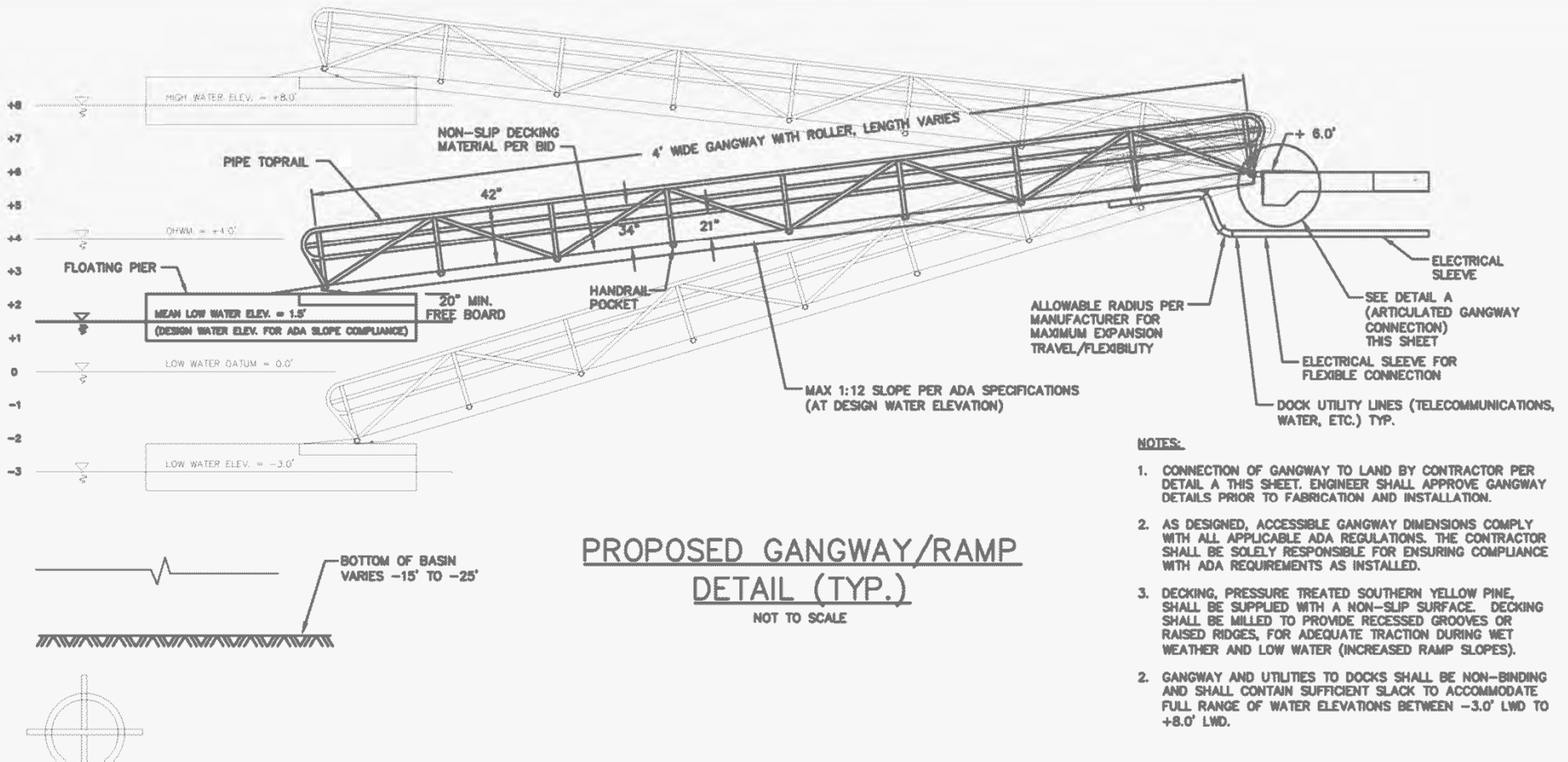
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Gangway Slopes

- *Maximum slope of a gangway less than 80' in length is 1:12 (8.33%)*
- *Gangways 80' or longer can exceed 1:12 and comply*
- *Maximum slopes are measured at low water*



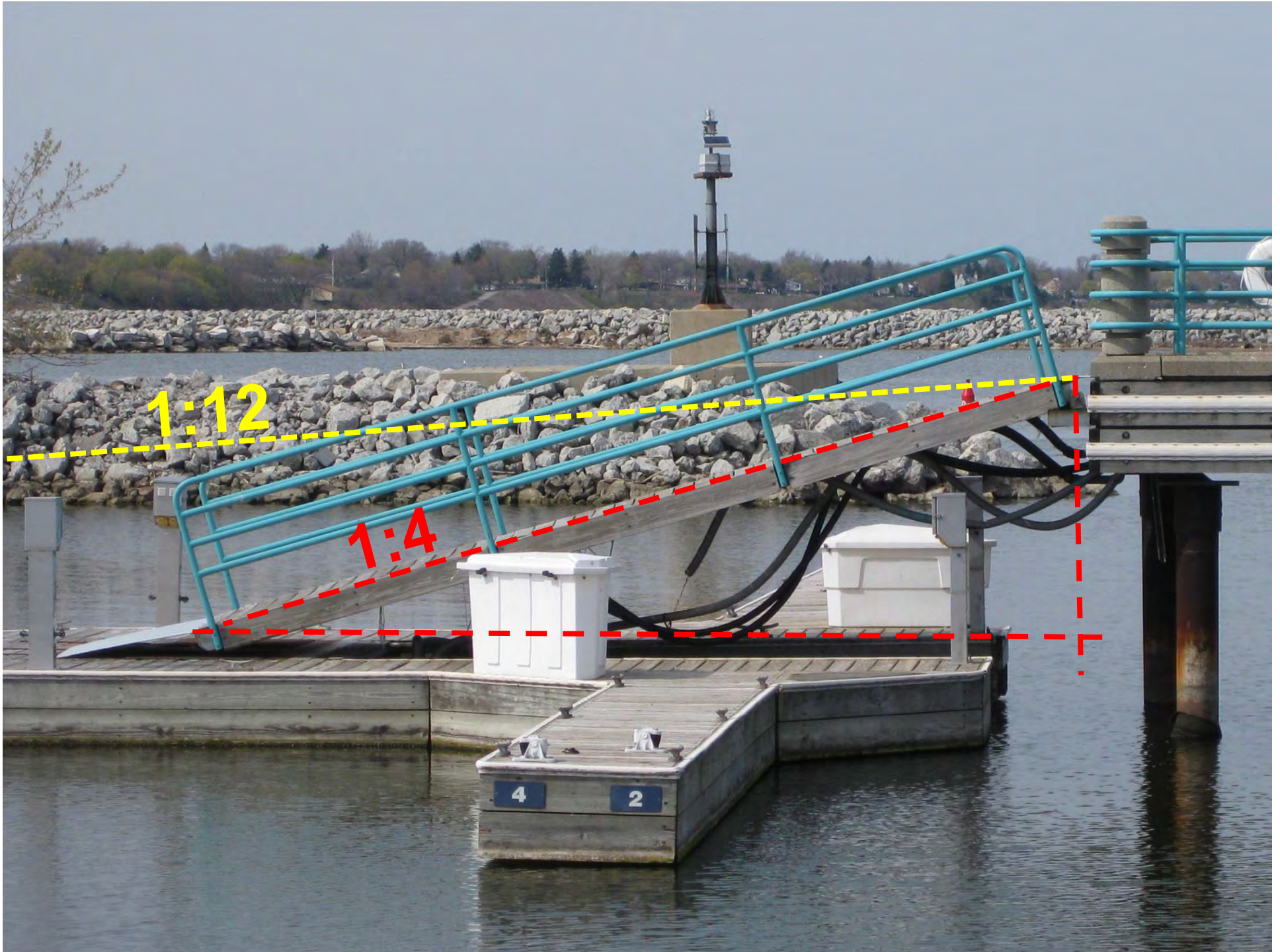


Gangway Details

- *Gangways must have handrails when they exceed 1:20 (5%)*
- *ADA compliant handrails require edge protection*
- *Handrail extensions are not required to be parallel to the ground*
- *Transition plates are not required to have handrails unless they exceed 6" in height*
- *Cross slopes can not exceed 2%*







1:12

1:4

4

2



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Shumway Marine, 2017



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31st Street Harbor



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31st Street Harbor

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Existing Conditions, 2011



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Master Plan



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Near Completion, 2016



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View South, Today



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Promenade Park Space



Genesee Riverway Promenade





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West Gangway, 2017



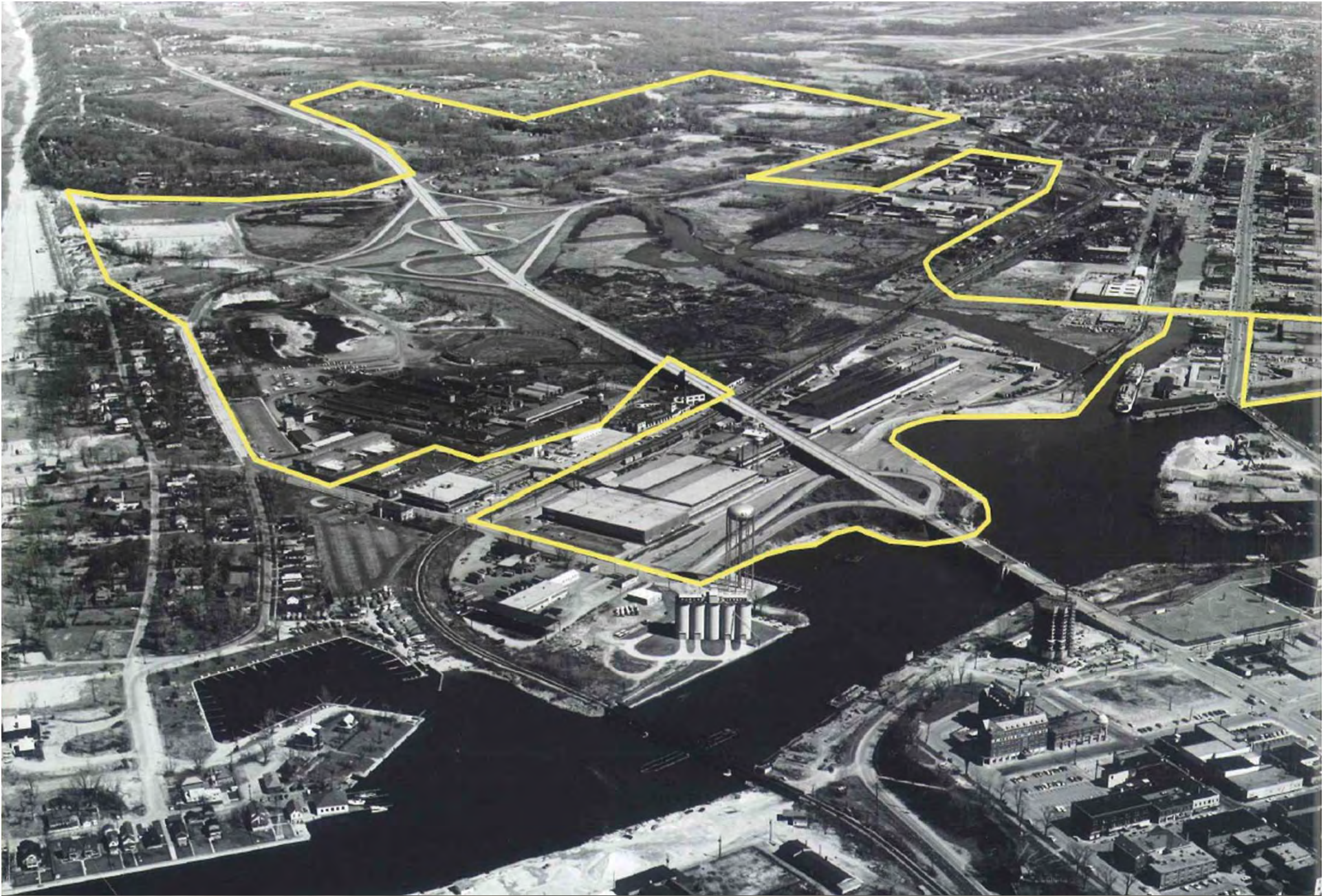
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HARBOR PROJECTS	GOLF PROJECTS	RIVER PROJECTS	SHORES PROJECTS
1 Marina Village – Condos, town homes, restaurants, shops, riverwalk	7 Clubhouse, practice facilities, Jack Nicklaus Academy of Golf, First Tee Training Facility	8 HIDEAWAY – 58 Cottage home neighborhood	10 Proposed Beach Village – Fitness center, grocery, bank, shops, restaurants
2 Proposed Hotel/Conference Center		9 Proposed Inn & Spa	11 Jean Klock Park – City of Benton Harbor public park maintained by Harbor Shores
3 Whirlpool Downtown Corporate Campus			
4 FAIRWAYS – 29 custom home neighborhood			
5 Interim Golf Clubhouse – Through March 2012			
6 Nicklaus Village Golf Cottages			





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Edley Dworkin Resources

Harbor Shores and Martin Joseph, Michigan

- Bridge the Gap Between the Twin Cities
- Leverage Private Development to Fund Construction of Public Waterfront
- First Step in the Transformation of the Harbor From Barrier to Connection
- Support the Broader Economy While Creating 400+ Jobs
- The Design Tells the Story of This Place





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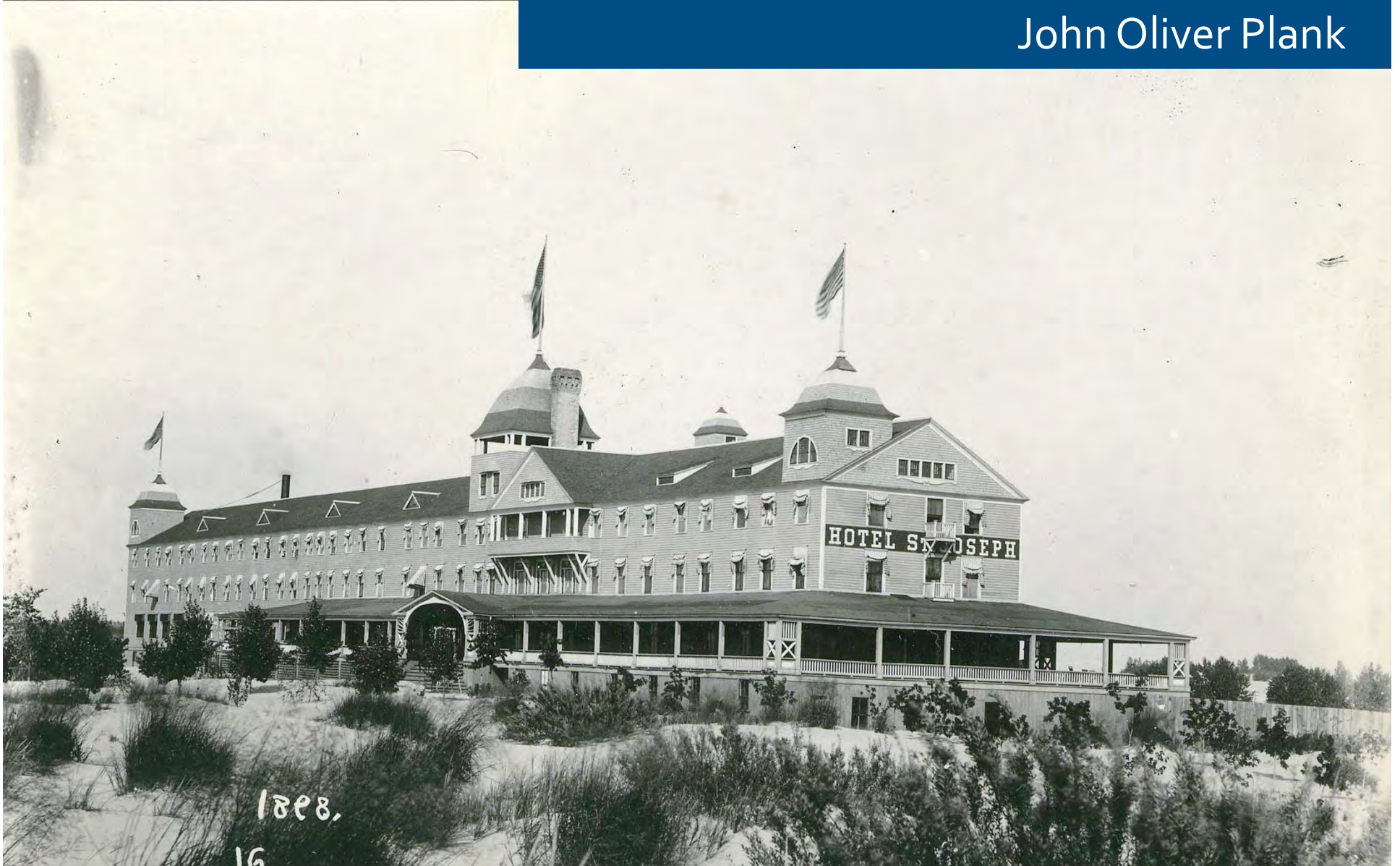
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John Oliver Plank



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Harbor Shores Investment

- Project Funded in 2012
- Private Equity \$12 Million
- MEDC Grants \$4.1 Million
- USFWS Boating Infrastructure Grant \$790k
- EB-5 \$18 Million



Douglas Waterfront Master Plan



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How Can We Pay For These Things?

- **State Participation**
 - **Regional Sediment Reduction Strategies**
 - **Waterways Funding**
- **Grant Funding**
 - **MNRTF**
 - **USFWS BIG Grant**
- **Taxes**
- **Philanthropy**



What if Not Enough of Those Funding Sources Materialize?

- Establish Priorities
- Phasing
- Public Private Partnerships
- Tax Increment Financing
- Revenue Bonds



What is TIF Funding?

- Tax Increment Financing
- Funds Improvements that Benefit the Community
- The “Increment” is the Increase in Property Taxes Generated



What is a Revenue Bond?

- Essentially a Mortgage, Just Like You Would Have on a Home
- Proposed Length of Term is 20 Years
- Current Interest Rates are Low, 2-4%



Conceptual Level Costs:

Minimum Dredging:	100 Units
Expanded Dredging:	100 Units
Douglas Channel Dredging:	10 Units
Waterfront Park North:	30 Units
Waterfront Park South:	30 Units
Swing Bridge Acquisition:	25 Units
Marina /Home Acquisition:	13 Units
Waterfront Trail:	10 Units
Water Trail Nodes:	3 Units
Other Ideas?:	10 Units / \$1Million





Group A – Minimum Development



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Group A – Minimum Development



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Group B – Medium Development



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Group B – Medium Development



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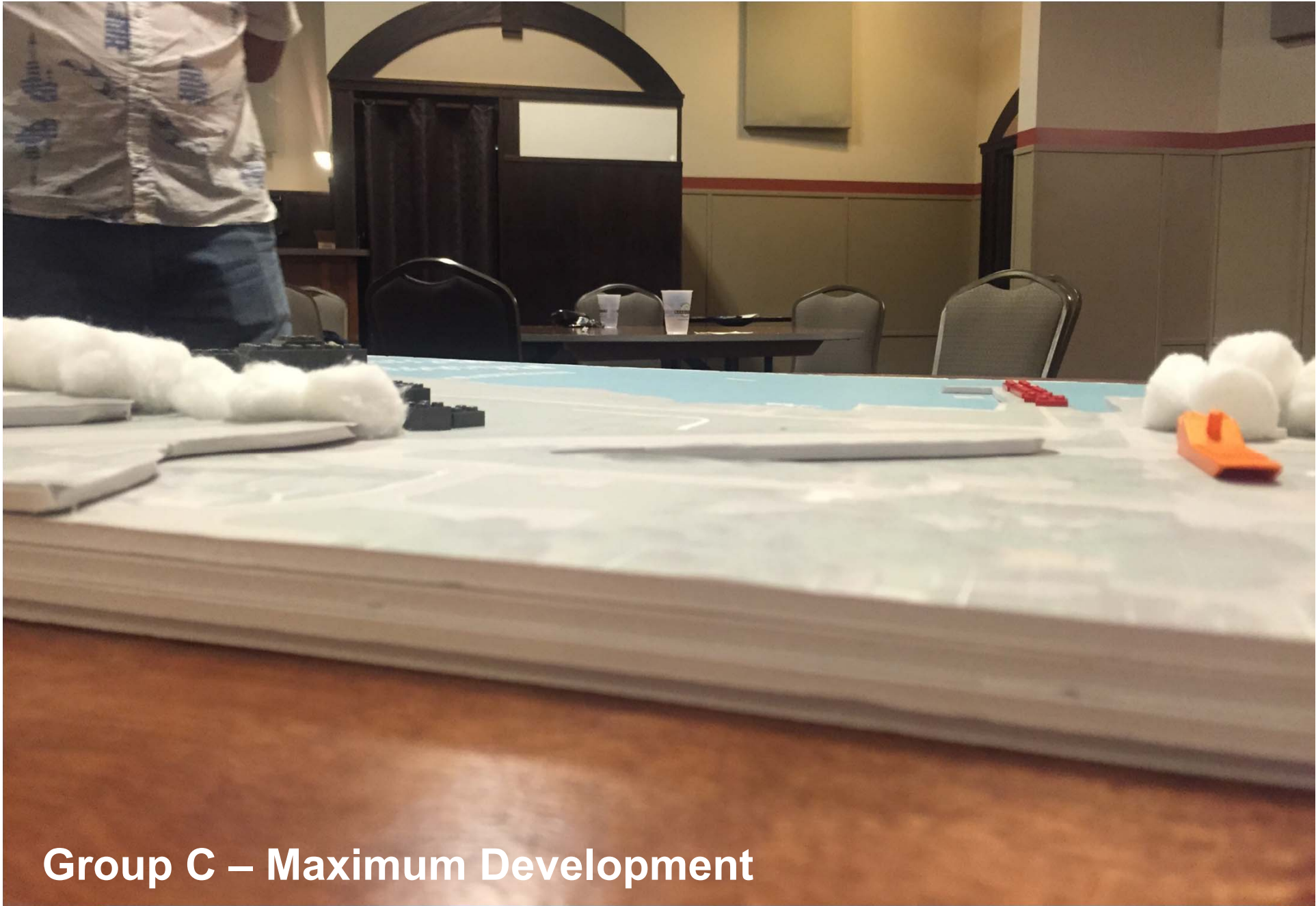


Group C – Maximum Development



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Group C – Maximum Development



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Tower Marine



THE CITY OF THE VILLAGE OF DOUGLAS
2016 WATERFRONT MASTER PLAN

Proposed Waterfront Improvements

Kalamazoo Lake

Blue Star Highway

Existing Residential

Existing Residential

POINT PLEASANT MARINA SITE:
RECOGNIZED AS A HIGHLY
DESIRED PUBLIC AMMUNITY
FOR ACQUISITION

Kalamazoo River

Proposed Waterfront Improvements

DOUGLAS



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TF17-0184 Point Pleasant Marina Acquisition City of the Village of Douglas

Funding Request: \$975,000
Matching Funds: \$325,000

The facility is fully occupied and generates sufficient revenue to fund ongoing operations.

Establishment of a publicly owned marina on Wades Bayou is key to long term partnership with the State of Michigan Waterways Commission



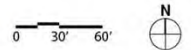




- Legend**
- A. ADA Lift Platform
 - B. Flexible Reinforced Turf Laydown Area
 - C. Event Tent Space
 - D. Flexible Event Lawn
 - E. Vehicular Drop Off
 - F. Storage/ Pavilion/ Restroom/ Showers
 - G. Community Sailing Platform
 - H. 20' Jib Crane/ Lift Well
 - I. ADA Gangway
 - J. Seasonal Slips
 - K. Public Promenade
 - L. Floating Docks
 - M. Broadside Mooring
 - N. Floating Wave Attenuator
 - O. Pedestrian Crosswalk
 - P. Rock Revetment Edge
 - Q. Bioswale
 - R. Rain Garden
 - S. Ticketing
 - T. Access Stair

Discovery Center Rotary Camps
Traverse City, Michigan

Final Consensus Plan
March 29, 2017



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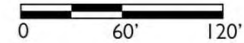
**MICHIGAN MARITIME MUSEUM
CONCEPT MASTER PLAN LEGEND**

1. Museum Main Building
2. Entry Courtyard
3. Harbor Courtyard
4. USLSS Crew Quarters
5. Van Oort US Coast Guard Boathouse
6. South Haven City Parking Lot
7. Whilum Bulm Tug Boat
8. Access Easement
9. Motor Court Gate
10. Event Patio
11. Seasonal Event Tent
12. Padnos Boat Shed
13. Boardwalk
14. School Bus Campus Gate
15. Seasonal Round Tent
16. Lawn Theater
17. Evelyn S. Fish Tug
18. Lindy Lou, River Launch
19. River Launch
20. Friends Good Will, Tall Ship
21. Orley Dock, Pier 1
22. Bernida Sailboat
23. Motor Life Boat
24. Merry Time
25. Covered Lift Station
26. Dock Lift
27. Elsie J Tug Boat
28. Pier 2
29. Visiting Vessel
30. Pier 3
31. Visiting Vessel
32. Lookout Tower with Restrooms
33. Event Lawn
34. Jensen Annex Building 1
35. Jensen Annex Building 2
36. River Lawn 1
37. River Lawn 2
38. Floating River Dock
39. Visiting Classic Boats
40. Event Courtyard
41. Captain Lou's



Michigan Maritime Museum
South Haven, Michigan

Site Layout
July 11, 2018



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Thank you

Gregory J Weykamp, ASLA, LEED AP
269 408 6562
www.edgewaterresources.com

This concludes The American Institute of Architects
Continuing Education Systems Course

Edgewater Resources, LLC
Fort Lauderdale, Florida
Saint Joseph, Michigan

Greg Weykamp, ASLA, LEED AP BD+C
269 408 6562
gweykamp@edgewaterresources.com

