



GLADSTONE NORTH SHORE IMPROVEMENT PROJECT

Sustainable Built Environment Initiative | Gladstone, MI | Final Report

PREFACE

This reports summarizes the three-meeting Sustainable Built Environment Initiative (SBEI) process that a team from MSU's School of Planning, Design and Construction and MSU Extension undertook with the City of Gladstone in 2017. This final report was adapted from the results presented at the community's final meeting on September 11, 2017. It includes feedback summaries of meetings one and two, as well as material used to guide the visioning process. It also includes final design imaging and planning recommendations developed using feedback collected at the community visioning meetings.



North Shore site,
February 2017

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This project is intended to assist the City of Gladstone to create a vision and a plan for the North Shore. In addition, this project will seek to build consensus among the community enabling the city to move forward in the development of the North Shore properties.

PROJECT TIME FRAME

February 2017

Meeting One
Community Visioning

June 2017

Meeting Two
Design Input

September 2017

Meeting Three
Final Presentation

2017/2018

Implementation

ACKNOWLEDGEMENTS

Local Partners:

City of Gladstone

Gladstone DDA

North Shore Planners

The Sustainable Built Environments Initiative is led by Michigan State University's School of Planning Design and Construction and MSU Extension. The Gladstone project team is Wayne Beyea, Warren Rauhe, Jack McDonough and Research Assistants Adam Jenks and Sophia Prince, with assistance from MSU Extension Senior Educator Brad Neumann.

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GLADSTONE
DDA



CITY OF
GLADSTONE

SUSTAINABLE BUILT ENVIRONMENT INITIATIVE

MSU Extension (MSUE) and the School of Planning, Design and Construction (SPDC) have jointly developed the Sustainable Built Environment Initiative (SBEI) to address sustainability challenges and improve the quality of life in Michigan. Communities. The partnership allows for an integrated approach to solving complex community problems through the diverse expertise found within the School of Planning, Design and Construction along with MSUE's institutes and Extension educators. The Sustainable Built Environment Initiative focuses on projects that integrate planning and design elements within a sustainability framework.

The objectives of the SBEI are to:

- Work with communities to develop sustainable planning and design ideas for local issues and opportunities
- Build consensus and generate ideas to address challenging sustainability concerns
- Act as a bridge between the communities and consulting planning and design professionals

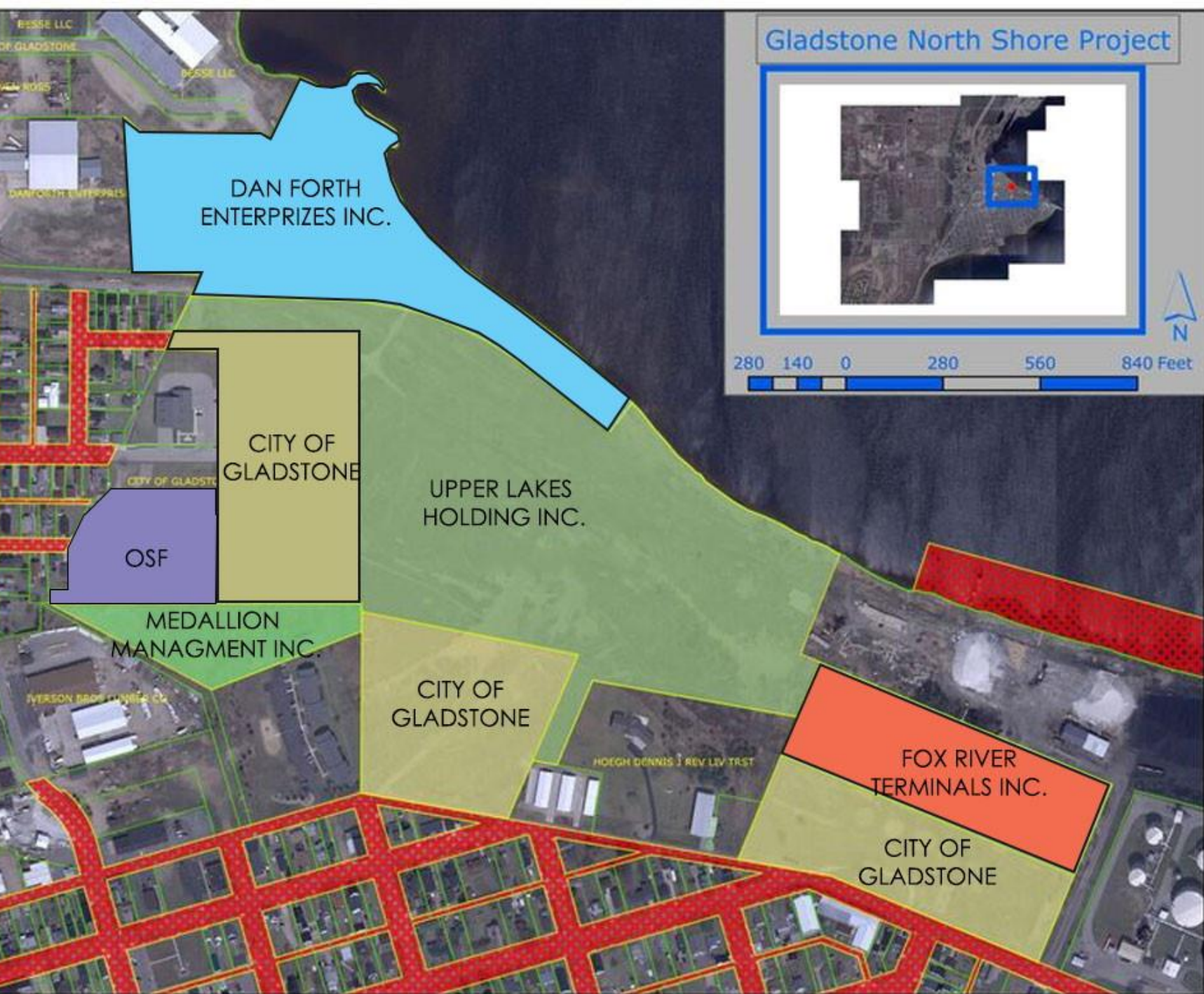
SBEI seeks to assist communities to address physical planning, design and land use issues. This is done by offering a graphic visioning process that provides citizens with a set of images and recommendations to guide improvements in their community with a sustainability theme, using the following process:

1. Summarize existing conditions, community input process, identify overarching goals for the North Shore Area.
2. Recommend physical improvements.
3. Identify opportunities such as programs and initiatives to execute the plan.

Project Site



Project Site Ownership



Meeting One Summary

Questions asked at Meeting One:

1. What are you proud about the project site and immediate area?
2. What are you sorry about for the project site and the immediate area?
3. What would you like to see as you float over the site 15 years from now?

The Gladstone Community is proud of:

Lake views/natural beauty	9
Shoreline development potential	9
Open location/size	7
Large amount of shoreline	5
Access to railroad spur	4
Deep water site	2
Walleye spawning habitat	2
Access to highway	1
Cultural offerings	1
Historical aspect of site	1
Openness to the public	1
Potential for wind/solar energy	1
Site topography	1

The Gladstone Community is sorry about:

Wasted potential over past years	7
Brownfield (contamination)/ Industrial uses	6
Coordination of multiple site owners	6
Previous industry leaving	3
Odor	3
Lack of access	2
Not following through with last study	1
Public unaware of deep water access	1
Potential loss of public access to the water	1
Gladstone's demographics	1
Uncertainty over future land use	1

The Gladstone Community would like to see:

Mixed Use	10
Paths/trails	9
Condominiums/apartments	6
Boats/public boat access	4
Marina/dockside restaurant and bar	4
Public lakefront access/beaches	4
Residential single family	4
Fishing area	3
Restaurants	3
Small shops	2
Sustainable energy infrastructure	2

Key Design Considerations

- Lake views/natural beauty
- Large amount of shoreline
- Walleye spawning habitat
- Increased density to complement maintaining natural open space areas
- Site topography
- Visual, odor and brownfield impact of adjacent industrial uses
- Limited access
- Mixed use potential (retail, office, hotel, 21st century employment opportunities)
- Public access to and use of the waterfront
- Range of housing types and density (affordable housing, senior living, empty nesters wishing to downsize, young adults, lofts, multi-family, single family)
- Non-motorized transportation options with off-street pathways, trails connecting to regional systems, sidewalks, and other facilities such as bike lanes/paths and bike parking

Character Images



















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**COFFEE
SMOOTHIES
ESPRESSO
FRAPPÉS**

**Grouchy
John's
coffee**





















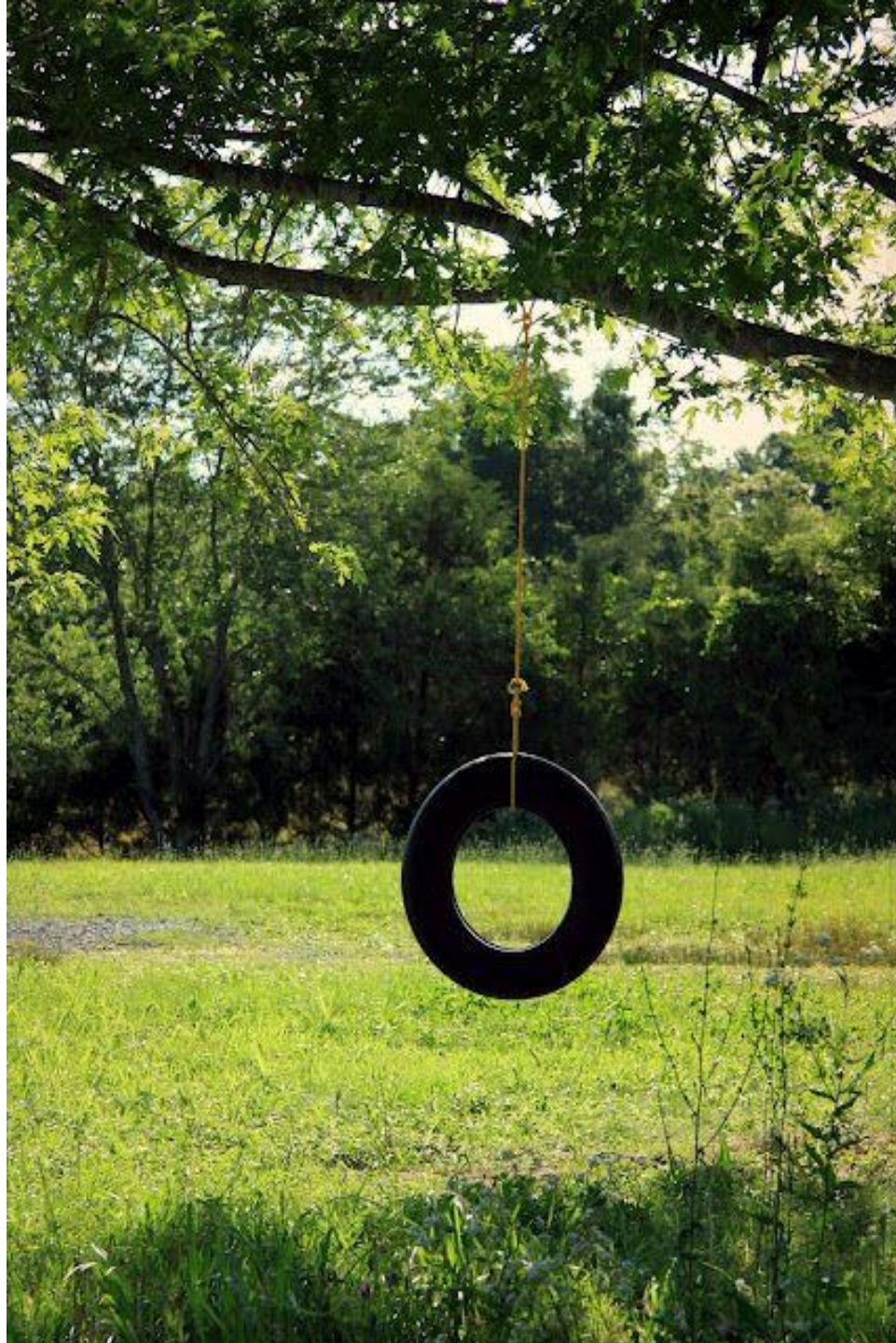
海泊类空间

海泊类空间是指一种介于自然与人工之间的空间形态，它通常是由自然水体、植被、地形等要素经过人工干预而形成的。这类空间具有自然生态、休闲娱乐、景观观赏等多种功能，是现代城市公共空间的重要组成部分。

海泊类空间的设计应遵循自然生态、以人为本、因地制宜的原则，通过合理的规划和设计，将自然要素与人工要素有机地结合起来，创造出具有独特魅力和生态价值的公共空间。





















Meeting Two Summary

Key Design Elements

- Mixed Use
- Open Space/Development Balance
- Public Access
- Non-motorized Transportation

Opportunities

- Village/Neighborhood Sense of Place



Preliminary Concept Plan



Feedback from Meeting Two:

1. What do you like about the designs presented today?
2. What do you dislike about the designs presented today?
3. What improvements/additions would you like to see regarding the designs presented today?

The Gladstone Community liked:

- Good sense of scale and place
- Mixed use
- Great use of topography
- Public waterfront
- Commercial buffer zones to industrial
- Nature mixed in with city life
- Trails and pathways (non-motorized)
- Great use of input from meeting one
- Northshore Dunes (great name)
- Perfect place for a brew pub
- Great tie in with Delta Avenue
- 21st Century Employment Centers offer much flexibility
- Good variety of housing types

The Gladstone Community disliked:

- Boat launch takes up too much area and is not needed
- Density, number of housing units, may be too high
- Some architectural styles are not “Gladstone”
- Final mix of housing types may have to be modified
- Be aware of downtown needs

Improvements/Additions the Gladstone Community would like to see:

- Wider range of recreational facilities and activities
- More buildings on the water
- Marina/Yacht club
- Public/private partnerships
- Less dense housing
- Replace the boat launch ramp with a kayak/canoe “quiet water launch”
- Keep public waterfront and access
- Plan is great like it is



Final Concept Plan



Site Images

















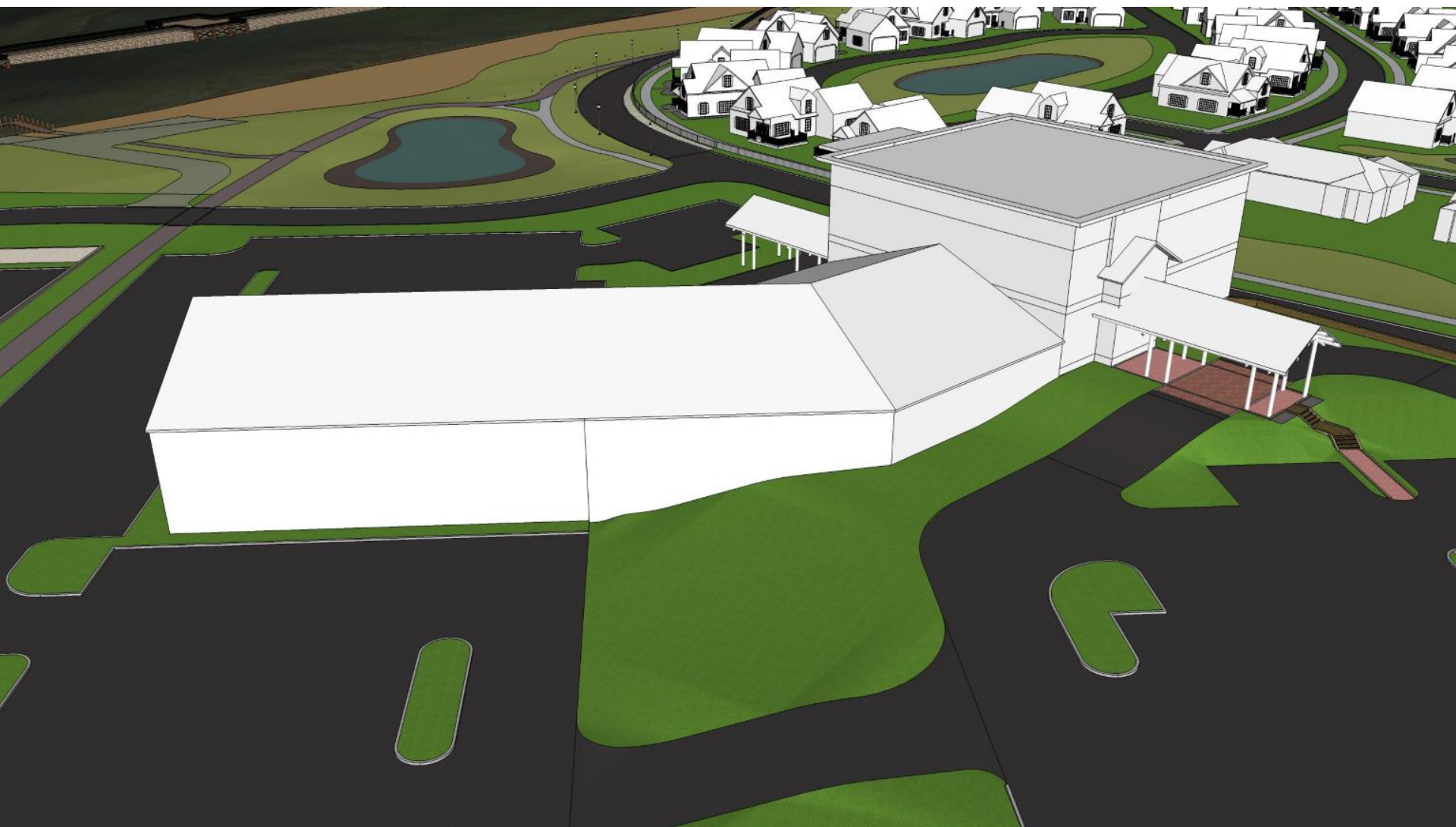






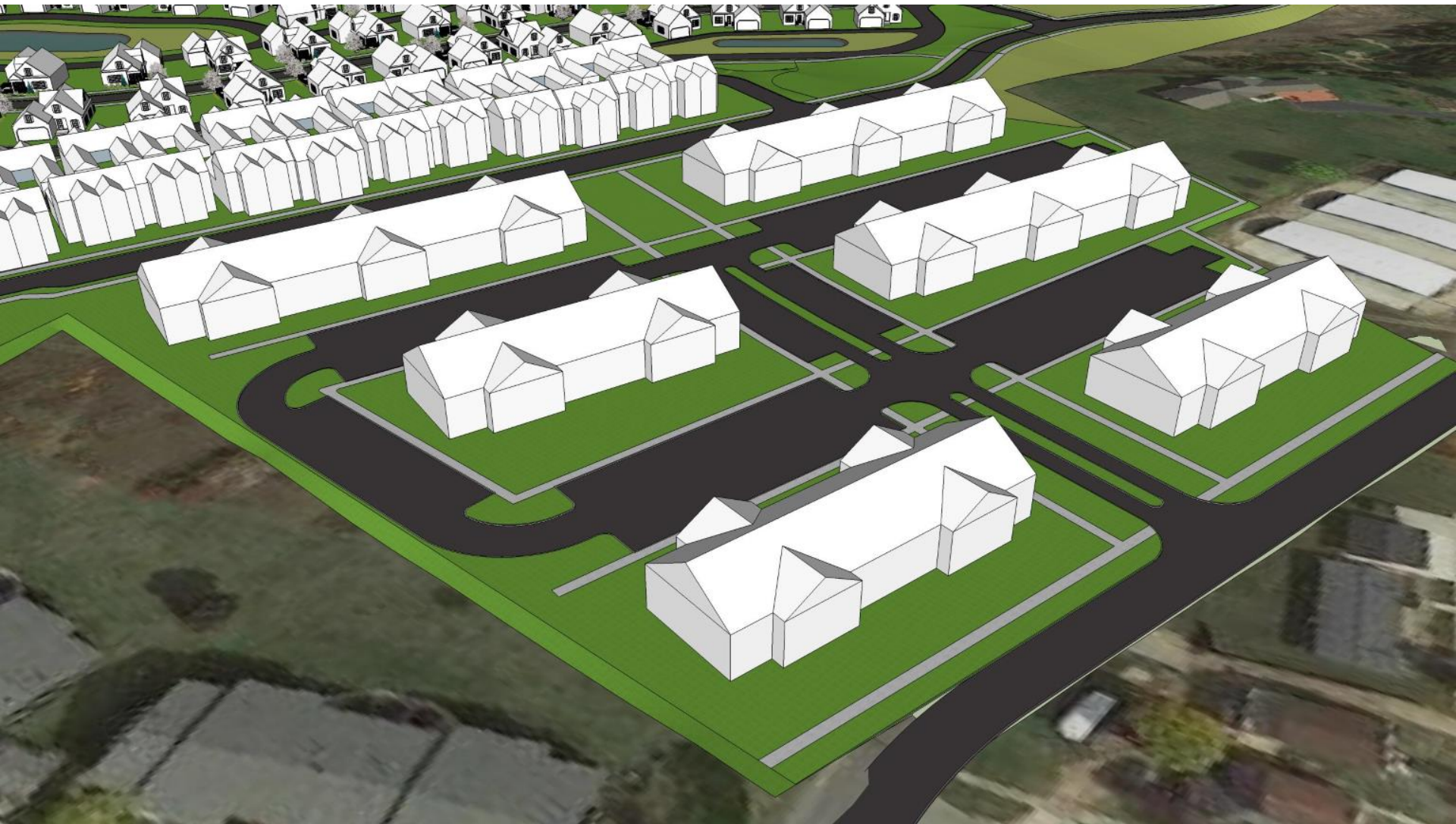
























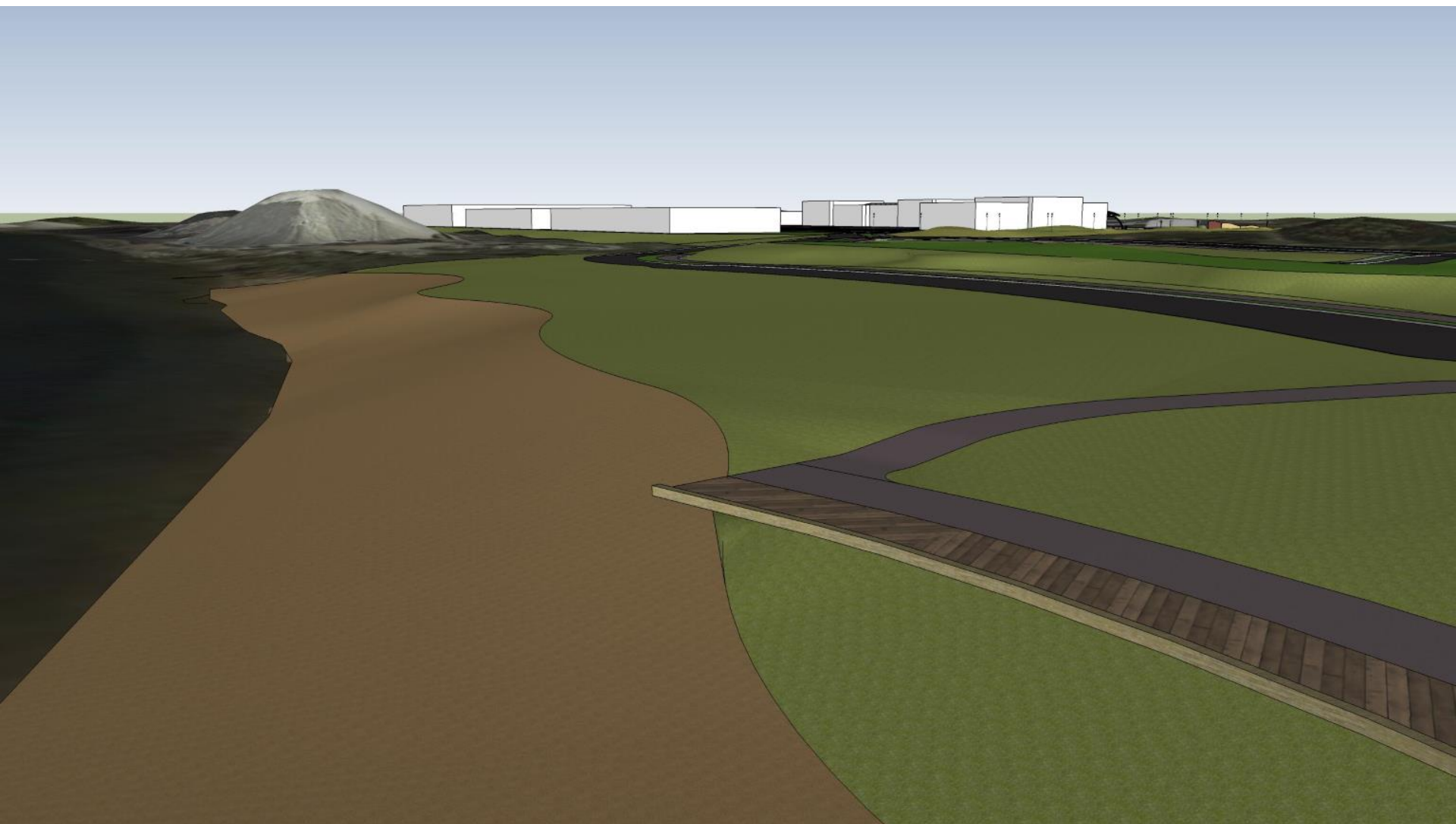








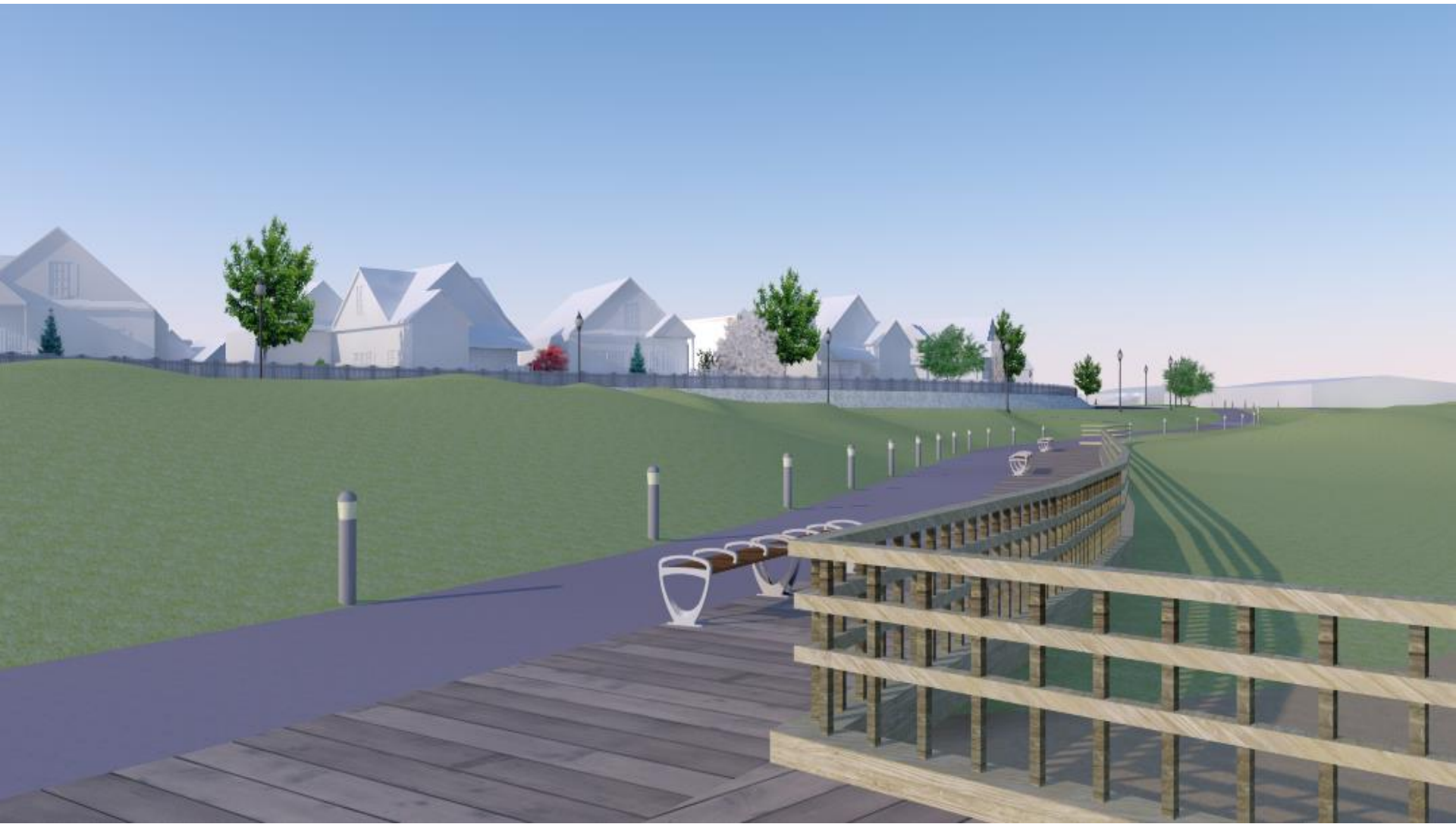




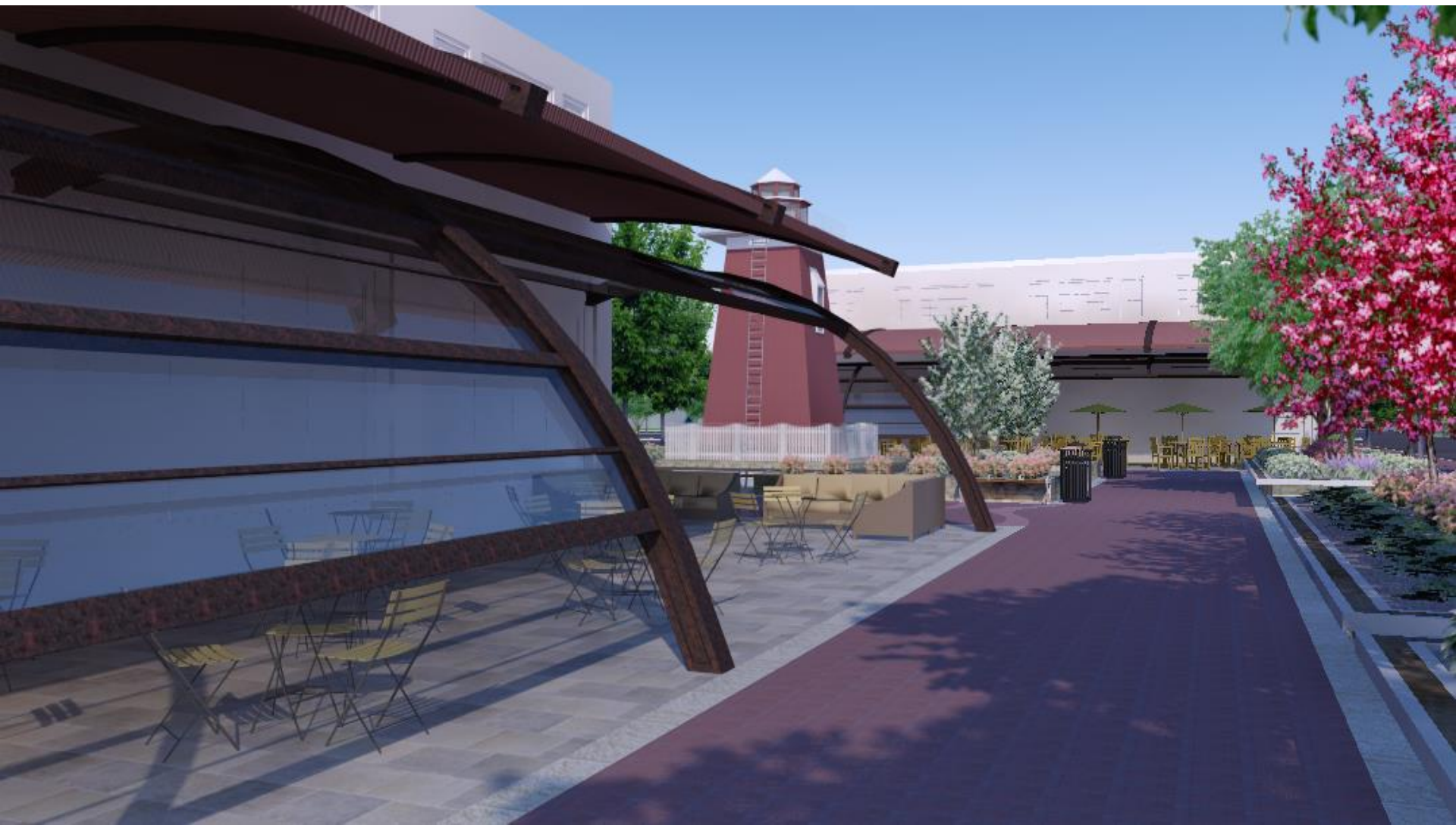






















PLANNING RECOMMENDATIONS

CONNECTIVITY— PLACEMAKING — MIXED USE — SCALE

- Continue pursuit of Community Vision, Goal 1 of the City of Gladstone Master Plan: to develop waterfront with the intention of greater connectivity of public to waterfront, and its established Flexible Development district to attract and allow development
- Support this progress by adopting the draft Zoning Ordinance which includes a Flexible Development Zone and Form-Based Code elements, to address these design standards and scale expectations
- Explore development guidelines or an agreement with property owners and developers to address specific recommended design standards
- Identify funding options through MSHDA, MDOT, and Nature Resources Trust Fund to foster a private/public partnership for infrastructure improvements and amenities
- Consider performance-based development standards that are geared toward protecting water quality and the shoreline
- Develop a marketing strategy that addresses the North Shore site without competing with the downtown district, and is coordinated with other communities in the region to mutually promote tourism and economic development

Next Steps:

Local Presentations and Discussions

Implementation

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