

# Tools for Working Waterfront Preservation

Working Waterfronts and Waterways Toolkit: Resources for Community-Based Working Waterfront Preservation Panel

New Partners for Smart Growth Conference  
Kansas City, MO | February 8, 2013

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# Outline

- Toolkit Overview
- Toolkit Components
- Case Study: Marquette, MI





# Toolkit Overview

- 5 thematic areas
- Target audience:
  - Decision & policy makers
  - Waterfront land owners
  - Waterfront users
- Website scheduled for release in March 2013





# Community

- Overview
- Go to Ning
- Conference



**NATIONAL WORKING WATERFRONTS & WATERWAYS SYMPOSIUM**  
March 23 - 28, 2013  
Tacoma, Washington

**SAVE THE DATE**  
MARCH 23 - 28, 2013 • TACOMA, WASHINGTON

How can we work together on our waterfronts?  
Join the discussion. Meet with local, regional, tribal and national decision-makers; members of the port, commercial fishing, marine, and tourism industries, developers and property owners; business owners, community planners and waterfront advocates.  
[www.workingwaterfronts2013.org](http://www.workingwaterfronts2013.org)

Sponsored by  
**Sea Grant**  
Washington Oregon

With major support from  
West Coast Governors  
Alliance and The Center  
for Urban Waters



# Financing

- Overview
- Methods of Study
- Finance Tools

Locate financing tools by state or geographic region:

--- State ---

Or

Locate financing tools by program type:

Program Type

- Program Type
- Dedicated Revenue
- Economic Development Entity
- Grant
- Loan
- Loan Guarantee
- Repository
- State Homepage
- Tax Incentive
- Technical/Planning Assistance

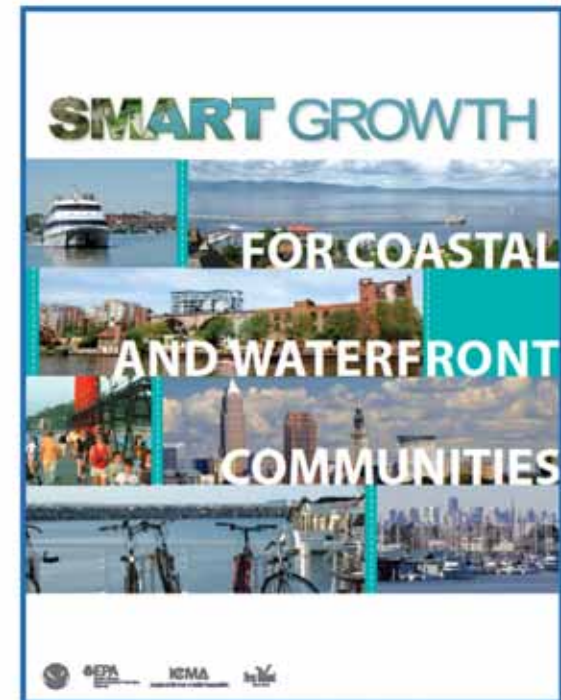
- ▶ [Finance Overview](#)
- ▶ [Finance Methods](#)

name, acronym, department or keyword:



## Law & Policy

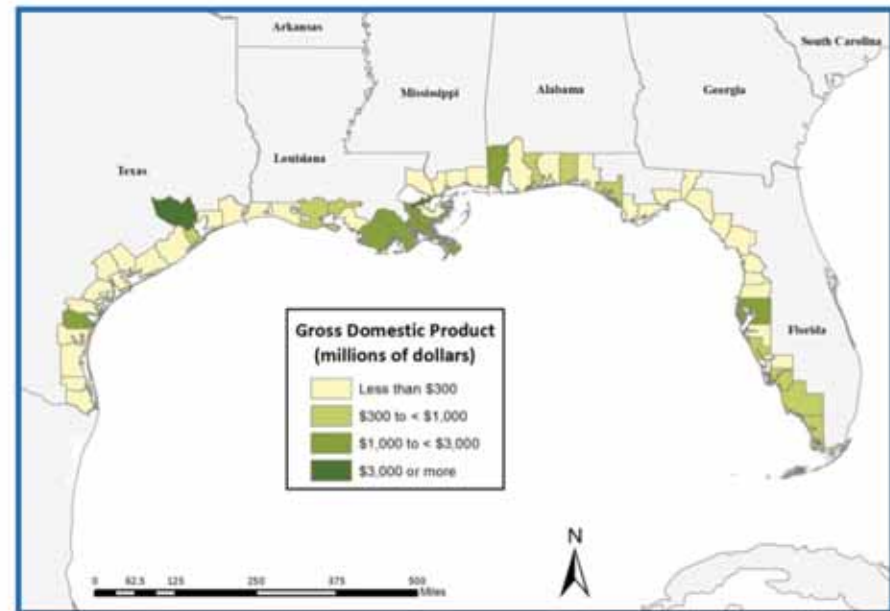
- Overview
- Coastal Zone Management
- Public Trust Doctrine
- Land Use Planning
- Historic Preservation
- Land Conservation & Acquisition
- Tax Policy
- Resources





# Economics

- Overview
- Data Sources
- Economic Analysis
- Economic Data
- Example
- Resources





# Tools in Action

- Overview
- Case Studies
- Resources

The screenshot shows the NOAA Digital Coast website. The main heading is "Sea Level Rise and Coastal Flooding Impacts Viewer". Below the heading is a navigation bar with "Overview" selected, followed by "In Action", "Support", and "Get It Now".

**Overview**  
View the current status of the tool

Being able to visualize potential impacts from sea level rise is a powerful teaching and planning tool, and the Sea Level Rise Viewer brings this capability to coastal communities. A slider bar is used to show how various levels of sea level rise will impact coastal communities. Completed areas include Mississippi, Alabama, Texas, Florida, and Georgia, with additional coastal counties to be added in the near future. Visually and the accompanying data and information cover sea level rise inundation, uncertainty, flood frequency, marsh impacts, and socioeconomics.

**Launch Now**

**Acknowledgments**  
The NOAA Coastal Services Center would like to acknowledge those organizations that provided direct content used in this tool or feedback, ideas, and reviews over the course of the tool's development. Specifically the Center would like to acknowledge the [following groups](#).

**View First Time Taps Video**

**FEATURES**

- Displays potential future sea levels.
- Provides simulations of sea level rise at local landmarks.
- Communicates the spatial uncertainty of mapped sea levels.
- Models potential marsh migration due to sea level rise.
- Overlays social and economic data onto potential sea level rise.
- Examines how tidal flooding will become more frequent with sea level rise.





# Historic Trends

- Historic Overview
- Historic Synopsis
- Waterfront Industries
- Status & Trends
- Drivers of Change



HISTORY,  
STATUS, AND  
TRENDS OF  
WORKING  
WATERFRONTS

Prepared by the Urban Harbors Institute,  
University of Massachusetts Boston  
December, 2012

# Tools in Action: Case Study

Find a case study by location:  
(Click on a map point, then click on the city name to access the case study.)

The image shows a Google Map of the United States with several location pins. A red circle highlights a pin in Michigan, with a red arrow pointing to the text "Marquette, MI" written in red. The map includes navigation controls, a scale bar, and map data information.

Map | Satellite | Hybrid

1000 mi  
1000 km

Map data ©2013 Google, INEGI - [Terms of Use](#)

[Click for help](#) [Add a map to your site](#)

# Marquette's Waterfront: Issues

- Decline in industrial activity along the waterfront had left an unsightly, underutilized waterfront
- Lack of connectivity between downtown + waterfront
- Downtown development had turned its back on the waterfront
- Need for a new vision and plan for the community's waterfront



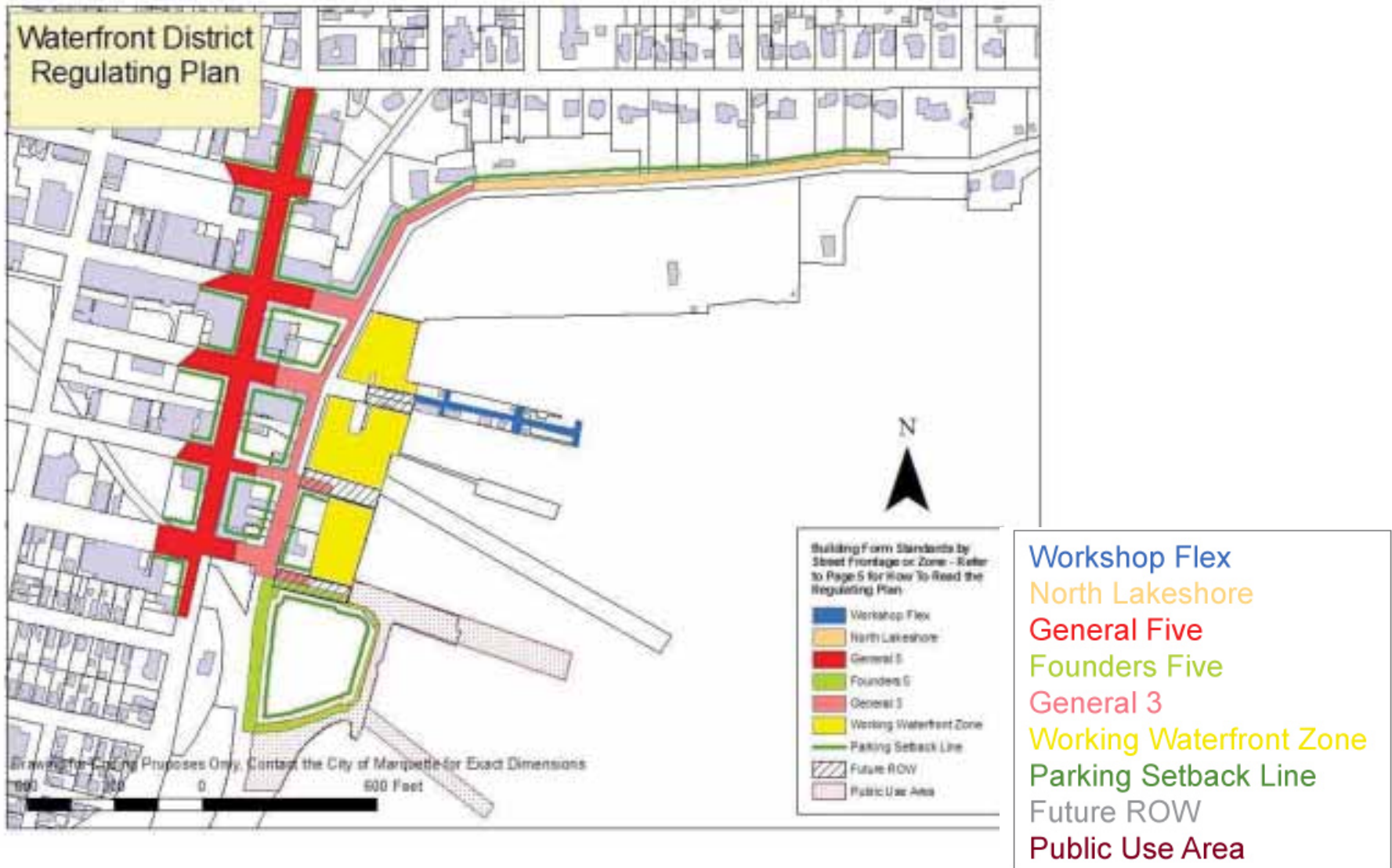
# City Actions

- Initiated Lower Harbor Study
- Acquired waterfront property
- Engaged community + defined community vision
- Partnered with MI Sea Grant + received EPA/NOAA Smart Growth Pilot Study Technical Assistance Grant
- Adopted form-based code
- Created marina + public waterfront access facilities plan
- Prepared 5-year Recreation Master Plan
- Hosted Smart Growth Readiness Assessment workshop
- Continuing to update master plan + implement harbor plan

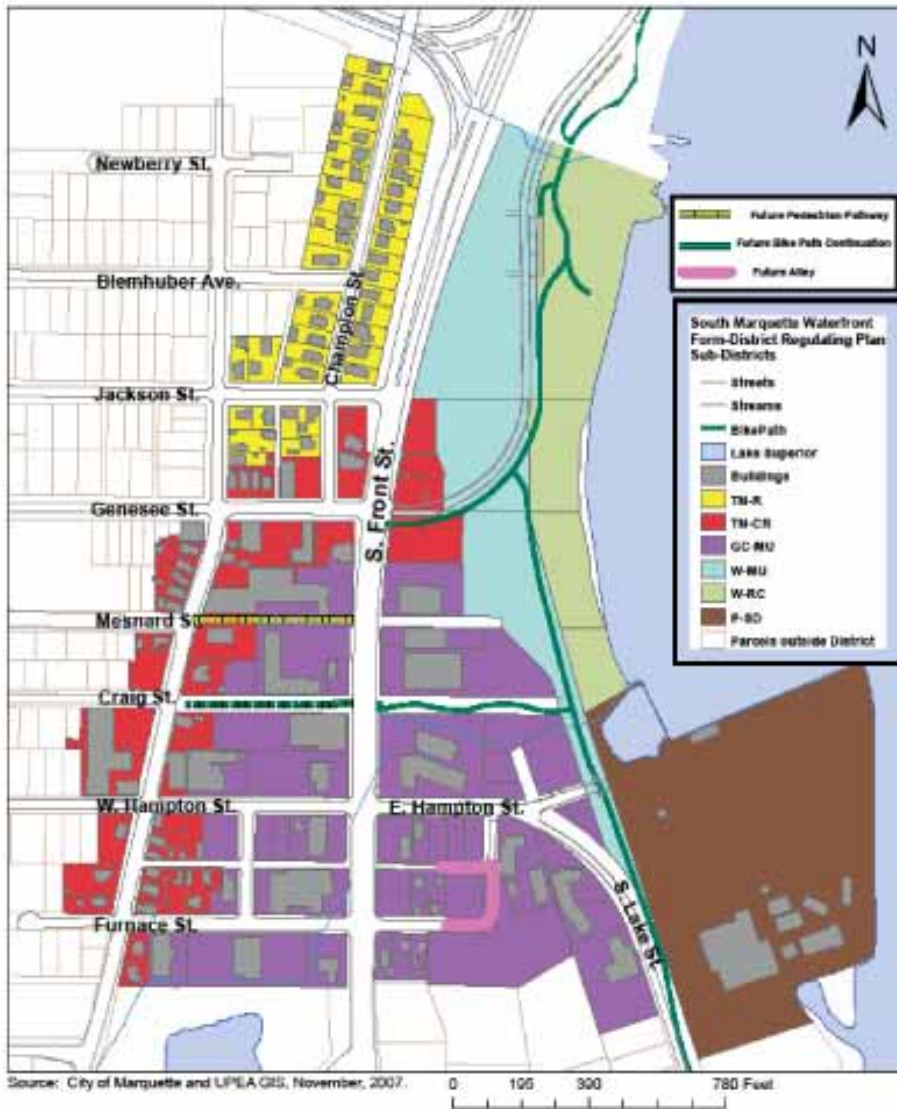
# Outcome

- 2 Form-Based Code districts
- FBC an alternative to conventional zoning that regulates by form rather than by use
- 3 major components:
  - Regulating Plan
  - Building Form Standards
  - Illustrative Street Standards





Downtown Waterfront Form District Regulating Plan

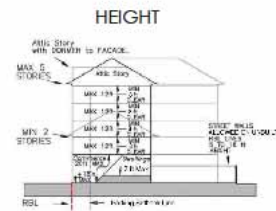


## South Marquette Waterfront Form District Regulating Plan

- Traditional Neighborhood Residential
- Traditional Neighborhood Commercial Residential
- Gateway Corridor-Mixed Use
- Waterfront-Mixed Use
- Waterfront-Recreation Conservation
- Power Plant Special District

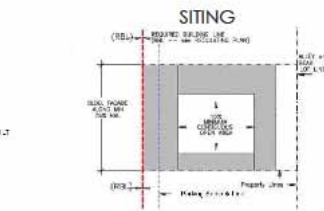
Marquette Downtown Waterfront Form-Based Code Handbook

Marquette Waterfront - General 5



- Building Height**
- The height of the building is measured in STORIES.
  - Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided on the REGULATING PLAN.
  - An ATTIC STORY shall not count against the maximum STORY HEIGHT.
  - An additional TOWER STORY is allowed above the maximum building STORY HEIGHT, within the following parameters:
    - The footprint of the tower shall not exceed 400 square feet.
    - No horizontal FAÇADE dimension of the tower shall exceed 20 feet.
    - STORY HEIGHTS are the same as those for Upper STORIES (see below.)
    - No ATTIC STORY is permitted above a TOWER STORY.

- Parking Structure Height**  
Where a parking structure is within 40 feet of any principal building (built after 2007) that portion of the structure shall not exceed the building's eave of PARAPET HEIGHT.
- GROUND STORY HEIGHT: COMMERCE Uses**
- The average ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
  - The ground STORY shall have at least 10 feet of clear interior height (floor to ceiling) contiguous to the REQUIRED BUILDING LINE frontage for a minimum depth of at least 25 feet, except for parking structures.
  - The maximum STORY HEIGHT for the GROUND STORY is 20 feet.
- GROUND STORY HEIGHT: RESIDENTIAL Units**
- The average finished floor elevation shall be

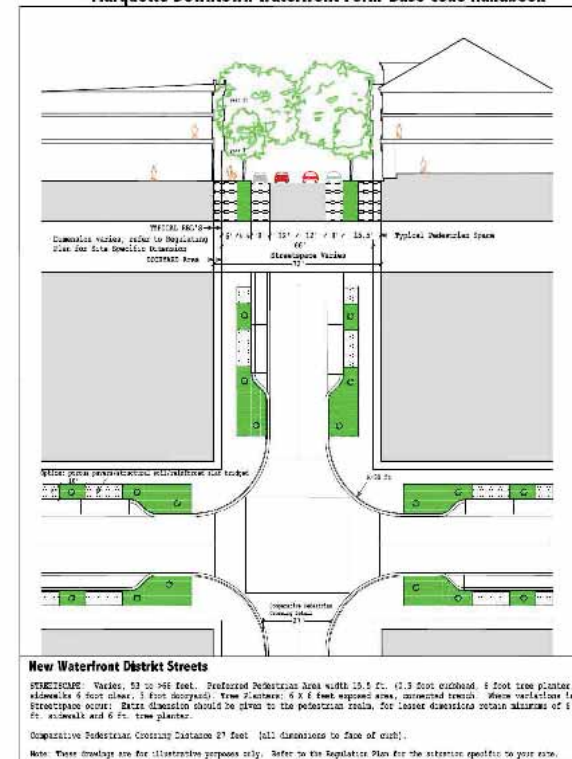


- no more than 7 feet above the exterior sidewalk elevation at the REQUIRED BUILDING LINE.
- The first STORY shall have an interior clear height (floor to ceiling) of at least 8 feet and a maximum floor to ceiling STORY HEIGHT of 12 feet.
- ALLEYS**  
There is no required setback from ALLEYS.
- Corner Lots**  
Corner lots shall satisfy the code requirements for the full RBL length – unless otherwise specified in this code.
- Unbuilt REQUIRED BUILDING LINE and COMMON LOT LINE Treatment**
- A STREET WALL no greater than 18 feet in height may be constructed along any RBL frontage that is not otherwise occupied by a building. The STREET WALL shall be located not more than 8 inches behind the REQUIRED BUILDING LINE.
  - A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 5 feet shall be permitted within any required STREET WALL.
  - PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.
- Upper STORY HEIGHT**
- The maximum floor to ceiling STORY HEIGHT for stories other than the GROUND STORY is 12 feet.
  - At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 8 feet.
- Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full STORIES.

Building Form Standards

Marquette Downtown Waterfront Form-Based Code Handbook

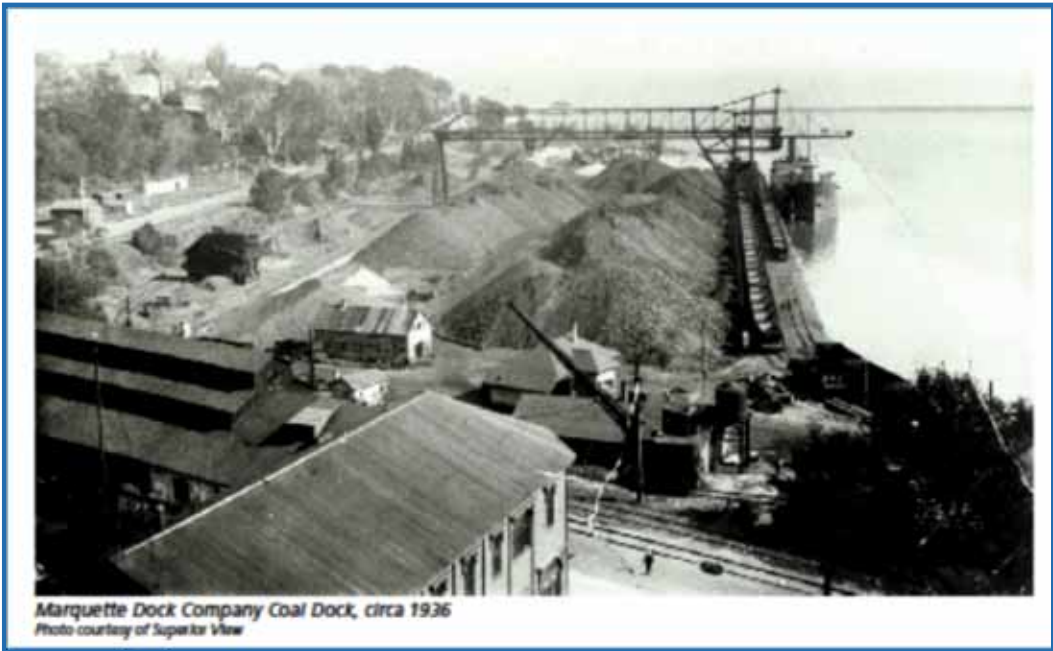
Marquette Downtown Waterfront Form-Based Code Handbook



Illustrative Street Specifications



# Marquette Coal Dock circa 1936



# Mattson Lower Harbor Park



# Lessons from Marquette

- Engage the community early
- Partnerships essential to waterfront redevelopment
- Smart Growth principles provided foundation for creating a walkable downtown waterfront, protecting water resources, and opening up the waterfront for public use
- FBC can be applied in specific area or community-wide
- Appropriate legislative authority necessary to write, adopt, and implement form-based regulation and adopt FBC
- FBC can be more cost and labor intensive to prepare



Thank you!