Dwight P. Mitchell City Center Park Site PlacePlan

Benton Harbor, MI

MICHIGAN STATE UNIVERSITY | School of Planning, Design and Construction

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What is placemaking?

Place Plans Request for Letters of Intent

- Perfect timing
- City Center Park was an obvious choice
- Met with a few partners, responded to LOI and was successful!
- Communicated the award, convened the SC and the work began!

PlacePlans Process

March – December 2015
And beyond!

Source: Michigan Municipal League

Understand Benton Harbor

Engage & Design

Project Implementation

A Stronger Community

Source: SPDC

Project Sponsors

- Michigan State Housing Development Authority (MSHDA)
- City of Benton Harbor
- Benton Harbor Parks & Recreation Conservancy
- Cornerstone Alliance
- Kinexus

Square 1 Steering Committee Members

- Ken Ankli, Brammall Supply
- Mamie Yarbrough, Berrien County Commission
- Bill LaDitka, Wightman & Associates
- Felicia Smith, BH Sunrise Rotary
- Ade Adewoye, Brooks Architectural Inc.
- Marshall Downs/Ryan Simpson, Kinexus
- Tracey-Ann Jennings, Emergency Shelter Services
- Emma Kinnard, Fresh Start Children's Garden
- Ryan Soucy/Guatam Mani SWMPC
- Jerry Price, UWSM
- Joanne Johnson, Disability Network Southwest MI
- Bryan Joseph, Michigan Pizza Hut
- Prairie Real Estate Group (Peter, Christine, Paul)
- Corey Bell, Morton Hill Association
- Bryan Tutton, Downtown Development Authority
- Sharon Henderson, Benton Harbor City Commission
- Stephannnie Harvey-Vandenberg, BHPRC
- Alloyd Blackmon, BH Promise
- Audrey Elwell, AKA Sorority, Inc.
- Barbara Henderson, AKA Sorority, Inc.
- Lee Reed, Resident

Meeting 1: Visioning Workshop

PROUD

- Current events & activities
- Diverse & engaged community
- Potential as central open space

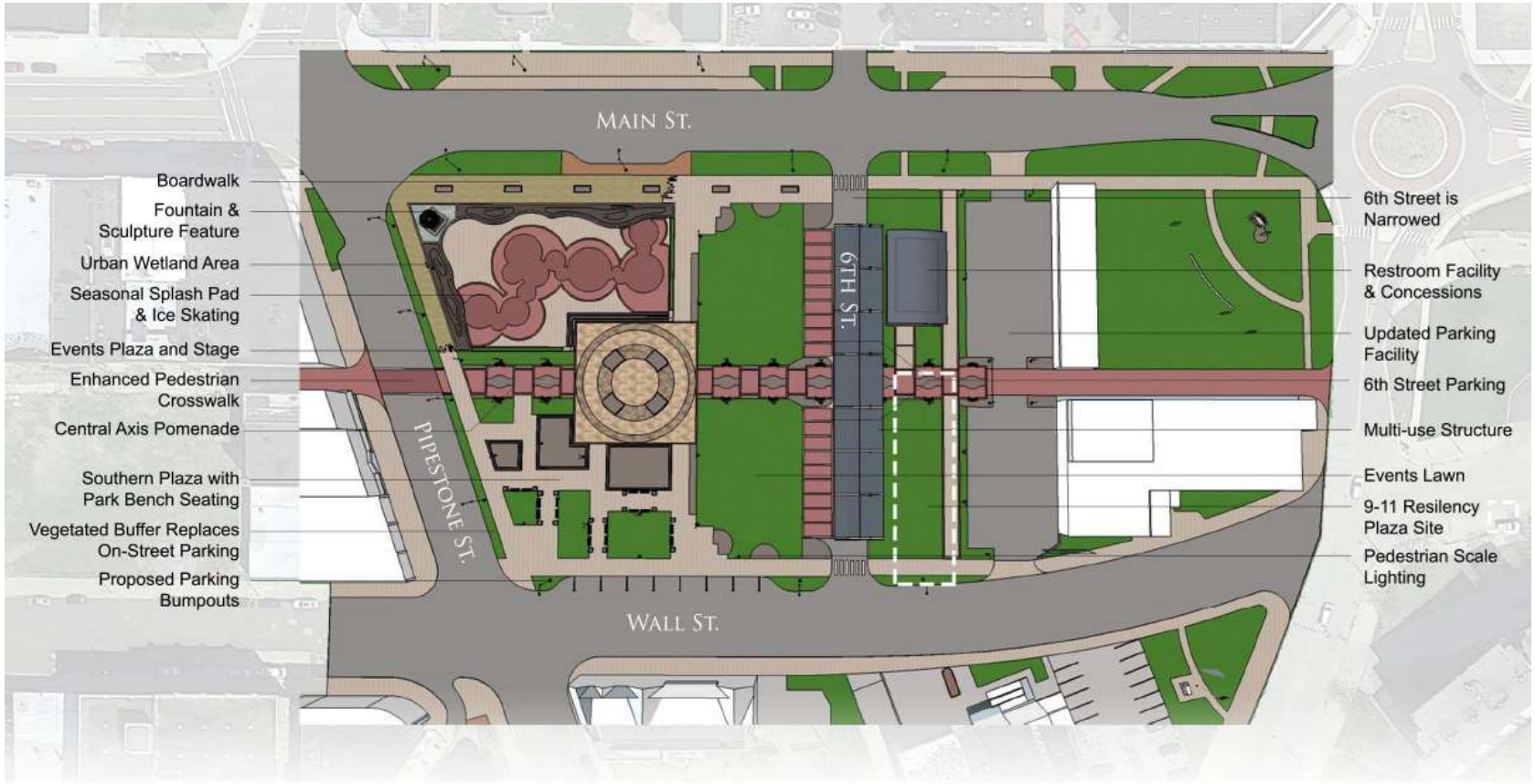
SORRY

- Poor streetscape & connectivity
- Lacks permanent amenities
- Underutilized
- Lacking beauty

FUTURE VISION

- Public art
- Year-round programming
- Amenities
- Low-maintenance green space

Meeting 2: Design Workshop



ALTERNATIVE 1 - CITY PLAZA
BENTON HARBOR, MICHIGAN

0 100 200 400

SCALE IN FEET

N W E S

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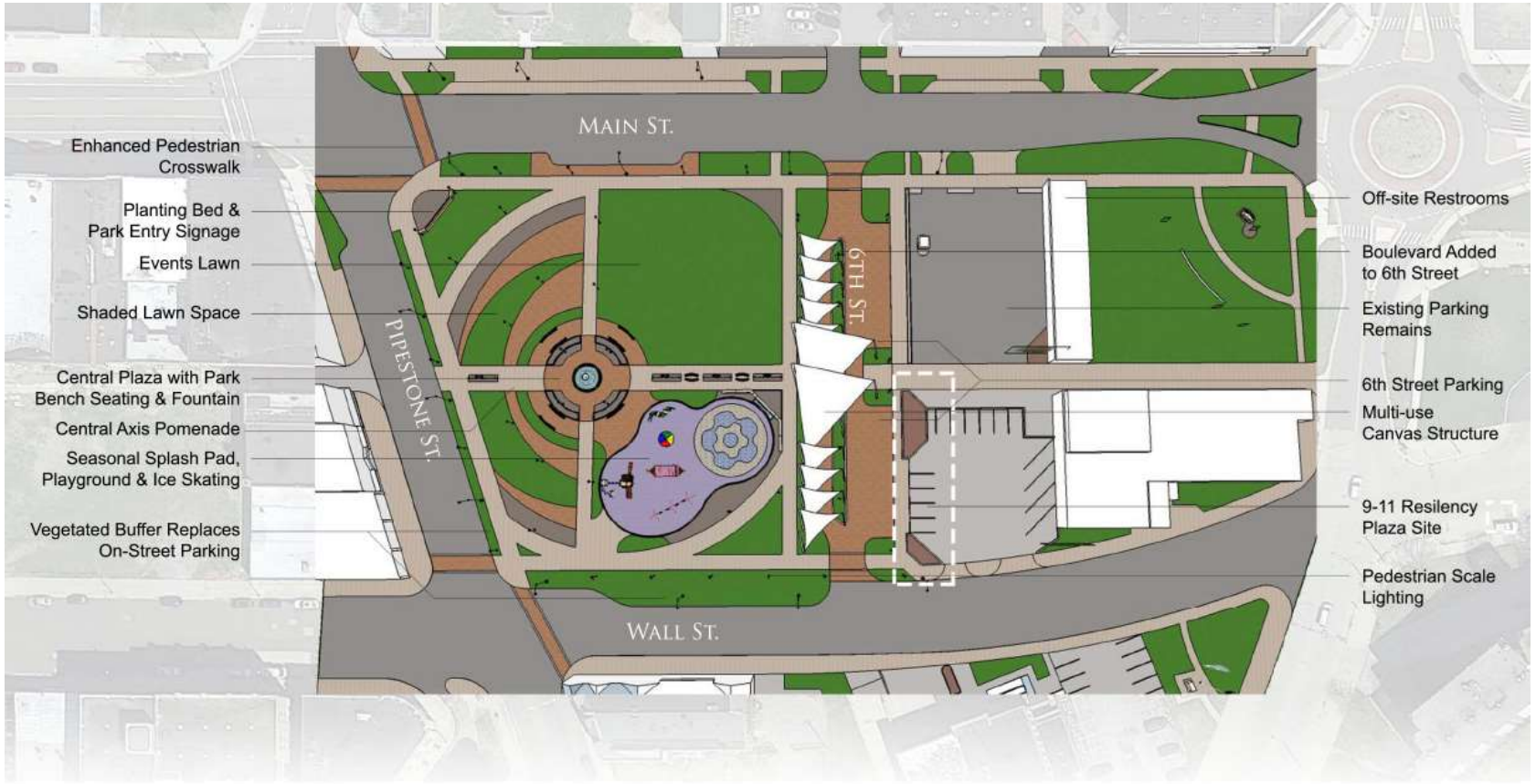

Alternative 2 - City Park
Benton Harbor, Michigan

0 100 200 400

Scale in Feet

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More design input!

Meeting 3: Draft Presentation

CITY PARK IMPROVEMENT PLAN
BENTON HARBOR, MICHIGAN

0 100 200 400

SCALE IN FEET

N W E S

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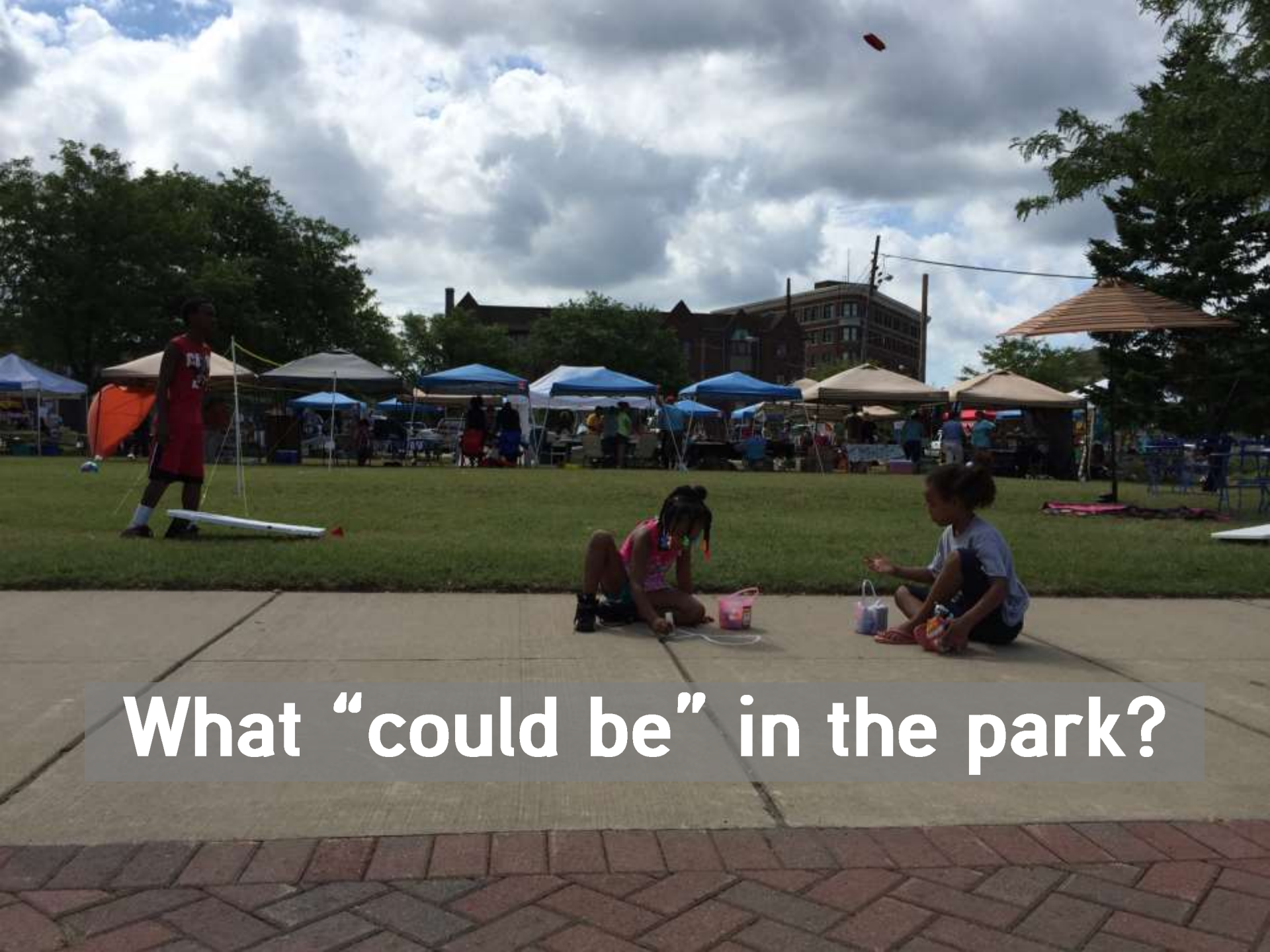
What “could be” in the park?

Conceptual design

"A true 'People's Park' for all seasons. As the invigorating focus of a vibrant and on the move Benton Harbor, it reflects the history of the community while at the same time providing a symbol of the future at the core of the city."

MSU Design Narrative

Key design principles

- Respect the scale of the park.
- Sustainable design practices.
- Connectivity to the surrounding area, especially the library and Arts District.
- Historical reflection.
- Setting for activities.
- Year round opportunities.
- Family oriented.
- Opportunities for all ages and abilities.
- Cohesive design.
- Public art.
- Multiple use facilities and areas.
- Beautification.
- Adjacent streetscape needs to be part of the design.
- Potential Farmer's Market location.
- Opportunity for community resurgence.
- Consider maintenance needs.
- Think security.
- Think green.
- Positive energy.
- Support facilities; ex. Restrooms.
- Consider expansion of the park area.
- Respect culture, diversity and inclusion.

CITY PARK IMPROVEMENT PLAN
BENTON HARBOR, MICHIGAN

0 100 200 400

SCALE IN FEET

N W E S

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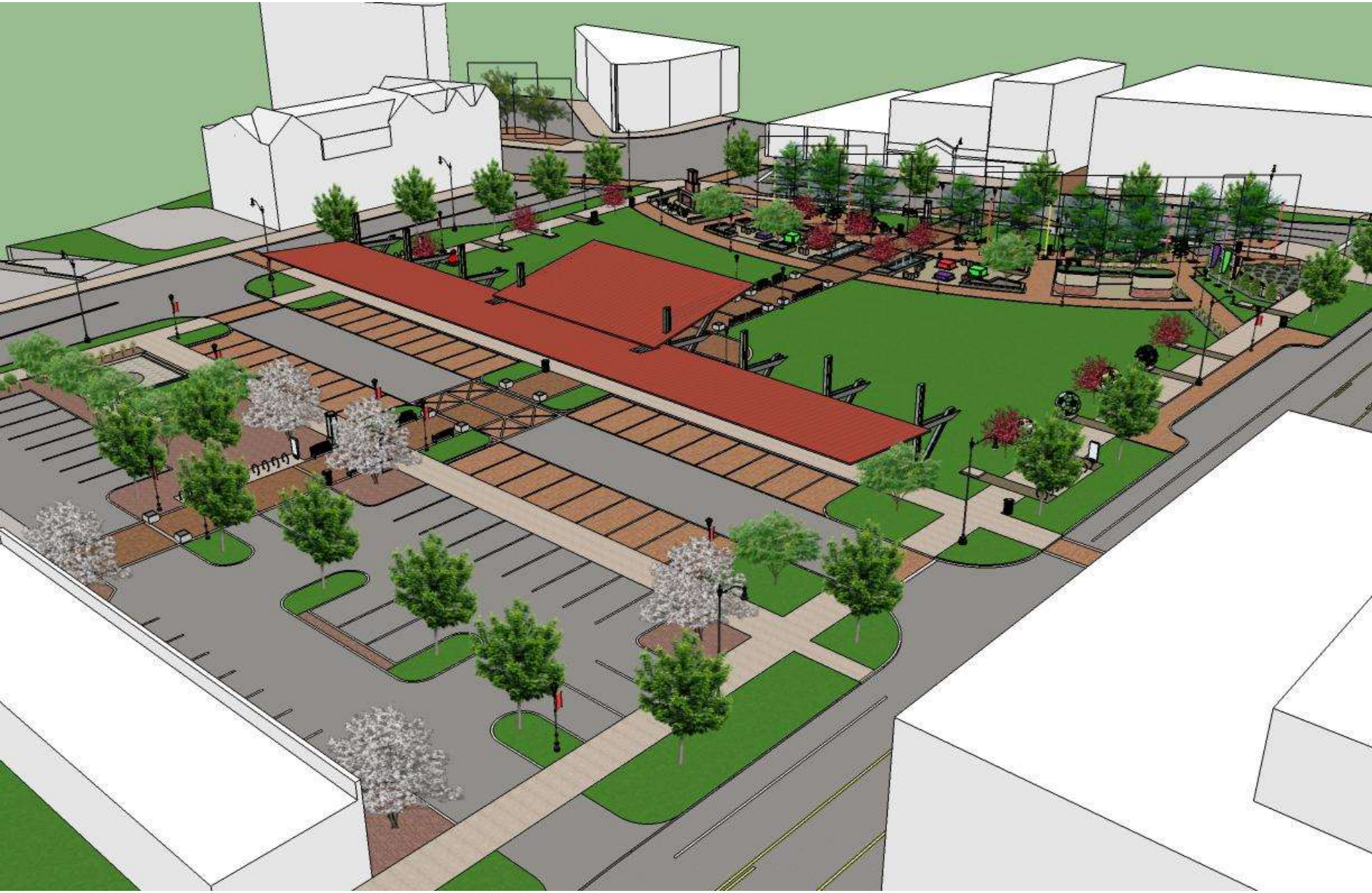
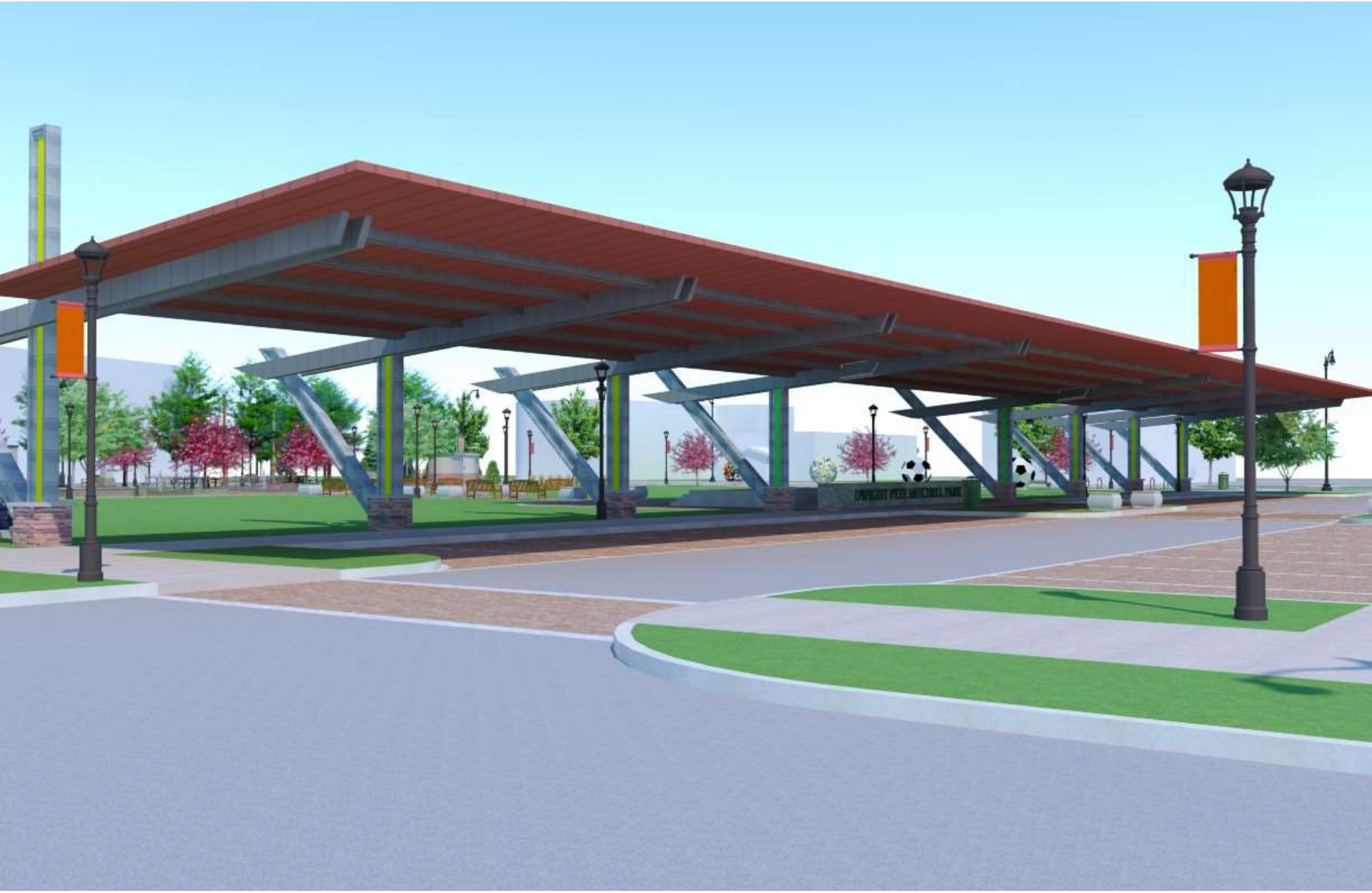


DWIGHT PETE MITCHELL PARK



DWIGHT P MITCHELL PARK

Benton
Harbor

Benton Harbor

Welcome to the
12th Annual
Benton Harbor
Art in the Park
Festival

Benton Harbor
LEE FAMILY FARM

Next Steps

1. October: Develop phasing recommendations
2. November: Deliver final report and supporting recommendations
3. Ongoing: Coordinate with City, Parks Conservancy, community, and agency partners to target funding opportunities

Case Study: Allegan

Case Study: Cadillac

Opportunity: Crowdfunding

http://www.crowdfundingmi.com/

Implementation: getting there from here

- Activate the park with events and people
- Connect the park to surrounding destinations
- Engage residents and partners in the vision
- Support park with appropriate private investment on nearby sites

Activate

Create high-visibility events board & community posting space.

Image:

Activate

Work with area farmer's markets on operations, critical mass, and sustainability

Activate

Build a collection of games and activities that park visitors can use

Connect

Use art and history to draw visitors through downtown and neighborhoods

Images courtesy of Candy Chang

Connect

Highlight connections to nearby destinations and neighborhoods.

Image: Flickr user cdejabet

Engage

Provide opportunities for partners and community groups to bring plans to life

Engage

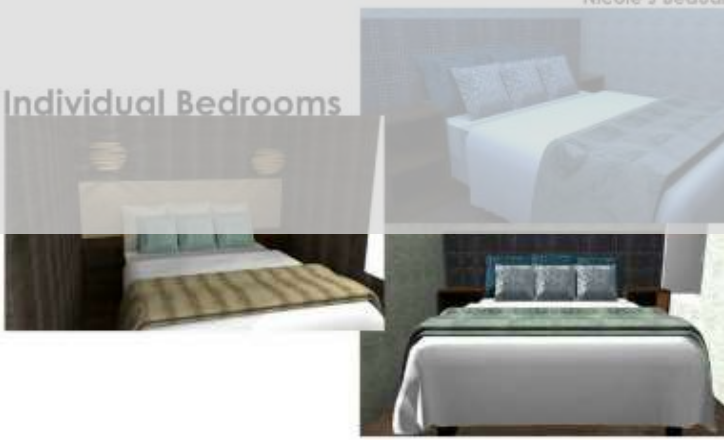
Continue “lighter, quicker, cheaper” activities to test out designs

Invest

Shared Living Room

Designed b
Nicole J Beaud

Individual Bedrooms



Shared Studio Space

Individual Restroom Options

Discuss vacant property concepts with development partners

Invest

GIFTS THAT IMPROVE CAMPUS COMMUNITY

Building a Strong Community

Angela J. Cesere | AnnArbor.com

Tricia McTague, assistant professor of sociology, anthropology and criminology, and Dustin Dorsey took advantage of the Live Ypsi program in July.

Ypsilanti is transforming itself into a city lined once again with the homes of EMU faculty and staff, thanks to the new LiveYpsi Forgivable Loan Program.

EMU, the City of Ypsilanti, the DTE Energy Foundation and Washtenaw County developed the program, which is in a pilot phase. It provides $7,500 loans to permanent EMU employees with an appointment of 50 percent or more who purchase a home in Ypsilanti. Borrowers can apply the loan toward a down payment, closing costs, remodeling or anything else related to the purchase. For each year the employee remains in the home and employed by EMU, 20 percent of the loan is forgiven. After five years, the entire loan is forgiven.

"The program is ... and Eastern," says Leigh Greden, EMU executive director of Government and Community Relations. "Ypsilanti is committed to having stable neighborhoods with people who own rather than rent. EMU is the city's largest employer and we have a highly educated and stable workforce. Our employees have a great opportunity to receive a forgivable loan for a home purchase. Some loan recipients walk or bike to work."

The DTE Energy Foundation generously contributed $30,000 to LiveYpsi's total funding pool of $67,500.

"The foundation is not only the program's largest donor, it also committed quickly and enthusiastically," Greden says. "This endeavor isn't something Eastern can do on its own and Ypsilanti faces financial challenges. We need private sector partners to make this program work and DTE paved the way."

Greden says Eastern wants to continue the program after the initial funding pool is exhausted.

"The university will be hiring for fall 2013," Greden says. "We definitely see new hires as potential beneficiaries of this great program." ■

Engage employers in live-where-you-work programs.

Image: EMU Foundation

Invest

Coordinate with state agency partners to pursue mixed-income development around park

nent Typologies

Private Townhouse

Duplex with Common Room
Two bedrooms

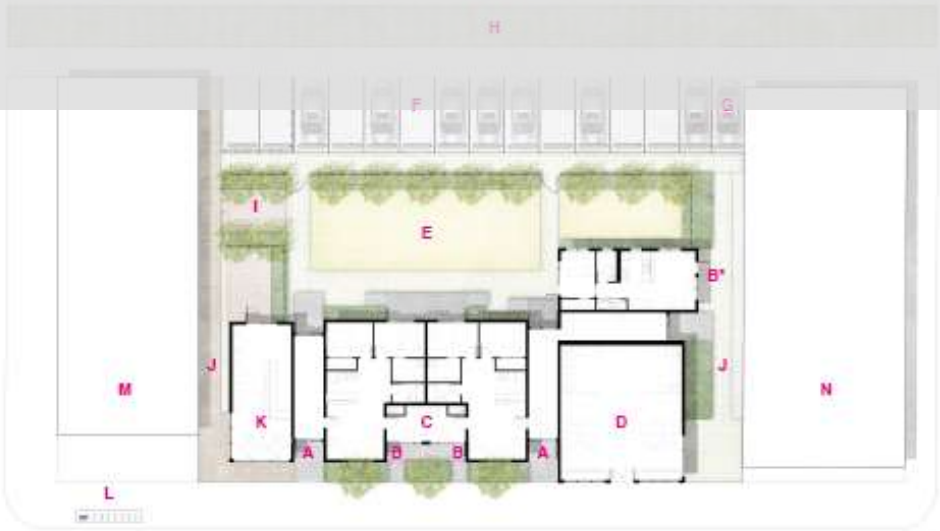
Studios with Common Space
One bedrooms + studios

Shared Residential Spaces
Rooftops, entryways + co-working space

Retail + service

Site Plan

A SHARED ENTRIES
B WALK-UPS (ADA ACCESSIBLE)
C SHARED ROOFTOP PATIO
D GROUND FLOOR RESIDENT FLEX SPACE
E SHARED GREEN SPACE
F PARKING AREA
G RESIDENT CAR SHARE
H GREEN ALLEY
I COMPOSTING
J PEDESTRIAN MEWS
K NEIGHBORHOOD RETAIL
L PUBLIC BIKE SHARE
M ADAPTIVE RE-USE, ACTIVE RETAIL
N MULTI-FAMILY RENOVATION



Elevations

Front Elevation

East Elevation

Rear Elevation

West Elevation

Alley and Backyard

Thank you!

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