COUNCIL WORK SESSION MINUTES

March 6, 2019 – 5:00 p.m.
4th Floor Conference Room – City Hall

A Council work session was held for an update on the Riverfront Master Plan by SWT Design, Inc.


J. Bruce Woody, City Manager; Bryan Carter, City Attorney; Clint Thompson, Planning and Community Development Director; Chuck Kempt, Parks, Recreation & Civic Facilities Director; Jeff Atkins, Asst. Parks, Recreation & Civic Facilities Director; Dave Hart, Commander/Patrol Division; Mary Robertson, Asst. to City Manager/Communications & Public Relations Manager; and Paula Heyde, City Clerk.

Mayor Bill McMurray called the meeting to order.

SWT Design, Inc. representatives Bonnie Roy and Cale Doornbos gave a power point presentation on “St. Joseph Riverfront A Master Plan for Future Development” (copy attached).

[Councilmember Russell Moore left during the presentation.]

Pat Jones, 5314 Savannah Road, asked if the proposal is to make the parking lot next to the Remington Nature Center smaller. Mr. Doornbos said no they would like to flip the parking lot with the green space east of it.

Jim Weidinger, 4614 Iris Avenue, said he is concerned about the addition of the river bluffs to the scope of the project. He likes the idea of making the riverfront a safe and welcoming place.

Marci Bennett, Executive Director of St. Joseph Convention and Visitor’s Bureau, said over the past 20 years the biggest thing we’ve needed is an RV park. She is excited about the plan and thinks SWT did a great job. If we can take off chunks as we go through, if we can get the utilities so we can get some private investment that will encourage more private investment.

Kenny Reeder, 4000 River Road, asked where all these ideas come from and who did the consultants speak to at the Corps of Engineers. Mr. Doornbos explained the process and listed who they talked to at the Corps.

Nancy Kelly, 2837 Renick St., asked if the boat ramp was going to be available for people to use; she thinks the City could use two boat ramps. Mr. Doornbos said after conversations today, it might need to be included in the renderings.

J. Bruce Woody, City Manager, said the next steps would be a resolution to formally adopt the plan and directing City staff to begin working on the proposed zoning changes and preparation of an ordinance to appropriate funds for sanitary sewer work and utility extensions to try to get that work done this construction season.
Councilmember Madison Davis would like to get some input from the Tourism Commission and see if there is some support there as far as implementation.

Mayor McMurray and all Councilmembers agreed for City staff to proceed.

The meeting adjourned at 6:34 p.m.

[Signature]

Minutes transcribed by Paula Heyde, CMC, City Clerk.
Agenda

Welcome
Project Update
Project Plan Recap
Final Plan
Project Programming
Programming Enlargements
Implementation
Questions / Discussion
Project Update

1. Project Initiation
2. Stakeholder Workshops
3. Evaluate & Prioritize
4. Design Alternatives
5. Final Design Strategies

+/- 6 months
Process | Inventory + Analysis

Zoning
- [C-0] Non-Retail Commercial District
- [C-1] Neighborhood Shopping District
- [C-2] Downtown Business District
- [C-3] Commercial District
- Planned Commercial District
- Precise Downtown Plan District
- [M-1] Light Manufacturing District
- [M-2] Heavy Manufacturing District
- [R-1A/R-1B] Detached Single Family District
- [R-2] Two-Family Residential District
- [R-3] Garden Apartment Residential District
- [R-4] Apartment Residential District

Slope Analysis
- <2%
- 2-5%
- >15%
Process | Suitability

St. Joseph Average RV Park Rates

<table>
<thead>
<tr>
<th>Frequency</th>
<th>30-amp</th>
<th>50-amp</th>
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<tbody>
<tr>
<td>Daily</td>
<td>$30</td>
<td>$34</td>
</tr>
<tr>
<td>Weekly</td>
<td>$195</td>
<td>$211</td>
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<tr>
<td>Monthly</td>
<td>$478</td>
<td>$485</td>
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Source: Various facilities

St. Joseph RV Campground Supply

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Miles From Riverfront</th>
<th>Sites</th>
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<tbody>
<tr>
<td>Beacon RV Park</td>
<td>820 S. Belt Hwy</td>
<td>5.2</td>
<td>52</td>
</tr>
<tr>
<td>Sharp RV Park</td>
<td>18890 US Hwy 59</td>
<td>7.5</td>
<td>26</td>
</tr>
<tr>
<td>RiverView Retreat &amp; RV Park</td>
<td>3015 Lake Front Ln</td>
<td>7.4</td>
<td>6</td>
</tr>
<tr>
<td>AOK Campground &amp; RV Park</td>
<td>12430 County Rd 360</td>
<td>8.7</td>
<td>53</td>
</tr>
<tr>
<td>Ol’ MacDonald’s Farm RV Park</td>
<td>15603 County Rd 344</td>
<td>11</td>
<td>32</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>169</td>
</tr>
</tbody>
</table>

Source: St. Joseph CVB

RV Park + Campground

A newly developed RV park and campground commonly consists of thirty pads with room for expansion, utility hook-ups, lighting, a restroom and shower facility, and vehicular access. The most suitable areas in the study area were spaces that were adjacent to the riverfront, secluded from high intensity development, site slopes that facilitate development, were within reasonable distance to existing utility infrastructure, and had proximity to beneficial developments. The market for an RV campground is high in St. Joseph as there is a limited supply in and around the surrounding context.
Concept Plans
Program

Program elements listed from most to least desired:

1st
2nd
3rd
4th
5th
6th

Pedestrian Bridge (Over railroad)
Destination Playground
Fountain/Sprayground
Urban Beach
Art/Sculpture Park
Skate park

Voted priority of implementation:
Final Plan
Project Programming

KEY
A. North Riverfront
B. Riverfront Core
C. The Bluff
D. Eco-Link
E. Rebidoux Landing
North Riverfront

Program Elements Included:

- RV Campground
- Riverside Resort + Lake
- Marina + Boat Ramp
- Riverfront Trail Extension
- Riverfront Dining Experience
North Riverfront

View from marina looking north towards riverfront dining venue.
Riverfront Core

Program Elements Included:

- Heritage Park Improvements
  1. Lighted Recreation Field Additions
  2. Parking Lot Expansion
  3. Disc + Foot Golf course
  4. Primitive Camping
  5. Park Shelters
- Family Activity Zone
  1. Dining + Gathering Venue
  2. Multi-Generational Group Activities (Pickleball, Yard Games, Miniature Golf)
- Event Lawn + Parking
- Sculptural Entry Gateway
- Casino Hotel
- McArthur Drive Realignment
- Streetscape Improvements + Railroad Quiet Zones
- Sculptural Lawn
- Riverfront Trail Improvements
Riverfront Core

View of the event lawn looking southwest during 4th of July event.
The Bluff

Program Elements Included:

- The Bluff Trail
- Overlook + Trail Head
- Cook Road Connection
The Bluff

KEY
A. Cook Road
B. Existing Water Towers
C. Highway 239
D. Bluff Trail
E. Waterworks Road
F. Trail Overlook and Parking
G. Huston Wyeth Park
H. McArthur Drive
The Eco-Link

Program Elements Included:

- Wetland Improvements
- Tree Walk Experience
- Zip-Line Canopy Tour
- Historic Loop Trail
- Recreation Equipment Rentals
  1. Kayaks, Canoes, Paddle boards, Bicycles
- Boardwalk Improvements
- Interpretive/Educational Experience
The Eco-Link
Downtown Riverfront

Program Elements Included:

- Trail Center
- Urban Plaza
- Spray Plaza
- Destination Playground
- Urban Beach
- Renovated Parking
- Pedestrian Bridge Over Rail
- Pedestrian Bridge Across River
Downtown Riverfront

A summer evening view of Robidoux Landing.
Additional Improvements

Utility Extensions

Streetscape Improvements on Waterworks and McArthur Drive

Bridge Realignment
Additional Improvements

Zoning

Placemaking

Quiet Crossings

- Quiet Crossing to Keep
- Possible Removal
Implementation

$92.1 Million
Public Funding: $72.7 million
Private Funding: $19.4 million

500,000 Visitors
The top new attractions expected to capture the most visitation:
Restaurants
Family Activity Zone
The Marina

$16 Million
$16 Million in direct new spending or $90 Million in overall riverfront spending over 10 years
$1.1 million in potential gains to Hotel/motel tax over 10 year period

Early Action Projects
Re-zoning
Utility Extensions
Streetscape Improvements
Implementation

Year 1
- Utility Extensions ......................................................... $995,000
- Streetscape Improvements .............................................. $1,150,000
- Railroad Quiet Zone Improvements ................................... +/− $1,500,000

Subtotal (year 1) ................................................................. $4,045,000

Year 2
- Robidoux Landing ............................................................ $3,000,000
- North Riverfront Trail Extension ........................................ $750,000

Subtotal (year 2) ................................................................. $3,750,000

Year 3
- Bluff Overlook + Trailhead ................................................. $400,000
- Bluff Trail ........................................................................ $1,000,000
- Interpretive Signage ......................................................... $250,000
- Riverfront Restaurant Subsidy ............................................. $270,000

Subtotal (year 3) ................................................................. $1,920,000

PUBLIC
- Zoning Updates
- Railroad Quiet Zone
- Streetscape Improvements
- Utilities

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
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<tbody>
<tr>
<td>Robidoux Landing</td>
<td>North Riverfront Trail Extension</td>
<td>Interpretive Signage</td>
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<tr>
<td>RV Campground</td>
<td>Bluff Trail</td>
<td>Bluff Overlook + Trailhead</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Riverfront Restaurant</td>
</tr>
</tbody>
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PRIVATE

[Diagram showing various projects and their corresponding years and costs]
# Implementation

## Year 4
- Wetland Improvements: $1,950,000
- Event Lawn + Parking Improvements: $6,500,000
- Tree Walk: $1,800,000
- Disc + Foot Golf Course: $220,000
- Sculptural Meadow: $300,000
- Zip-Line Subsidy: $160,000
- Family Activity Subsidy: $2,600,000

**Subtotal (year 4)**: $13,520,000

## Year 5
- North Vehicular Road Connection: $4,500,000
- McArthur Bridge Realignment: $5,000,000
- Heritage Park Improvements: $2,050,000
- Additional Recreation Fields: $1,000,000
- Linear Waterway: $500,000

**Subtotal (year 5)**: $13,050,000

## Year 6+
- Trail Center: +/- $10,000,000
- Pedestrian Bridge over River: $13,000,000
- Elevated Pedestrian Rail Crossing: $3,500,000
- Marina Subsidy: $6,800,000
- River Resort Subsidy: $220,000
- Riverfront Hotel Subsidy: $1,800,000

**Subtotal (year 6+)**: $35,320,000
Implementation

First 10 Steps for a Successful Riverfront:
These 10 items should be prioritized by the city in order to successfully begin the redevelopment of the St. Joseph Riverfront.

1. Riverfront Re-zoning
   - Immediate engagement of city staff
2. Utility Extensions (Sewer + High Speed Internet)
   - Engage local utility companies
   - Allocate Hotel/Motel Tax Funds
   - Secure engineering services
3. Streetscape Improvements
   - Allocate Hotel/Motel Tax Funds
   - Secure design services
4. Railroad Quiet Zone Improvements
   - Engage BNSF
   - Allocate Hotel/Motel Tax Funds
   - Determine preferred approach to south rail crossing (improve or remove)
   - Secure engineering services
5. Facilitate Private Investment
   - City staff to engage investors interested in riverfront development opportunities (RV Campground, Marina, Restaurant, etc.)
   - City staff to engage community members in regards to potential donor opportunities to leverage private investment in riverfront development
6. Robidoux Landing
   - Secure Design Services
   - Allocate Hotel/Motel Tax Funds
   - Diversify funding strategy (Apply for grants, secure private investment)
   - Begin ROW, Easement and Utility Coordination
   - Begin Permitting Coordination
7. North Riverfront Trail Extension
   - Allocate Hotel/Motel Tax Funds
   - Diversify funding strategy (Apply for grants, secure private investment)
   - Secure Design Services
   - Begin Property Acquisition/Easement Discussions
8. Bluff Trail
   - Allocate Hotel/Motel Tax Funds
   - Diversify funding strategy (Apply for grants, secure private investment)
   - Secure Design Services
   - Begin Property Acquisition/Easement Discussions
9. Plan for next Capital Improvement Plan
   - Begin to budget and strategize projects for inclusion in next CIP
10. Establish process for Grant Acquisition
    - Target grants to offset cost of proposed improvements
    - Plan ahead to maximize grant funding opportunities