



Downtown River Street & Riverwalk Improvements Draft Report

Manistee, MI | Sustainable Built Environment Initiative — Draft Report, May 2018

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Acknowledgements

Local Partners

City of Manistee and Manistee DDA held vital roles in the SBEI process to examine Manistee's downtown and Riverwalk.

The Michigan State University Team

Michigan State University (MSU) and the School of Planning Design and Construction (SPDC) is led by Wayne Beyea and Warren Rahue, Design Assistant Jack McDonough and Research Assistant Sophia Prince.

Special Thanks

The MSU Project Team would like to express their gratitude to the various stakeholders who attended the Community Visioning and Design Meeting, and/or provided feedback during this process to make this project possible.

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DOWNTOWN MANISTEE
— michigan —



Introduction

Introduction

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 communities and consulting planning and design professionals



Project Overview

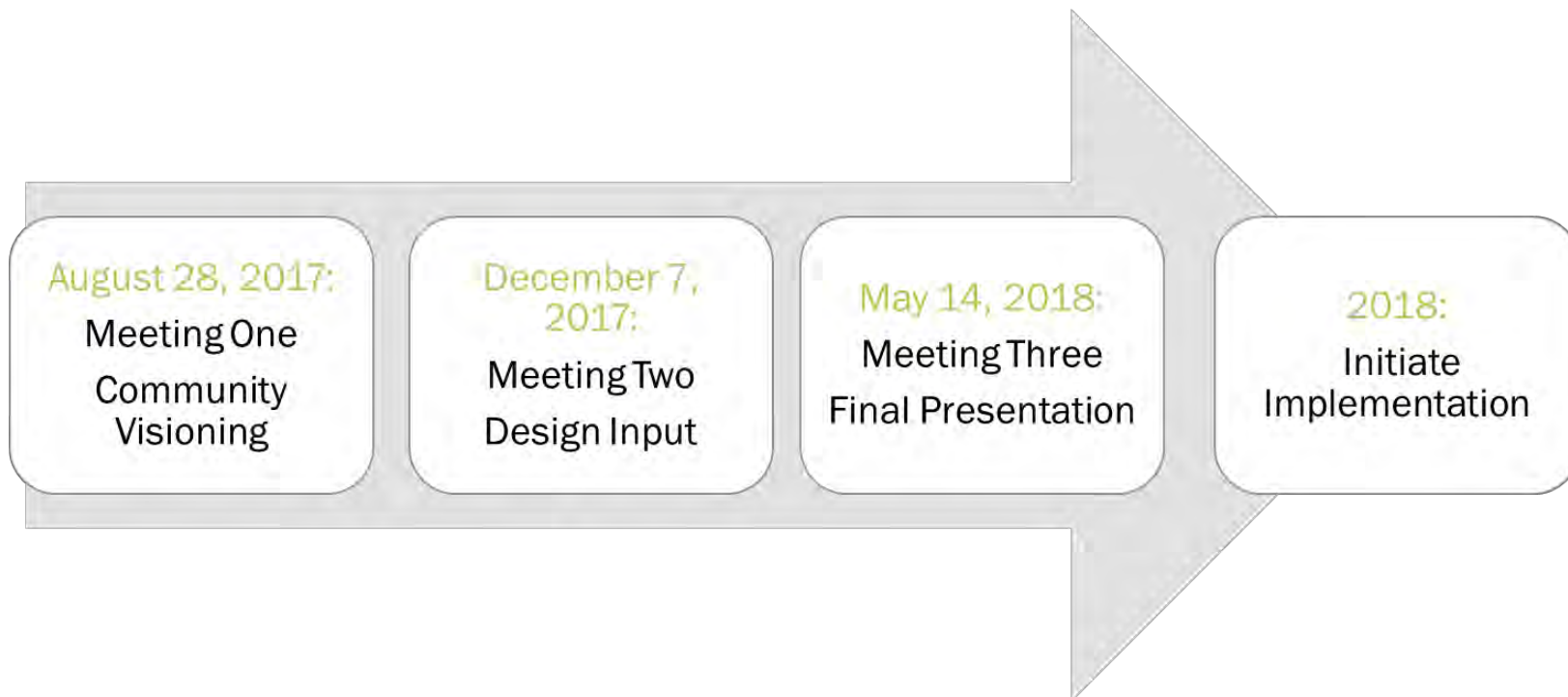


The image above indicates the SBEI project area which includes Manistee's River Street between US 31 and Maple Street, the Riverwalk, and the intersection of River and Cypress Streets.

Process

Visioning Sessions, Preliminary Recommendations, Final Plan Presentation, and Implementation

To achieve a plan for the site accurately representing the interests of the community, a three-meeting input process was adopted. On August 28, 2017, the first meeting was held as a preliminary opportunity for the residents of Manistee to discuss what the future of their downtown could and should become. Together with the help of local representatives, the meeting acted as a forum for the community leaders and citizens to make suggestions concerning safety and recreation. The second meeting was held on December 7th, to present preliminary recommendations and designs for the site and begin to receive feedback from the citizens of Manistee. Citizens were also able to submit feedback via Facebook following the second meeting. At the third and final meeting on May 14, 2018, the design images and final recommendations were presented to the public.





Community Input

Community Input

Meeting One: Community Visioning



The citizens of Manistee contributed valuable input regarding their city and what improvements are needed along River Street and the Riverwalk. On August 28, 2017 the MSU team hosted a community visioning meeting at Manistee High School. The MSU faculty presented an overview of the existing conditions of the corridor and provided a map for reference. Worksheets were handed out with three different question prompts including:

- What are you proud about for the project site and the immediate area?
- What are you sorry about for the project site and the immediate area?
- What would you like to see as you float over the site in a hot air balloon 15 years from now?

The Manistee community had concerns mainly regarding the intersection of US 31 and River Street failing to announce and welcome drivers to the entrance of downtown. They also had concerns about façade and storefront maintenance. Many explained that they would like to see more activity and life in the downtown, including more people and greenery.

Visioning Input Summary

Proud of:

- Riverwalk
- Vogue Theater
- Year-round Events
- Historic Character
- River/Access to Water
- Holiday/Seasonal Street Décor
- Boating Activity on River
- Quality and Diversity of Businesses
- Drawbridges
- New Energy/Investment in Area

Sorry about:

- Empty Buildings and Aging Facades
- US 31 & River St Intersection Not Welcoming
- Condition of Backside of Buildings
- Easy to Miss Downtown Entrance on US 31
- No Trees, Sterility
- Lack of Connectivity Between River St & Riverwalk
- Poor Condition of Building Facades, Lack of Curb Appeal
- Inconsistent Store Times
- Underdeveloped Storefronts on Riverwalk side

Would like to see:

- Greenery, Coordinated Streetscape
- Busier, Vibrant, More Activity
- More Obvious Connection Between Riverwalk & River St
- All Buildings Filled and Maintained
- Welcoming Entrance to Downtown at US 31 & River St
- Greener Connection from US 31 onto River St
- More Outdoor Dining
- More Side-Street Dining
- Rooftop Dining and Gardens

Community Input

Meeting Two: Design Input



Worksheet Input

On December 7, 2017 the MSU SBEI team hosted a second meeting at the Ramsdell Theater to present and review design options and imaging developed for River Street and the Riverwalk in Manistee. There were worksheets provided with a few question prompts including:

- What do you like about the designs presented today?
- What do you dislike about the designs presented today?
- What improvements/additions would you like to see regarding the designs presented today?

Community members responded to the designs with varied feedback mostly regarding scale, and a desire that developments are in keeping with the quaint, Victorian heritage they would like to retain in their town.

What did you like about the designs presented today?

- Dream development for M-31
- Signage Improvement
- Rear facades for buildings on both sides of River Street
- Bike Share Programs
- Additional Public Restrooms

What did you dislike about the designs presented today?

- Interactive board by public restrooms has already been tried
- Pedestrian bump-outs seem impractical with parking on both sides of one-way
- River Street too crowded
- Not sure if biking would work

What improvements or additions would you like to see regarding the designs presented?

- Want more focus on buildings facing Water Street
- Speakers installed downtown to play music on sidewalks
- Expand upon our strength as fishing destination

Community Visioning Feedback Examples

Community members responded to character images of other cities by adding their feedback directly onto the images with sticky notes. The images help the SBEI team hone in on the preferences of Manistee's vision for their city. Selected examples of character images and their feedback are highlighted here.



Design Input Feedback Examples

Community members used the same method to engage with the design renderings of scenes from the Manistee project site. Design renderings were shown with a 'before' photograph of the existing conditions, and several 'after' renderings with preliminary design recommendations pictured.



Design Considerations

The following considerations were based on input garnered throughout the first and second meetings with the Manistee community. These ideas were sorted into 4 thematic categories to guide design recommendations and help position actionable planning recommendations.

Beautification

- Historical character, Victorian pallet of materials and colors and sense of authenticity
- Improve rear facades of buildings along the River Walk
- Enhance interpretive elements
- Add public art

Placemaking

- Mini-event spaces (perhaps for a single musician)
- Better signal the connection from River Street to the River Walk and have those connections really connect to River Street and add more/better visual connections

Connectivity

- Connect River St to Riverwalk
- Improve crosswalks and make the walking experience more pedestrian friendly
- Benches and trash receptacles are part of a designed area not simply sitting there

Functionality

- Re-do the pocket park to be more inviting and functional
- Bicycle opportunities and parking
- Either naturalize or clean up the River Walk vegetation so it is inviting
- Redevelop the land uses at the River Street/US 31 intersection to make this a welcoming, vibrant, and obvious extension/start of the downtown



Planning & Design Recommendations

Planning & Design Recommendations

In order to move forward and execute the planning and design considerations, there are a number of policy-related recommendations that can be implemented. These recommendations are framed within four key themes that are aimed at addressing the needs of downtown Manistee.

The four themes are Beautification, Placemaking, Connectivity, and Functionality. Policy and implementation recommendations have been developed for each.

Planning & Design Themes:

Beautification

Placemaking

Connectivity

Functionality



Beautification

Before:



Before:



After:



After:



Beautification

Design Considerations	Recommendations	Action Step
Historical character, Victorian pallet of materials and colors and sense of authenticity	Develop policy to direct the aesthetics of new developments	Develop a form-based code that unifies the historically-inspired look desired by the community
Improve rear facades of buildings along the Riverwalk	Explore innovative ways to activate the Riverwalk and back sides of River St to draw visitors	Develop educational signage about natural features along the river (ie boating activities, types of fish)
Enhance interpretive elements		Consider adding public furniture such as picnic or chess tables to encourage organic interaction among the public along the river
		Utilize the DDA's façade grant program to maintain rear building exteriors
Add public art	Spearhead a public art campaign with local associations and artists	Collaborate with the Manistee Art Institute to identify and pair downtown locations and artists
		Apply for MEDC's Michigan Council for Art and Affairs Grant to help fund the continued promotion of arts and culture in Manistee

Placemaking

Before:



After:



Before:



After:



Placemaking

Design Considerations	Recommendations	Action Step
Mini-event spaces (perhaps for single musician)	Expand summer programming and events to activate Riverwalk	Expand on the DDA and partnering organization's summer concert series by focusing programming along the Riverwalk
	Explore ways to further incentivize outdoor activity by implementing and advertising business-friendly policy	Consider amending Zoning Ordinance to allow seasonal sidewalk dining consistent with adopted policy
Redevelop visual signals to indicate "entrance" into downtown from US 31/ River St	Use branded signage partnered with new corner development to frame entrance to downtown Manistee	Develop holistic city branding guide that encompasses the ideals in Manistee. Use new branding in signage and marketing

Planning & Design Recommendations

Connectivity

Before:



After A:



After C:



After B:



Connectivity

Design Considerations	Recommendations	Action Step
Connect River St to Riverwalk	Clear brush and maintain landscaping along Riverwalk to better utilize Riverfront views and connectivity	Seek funding for redesign and maintenance of natural brush along the River through MI DNR Grants
Better utilize sidewalks, especially between River St and Riverwalk	Encourage multimodal connection between these parallel routes	Implement a Complete Streets Ordinance to prioritize multimodal transportation planning and design
Improve crosswalks, pedestrian/biking-friendly sidewalk experience	Develop a Streetscape Plan, indicating the placement of design elements and focus areas, to guide improvements along the street	Coordinate with the DDA to develop these guidelines, as well as decisions concerning aesthetic of public furniture
Benches and trash receptacles are part of a designed area, not simply sitting there		

Planning & Design Recommendations

Functionality

Before:



After:



Before:



After A:



After B:



Functionality

Design Considerations	Recommendations	Action Step
Redevelop the pocket park to be more inviting and functional	Seek design and funding resources for sustained support	Apply for MEDC's Public Spaces Community Places (PSCP) Grant for targeted funding for a public spaces project
Either naturalize or clean up the Riverwalk vegetation so it is inviting	Implement guiding policy that focuses effort on maintenance of Riverwalk	Develop landscaping provisions for the vegetation along the Riverwalk
		Seek support from local volunteer gardening groups to ensure continued upkeep
Bicycle opportunities and parking	Utilize Manistee's 2 miles of dedicated bike lanes with supportive infrastructure	Explore and identify locations for bike rentals, parking and repair stations
		Coordinate with local groups to conduct a bike audit to identify these locations, and any other safety concerns
Redevelop land uses at the River St/US 31 intersection to make this a welcoming, vibrant and obvious extension of the downtown	Seek mixed use development at the intersection of US 31 and River St, in keeping with Manistee's Future Land Use plans	Hire developers that specialize in mixed-use development, creating both density downtown and increasing housing
		Incentivize new developments to include green infrastructure such as rain gardens

Planning & Design Recommendations

Functionality

Before:



After:



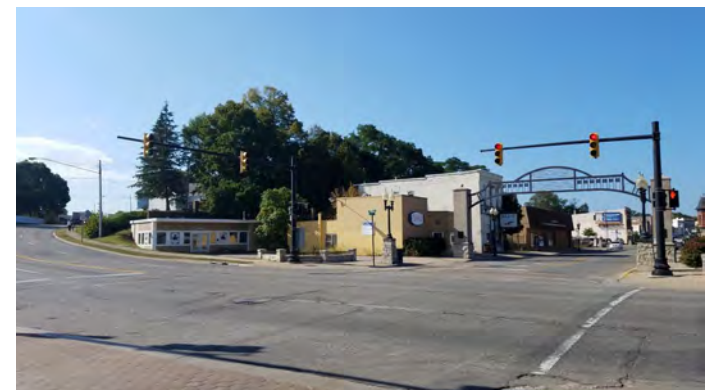
Before:



After:



Before (Next Page, left):



Functionality

After A:



Before:



After B:



After:





Appendix

Appendix A: Meeting One Visioning Input, August 28, 2017

What are you proud of about the project site and immediate area?	Total Responses
Riverwalk	22
Vogue Theater, and community involvement in opening	16
Historic Buildings/Architecture, Victorian, well preserved	16
Year-round events in downtown/street events (TGIF/DDA/festivals/parades)	15
Historic Character/District	13
River/Access to water	13
Flower baskets on the street lights with holiday decor	11
Freighters/boating activity on the river	10
Diversity/quality of businesses	9
Drawbridges	9
New people investing in the area, new interest/energy in downtown	9
Accessibility (ie Riverwalk is barrier free)	8
Friendly residents/storekeepers	7
Willingness of residents focus on and improve downtown, new energy in and out of downtown	6
Main and side entry arches	6
Walkability	5
Free parking	5
Lower lakers provide different feel	5
Building upkeep, people taking pride in their buildings	5
Current and potential for residential downtown, live/work	4
Outdoor dining/seating	4
Improved streetscape	4
Natural beauty, topography	3
Sign when you turn on to River St, view downtown is inviting	3
Benches	3
Smaller town feel	3
Victorian "Port City", theme	3
Ramsdell Inn	3
Blue Fish	3
Street lights	3
Painted railings	3

Emerging Businesses	2
Pride in preserving/restoring unique history	2
Year-round business	2
Beaches	2
Hiking and trails	2
Hub for artists/cultural sites/schools	2
Public restrooms	2
Ability to draw different types of tourists	2
The Fillmore	2
Outdoor music	2
Investment in this area honors the character of the residents	2
Not historic at start of River St, blank slate opportunity	2
One-way on River St	2
Support network among business owners	1
Food/Restaurants offered downtown	1
Coast Guard station	1
Great windows for window shopping	1
Space for different festivals	1
'House of Flavors' is great tourist draw, family-friendly, inviting to downtown	1
Dynamic entrance coming down the hill or entering north from bridge	1
Great views of nature	1
Having retail downtown encourages local business	1
Weather	1
Younger people inspiring new businesses to come	1
Intangibles: dedication and commitment of businesses to better Manistee	1
The Outpost	1
TJs	1
Relationship between downtown, the river and Lake MI	1
Greater local ownerships and management	1
Marina/boat slips	1
Greenery in winter/ flowers in season	1
Plenty of parking	1
Grants from design committee of DDA	1

Appendix A: Meeting One Visioning Input, August 28, 2017

What are you sorry about for the project site and immediate area?	Total Responses
Empty buildings/aged building facades	16
Intersection of US 31 and River St. is an eyesore, not welcoming	14
The look and condition of backside of buildings especially while walking on Riverwalk and both sides of River St.	12
Easy to miss downtown/River St. when driving on US 31	9
No trees, sterile	8
Lack of connectivity between riverwalk and River St.	7
Physical appearance of some buildings not being maintained, curb/window appeal	7
Stores closed on Sundays, inconsistent times	6
Underdeveloped storefronts on Riverwalk/Riverwalk side	6
Better signage for block/businesses/riverwalk	5
Limited Riverwalk accessibility	5
Riverwalk is not pet-friendly	5
Lack of vision to attract modern industry, need flexibility on what vibrancy means	4
Need trees/vegetation downtown	4
Garbage/Cardboard left outside shops	4
Want more outdoor dining	4
Need public open space	4
Very strict development/improvement requirements, Historic district commission can be prohibitive to development	4
One-way crosswalks are dangerous, discourages pedestrians/cyclists, crosswalks not enforced	4
Lack of sound softening, too much concrete	4
Locals are moving away to find jobs, coming back to retire, economic stagnation	3
Need benches downtown (with shade)	3
Need bike lane/paths downtown	3
Need public seating	3
Need public bike racks	3
Better signage for US 31/ River St. intersection, entrance to downtown	3
District is too long for population served	2
Perception that US 31 corridor is our downtown	2
Flower baskets are planted late and removed too soon	2
Need visitors center at entrance to downtown, River St	2

Need information/signage on where to park	2
Need "historic" palette for buildings	2
Cleanliness/condition of riverwalk	2
Want more dining/restaurant options	2
Poor service downtown	2
No views of river from downtown	2
Lack of decks	2
Vehicular speed due to lack of bumpouts	2
Missing railings on Riverwalk	2
Pavers have done poorly	2
Iron fencing on River St. and sidewalks through grant	1
Amount of low income housing being targeted for district	1
Lack of state responsibility for disturbance they create	1
Taxes	1
Financial support of the city	1
Not more inclusive of full DDA district and adjoining assets (ie Marina)	1
Contributions to city serves do not increase value as district does – not sustainable	1
Manistee has seen difficult economic times	1
Young families have a hard time surviving in Manistee	1
Too much salt on sidewalks in winter	1
Lack long-term local business	1
More design and use of riverside for business	1
South side lots need more benches and greenery on street	1
Santa's hut is missing	1
Parking is not easy and free	1
Land slope is an issue for accessibility	1
Lack of full complement of businesses	1
Street Park	1
Dislike River Street Station	1
Not vibrant nightlife	1
US 31 and River St south side needs redevelopment	1
Dirty/stained sidewalks	1
Need buy in from everyone, attitude change toward what we can do	1
Need rehab of buildings	1
Lack of people moving about	1
Blight	1
Riverwalk is underutilized	1
Separated turnoff on River St.	1
Parallel parking	1
Need better utilized green space ie play area	1

Appendix A: Meeting One Visioning Input, August 28, 2017

What would you like to see as you float over the site in a hot air balloon 15 years from now?	Total Responses
Greenery, trees, coordinated streetscape	19
More people, busier sidewalks, vibrant and more active	16
More obvious connection between Riverwalk and River St.	10
All buildings full and maintained (façade restoration)	7
Welcoming entrance to downtown; building, combination chamber/visitors center and DDA center at entrance of US 31 and River St.	7
A greener connection from US 31 onto River St., more welcoming to downtown	6
More outdoor dining	6
Street-side dining	6
Rooftop dining/gardens	6
Diverse year-round businesses	5
City Center/Green space in place of Millikens building	5
Storefronts/Food vendors on Riverwalk	5
Expanded business district, business activity	4
Diversity of people and age groups, not only Victorian retirees	4
Bike lanes	4
Amphitheater, riverside music venue, outside performance space	4
More year-round events, farmers market	4
Well-maintained buildings; Buildings either revitalized and renovated, or removed	4
Bump-out planter beds, Rain gardens (stormwater infrastructure)	4
Boats and ships on the river	4
More housing units, places to live	4
Clearly marked entrance to downtown at intersection of US 31 and River St intersection/entrance to downtown, maybe an arch or square demarcating	4

A traffic circle at US 31 and River St.	3
A clean, fresh town cared for by its citizens, especially well-maintained Riverwalk	3
Space for food trucks once a month	3
Backs of buildings on both sides of River St. cleaned, painted different historic colors	3
More retail	3
Art Park turned into Food Truck court in spring/summer/fall and ice-skating rink in winter	3
Parked cars	2
Outdoor venues, tents	2
Blossom Boulevard back on US 31	2
No trash or cardboard on the street during business hours	2
Sign on the Riverwalk	2
Bike racks	2
More access to parking	2
Obvious center of the city, town center	2
Full store fronts operating year-round	2
No vacancies	2
No 400 River St. Building	2
Dining between buildings, development of alleys for parking and accessibility	2
Play area downtown	2
Buildings full with retail	2
Slowed traffic	2
Addressing different income levels	2
No LIHTC buildings in downtown	1
High tech firms	1
A prosperous community	1
Broadband to support technology development	1
More small parks	1
Sign identifying businesses on River St.	1
"Victorian Port City" sign prominent	1
More public bathrooms	1
A technical school(post HS) at the NW corner of Maple and River Sts	1
Wrought Iron fences around each property in Historic District	1

No cabs on River St -- bike or trolleys	1
3 story parking ramp behind Vogue, on M31 in place of empty gas station and in former senior center, all with 1 st floor restrooms	1
Reroute US 31 to other side of Manistee Lake	1
Wayfinding kiosks to identify stores, parking, rivewalk	1
Police officers on foot or bike "walking the downtown"	1
Buildings repaired, no odd duck infill	1
Bring back the water bug	1
No office space on the 1 st level of River St.	1
Street businesses promoting Riverwalk	1
Senior village	1
Streets lit up, front and back	1
A water ferry for historic or sunset tours	1
Greater accessibility	1
Historical Preservation grants to store owners	1
Public community spaces	1
A place to rent bikes, paddleboards, kayaks, acquaint people with water activities	1
Gliks Building/400 River St. changed into city square, connection between downtown and river	1
More live/work in the downtown	1
Greater use of riverscape by retailers and restaurants	1
Stores on the back of River St.	1
Vibrant street that has grown with its historical identity to meet today's needs	1
Full parking lots with better connections and bike paths	1
Defined crosswalks	1
All marina space full	1
Green space between River St. and the river	1
Higher end marina/boats, less focus on fishing, more on cruising and transient boaters	1
Increased amount of downtown hours	1

Appendix B: Character Image Feedback, December 7, 2017



- The idea of a more visible sign is the only take away for me here
- Great for Reno, not for Manistee
- No
- If we have an entrance sign it should make a statement
- Like being able to read the signage, it says welcome



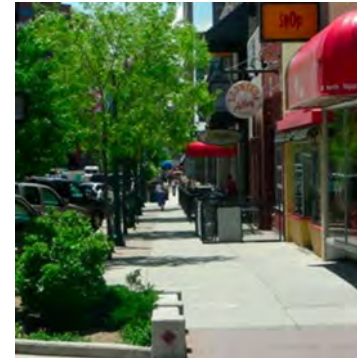
- Nice safety feature to add downtown, would help with traffic speed
- Bump-outs improve walkability
- Like it, adds usable space and calms traffic
- We can have rain gardens on bumpouts



- Problem-our sidewalks are not deep, but I like trees, tables, people enjoying
- Like the vegetation, man-made structures need landscaping to warm environment
- Dining in street helps community feel
- Add space for dining/gathering on sidewalks, add bump outs and go to one lane traffic
- Outside dining will be difficult with narrow sidewalks, may be too congested for foot traffic



- Need vegetation on River St incl. trees
- Love pavers with concrete, flower baskets, color, life
- I've always like this Style of sidewalk Detail, very similar to Traverse City's Front St.



- Yes use space wisely, more greenery downtown
- Like the idea of greenery. trees, less dense
- Narrow sidewalks may lead to trees blocking views of historic buildings
- Trees seem to be competing with building
- Trees crowd street and might be ongoing maintenance issue



- Like it! Open, inviting, inclusive
- Very visually appealing, incorporates streetscape into business, LOVE THIS
- Yes-good attractive especially summer/fall
- Like the openness
- Love! Creates a great community feeling, almost a social event to dine at location



- Like ability to park a bicycle
- Like banners, community should sponsor for more involvement
- Love brick pavers to break up mundane concrete
- I like banners perhaps sponsored by local people to let ppl know what events are happening



- Suitable for both River St and Riverwalk
- Like the narrower awning and lighting combination
- Good compromise to sidewalk dining/narrow sidewalk issue, plus enclosed for poor weather
- Great way to bring the inside outside

Appendix B: Character Image Feedback, December 7, 2017



- Dedicated dining would be great on Riverwalk
- Like, covered would help extend season for everyone



- Great idea—replacing dark/solid overhanging awnings on downtown businesses would brighten up storefronts yet still give the weather protection and intended design aesthetic



- I've seen building murals in other towns, like ability for community to tell story to visitors without explanation
- Great to share history, tie to past
- Love to share history of Manistee



- Too congested



- Spot on lighting is important to draw nighttime crowd and help people feel safe at the same time
- Too modern
- Nighttime lighting really improves vibrancy of the space



- Outside dining above and below River St particularly Riverwalk
- It would be great to have these villa type feel, reminds me of Spain where everyone gathers
- Outdoor gathering place
- I like incorporating meeting/restaurant spaces on Riverwalk



- I like the tents, reminds me of the Portland market, great way to add more vendors
- Need to have flea markets on the Riverwalks
- Like—this could be a benefit for the handmade community to enter downtown



- Like the idea of entertainment
- Love the local talent, brings locals out
- Continue to enhance entertainment on Riverwalk

Appendix B: Character Image Feedback, December 7, 2017



-Possible help for when River St. floods during a big storm



-Really like how these little touches improve the utilization of space
-Like stone, natural features—relations to what exists/is found in an area



-Like it, low maintenance
-Partially like but feels cold



-Population of older adults, great activity area, even try Frisbee park
-Nice simple aesthetic that could work in some of the public park space
-Like adding fun elements



-Need, but a Victorian touch would help it fit in



-Put these on the Riverwalk
-Like—in the summer on the Riverwalk, heck winter too
-Good idea! Where would it go?



-Great idea, Manistee Live Well has projects that supports trails for exercise



-Desperately needed concept for our downtown, can be private or DDA funded
-This is fantastic, promotes a business (public or private) while providing exercise and public transportation that deemphasizes vehicular noise and pollution
-Great idea, think it would be well received by visitors
-Possible business renting bikes
-Yes, Manistee Live Well has an idea in motion to get bike rental going

Appendix B: Character Image Feedback, December 7, 2017



- Love this because its artistic, beautiful and serves a true purpose
- Nice thought, possible instead of a fish design it as a sailing ship or lifeboat with individual "ribs" as bike slots
- Good idea, very unique
- Like, could be fun. Could we have a coach and horses?



- Nope



- Like the design, can we add a more maritime book?



- We need more benches in the downtown. Keep them traditionally looking
- Nice cohesive theme for trash receptacles, benches, etc



- Great ideas allow for good line of sight
- Too modern (fencing)
- This is an idea that I can see happening on the building we just purchased, very cool!



- Little too modern for my taste, with sloped ramp seems like a potential skateboard ramp
- Like the design



- Would like to have benches year-round
- Like more creative design of benches, trash to tie in with theme



- Like the natural material for signs
- Good to read from a distance

Appendix B: Character Image Feedback, December 7, 2017



-Too busy for regular use, more for info on historic areas?



-Don't like



-Nice design
-Like the historic look



-Love—for toddlers and wheelchair folks
-Me too
-Like the 3D tactile training opportunity especially with the wildlife in the area
-The tactile features not only enhances for youth but for sight impaired, love
-Like to tie maritime history of area



-Like it, I've seen similar displays on Mackinaw Island to explain various historical scenes
-Add maritime history



-Like but less bright colors
-Maybe too modern colors/structures



-Like the use of natural materials from the area
-Looks nice



-Good way to present history of area
-A walking history lesson made fun
-We can highlight historic buildings' history, also historic events

Appendix C: Design Rendering Feedback, December 7, 2017



- Strongly agree with enhanced signage
- Signage must reflect the theme, be easy to read and inviting
- A bit too much "design", like the back-board



- Like this!
- Like this one best, could we put 'Victorian Port City' on the columns?
- I can read that better, but no ornate swirls
- Don't include branding tagline in fixtures as the slogans inevitably change and they are expensive to replace
- Overall I like this, but may be difficult to read while driving by with the flowy script, just "Victorian Port City" easier to read at a glance



- I like the idea of unifying design theme for all of the buildings to tie them together, though each building has its own "voice" together it forms a "choir"
- Good job, adding/incorporating something to tie and unify everything
- Love the idea of adding the details, icing on the cake



- Great way to utilize vacant lots where buildings are targeting for demolition
- Great use of space, visually appealing and allows more community use and enjoyment
- The type of trees color elements, arbor helps define the space
- Love, the feeling of finishing touches
- Nice work! I like the colors of vegetation, openness for events and entertainment
- Beautiful! Appealing to the eye, it makes me want to walk in to discover more



- I would feel the far side of the river areas seems more bikeable than right downtown
- Other side seems more conducive to biking
- Use space for performances
- Lighting is an issue at night, clear awning would be great in the winter



- Like—simple but effective change
- Signage is critical, must be easy to read and reflect environment
- Like this!
- Love the coloring of the background of signs for looks and function
- Love this, easy to read and colorful
- I really like how it reads better



- Simple ways to make signage function and usable is key, signage while decorative is good it needs first to function well as a sign
- I like including Manistee signage periodically
- Like it a lot
- Very well thought out and attractive, it's nice that the signage can be seen. Love the interactive board and awning about it
- Like, great stop, love the idea of interactive maps too



- Remove all overgrown vegetation that blocks vision/access to water is great
- This seems a bit like bushes are still too large
- I like reversing signs; Enlarging signs and adding interactive elements is a plus. I like opening up the view of the river
- Like, signage and lighting matching River St
- Opening the backs of buildings would create an inviting place

Appendix C: Design Rendering Feedback, December 7, 2017



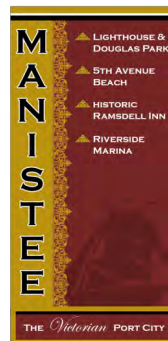
- This makes me want to sit down, the current picture is scar with all the bushes that someone could jump out of
- Landscaping provides an inviting environment softens the man-made. Humans need natural environments



- Nighttime lighting that is sufficient to use Riverwalk is key
- Lighting would attract winter users (cross country skiing and snowshoeing)
- Night lighting is important to draw people, perhaps then there needn't be time restrictions
- Like! Pruning and lighting goes a long way



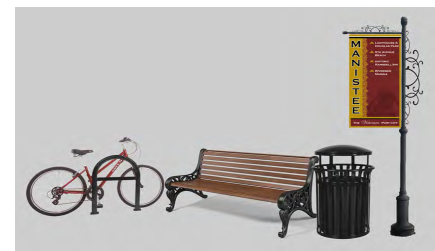
- Too tall for this side of River St, it would block existing/potential views
- I would step back the upper floors to make it less massive-looking
- Like but too tall yet, two stories yes, needs some softness
- This looks fabulous, Corners look great with change, not sure about 3 story
- While new Hour of Flavors improves the intersection, I don't think it uses river frontage enough for dining/seating, etc.



- Like, concept is great but also needs lighthouse and sponsors at the bottom
- Like this banner idea, different colors
- I've seen banners like this in other towns that were sponsored for local businesses which each had a small "sponsored by.." along the bottom



- Great idea, rooftop access, especially for corner buildings, also like greenery
- Great idea of adding single building with multiple businesses to corner lot/greet traffic
- Like this—it fits the scale of River St
- Almost—front should also be on US 31 or tunnel to face 31
- Love the roof top area, need these
- Good use of corner balconies to break the mass
- Love it, not sure it blends architectural design
- Rooftop rain gardens are great for look and function



- How do you achieve design consistency when changes happen over time, and are handled by private owners?
- Looks good, can use color with signs, use color for trash as well
- Almost, just a little less scrollwork



- Like how while building is large, it is broken up to not seem imposing
- Maybe too big, looks great. Mixed use housing? Maybe style too busy?
- Like the trees at top level
- Concerned about scale of building, does it overshadow the historic theme
- Almost, too tall for me but like the amount of trees
- Like a solid "base", the weight at intersection will bring people in
- Like the housing, we need it, not sure of scale
- Too massive! Provide mix of 2,3,4, stories in one building structure



- I like the option of a consistent color palette theme for businesses to choose from, again each business has own voice but together creates a choir
- Love, late Victorian colors with brighten up downtown
- Love the bold colors of the late Victorian era

Appendix D: Summary Facebook Comments on Design Images

In general

- A lot of people commented and liked the new color scheme with the iron signage.
- People liked the improved landscaping
- Concern about losing "Victorian" theme

Manistee River Street Arch

- Mixed reviews with the Victorian Port City added
- Most of the comments were they liked sprucing up the arch but toned down the ornate structures

Art Park

- Most liked and most commented on picture
- Liked the cleaner, more inviting feel and the pergola
- Like having art but just feel it needs to be updated and less "scary."
- Grass Row not practical

Restrooms

- Liked the improved signage
- Many liked the idea of bike rentals but questioned if this was the best location for it.
- Some greenery and/or art to liven it up

Riverwalk near Blue Fish

- Some comments about the need for some shade on the Riverwalk

House of Flavors

- Concern about Victorian feel
- Concern that the big buildings do not have enough parking and block views of the river (you cannot see the river from this intersection anyway).
- Really liked the addition of trees

American Cleaners Corner

- Many comments about it being too much, tone down the size of the buildings.
- Concern about being too modern
- Most comments were concerned about condos being developed which had nothing to do with the design



One of the de proposed at Meeting 2 for the current *House of Flavors* location at the intersection of US 31 and River St.

Appendix E: Additional Design Variations



Appendix E: Additional Design Variations

Variations of
placemaking in pocket park



Appendix E: Additional Design Variations

Options for lighting and
placemaking along Riverwalk

Before:



After A:



After B:



After C:



After D:



Appendix E: Additional Design Variations

Variations of scale at intersection of River & Cypress Streets

Before:



After:



Before:



After:



Appendix E: Additional Design Variations

Options for Functionality

Before:



After:



Appendix E: Additional Design Variations

Supplemental Designs for City Branding & Streetscaping

