



City of South Haven

Agenda Item #7

Water Street Streetscape Improvements and Hillside Maintenance Plan

Background Information

In January of 2015, Cornelisse Design Associates, Inc. was hired to develop a plan for streetscape improvements along the south side of Water Street between South Beach and Downtown. The south side of Water Street has received less attention than the north side. The City does mow some areas along the south side; however, there are steep slopes and retaining walls that make maintenance activities challenging. Other portions of the bluff line are overgrown and present a visible obstruction to views of the river and lake.

The streetscape improvement plan includes a variety of improvements including new sidewalks for improved pedestrian access, new landscaping, segmental retaining walls, selective clearing, and a new staircase connecting the corner of Indiana Av and Eagle St to Water St.

The Hillside Maintenance Plan includes recommendations on maintenance activities that will improve the appearance of the hillside and improve views.

Pat Cornelisse will be in attendance to describe the proposed improvements and answer questions.

Recommendation

Review the conceptual streetscape plan and the hillside maintenance treatment recommendations. It is recommended that the parking area near the South Beach restrooms be modified to match the conceptual plan for this area previously approved by the Parks Commission.

As part of the plan approval process, City Staff is seeking a formal recommendation of approval from the Parks Commission, Downtown Development Authority, and Harbor Commission for both the Streetscape Plan and Hillside Maintenance Plan. Once the approval process is completed, the City Manager will seek formal approval of the plan from City Council and request funding for the improvements.

Attachments

Water Street – Conceptual Plan
Water Street – Hillside Maintenance Plan

BLACK RIVER HARBOR



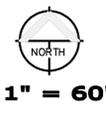
DESIGN GUIDELINES FOR WATER STREET EDGE, SOUTH SIDE

- Create a more attractive street edge on the south side of Water Street
- Reduce maintenance efforts
- Improve pedestrian connections to attractions: Waterfront, Lightkeeper Museum, Channel
- Highlight unique elements along Water Street: Lighthouse Keeper Museum, WPA retaining wall, Channel and Lake Michigan views.
- DESIGN PROGRAM
- repetition and appropriateness of materials
- replacement of street lights with decorative and energy-efficient lights and removal of overhead lines where possible
- creation of a 'clean and crisp' planting edge the entire length of street
- screening of power stations, utilities and dumpster
- use of signature plantings, i.e.:
- sweeps of dune grass at corners, at the Waterfront and at 'sunny' terraces. mowable grass strip between curb and walls.

SOUTH SIDE

Water Street Streetscape Improvements

City of South Haven
4-15-15





SOUTH SIDE

Water Street Streetscape Improvements

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4-15-15



1" = 20'





Water St - St. Joseph St to Maple St

SOUTH SIDE

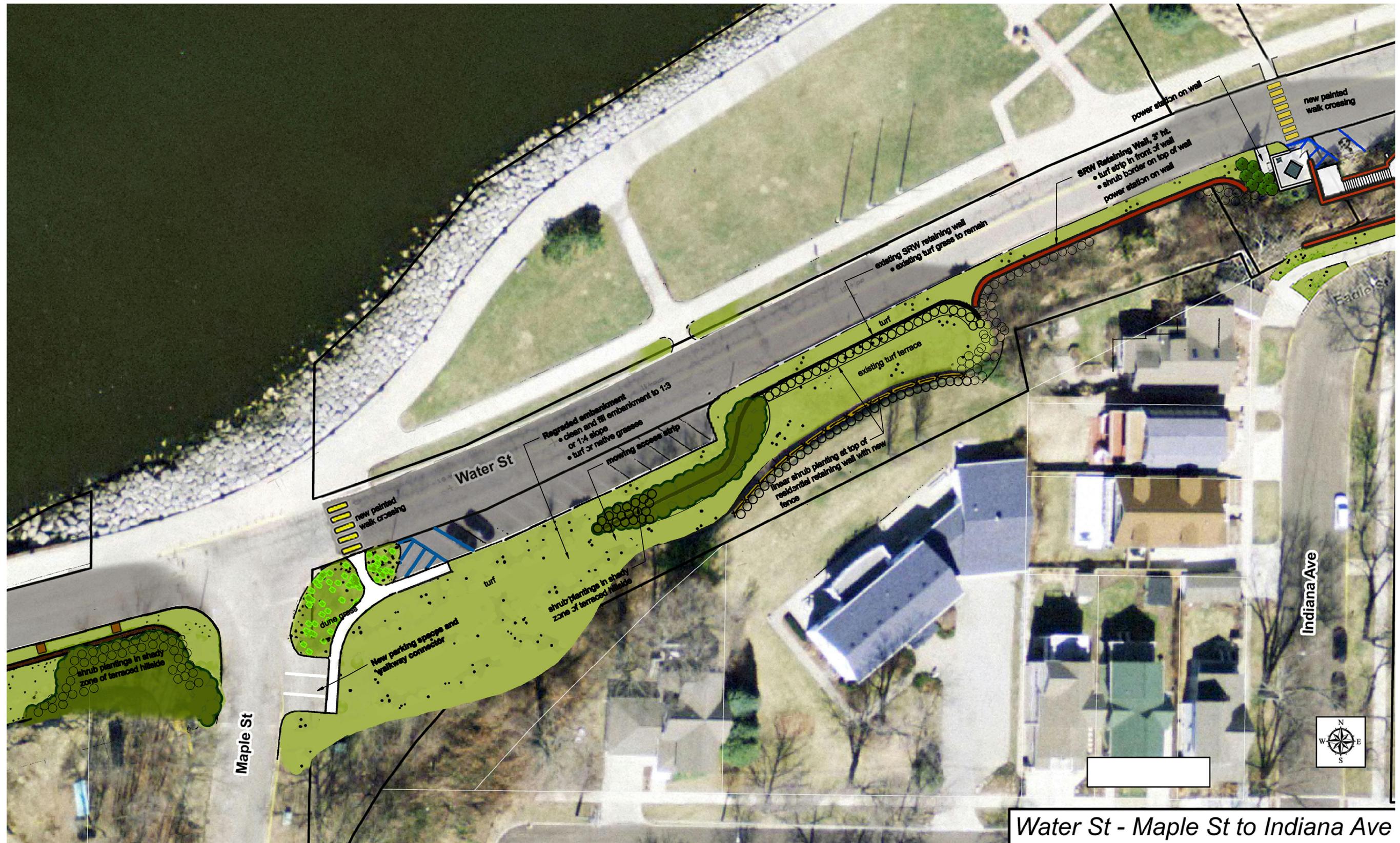
Water Street Streetscape Improvements

City of South Haven
4-15-15



1" = 20'

Cornelisse
Design Associates, Inc.
 LANDSCAPE ARCHITECTURE
 818 Sarasota SE/ Grand Rapids, MI 49546



SOUTH SIDE

Water Street Streetscape Improvements

City of South Haven
4-15-15



1" = 20'

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Design Associates, Inc.
LANDSCAPE ARCHITECTURE
818 Sarasota SE / Grand Rapids, MI 49546

Water St - Maple St to Indiana Ave



SOUTH SIDE

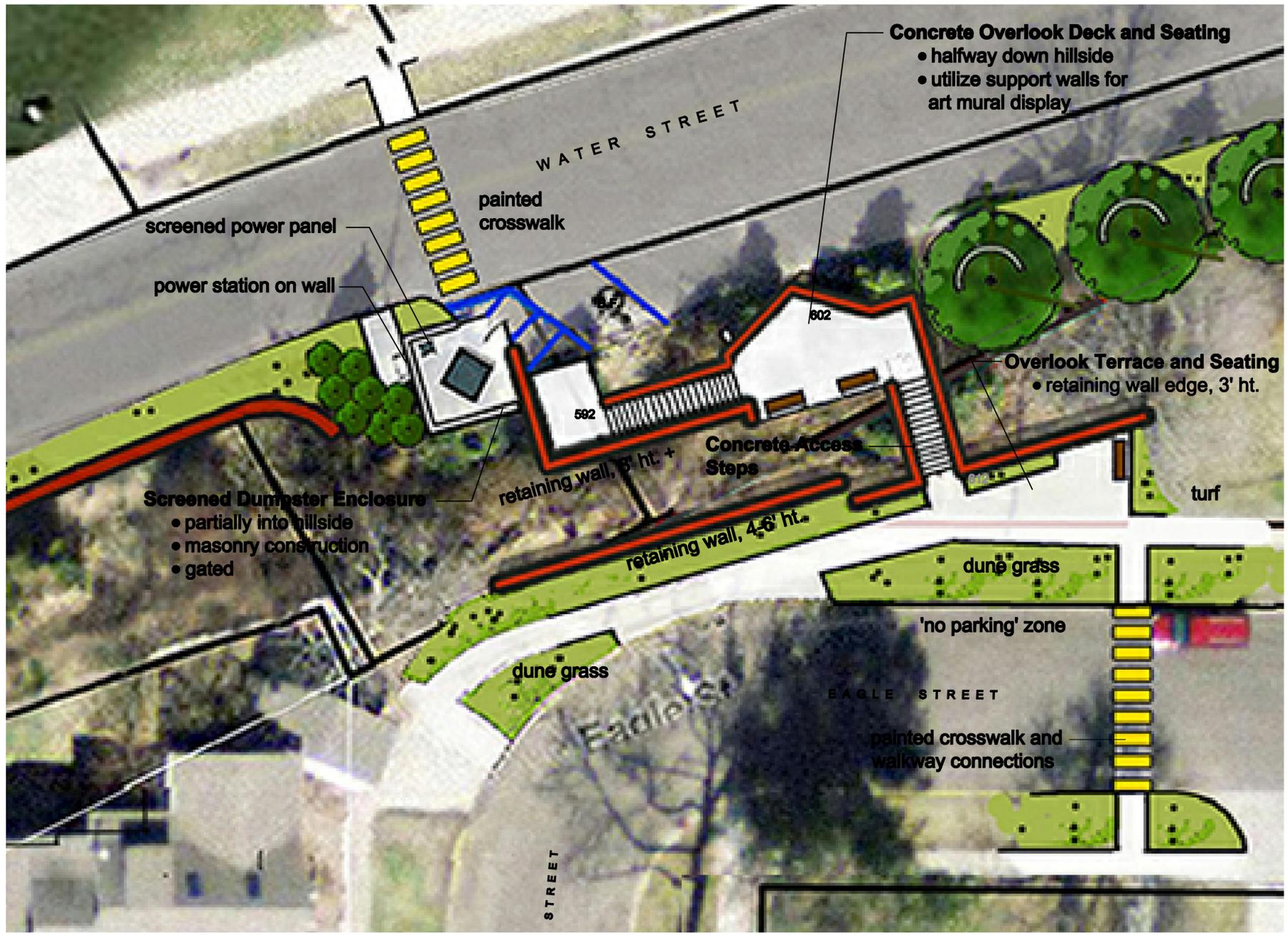
Water Street Streetscape Improvements

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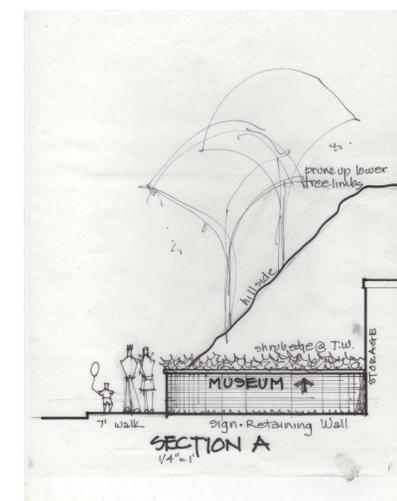


1" = 20'

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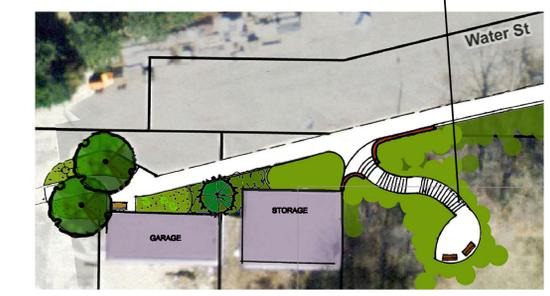


**Upper Level Access
ENLARGEMENT DETAIL**
Scale: 1" = 20'



**Water Street
ELEVATION AT MUSEUM HILLSIDE WALL**
Not to Scale

**Concrete replacement steps
and overlook terrace from
Water St.**



**Water Street
OPTIONAL STEPS @ MUSEUM HILLSIDE WALL**
Not to Scale

**Water Street: Kalamazoo Street to Water Treatment Plan
HILLSIDE MAINTENANCE TREATMENT RECOMMENDATIONS
5.21.2015**



The Overview: Existing hillsides along the south side of Water Street appear to be a combination of dumped soil and debris with little to no attempt to mimic the soils' natural angle of repose (stability). It is doubtful if some of the hillsides were ever regraded to look attractive. Some hillsides have had slippage due to the steepness of the slope. There are scattered broken concrete retaining walls in some areas under the vines and weeds.

Any historical restoration materials have long since been overwhelmed by a combination of native and weed trees, shrubs and vines. Some deliberately planted trees have been topped by residents at the top of the embankment and are left in sad shape. Turf mowing is impossible on most of the hillsides due to the slope steepness.

The Problem: The hillsides have become a 'no man's land', with City visitors to the waterfront passing by the unkempt hillsides and residents above the embankment concerned about compromised views. Maintenance is limited to what can be effectively and safely mowed. City staff does not have the budget or staff to treat each hillside in a manicured fashion.

The Solution: To improve the appearance of the hillsides from Water Street, the City has had a Master Plan for Streetscape Improvements developed for the south side of Water Street. In addition, the City desires recommendations on the management of the hillsides in a thoughtful manner as these streetscape improvements are phased in, and on into the future. The following embankment treatments are suggested to be performed on a rotational basis to ensure the embankments retain the intended appearance of any constructed elements proposed in the Streetscape Master Plan.

Embankment @ Water Street and St. Joseph Street: West Side (below Museum)

- Remove suckering, damaged, dead or broken trees to the ground. Apply tree/shrub killer to cut surfaces
- Grind old stumps to grade to hide them. (Removal of root masses may destabilize the embankment). Cover with a little soil to aid in decomposition and hide raw stump.
- Prune up trees (on the upper ½ of slopes) to remain to 8-10' above top of embankment elevation for viewing. Selectively open up limb structure for view improvement on those trees suitable for it.
- Selectively remove trees that over the long-term may become unsafe or may COMPLETELY block a view. (Trees can frame and enhance a view, however.)
- Prune back desirable shrubs when overgrown or shape them to conform to their natural form. Assess WHICH shrubs are desirable and which do not enhance the appearance from the roadway. Remove those that are invasive, particularly privet, winter honeysuckle, sumac, small tree seedlings, vines, etc. Removal should be primarily pruning and brushing stumps with shrub herbicide. Again, root removal may destabilize a fragile embankment slope.
- Encourage the Hemerocallis (Daylily) ground cover along the lower slope area to continue up the embankment. In the existing Daylily beds, pull out competing plants.

**Water Street: Kalamazoo Street to Water Treatment Plan
HILLSIDE MAINTENANCE TREATMENT RECOMMENDATIONS
5.21.2015**



Embankment @ Water Street and Maple Street: East Side

This slope is very unstable and high up near the residential lots. The Master Plan suggests removing nearly all existing plant material, regarding by filling and bringing the toe of the slope out to create a 1:3 or so embankment and replanting. See note at end of this memorandum regarding care of newly renovated slopes. Until slope renovation is completed:

- Remove debris, logs, fallen materials. Leave any portions of old retaining walls that still provide some stability.
- Remove suckering, damaged, dead or broken trees to the ground. Apply tree/shrub killer to cut surfaces
- Grind old stumps to grade to hide them. (removal of root masses may destabilize the embankment)
- Prune up trees (on the upper ½ of slopes) to remain to 8-10' above top of embankment elevation for viewing. There are few of these trees worth saving on the NW facing corner.
- Prune back desirable shrubs when overgrown or shape them to conform to their natural form. Assess WHICH shrubs are desirable and which do not enhance the appearance from the roadway. Remove those that are invasive, particularly privet, winter honeysuckle, sumac, small tree seedlings, vines, etc. Removal should be primarily pruning and brushing stumps with shrub herbicide. Again, root removal may destabilize a fragile embankment slope. Uncover landscape shrubs planted as part of the existing retaining walls and refresh the bed lines and mulch of the shrub beds.
- Cut/mow/brush hog ground level growth where possible or necessary.

Embankment @ Water Street and below Indiana Avenue and Eagle Street

This slope is very unstable and high up near the residential lots. The property line is currently in dispute.

The Master Plan suggests selectively removing some existing plant material and regrading the top of the embankment (which is currently lawn) back 10-20' in order to stabilize the top of the slope at 1:2 or 1:3 and replanting. See note at end of this memorandum regarding care of newly renovated slopes. Until slope renovation is completed:

- Remove debris, logs, fallen materials. Leave any portions of old retaining walls that still provide some stability.
- Remove suckering, damaged, dead or broken trees to the ground. Apply tree/shrub killer to cut surfaces.
- Grind old stumps to grade to hide them. (removal of root masses may destabilize the embankment)
- Prune up trees (on the upper ½ of slopes) to remain to 8-10' above top of embankment elevation for viewing. Selectively open up limb structure for view improvement on those trees suitable for it.
- Prune back desirable shrubs (Forsythia) when overgrown or shape them to conform to their natural form. Assess WHICH shrubs are desirable and which do not enhance the appearance from the roadway. Remove those that are invasive, particularly privet, winter honeysuckle, sumac, small tree seedlings, vines, etc. Removal should be primarily pruning and brushing stumps with shrub herbicide. Again, root removal may destabilize a fragile embankment slope.

**Water Street: Kalamazoo Street to Water Treatment Plan
HILLSIDE MAINTENANCE TREATMENT RECOMMENDATIONS
5.21.2015**



- Encourage the Vinca minor (Myrtle) ground cover along the lower slope area to continue up the embankment. In the existing Vinca beds, pull out competing plants.

Care of new slopes constructed under the Streetscape Master Plan should be as follows:

- Mow upper slope turf areas only yearly to keep brush from growing yet maintaining a soil cover. Lower slope areas with lawn turf would be mowed as per current practice.
- Where slope is stabilized with a ground cover, a yearly weeding to keep brush or invasives 'at bay' should be done, once the ground cover is established (which will need intensive weeding through the establishment period).
- Care for any new trees or shrubs with occasional shaping and pruning for views, safety and health of plantings.

This work could, of course, be done yearly, be realistically every 2nd or 3rd year would be necessary to keep 'a handle' on embankment growth and appearance. It would require someone with experience providing direction.

Nature abhors a vacuum. Active participation in slope and planting management and care is critical for enhanced slope appearance and stability

ISSUED BY: Patricia S. Cornelisse, ASLA, LLA
Cornelisse Design Associates, Inc.

Aaron Priebe
City Arborist

Embankment @ Water St. and St. Joseph St.

- Remove suckering, damaged, dead or broken trees to the ground. Apply tree/shrub killer to cut surfaces
- Grind old stumps to grade to hide them. (Removal of root masses may destabilize the embankment). Cover with a little soil to aid in decomposition and hide raw stump.
- Prune up trees (on the upper 1/4 of slopes) to remain to 8-10' above top of embankment elevation for viewing. Selectively open up limb structure for view improvement on those trees suitable for it.
- Selectively remove trees that over the long-term may become unsafe or may COMPLETELY block a view. (Trees can frame and enhance a view, however.)
- Prune back desirable shrubs when overgrown or shape them to conform to their natural form. Assess WHICH shrubs are desirable and which do not enhance the appearance from the roadway. Remove those that are invasive, particularly privet, winter honeysuckle, sumac, small tree seedlings, yucca, etc. Removal should be primarily pruning and brushing stumps with shrub herbicide. Again, root removal may destabilize a fragile embankment slope.
- Encourage the Hemerocallis (Daylily) ground cover along the lower slope area to continue up the embankment. In the existing Daylily beds, pull out competing plants.



EMBANKMENT AT WATER ST. AND ST. JOSEPH STREET SOUTH SIDE WATER ST. EMBANKMENT MAINTENANCE

City of South Haven, MI

Cornelisse
Design Associates, Inc.
LANDSCAPE ARCHITECTURE

SHEET NO.	DATE:	ISSUED FOR:
M1	5-21-15	FOR REVIEW

DATE:	NOTES:



1"=100'

Embankment @ Water St. and Maple St.: East Side

This slope is very unstable and high up near the residential lots. The Master Plan suggests removing nearly all existing plant material, regarding by filling and bringing the toe of the slope out to create a 1:3 or so embankment and replanting. See note at end of this memorandum regarding care of newly renovated slopes. Until slope renovation is completed:

- Remove debris, logs, fallen materials. Leave any portions of old retaining walls that still provide some stability.
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- Cut/mow/brush hog ground level growth where possible or necessary.



EMBANKMENT AT WATER ST. AND MAPLE STREET: EAST SIDE SOUTH SIDE WATER ST. EMBANKMENT MAINTENANCE

City of South Haven, MI

Cornelisse Design Associates, Inc.
LANDSCAPE ARCHITECTURE

SHEET NO.	DATE:	ISSUED FOR:
M2	5-21-15	FOR REVIEW

DATE:	NOTES:



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Embankment @ Water St. and below Indiana Ave. and Eagle St.

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- Encourage the Vinca minor (Myrtle) ground cover along the lower slope area to continue up the embankment. In the existing Vinca beds, pull out competing plants.



EMBANKMENT AT WATER ST. AND BELOW INDIANA AVENUE AND EAGLE STREET SOUTH SIDE WATER ST. EMBANKMENT MAINTENANCE

City of South Haven, MI

Cornelisse
Design Associates, Inc.
LANDSCAPE ARCHITECTURE

SHEET NO.	DATE:	ISSUED FOR:
M3	5-21-15	FOR REVIEW

DATE:	NOTES:



1"=100'