

# St. Joseph Riverfront

A Master Plan For Future Development



# Agenda

Welcome

Project Update

Project Plan Recap

Final Plan

Project Programming

Programming Enlargements

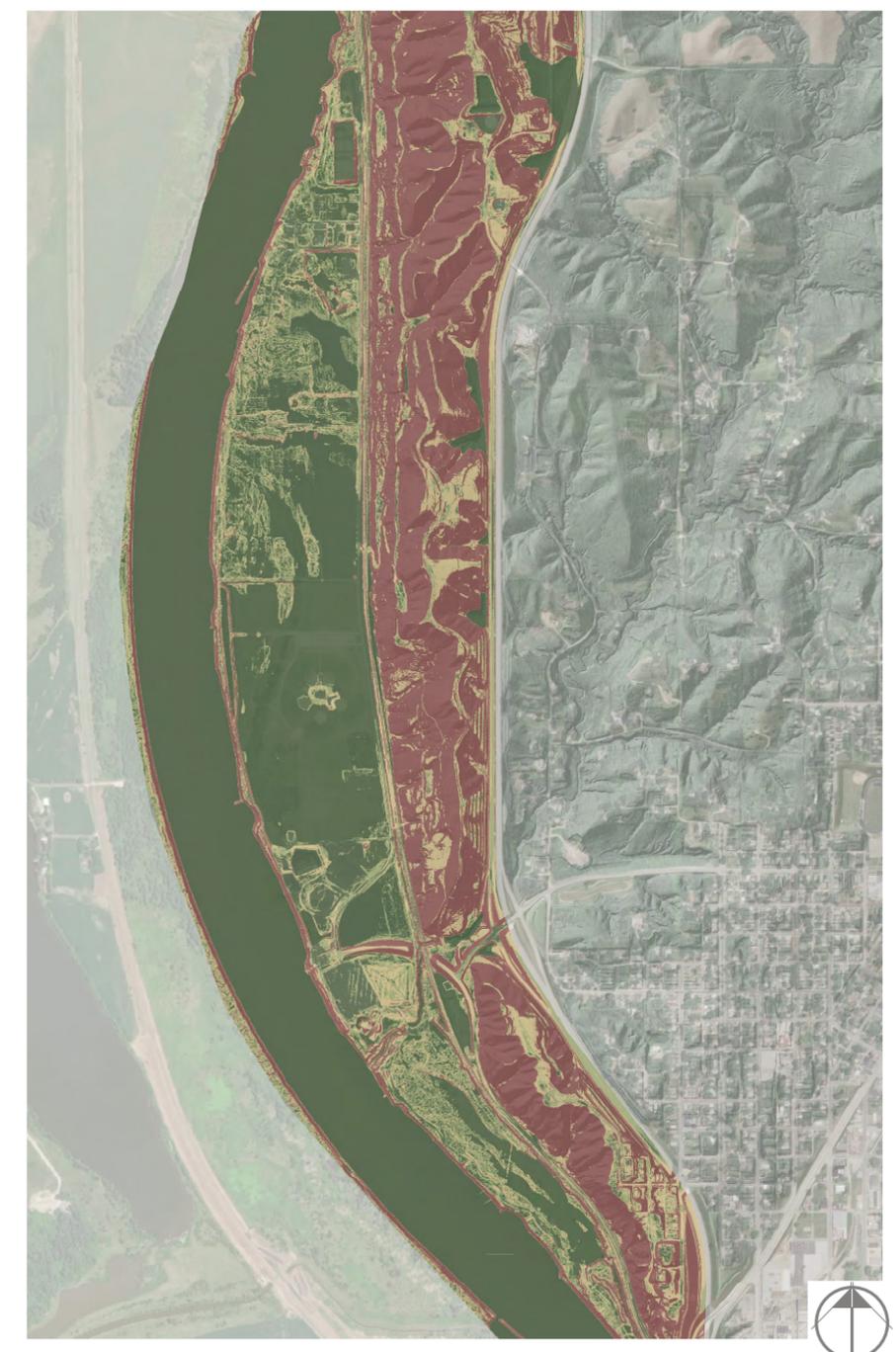
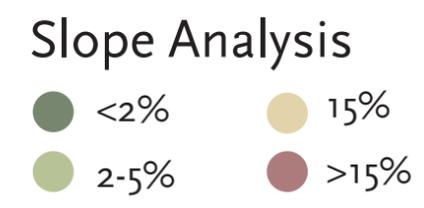
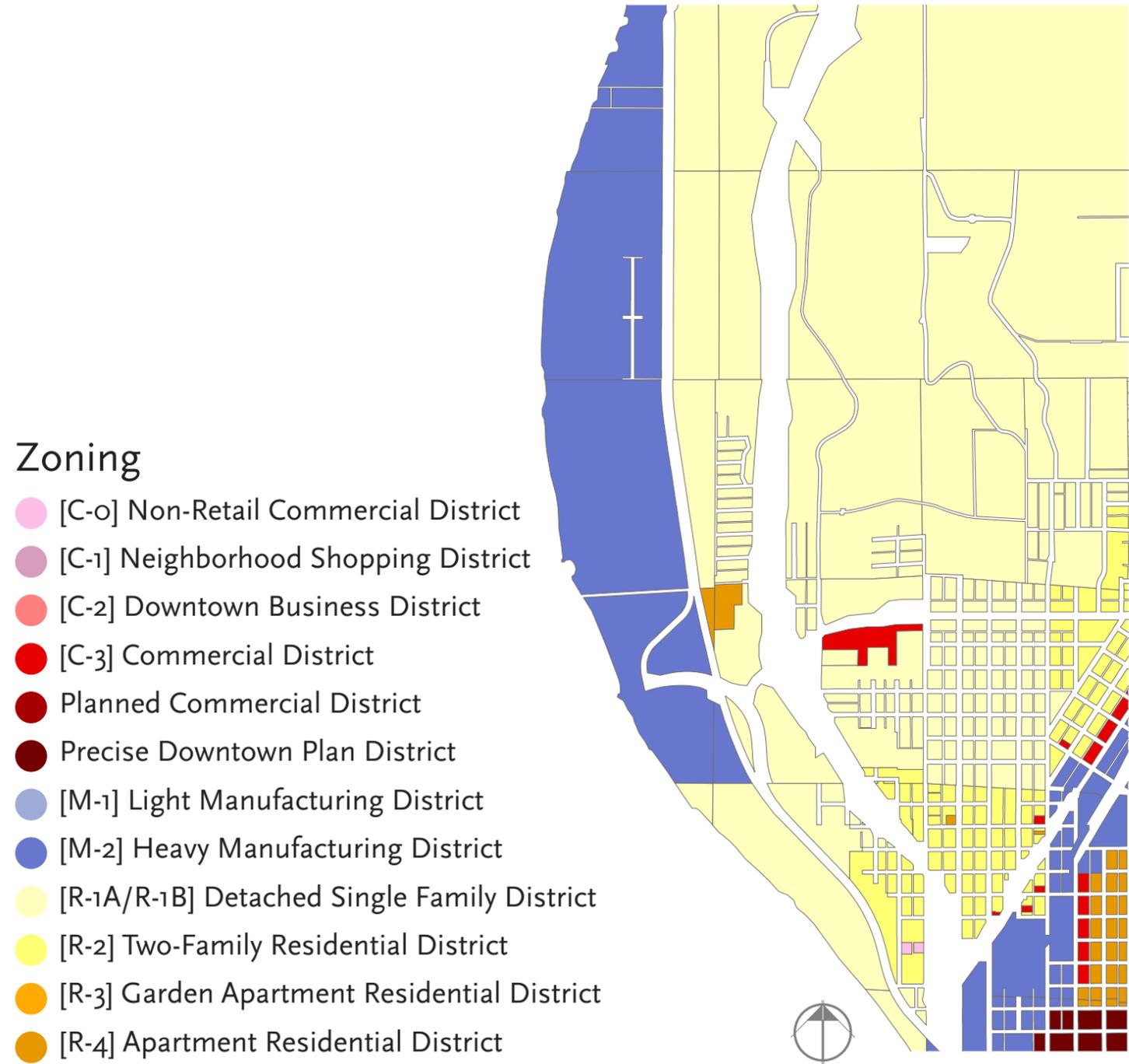
Implementation

Questions / Discussion

# Project Update



# Process | Inventory + Analysis



# Process | Suitability

## St. Joseph Average RV Park Rates

Frequency	30-amp	50-amp
Daily	\$30	\$34
Weekly	\$195	\$211
Monthly	\$478	\$485

Source: Various facilities

## St. Joseph RV Campground Supply

Name	Address	Miles From Riverfront	Sites
Beacon RV Park	822 S. Belt Hwy.	5.2	52
Sharp RV Park	18890 US Hwy. 59	7.5	26
RiverView Retreat & RV Park	3015 Lake Front Ln.	7.4	6
AOK Campground & RV Park	12430 County Rd. 360	8.7	53
Ol' MacDonald's Farm RV Park	15603 County Rd. 344	11	32
<b>Total</b>			<b>169</b>

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

- High Suitability
- Moderate Suitability
- Low Suitability



# Concept Plans

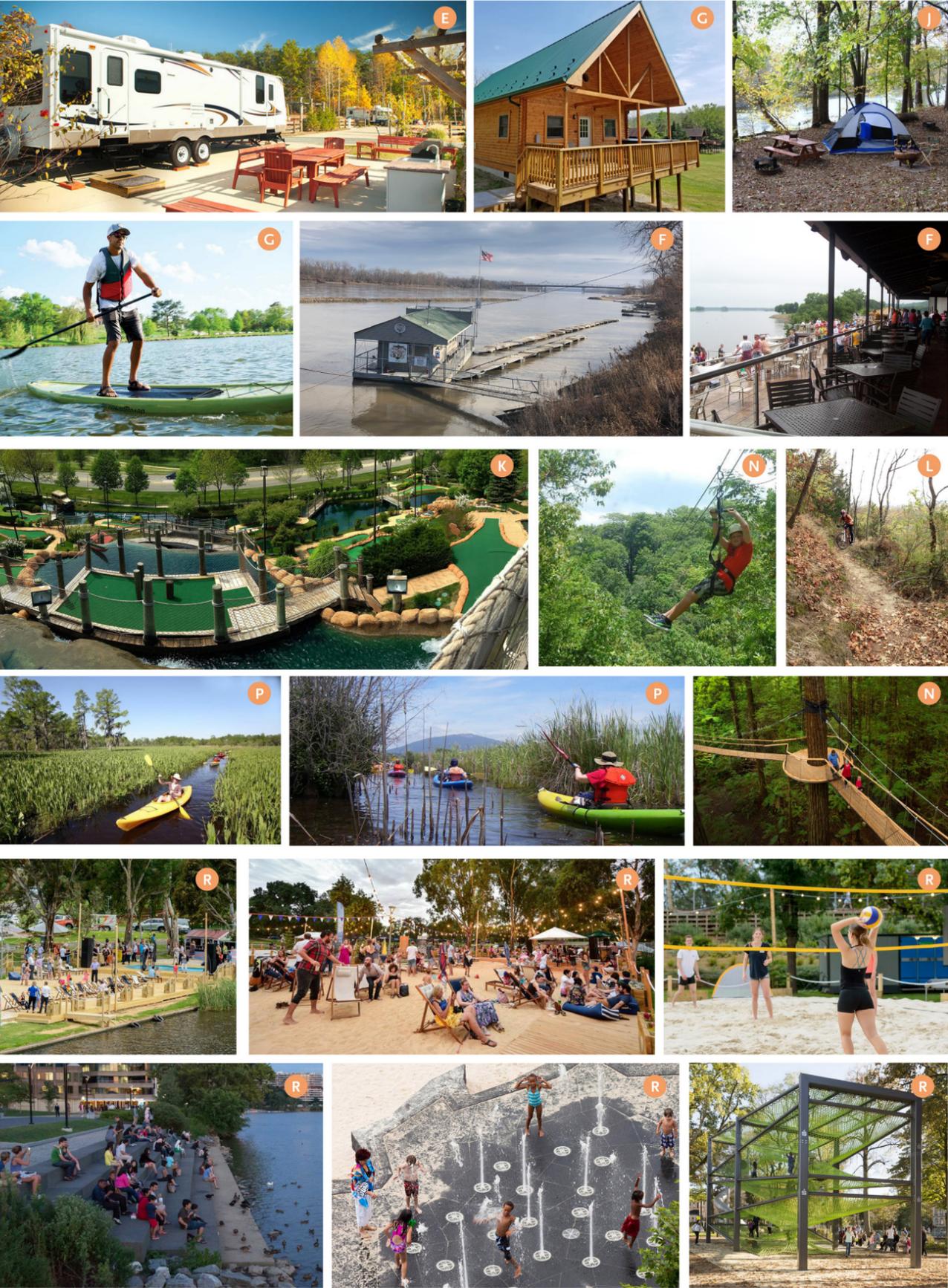


Concept One - Water

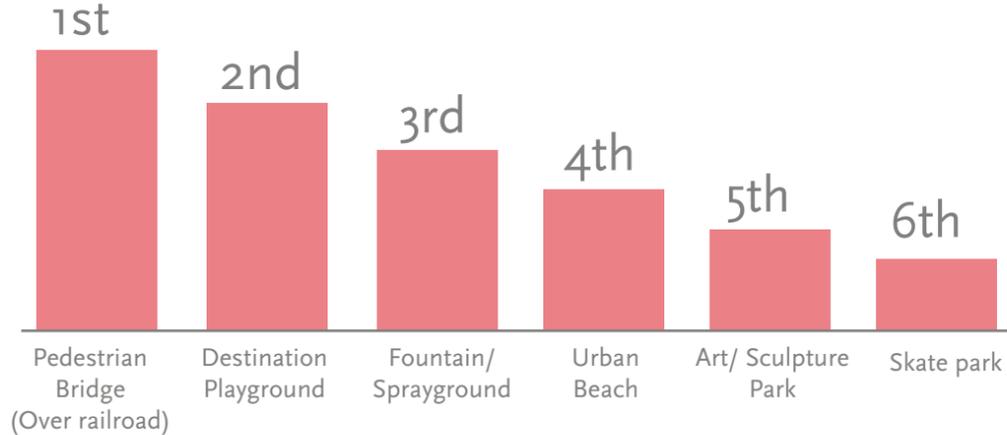


Concept Two - Trails

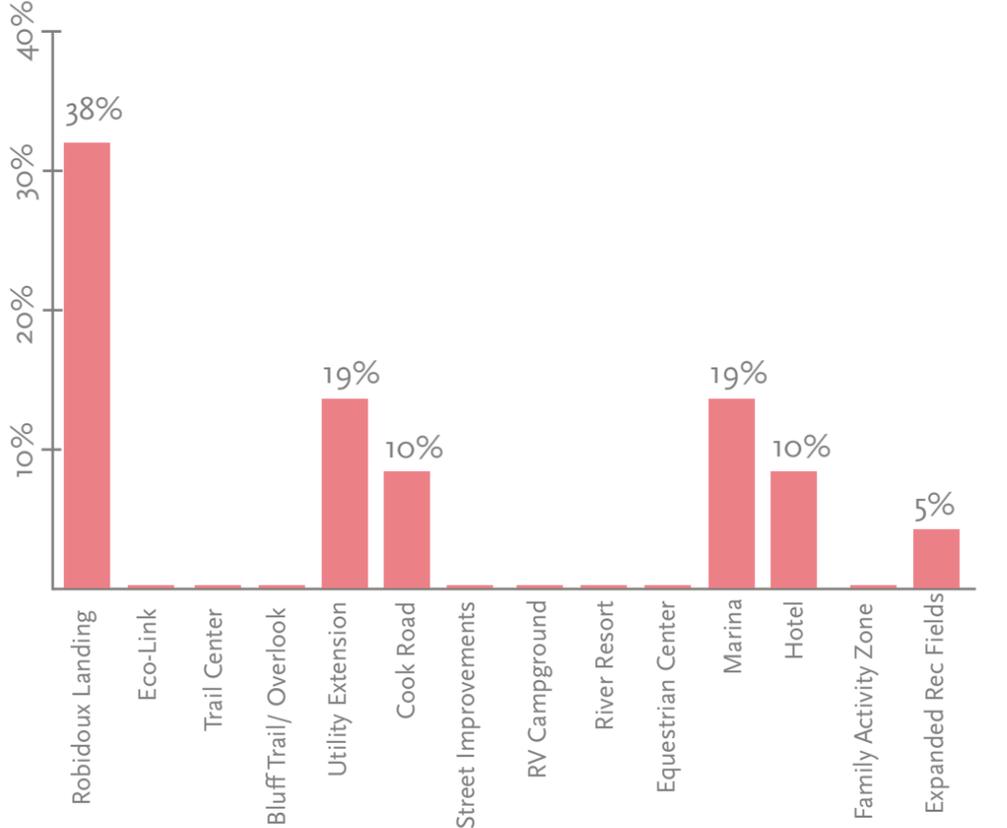
# Program



Program elements listed from most to least desired:



Voted priority of implementation:



# Final Plan



# Project Programming



# North Riverfront

## Program Elements Included:

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



# North Riverfront



# 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



# 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



D



F



D



D

# 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



- KEY**
- A. Tree Canopy Walk
  - B. Zipline
  - C. Trail
  - D. Kayak Rental Center
  - E. Streetscape Improvements
  - F. Wetland
  - G. Wetland Boardwalk



# 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



- KEY**
- A. Streetscape Improvements
  - B. Riverwalk Trail
  - C. Pedestrian Bridge
  - D. Trail Center
  - E. Plaza
  - F. Urban Beach
  - G. Splash Plaza
  - H. Destination Playground
  - I. Pedestrian Bridge Rail Crossing
  - J. HWY 229

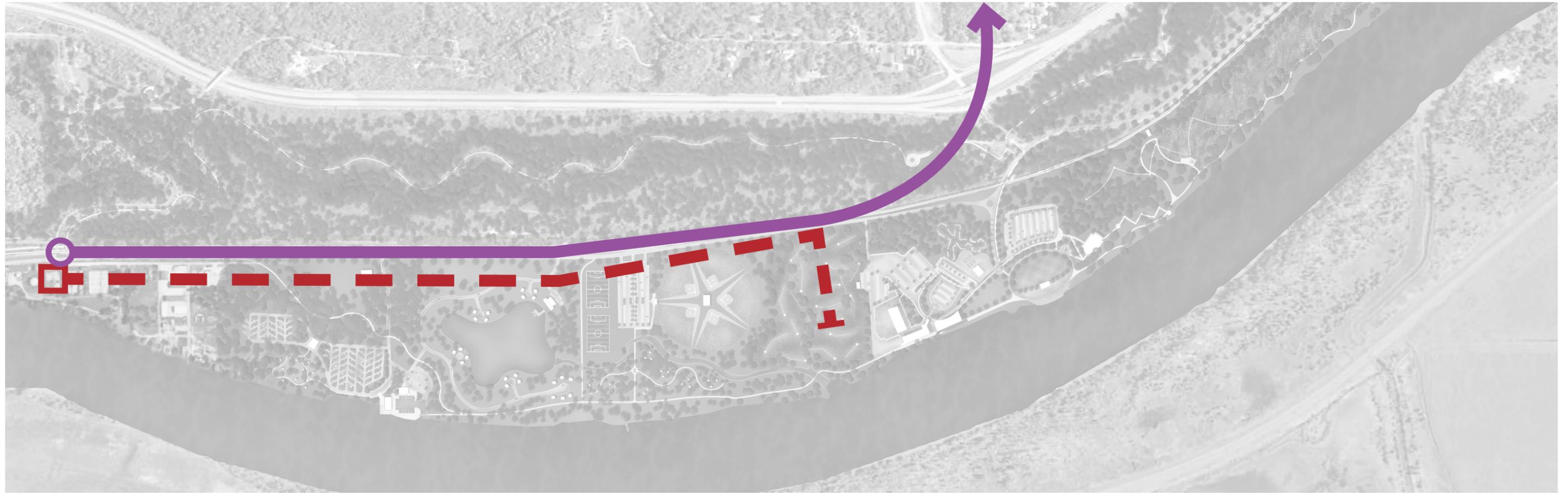


# Downtown Riverfront

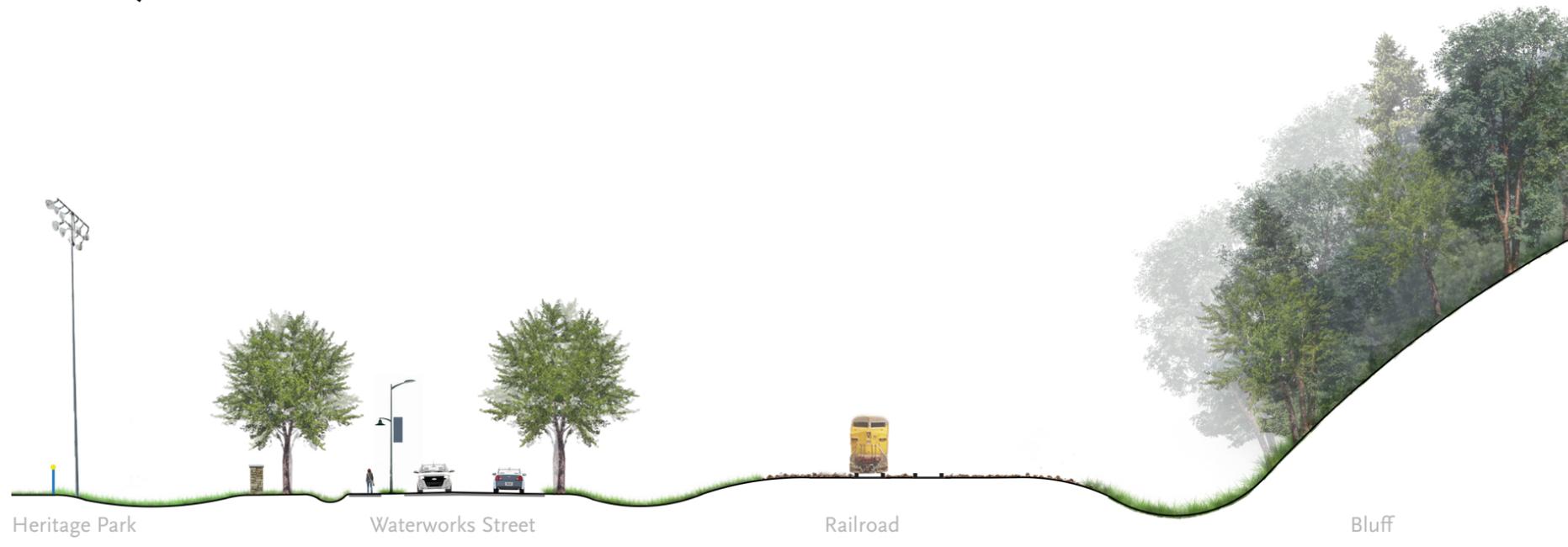


A summer evening view of Robidoux Landing.

# Additional Improvements



Utility Extensions



Heritage Park

Waterworks Street

Railroad

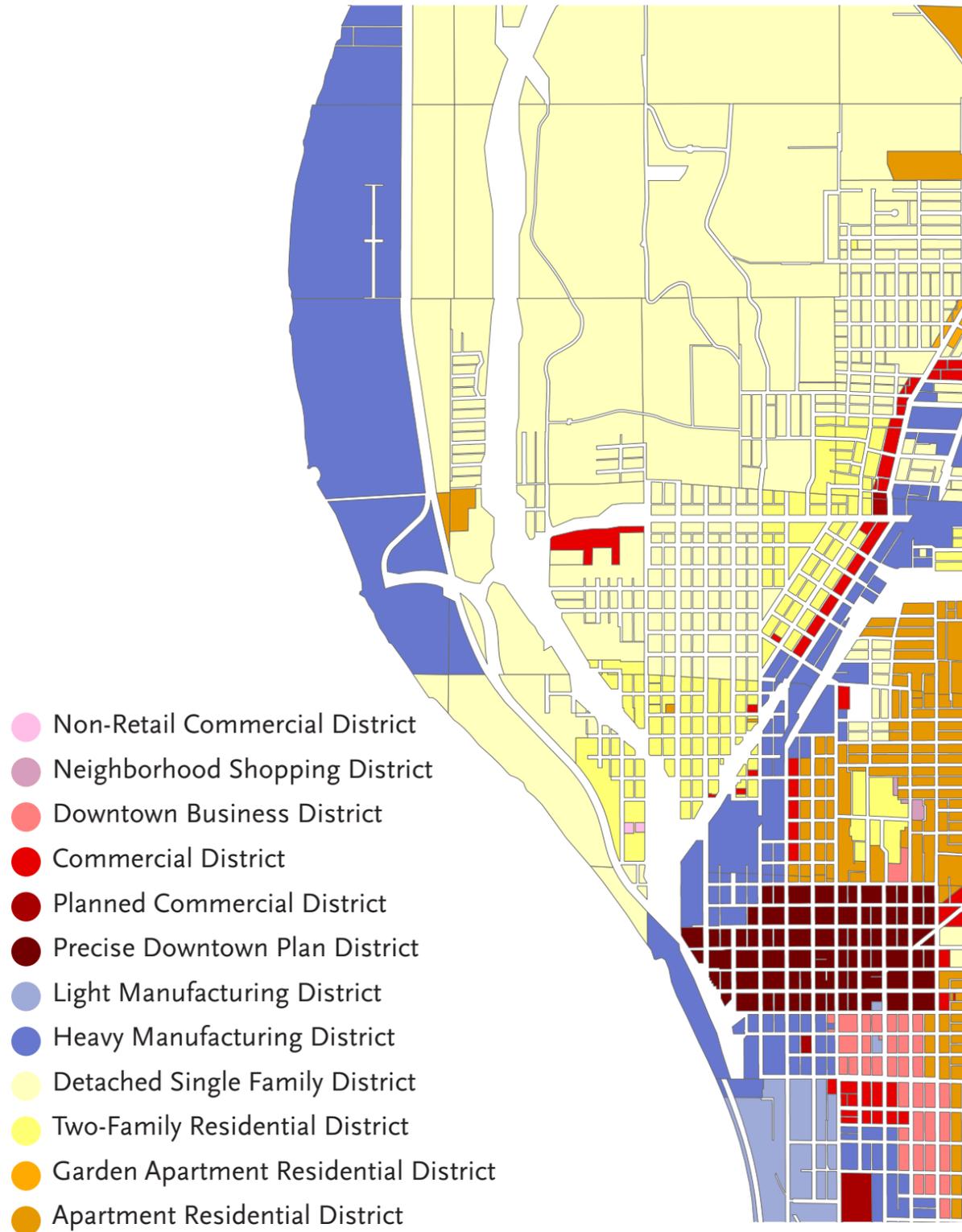
Bluff

Streetscape Improvements on Waterworks and McArthur Drive

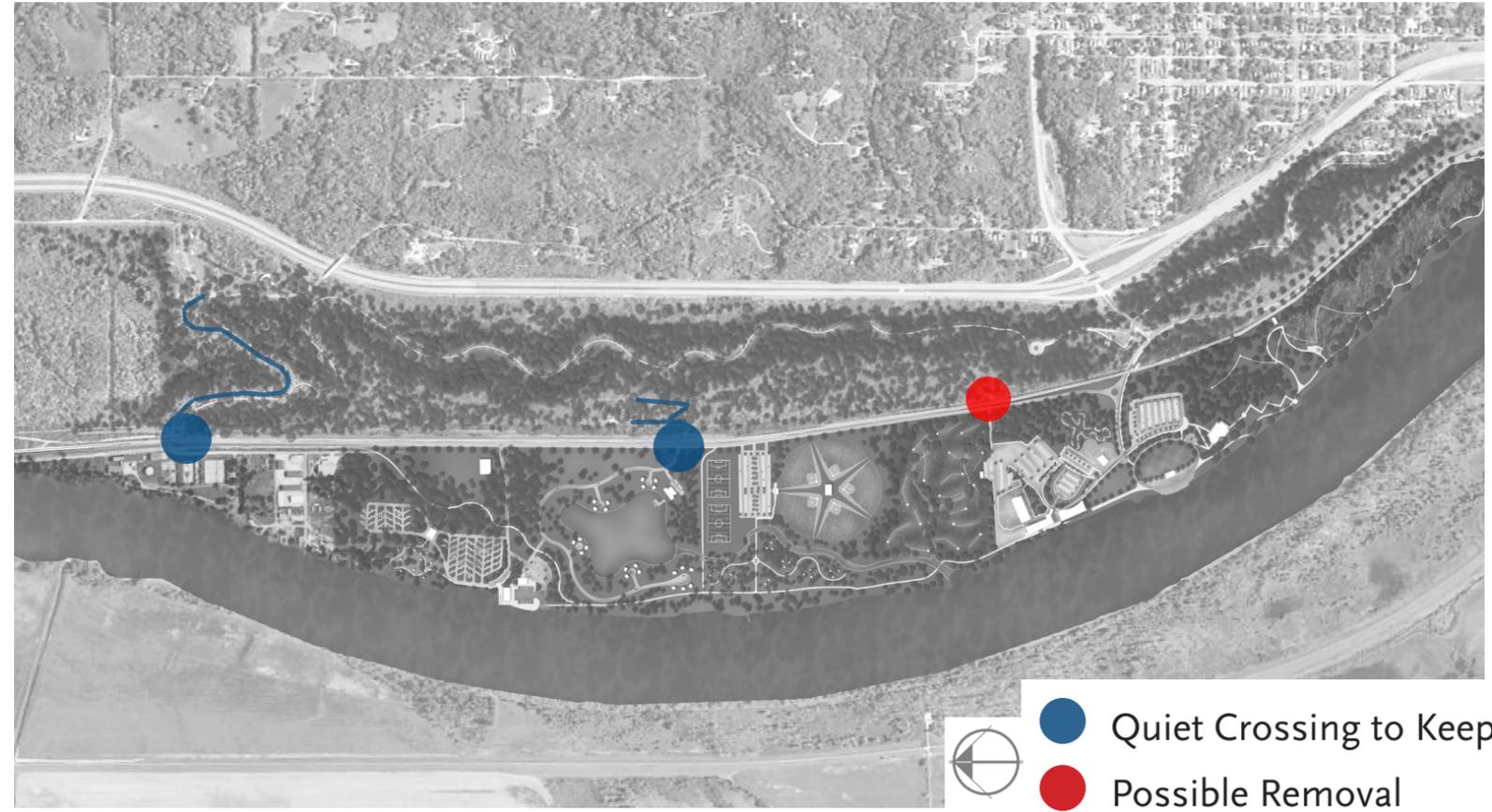


Bridge Realignment

# Additional Improvements



Zoning



Quiet Crossings



Placemaking

# 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..... \$1,550,000
- Railroad Quiet Zone Improvements.....+/- \$1,500,000

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

## Year 2

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

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

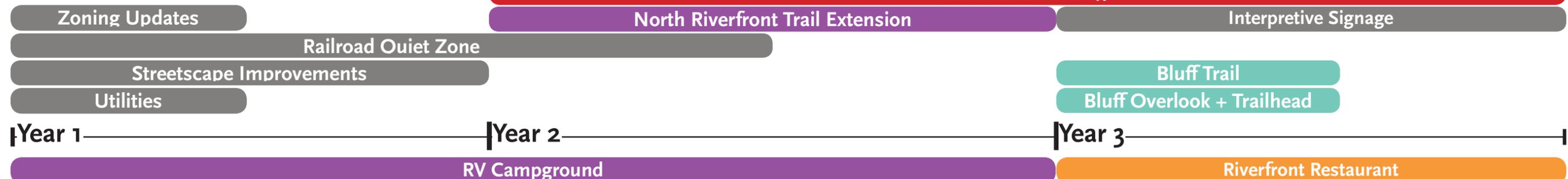
## Year 3

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

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

## PUBLIC



## PRIVATE

# 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) \$13,530,000

## 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

## PUBLIC



## Year 4

## Year 5

## Year 6+

## PRIVATE



# 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

