



Downtown Streetscape Master Plan

City of Harbor Springs
Downtown Development Authority

B R ⓘ
Beckett&Raeder
*Landscape Architecture
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What is the Harbor Springs Downtown Streetscape Master Plan?

Initiated by a desire to improve street lighting and canopy tree health, the **Harbor Springs Downtown Streetscape Master Plan** will comprehensively plan for future development of downtown Harbor Springs while preserving or enhancing the unique character.

Proposed *conceptual* improvements will strive to enhance and improve the following:

- Sense of Place
- Safety
- Accessibility
- Maintenance
- Sustainability

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What is the process, and how can I get involved?

MASTER PLAN OPEN HOUSE

Thursday, May 27th from 4-7 pm at Harbor Springs City Hall

Downtown inventory and preliminary plans will be shared in an informal setting. Community members and stakeholders can engage with DDA members and design consultants, and will be asked to provide input on a scorecard. An online survey will be available for those unable to attend the Open House. Input received from the Open House and survey will help form the Preferred Plan.

PREFERRED PLAN SHOWCASE

Thursday, July 30th from 4-6 pm at Harbor Springs City Hall

The Preferred Plan showcase will present the draft Preferred Downtown Streetscape Master Plan during which community members and stakeholders can engage with DDA members and design consultants to provide their input on the plan.

The Harbor Springs Downtown Streetscape Master Plan in final form will be presented during the DDA meeting on Wednesday, August 12.

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Wednesday August 12th, 8 a.m.

Beckett & Raeder will present a review and summary of input received during the Preferred Plan Showcase presentation and second online survey. This will be a dialogue with the DDA Board. Public comments will also be welcome.

Wednesday, September 9: DDA Board Meeting.

The DDA Board will hear a final overview of the concept plan from Beckett & Raeder. The public is welcome.

Tuesday, October 13: DDA Board Meeting.

The DDA Board will have on its agenda consideration of adopting the Final Streetscape Project Plan and forwarding it to the Planning Commission for review and City Council for approval.

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Master Plan Open House Illustrations



Downtown Streetscape Master Plan

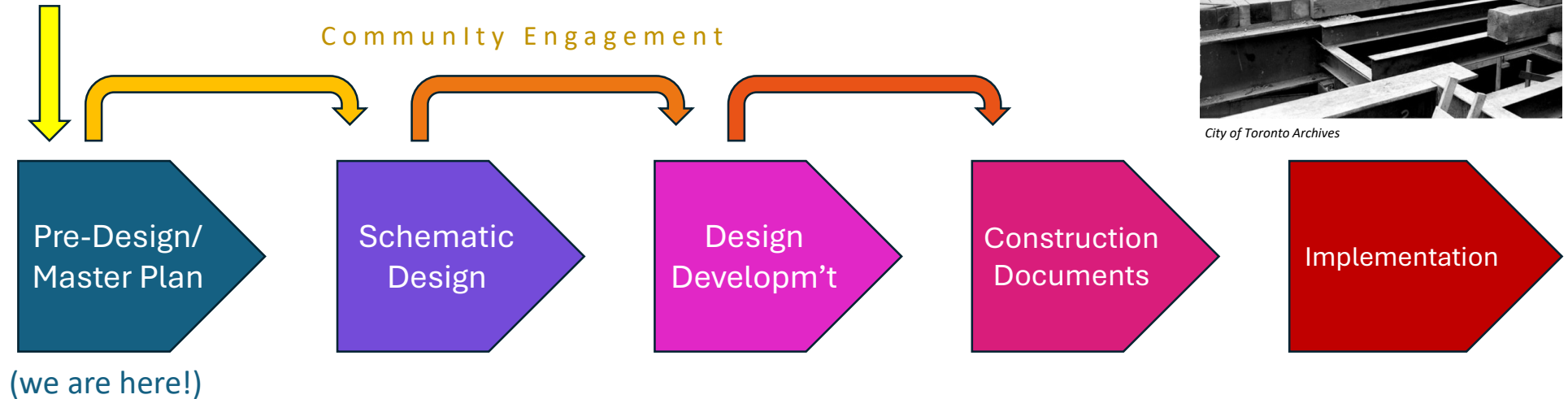
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What is a Master Plan?

Community
Engagement



City of Toronto Archives

Design Stages

Master Plan: A comprehensive, long-term planning document to promote community, ecological resilience, cultural preservation, and equitable access to high-quality amenities.

(American Society of Landscape Architects)

A Master Plan is not a construction plan. A Master Plan is a starting point for subsequent design and engineering of parts of or the entire master plan as a whole or more often, in a logical phased sequence.

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Master Plan Open House Directions

Illustrations will be shared at the open house to help prompt input from participants, which will help inform the final plan. The illustrations begin with a depiction of the DDA Downtown District, and Character Zones within Downtown. A third illustration shows Existing Streetscape Elements throughout downtown.

The subsequent illustrations are intended to solicit input, and depict the following improvements:

1. Pedestrian Pavements
2. Lighting
3. Landscaping
4. Site Furnishings

Finally, two conceptual design options for each of the three Character Zones present proposed improvements to be applied throughout that zone.

Using the scorecard provided at the Open House, participants are asked to provide input and their preferences regarding the illustrations listed here.

For those who are unable to attend the Open House or prefer a different setting to provide input, a link to an online survey will be added to the project website following the open house.

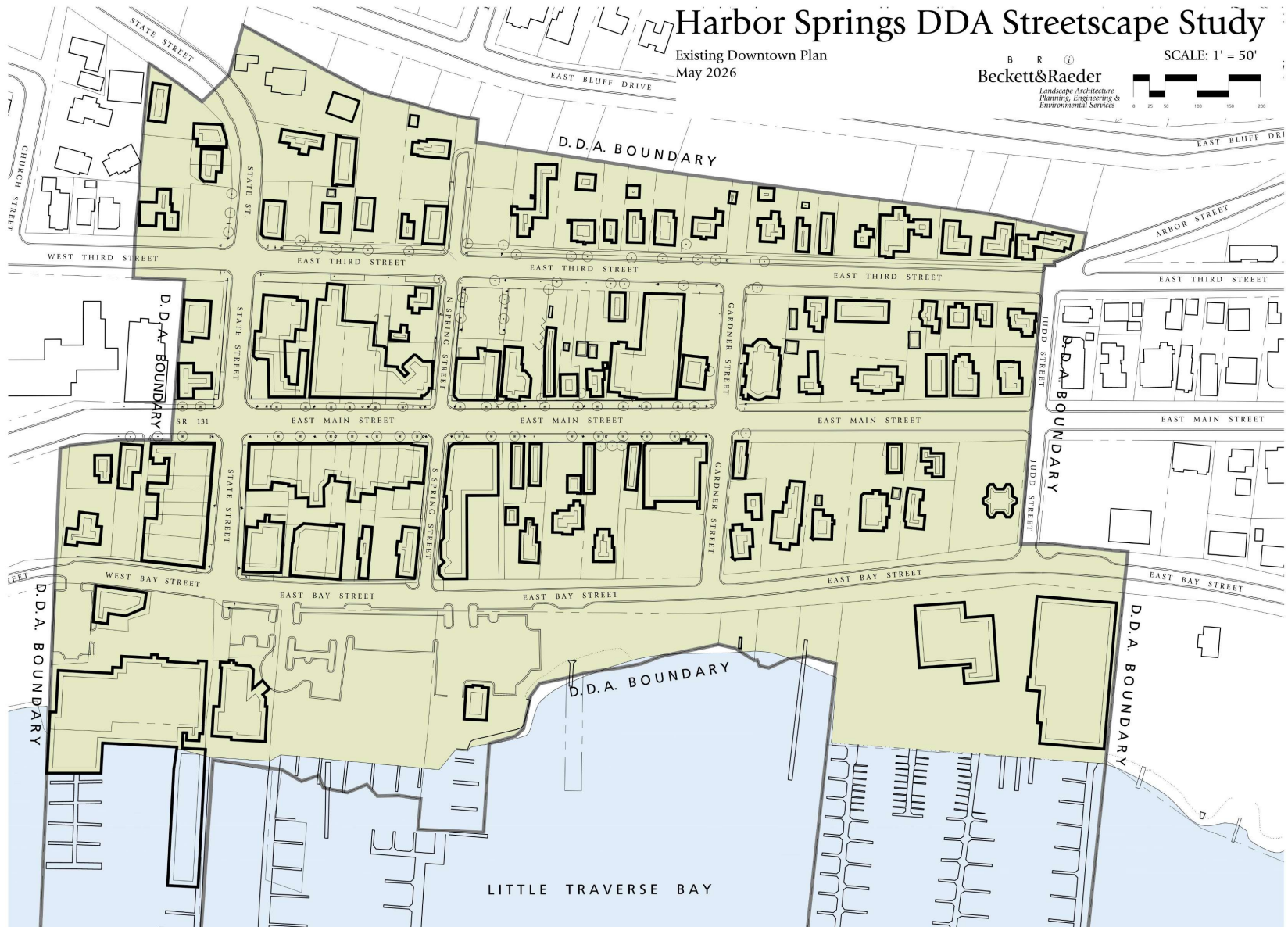
www.downtownharborspringsstreetscape.org

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Downtown Streetscape Master Plan: Study Area

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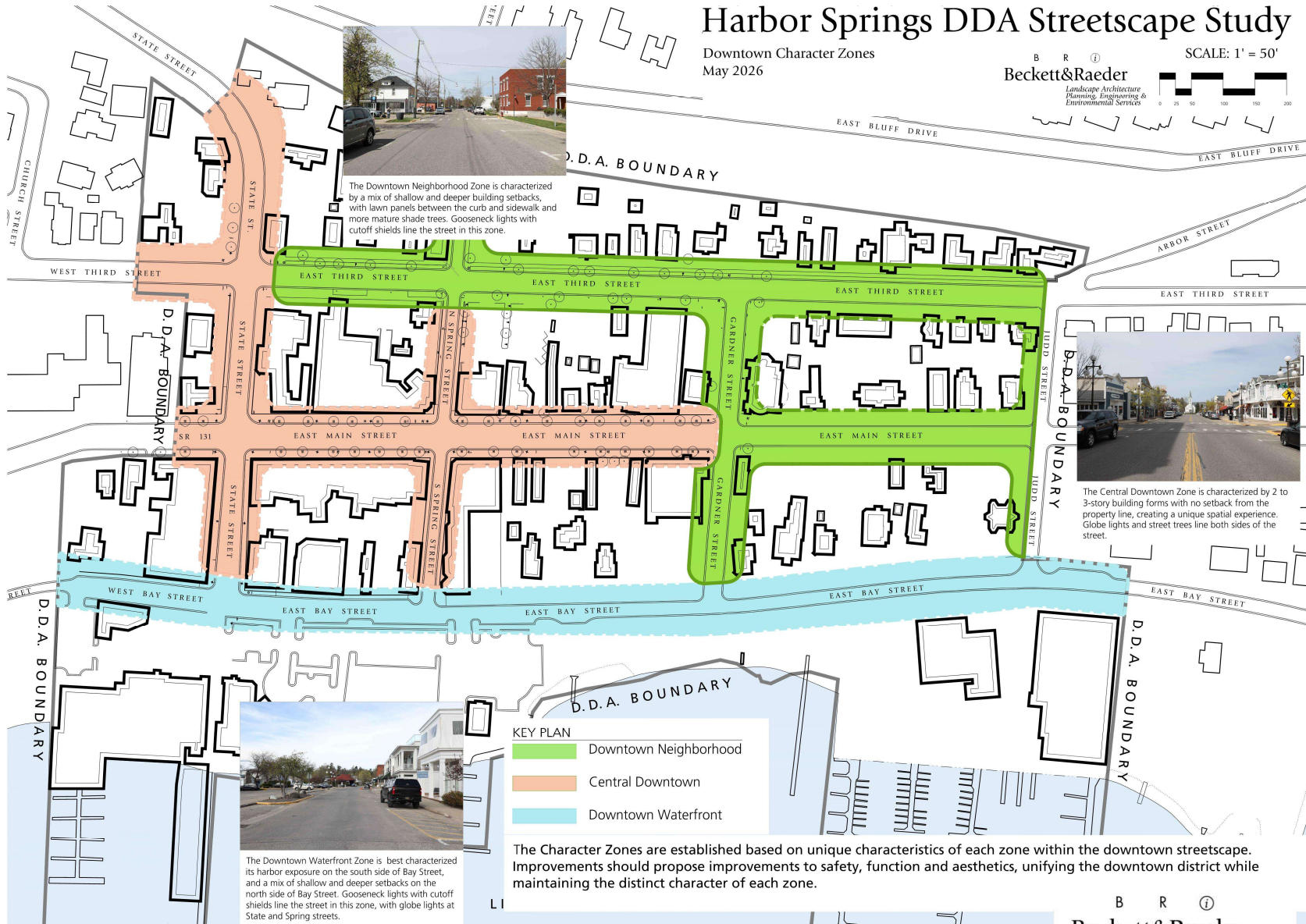


Harbor Springs DDA Streetscape Study

Downtown Character Zones
May 2026

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SCALE: 1" = 50'



Downtown Streetscape Master Plan: Character Zones

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Harbor Springs DDA Streetscape Study

Precedent Images

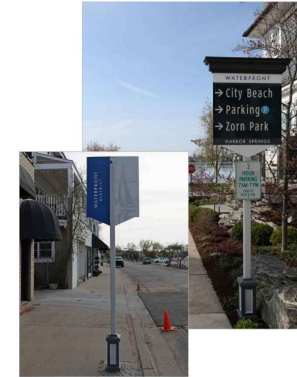
May 2026



Globe Lights with 3 or 5 globes help illuminate streets and sidewalks in the Central Downtown zone and at intersections in the Downtown Waterfront zone. **Shepherd's Hook Lights** with Dark-Sky friendly cutoff shields illuminate the sidewalks on Bay, 3rd, North Spring and Gardner Streets.



Globe Lights and Canopy Trees help identify the Central Downtown zone.



The Downtown Wayfinding System helps find destinations throughout downtown Harbor Springs.



The Pedestal Clock, Downtown Bench and Wayfinding Sign are unique to the downtown streetscape and distinguish this intersection as a central space within downtown.



Planters with annual and perennial plantings have been incorporated into the downtown district. The plant selection can further help identify the downtown district.



Mature trees help distinguish the Downtown Neighborhood zone and east Downtown Waterfront zone.



Drinking Fountains help distinguish downtown Harbor Springs. This drinking fountain also features a decorative paver accent.

Existing Streetscape Elements

These are some elements that help characterize downtown Harbor Springs from the rest of the City and from other downtowns.

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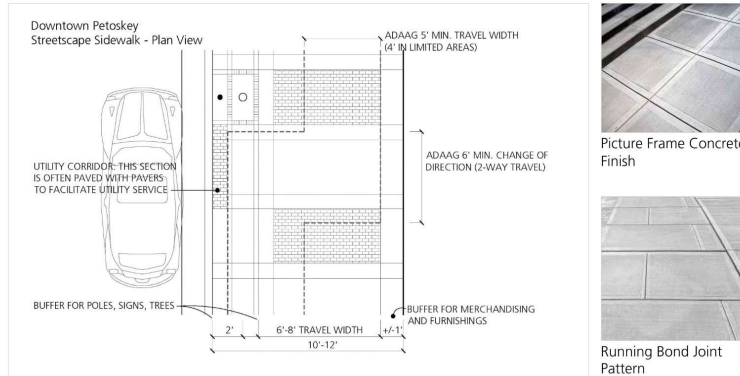


Downtown Streetscape Master Plan: Existing Streetscape Elements

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Downtown Development Authority

Harbor Springs DDA Streetscape Study

Precedent Images
May 2026



Pavement Textures and Colors can help make pedestrians and businesses aware of different use areas. Contrast and texture can be added by concrete finishing.

The Downtown Streetscape Master Plan was prompted by a desire to provide irrigation and space for canopy trees, spaced at regular intervals between the existing Globe lights on Main Street, and a desire to place irrigation and electrical utilities for holiday lighting underground. The most efficient way to achieve these objectives is to remove and replace the sidewalk nearest the curb, place irrigation and utilities underground, and replace the pavement. The solutions below achieve this by using pavers to replace the section of removed sidewalk.



Brick Accent can also serve as a utility corridor surface for easy access to irrigation and electrical utilities.



Brick or concrete pavers can be used for pedestrian crosswalks if approved by the proper jurisdiction.



Brick or concrete paver sidewalk reduces the glare of bright concrete and adds a pedestrian-scaled texture.

Concrete or Brick Pavers can help make pedestrians aware of different use areas and can add character to downtown sidewalks and streets. Centuries of use in downtowns causes us to recognize pavers as pedestrian surfaces.

Pedestrian Pavements

The form, materials, colors and textures of pedestrian pavements can serve functional and aesthetic purposes unique to downtowns.

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Philadelphia's Elfreth Alley, one of America's oldest streets



Curbless Street in Boston

Curbless Streets with unique pavement jointing, patterns or materials can be implemented on narrower streets with less traffic volume, implying pedestrian use for the entire street, and removing the curb as a trip hazard. Pavement textures and colors define use areas that site furnishings can reinforce.



Landscaped Curb Extensions



Concrete Curb Extensions

Curb Extensions can improve pedestrian safety and accessibility by:

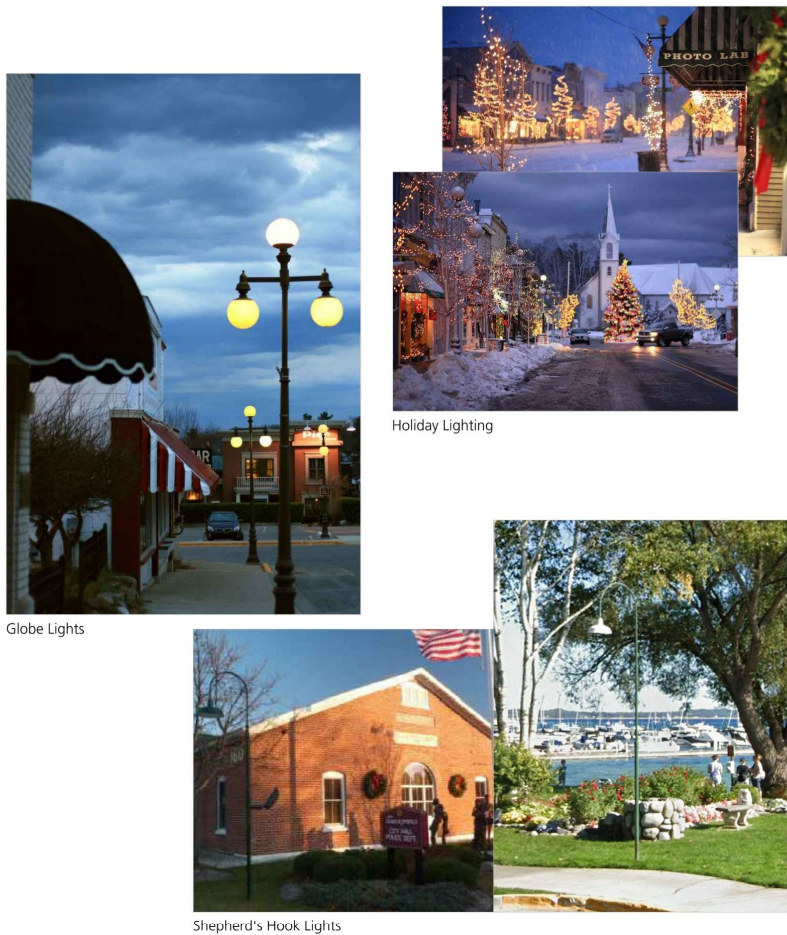
- Reducing the crosswalk distance
- Making pedestrians more visible at crosswalks
- Reducing the apparent road width

This curb extension illustration is from the National Association of City Transportation Officials' (NACTO) Urban Street Design Guide. The FHWA Manual on Uniform Traffic Control Devices (MUTCD) and Universal Vehicle Code (UVC) specifies curb extensions to extend a minimum of 20' from the crosswalk stripe before tapering to the adjacent curb.

Downtown Streetscape Master Plan: Pedestrian Pavements

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Globe Lights

Holiday Lighting

Shepherd's Hook Lights

Harbor Springs DDA Streetscape Study

Precedent Images

May 2026

Downtown Lighting and Dark Skies

Visitors and residents alike enjoy our spectacular night skies. A priority of the Downtown Streetscape Master Plan is to study the conformance of existing lighting to Dark-Sky principles and guidelines and to offer solutions to reduce light trespass.

The Gooseneck lights in the Downtown Waterfront and Downtown Neighborhood zones are Dark-Sky compliant because they direct a warmer tone light downward.

The Globe Lights in the Downtown Central zone are not Dark Sky compliant because they do not minimize light trespass.



Post-Top Light Replacement



Mast-Arm Light Replacement



Globe Lights

Globe Light Solutions for Dark-Sky compliance:

These proposed solutions are in order of most to least impact:

1. Replace the entire pole and light fixture that includes a cutoff shield.
2. Keep the existing poles, but replace the globe fixtures atop the pole with a fixture that includes a cutoff shield.
3. Provide separate controls for the top globe light versus the bottom globe lights. Turn lights off to reduce light trespass later in the evening or at night.

5 Principles of Responsible Outdoor Lighting:

1. Useful: Does this light have a clear purpose?
2. Targeted: Is the light directed only *where* it is needed?
3. Low Level: Is the light no brighter than necessary?
4. Controlled: Is the light used only *when* it is needed?
5. Warm-Colored: Is the light color warm?

More information on Dark-Sky lighting can be found at www.darksky.org

Existing Downtown Lighting

Dark Sky Compliance

Lighting

Downtown Streetscape Master Plan: Lighting

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Precedent Images

May 2026



Planters provide additional color and can be a unifying element to the downtown streetscape.

EXISTING LANDSCAPE ELEMENTS:

These landscape elements are essential in softening the urban setting of downtown Harbor Springs. Each character zone has it's unique landscape, but these elements can help unify the downtown district.



Canopy Trees provide shade and a sense of enclosure to a downtown streetscape.



Hedge Screens can help direct views.



These two products help tree health and manage root systems in urban settings. The Stratavault provides an additional growing area for roots beneath paved surfaces, and the Root Director helps to direct root growth away from paved surfaces.

Landscaping



Hanging Flower Baskets

ADDITIONAL IMPROVEMENTS:

Hanging flower baskets can complement the existing landscape and soften urban settings but will introduce additional maintenance. Planting areas can also add color and soften the existing landscape, and if properly designed, will reduce maintenance demands over time.



Planting Areas (to replace lawn)

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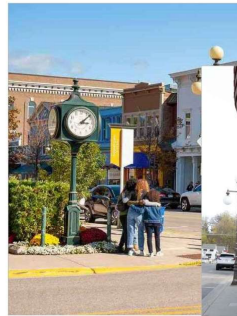
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Planters



Pedestal Clock



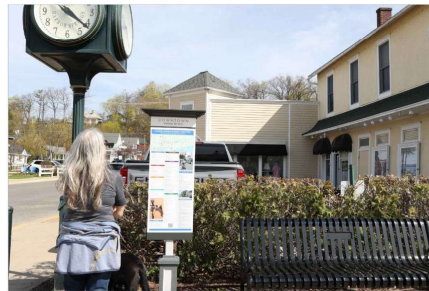
Benches



Light Pole Banners

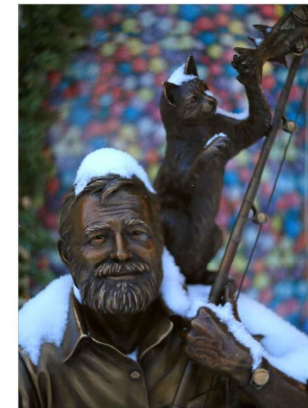


Drinking Fountains



Pedestal Clock, Wayfinding Sign and Benches

Downtown Harbor Springs'
current furnishings



Potential additional
downtown furnishings



Public Art

Site Furnishings

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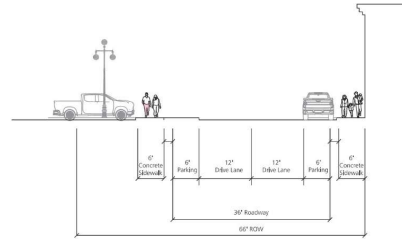
Downtown Streetscape Master Plan: Site Furnishings

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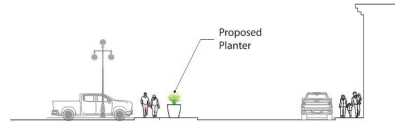
Reference Images



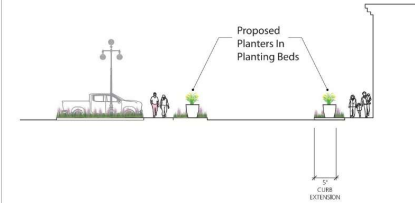
Downtown Waterfront Zone EXISTING CONDITIONS



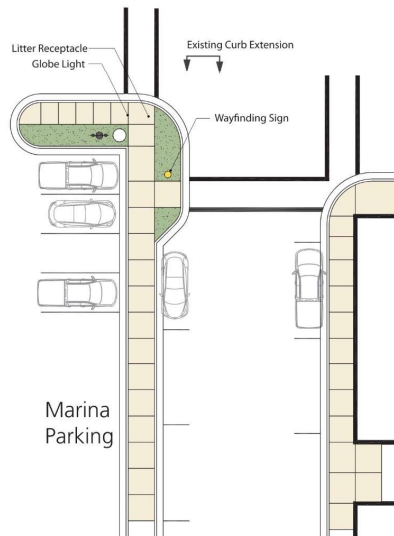
Downtown Waterfront Zone OPTION 1



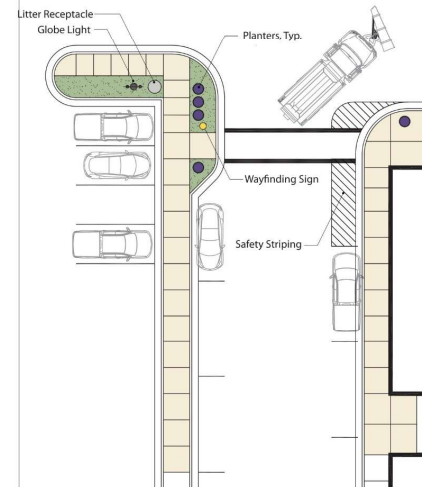
Downtown Waterfront Zone OPTION 2



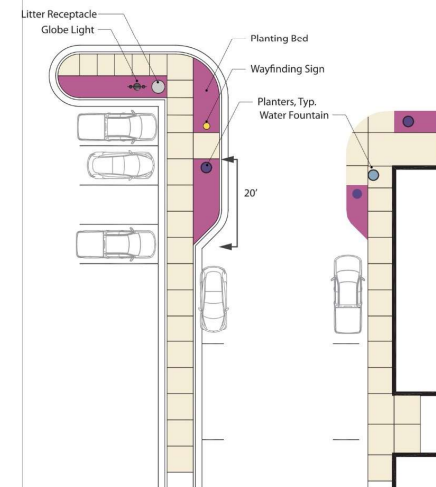
West Elevation Bay Street at State St.



Plan View Bay St. at State St.



1. Safety Striping on right side of street reduces crossing distance for pedestrians.
2. Planters at intersection corners serve as a unifying element throughout the downtown streetscape.



1. Curb Extension on right side of street reduces crossing distance for pedestrians.
2. Planters and planting beds at intersection corners serve as a unifying element throughout the downtown streetscape.
3. Where possible, planting beds on the south side of the street can screen parking areas while allowing lake views.

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Harbor Springs DDA Streetscape Study

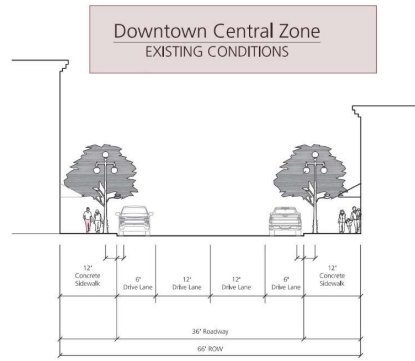
Downtown Streetscape Master Plan: Downtown Waterfront Zone Options

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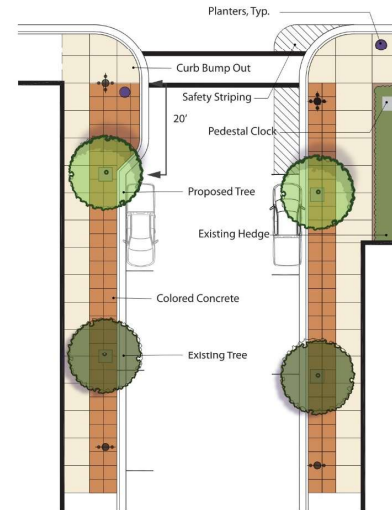
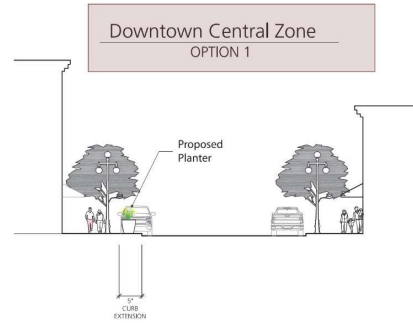
Reference Images



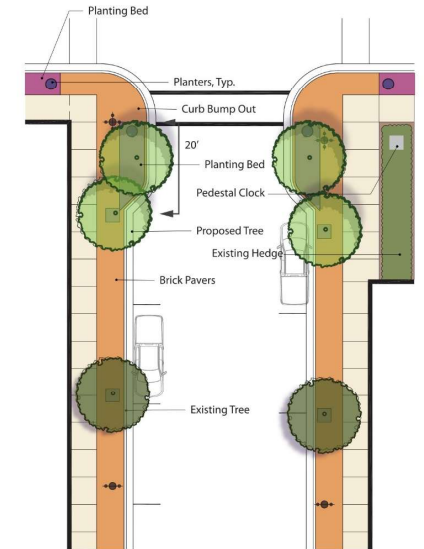
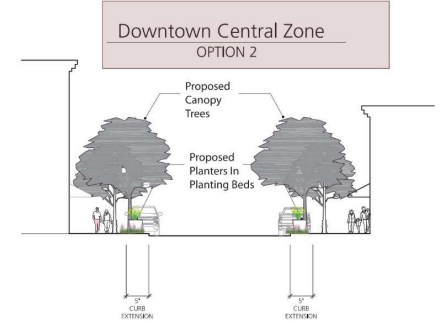
West Elevation
Main Street at State St.



Plan View
Main Street at State St.



1. Safety striping on right side of street reduces crossing distance for pedestrians while facilitating snow removal. A curb extension on the left side of the street reduces crossing distance and reduces the visual width of Main Street.
2. Removing and replacing pavement along the curb allows for placement of irrigation and electrical utilities underground, and placement of canopy trees at a consistent 40' spacing between existing light pole locations. Complete removal and replacement would allow for additional measures to enhance tree health.



1. Curb extensions on both sides of the street reduces the crossing distance and with additional canopy trees, reduce the visual width of Main Street.
2. Removing and replacing pavement along the curb allows for placement of irrigation and electrical utilities underground, and placement of canopy trees at a consistent 40' spacing between existing light pole locations. Complete removal and replacement would allow for additional measures to enhance tree health and control roots (as shown on the Landscape Illustrations).

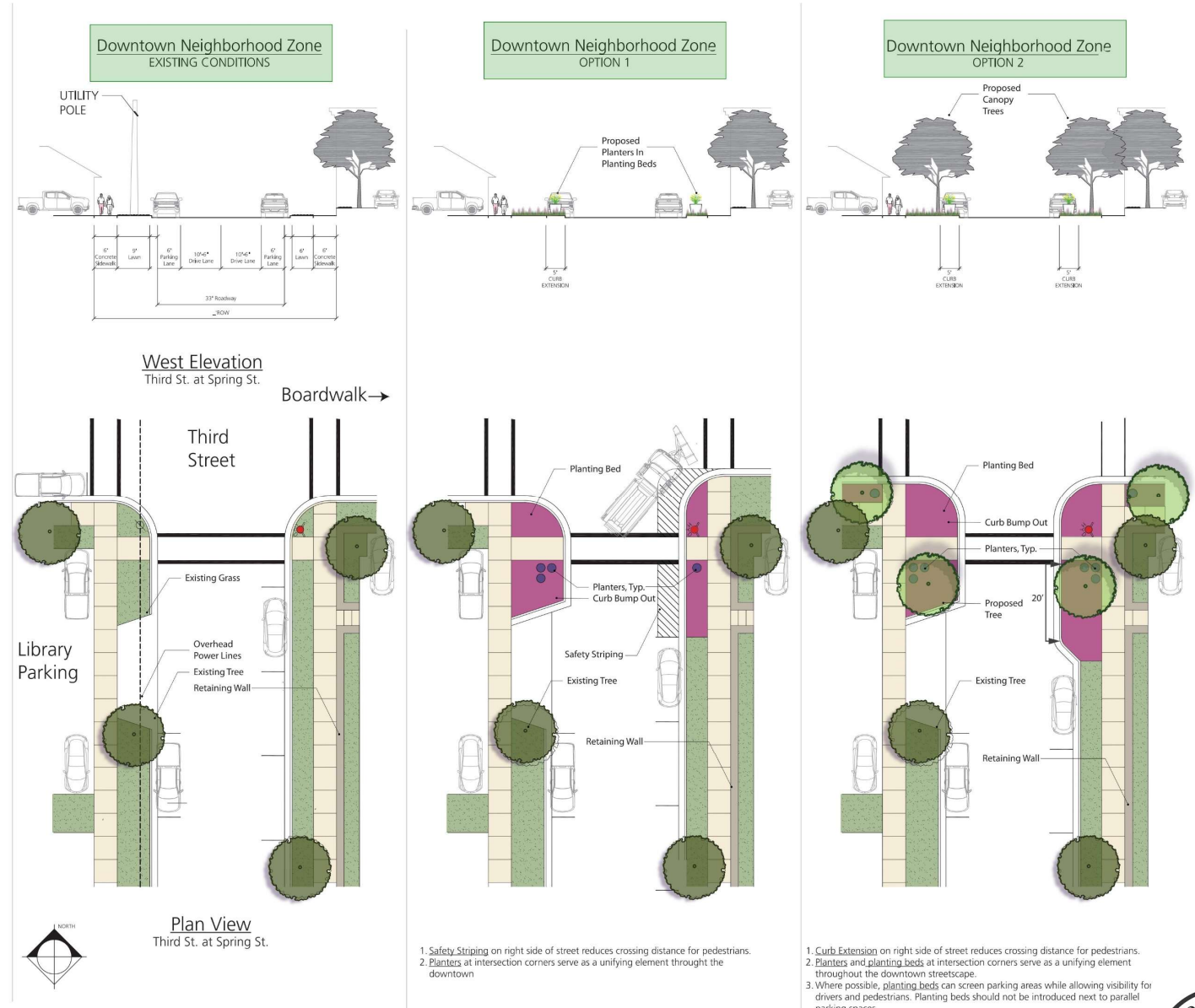
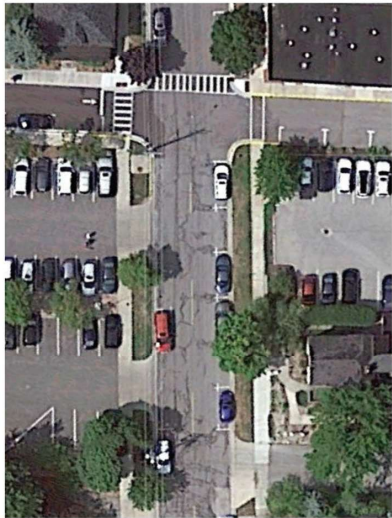


Downtown Streetscape Master Plan: Downtown Central Zone Options

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Reference Images



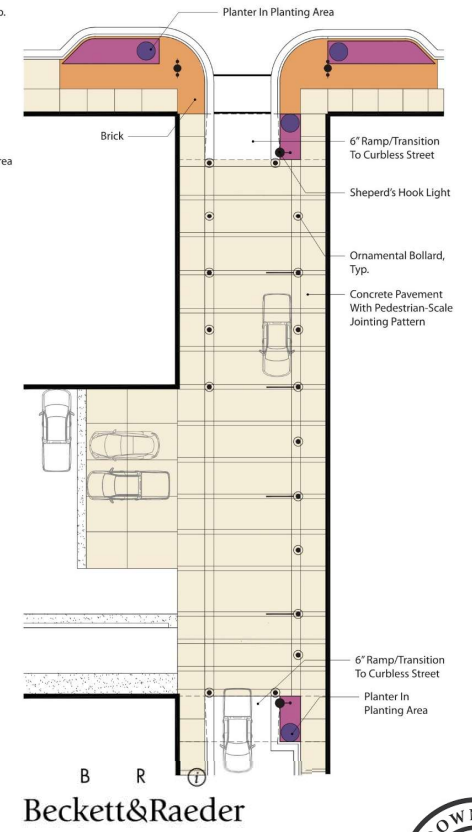
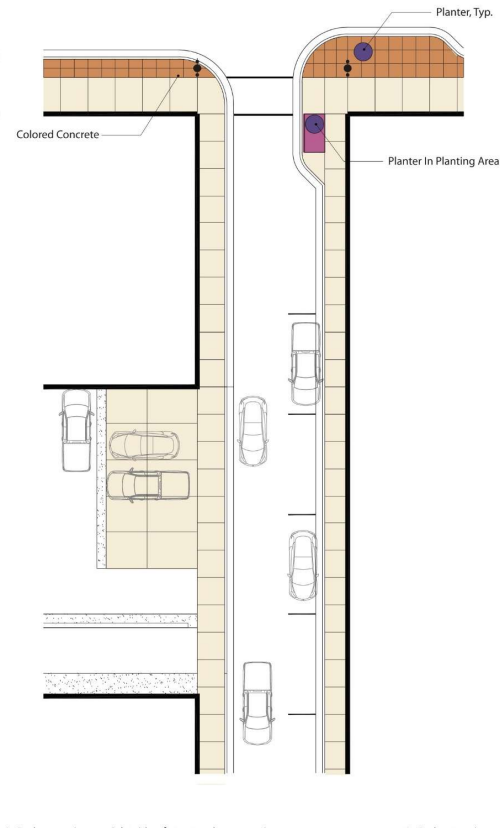
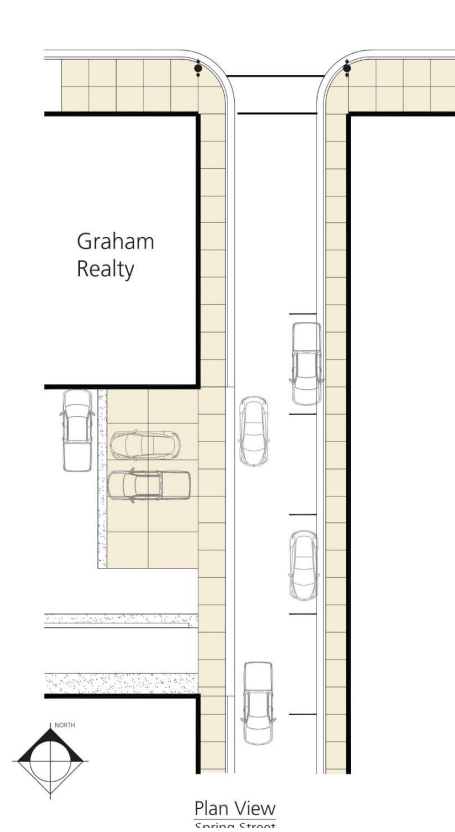
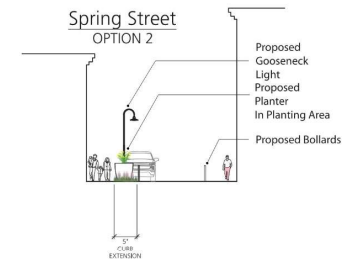
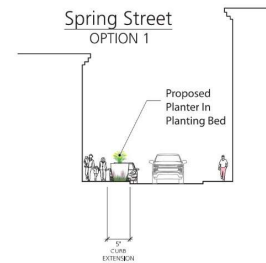
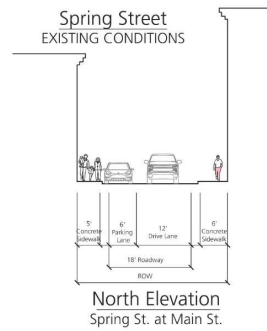
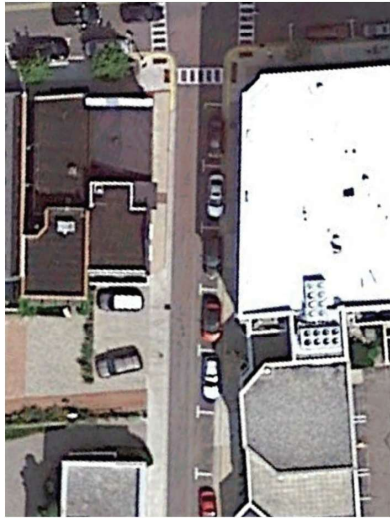
Downtown Streetscape Master Plan: Downtown Neighborhood Zone Options

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Reference Images



Downtown Streetscape Master Plan: S. Spring Street Options

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Preferred Plan Showcase



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