



Photo: NEMCOG

CHEBOYGAN PORT & COMMUNITY ASSET INVENTORY

MICHIGAN STATE
UNIVERSITY

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SPDC, Michigan State University, Spring 2012

CLIENT & FUNDING SUPPORT

- Northeast Michigan Council of Governments (NEMCOG)
 - Assist in planning services, community development, comprehensive planning, zoning and more



www.google.com

- Community Foundation of Northeast Michigan



www.google.com

- Michigan DEQ Coastal Management Program



- National Oceanic and Atmospheric Administration, and U.S. Department of Commerce



www.google.com

- US Economic Development Administration



www.google.com

AGENDA

- Scope
- City of Cheboygan profile
- Onsite Inventory
- Offsite Inventory
- Economic Analysis
- Case Study Analysis
- SWOT Analysis
- Recommendations

SCOPE

□ Objective

▣ **The short term :**

- Inventory of port and community assets;
- Identifying opportunities and constraints,
- Strategies for future activities

▣ **The long term:**

- Expand commerce and recreation opportunities
- Regional collaboration

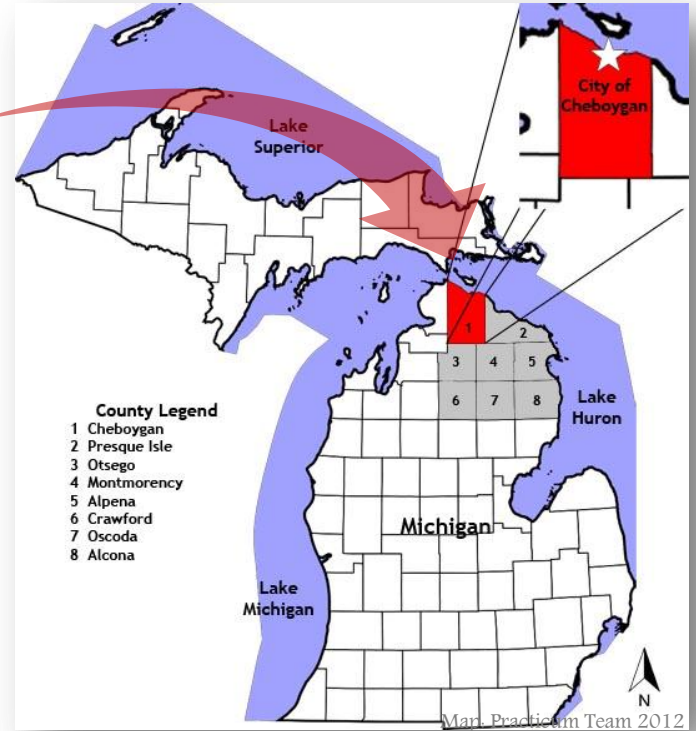


Photo: NEMCOG

CITY OF CHEBOYGAN PROFILE

Location, Demographics and more

LOCATION



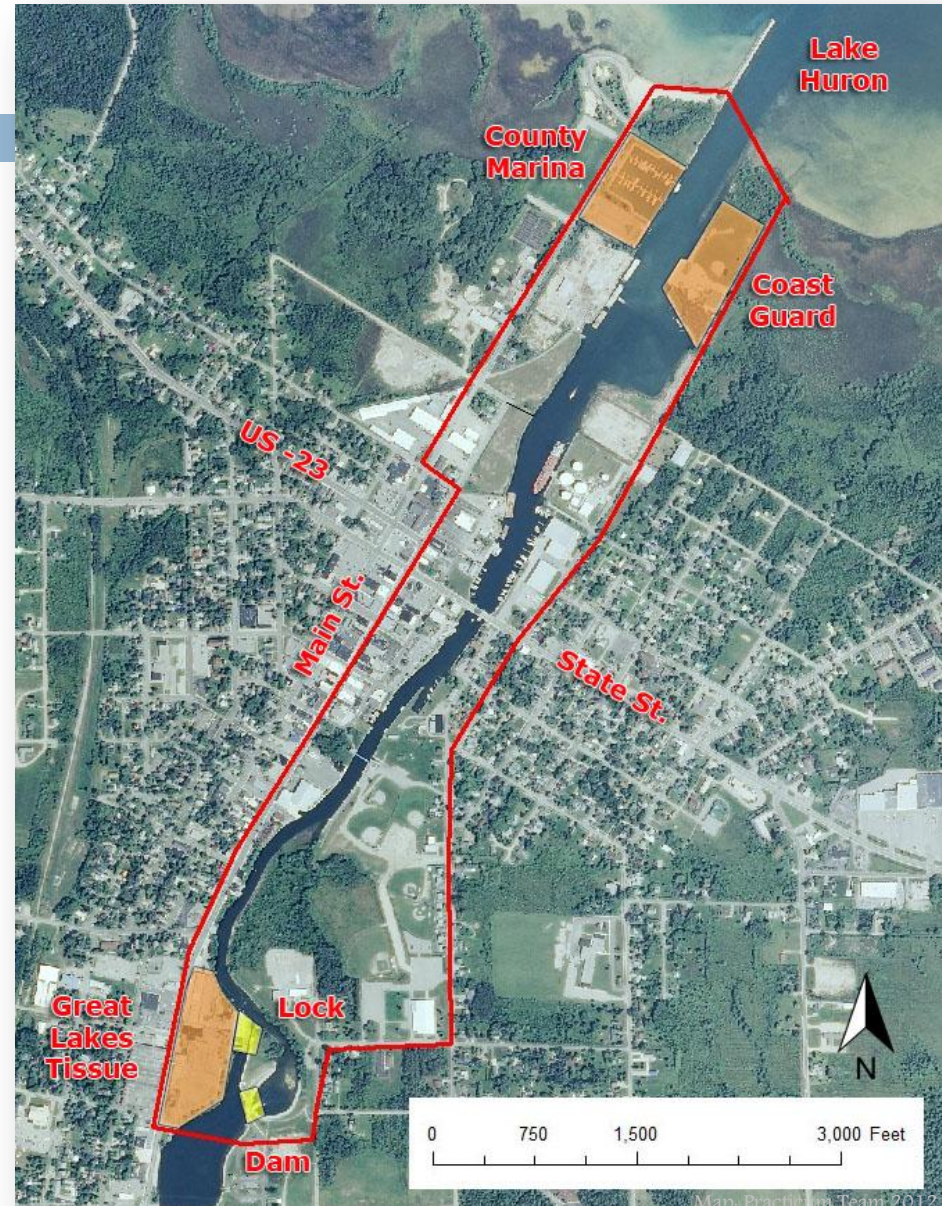
- Map of MI with NEMCOG Region and City of Cheboygan

AREA OF STUDY

- From mouth of river in North
 - ▣ County Marina on west
 - ▣ US Coast Guard on east

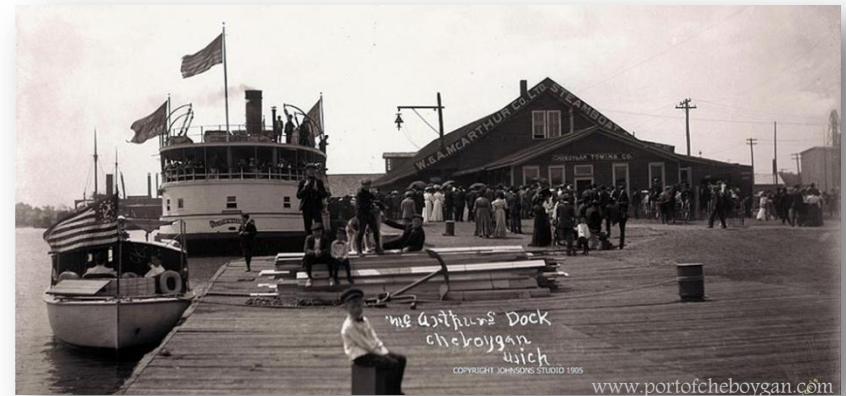


- To Lincoln Bridge in South
 - ▣ Great Lakes Tissue Company on west
 - ▣ Dam & locks on the east



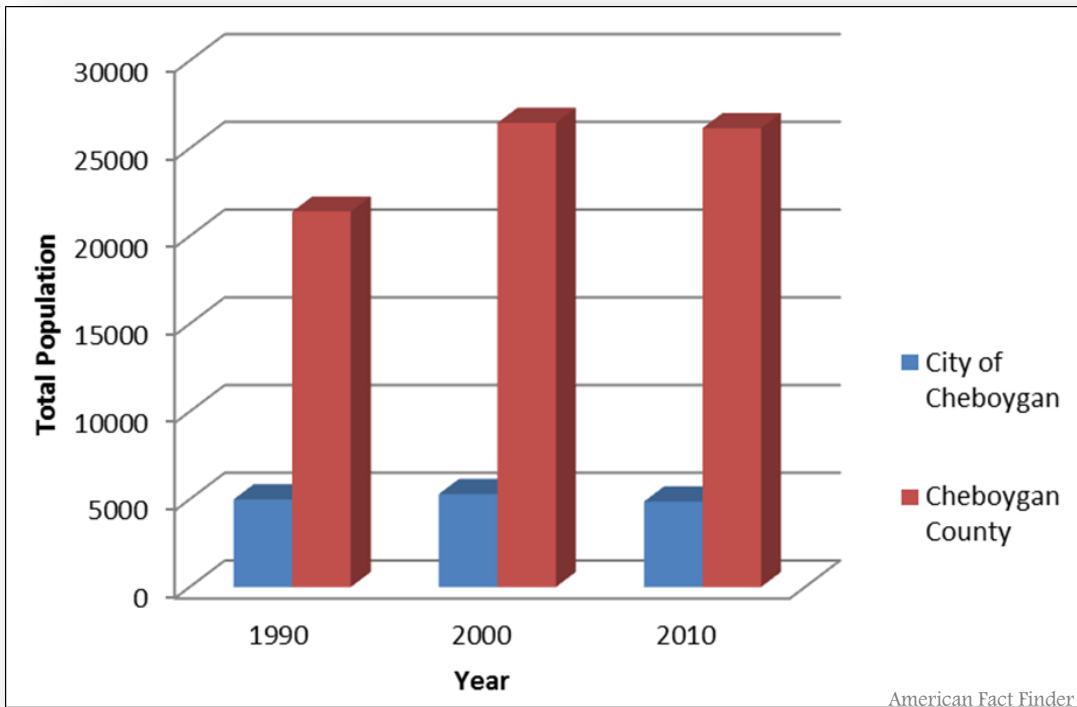
HISTORY

- Inhabited by the Native American tribes (trade between the Ottawa and Chippewa Indians)
- Late 1700's and early 1800's – fur industry
- Shift from inland water to the mouth of river – Fishing
- 1844 – Sawmill was created



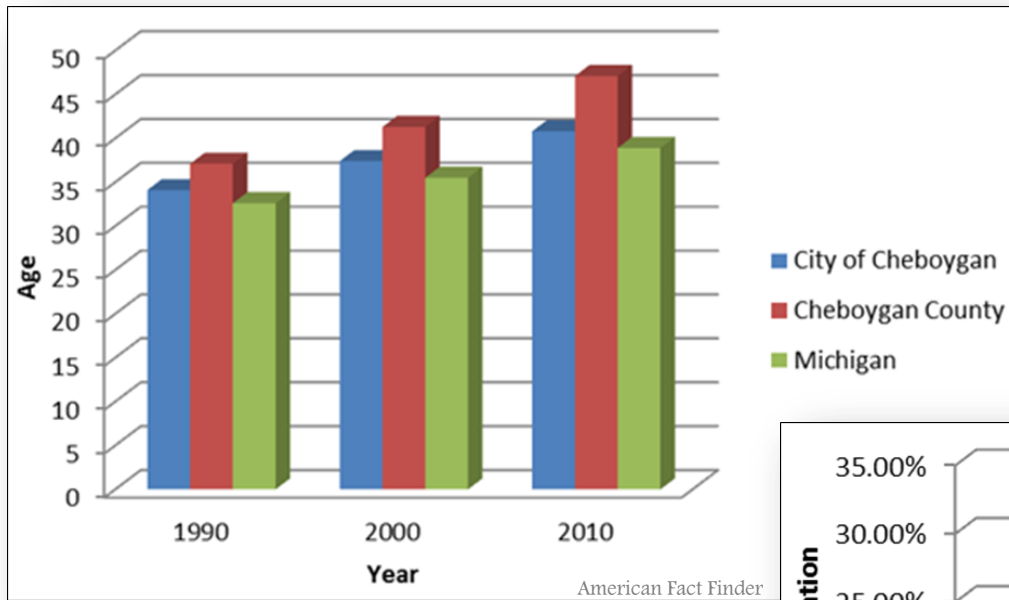
- Late 1800's – Lumber Boom
- 1877 – incorporated as village
- 1889 – incorporated as city
- 1890 – population peak
- 1904 – Great Lakes Tissue Company

POPULATION TRENDS

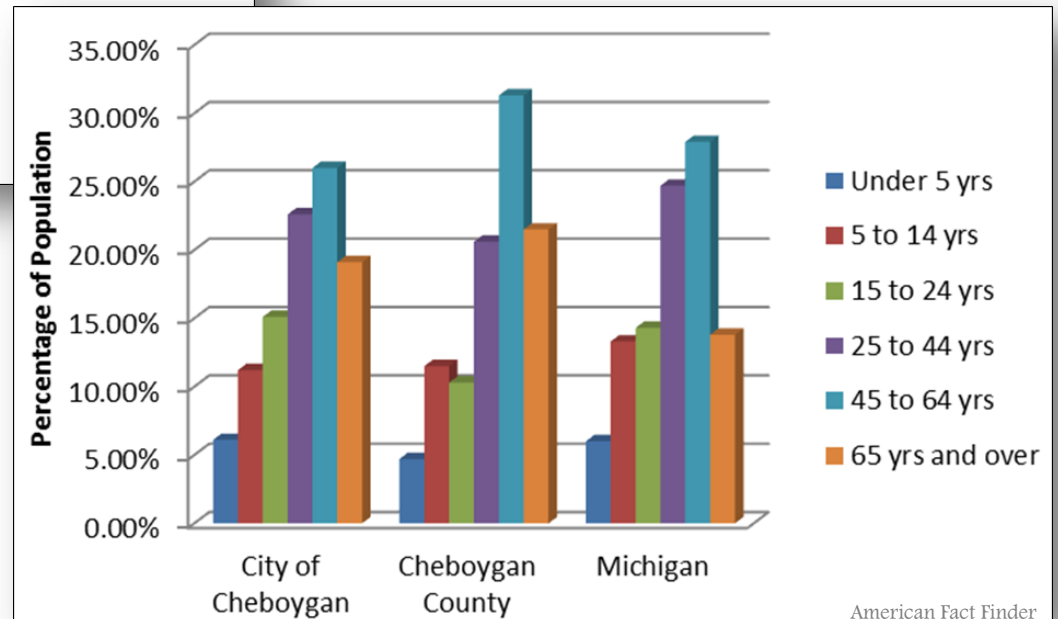


	1990	2000	2010	% change '90 – '00	% change '00 – '10
City of Cheboygan	4,997	5,295	4,867	5.6%	-8.1%
Cheboygan County	21,398	26,448	26,158	19.1%	-1.1%

MEDIAN AGE & AGE GROUP

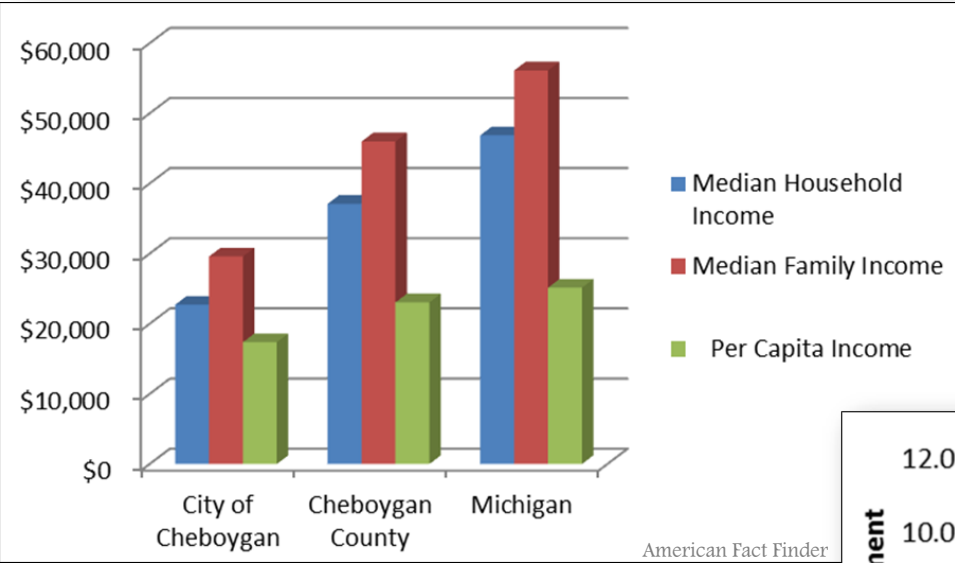


American Fact Finder

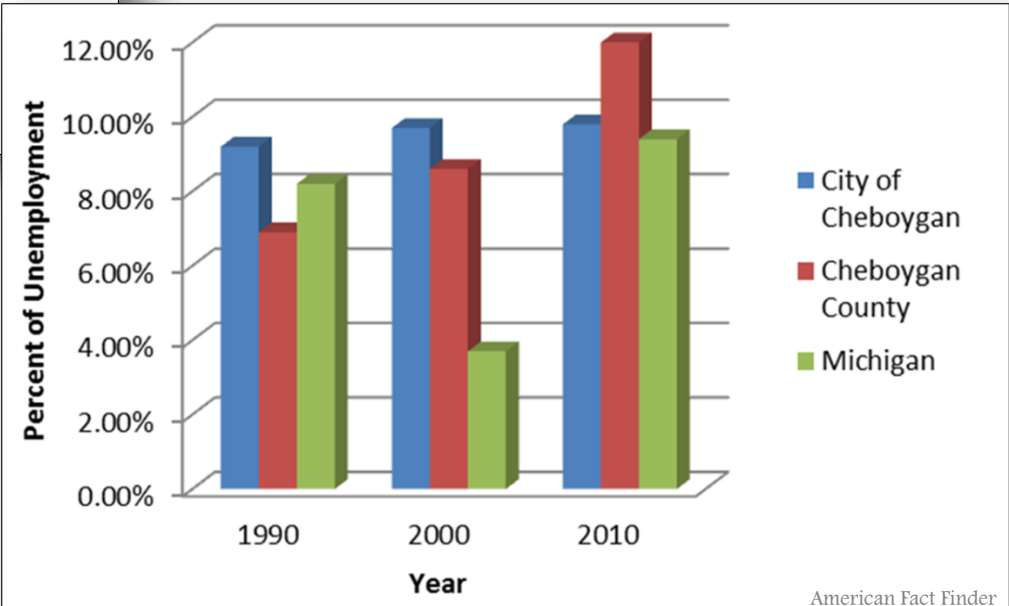


American Fact Finder

INCOME & UNEMPLOYMENT



American Fact Finder



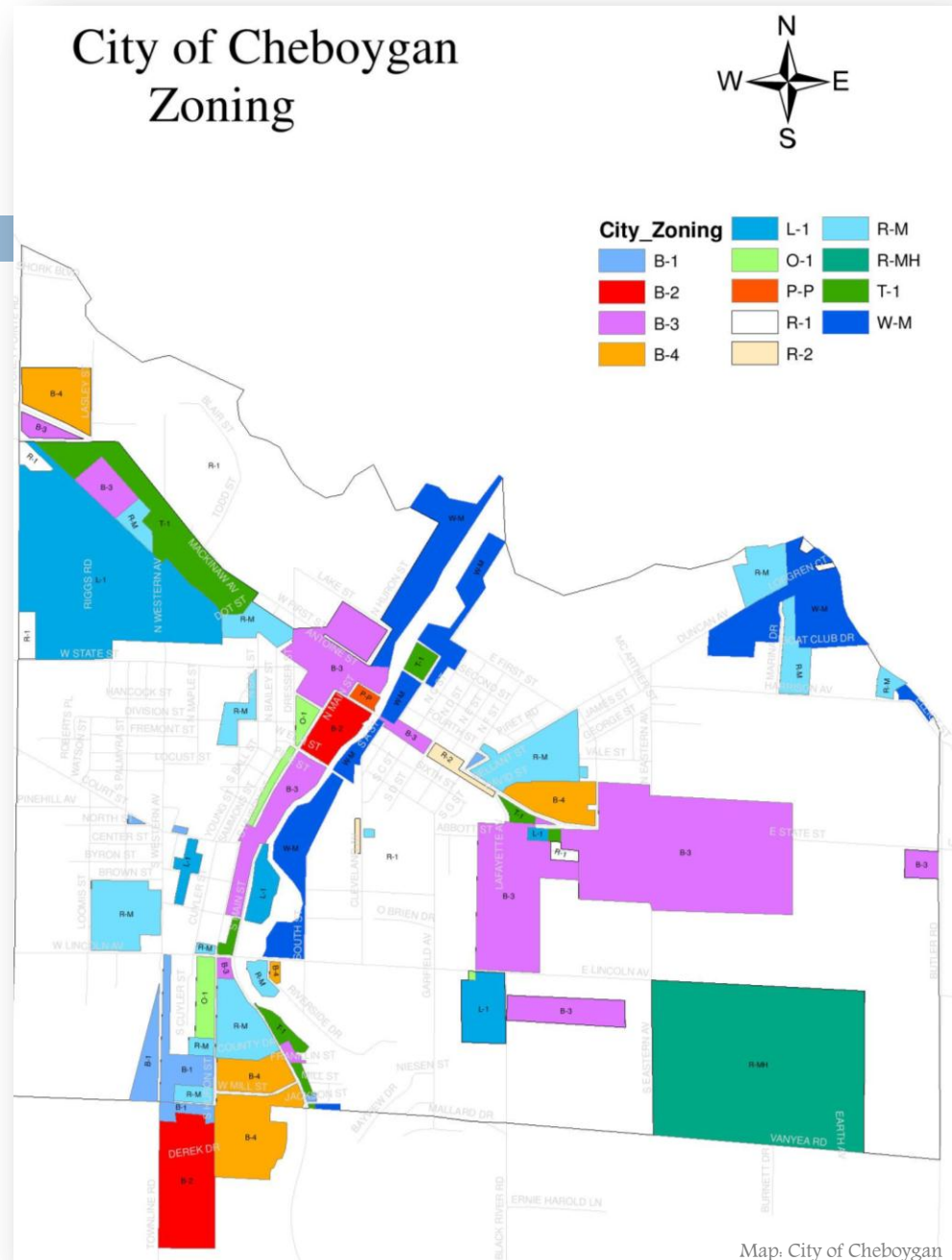
American Fact Finder

OCCUPATION DISTRIBUTION



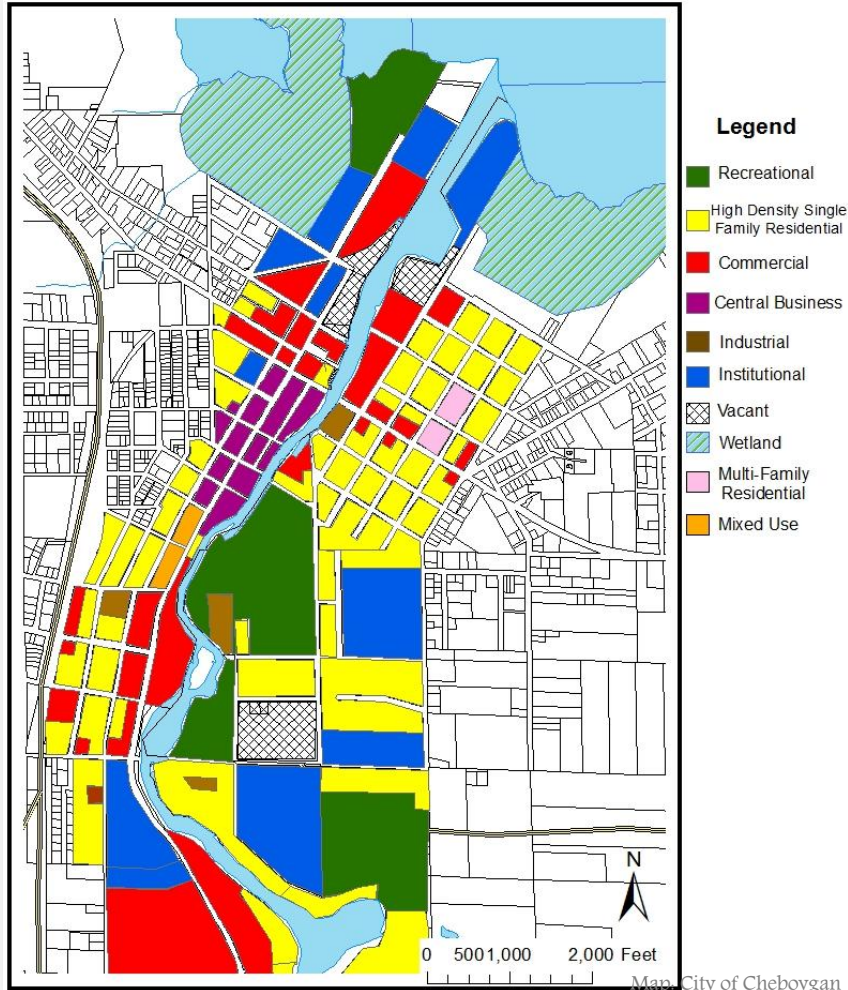
ZONING

- Central Business (B-2)
- General Business (B-3)
- Water Front Marine (W-M)
- Light Industrial (L-1)
- Tourist Service (T-1)
- Planned Project (P-P)
- One family residential (R-1)
- Two family residential (R-2)
- Multi-Family residential (R-M)
- Mobile Home residential (R-MH)
- General Commercial (B-4)
- Office (O-1)
- Local Business (B-1)

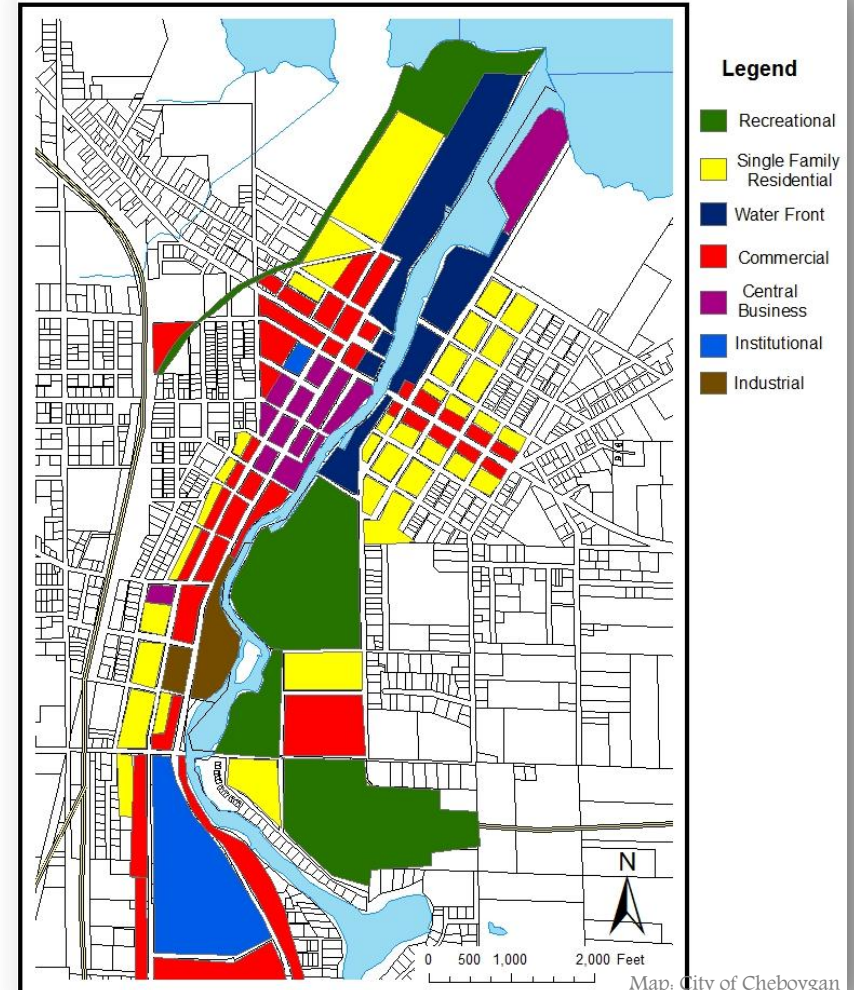


CURRENT & PROJECTED LAND USE

Current Land Use



Projected Land Use

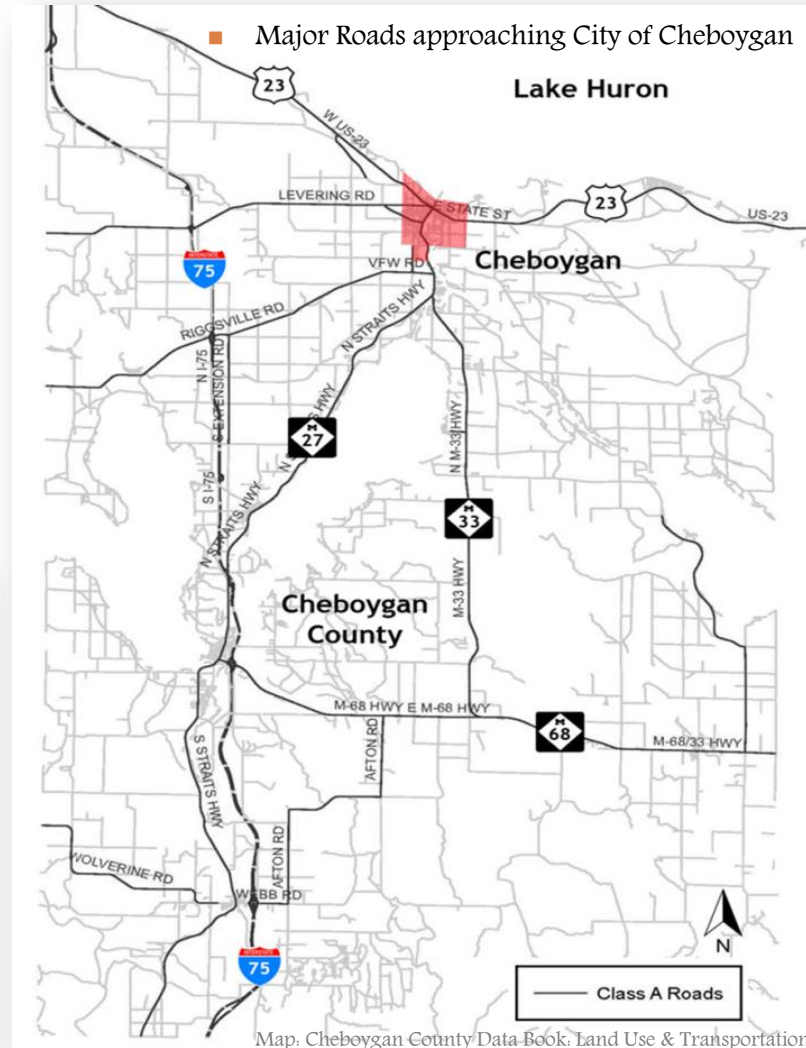
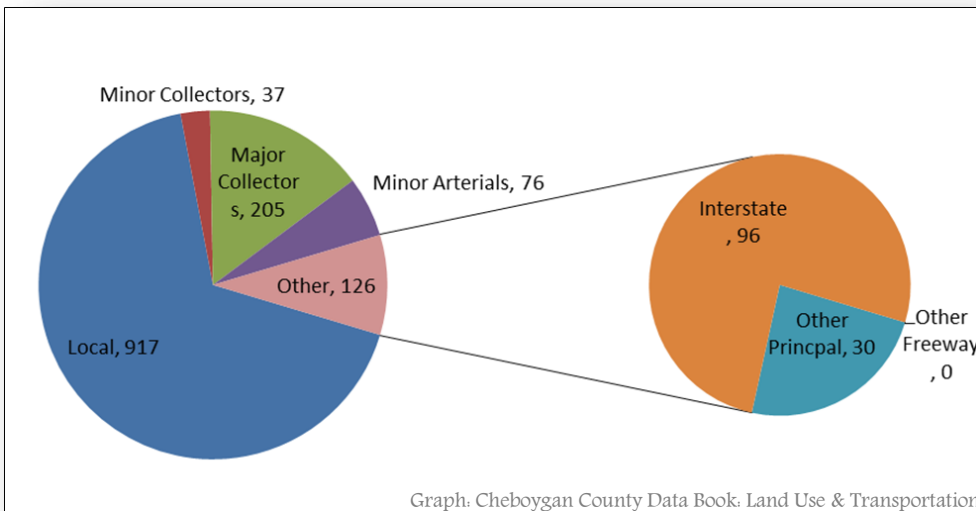


ROADS & RAILWAYS

- Major Roads
 - I – 75
 - US – 23
 - M – 27
 - M – 33

Cheboygan **lacks** in rail system.

Cheboygan County Roads by Functional Classification and Miles

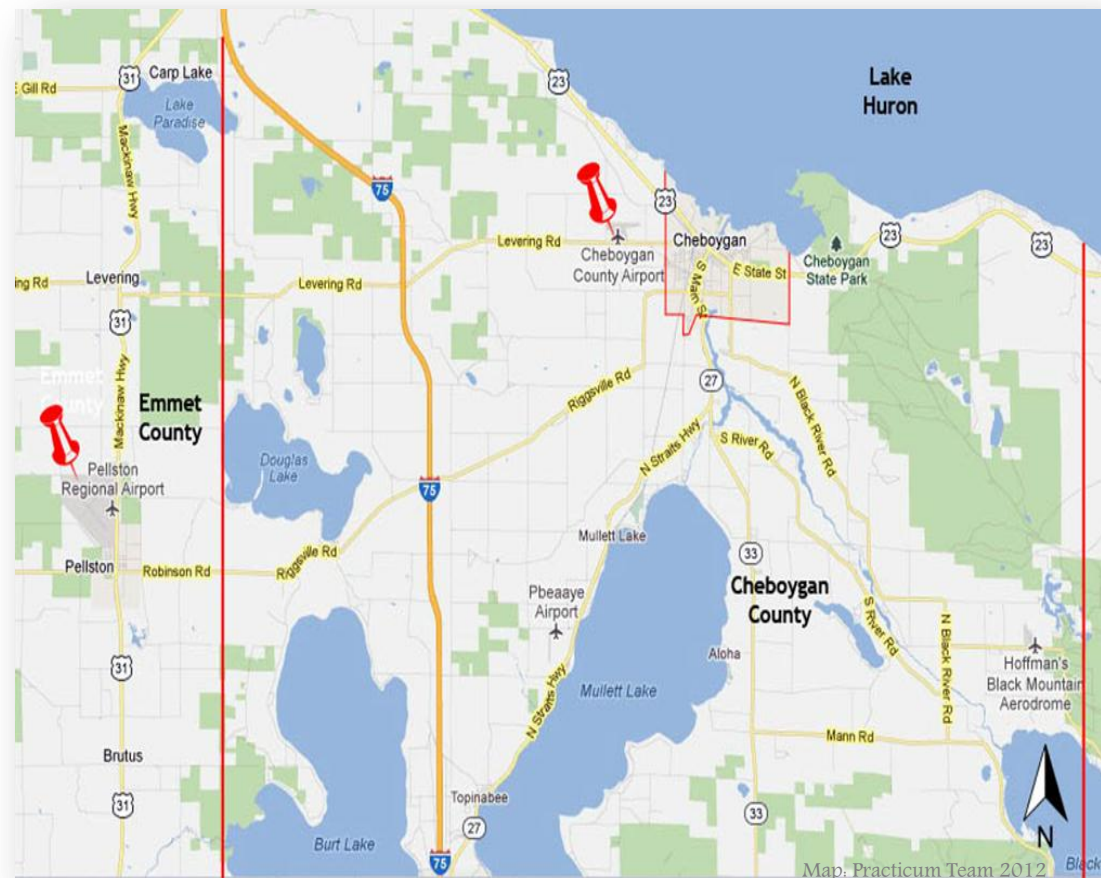


AIRPORT FACILITIES

- Cheboygan County Airport

- Private
- Charter

■ Airports in and around Cheboygan County



- Pellston Regional Airport

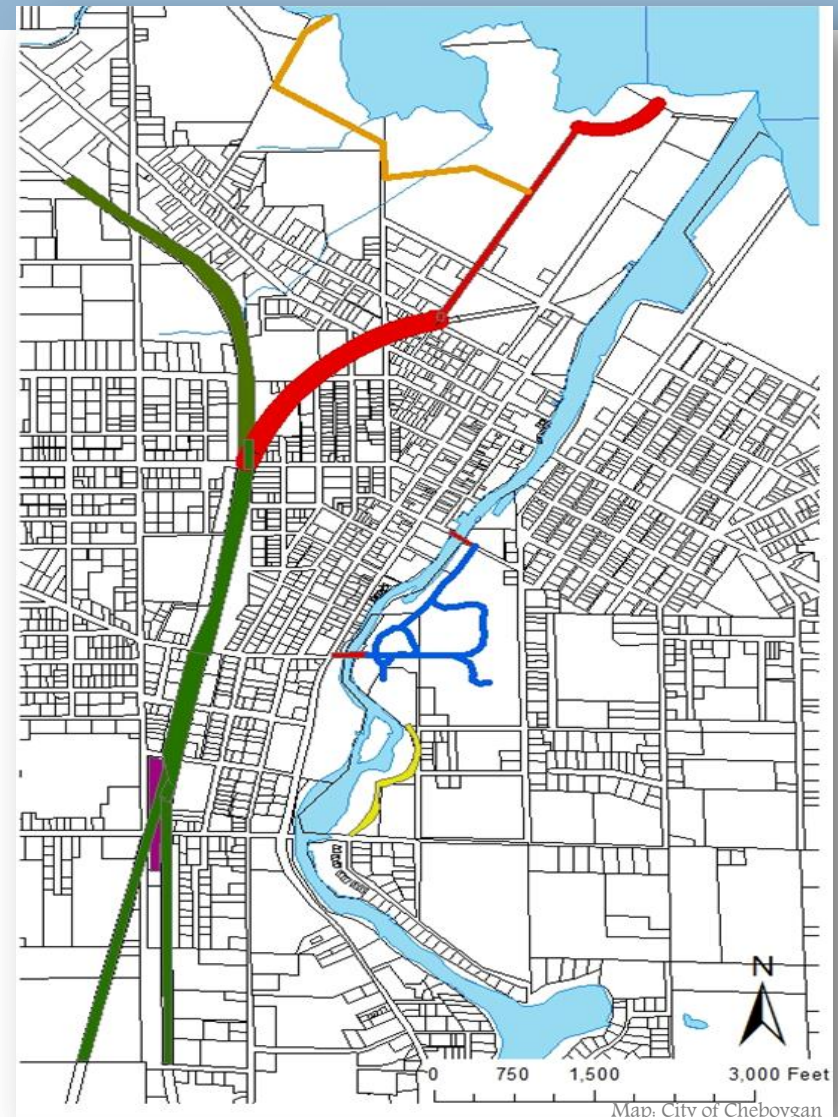
- Commercial Flights
- Passenger Activity
- Freight Activity

NON-MOTORIZED TRANSPORTATION

- Lack in bike share services
- State trail and many proposed trails

Legend

- Proposed Trail Head
- State Trails
- Proposed Joseph Doyle Recreational Pathway
- Proposed Consumers Energy/ DNR Pathway
- Proposed Major Park Pathway
- Proposed Cattail Park Pathway

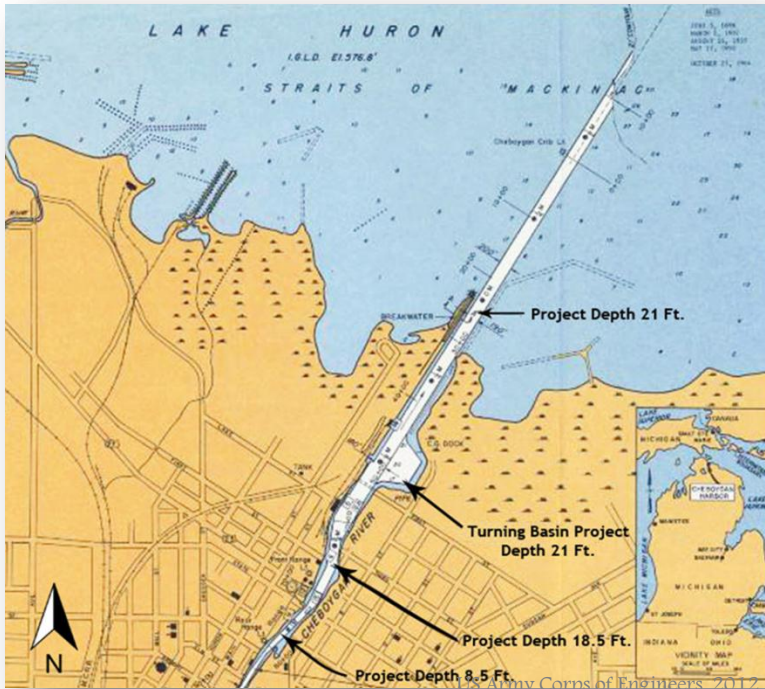




ONSITE INVENTORY

Port and Riverfront

PORT



- Turning Basin
 - Width – 400'
 - Length – 770'
 - Depth – 21'
- Public Boat Launch
 - In all 2 ramps

RIVERFRONT INVENTORY 1



RIVERFRONT INVENTORY 1 - NORTH SECTION

RIVERFRONT INVENTORY 1



Lake Huron



View looking northeast over the marsh & towards the bridge from the beach @ Gorden Turner Park.



View looking northeast over the marsh & towards the bridge from the beach @ Gorden Turner Park.



View of the County Marina and its many docks looking towards the east. There are ample docks and 4 boat ramps directly south.



Durocher Marine Const.



View of the US Coast Guard facility located just north of US Oil. Notice the easy access for docking of both large or small Coast Guard Cutters.



View looking south towards the p launch with Durocher Marine Const. in background. Notice the large amount of construction materials & equipment.



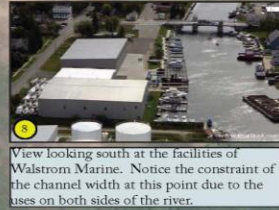
Ryba Marine Const.



View of Ryba Marine Const. from above looking east towards the marina. Notice the close proximity of the working dock to the residential use to the south.

Municipal Wastewater Treatment
Durocher Marine Const.
U.S. Coast Guard

Port of Cheboygan
turning basin
vacant parcel
U.S. Oil
Coast Guard Dr.



View looking south at the facilities of Walstrom Marine. Notice the constraint of the channel width at this point due to the uses on both sides of the river.



View of the US Coast Guard facility located just north of US Oil. Notice the easy access for docking of both large or small Coast Guard Cutters.



View of the US Oil bulk storage facility located just north of Walstrom Marine. Notice the easy access for docking and small amount of useable land currently available.

Ryba Marine Const.
USGS Water St. Condos.
Walstrom Marine

Main St.
23
State St.
27

RIVERFRONT INVENTORY 1



1 View looking northeast over the marsh & towards the bridge @ Gordon Turner Park.



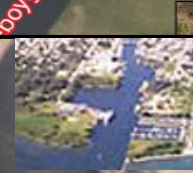
2 View looking northeast over the marsh & towards the beach @ Gordon Turner Park.



4 View looking south towards the public boat launch with Durocher Marine Const. in the background. Notice the large amounts of construction materials & equipment onsite.



5 View of Ryba Marine Const. from above looking east towards the marina. Notice the close proximity of the working dock to the residential use to the south.



4 View of the US Coast Guard facility located just north of US Oil. Notice the easy access for docking of both large or small Coast Guard Cutters.



5 View looking south at the facilities of Walstrom Marine. Notice the constraint of the channel width at this point due to the uses on both sides of the river.



6 View of the US Coast Guard facility located just north of US Oil. Notice the easy access for docking of both large or small Coast Guard Cutters.



7 View of the US Oil bulk storage facility located just north of Walstrom Marine. Notice the easy access for docking and small amount of useable land currently available.

Legend	
Exst. Roads	Prop. Wastewater Extension
Prop. Roads	Picture Location

Not to Scale
SPRING 2012

RIVERFRONT INVENTORY 1 - NORTH SECTION

RIVERFRONT INVENTORY 2



View looking south from the State St. bridge towards the ferry dock and pedestrian bridge. It presents great opportunity for pleasure boaters.



View looking south of the main ferry dock. This presents great opportunity for increased & improved pedestrian circulation.



View looking northeast from the alley which leads to the parking lot of the Plaunt Ferry which sails to Bois Blanc Island multiple times daily in season.



View looking north towards the Plaunt Ferry dock and the State St. bridge. There is an ample width of green available for pedestrian circulation as well.



View looking east toward the Cheboygan Harbor Marina, which is located just north of East Park & presents pedestrian circulation opportunities.



[This truck could be anywhere in town, but presents a good opportunity for activities along the waterfront and in the parks available.]



View looking east at the new pedestrian bridge with connections to East Park. The bridge is also a good landmark for pedestrian circulation.



Similar view of the new pedestrian bridge to the park, but this one emphasizes the mature trees found in Washington (WA.) park.



View looking south towards the Lincoln Avenue bridge. The stone seawall looks to be in good condition and fits in the surroundings very well.



View looking north toward the boat lock and the Great Lake Tissue Company. The sidewalk width looks ample for circulation of pedestrians.

Legend

Exst. Roads

Picture Location

Not to Scale
SPRING 2012




View looking west from above the Cheboygan Harbor Marina towards the downtown buildings & some additional dock space.



View looking west toward the park across the river and the downtown via the boat ramp located north of the pedestrian bridge.



View looking northwest from the boat ramp area. Notice the pavement and site amenities present for pedestrian comfort & circulation.



View of the dam located just south of the tissue company. The spillway is located directly below this and there is sidewalk to provide circulation and good views of the river.



View looking west from the Lincoln Street Boat Access Site at two public boat ramps south of the dam and boat lock..



Closeup view looking north towards the lock while a pleasure craft is gaining entry to the lower portions of the Cheboygan River.

RIVERFRONT INVENTORY 2 - SOUTH SECTION

RIVERFRONT INVENTORY 2



View looking south from the State St. bridge towards the ferry dock and pedestrian bridge. It presents great opportunity for pleasure boaters.



View looking north towards the Plaunt Ferry dock and the State St. bridge. There is an ample width of green available for pedestrian circulation as well.



View looking east at the new pedestrian bridge with connections to East Park. The bridge is also a good landmark for pedestrian circulation.



View looking south towards the Lincoln Avenue bridge. The stone seawall looks to be in good condition and fits in the surroundings very well.

Legend

Exst. Roads

Picture Location



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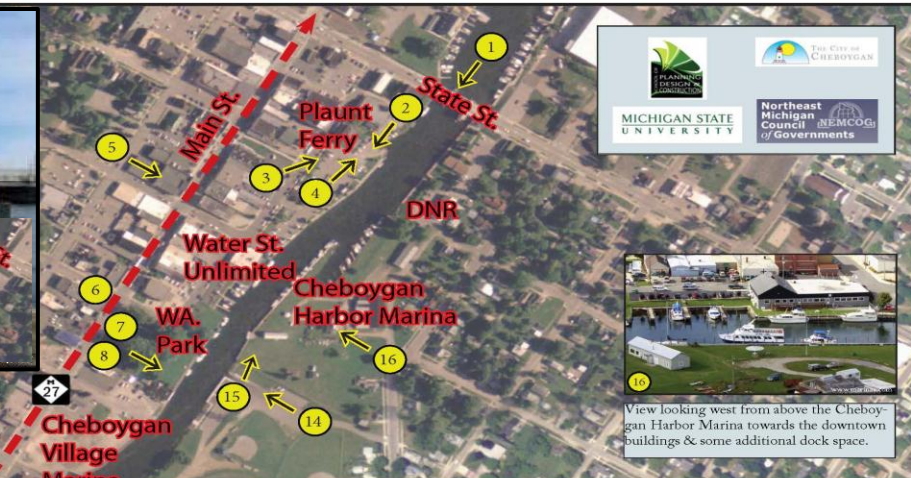
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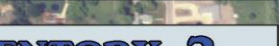
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Not to Scale
SPRING 2012

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View looking north from the ferry dock and pedestrian bridge. There is an ample width of pedestrian circulation.



View looking east from the bridge with the connecting bridge. The connecting bridge is also a good pedestrian circulation.



View looking south towards the Lincoln Avenue bridge. The stone seawall looks to be in good condition and fits in the surroundings very well.



View looking north toward the boat lock and the Great Lake Tissue Company. The sidewalk width looks ample for circulation of pedestrians.



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View looking south from the State St. bridge.



View looking south from the State St. bridge.

Legend

Exst. Roads

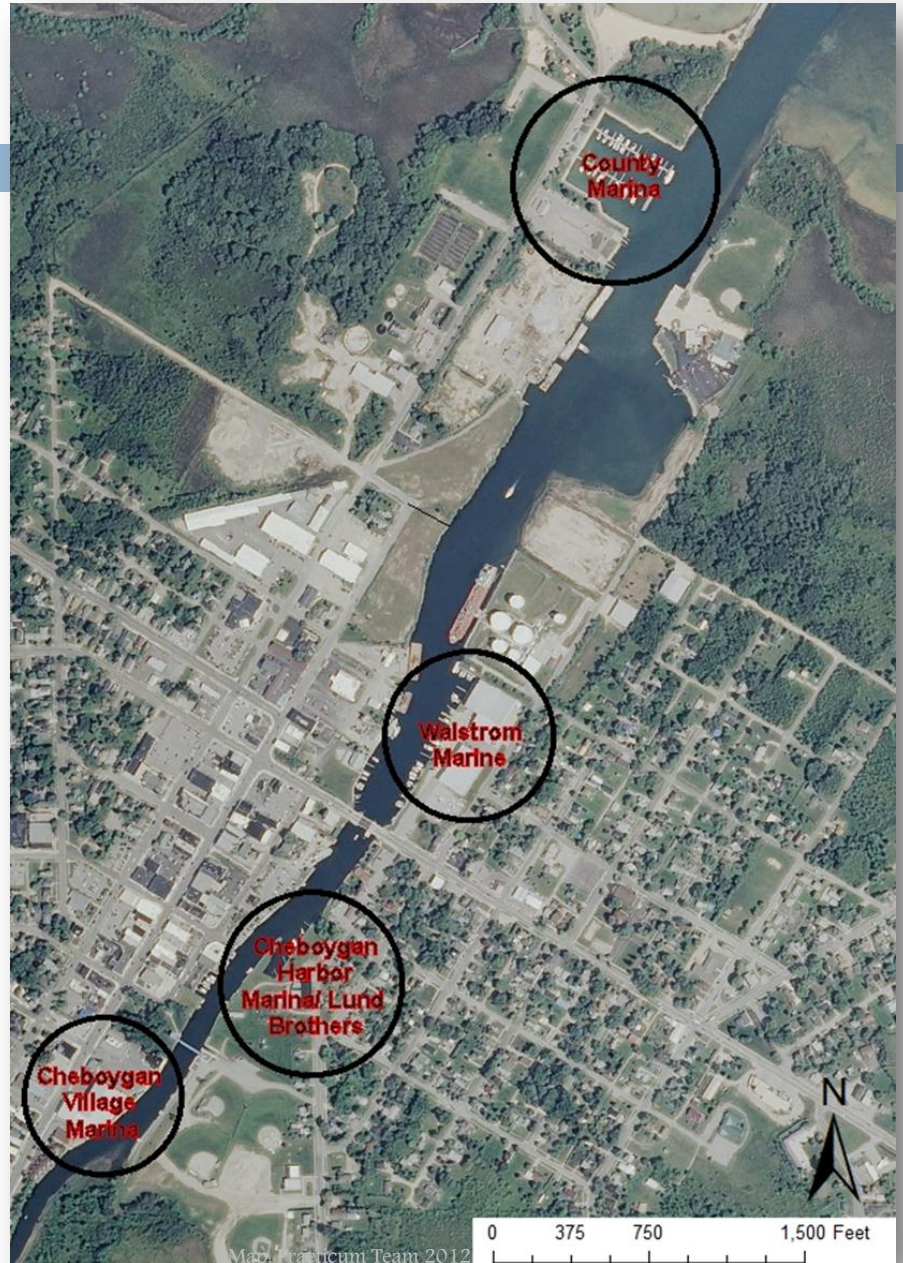
Picture Location

Not to Scale
SPRING 2012

SOUTH SECTION

MARINAS

- Public Marinas
 - ▣ Cheboygan County Marina
- Private Marinas
 - ▣ Walstrom Marine
 - ▣ Cheboygan Harbor Marina /Lund Brothers Marina
 - ▣ Cheboygan Village Marina



PORT ASSETS

- Businesses
 - ▣ US Oil
 - ▣ Great Lakes Tissue Company
- Support Facilities
 - ▣ US Coast Guard
 - ▣ Harbor Maintenance
 - ▣ Dredging
 - ▣ Port Communication
 - ▣ Materials Handled
 - ▣ Dock facility
 - ▣ Terminal Operator
 - ▣ Annual Shipping Volume

● Contains ● Limited ● Absent





Photo: (NEMCOG)

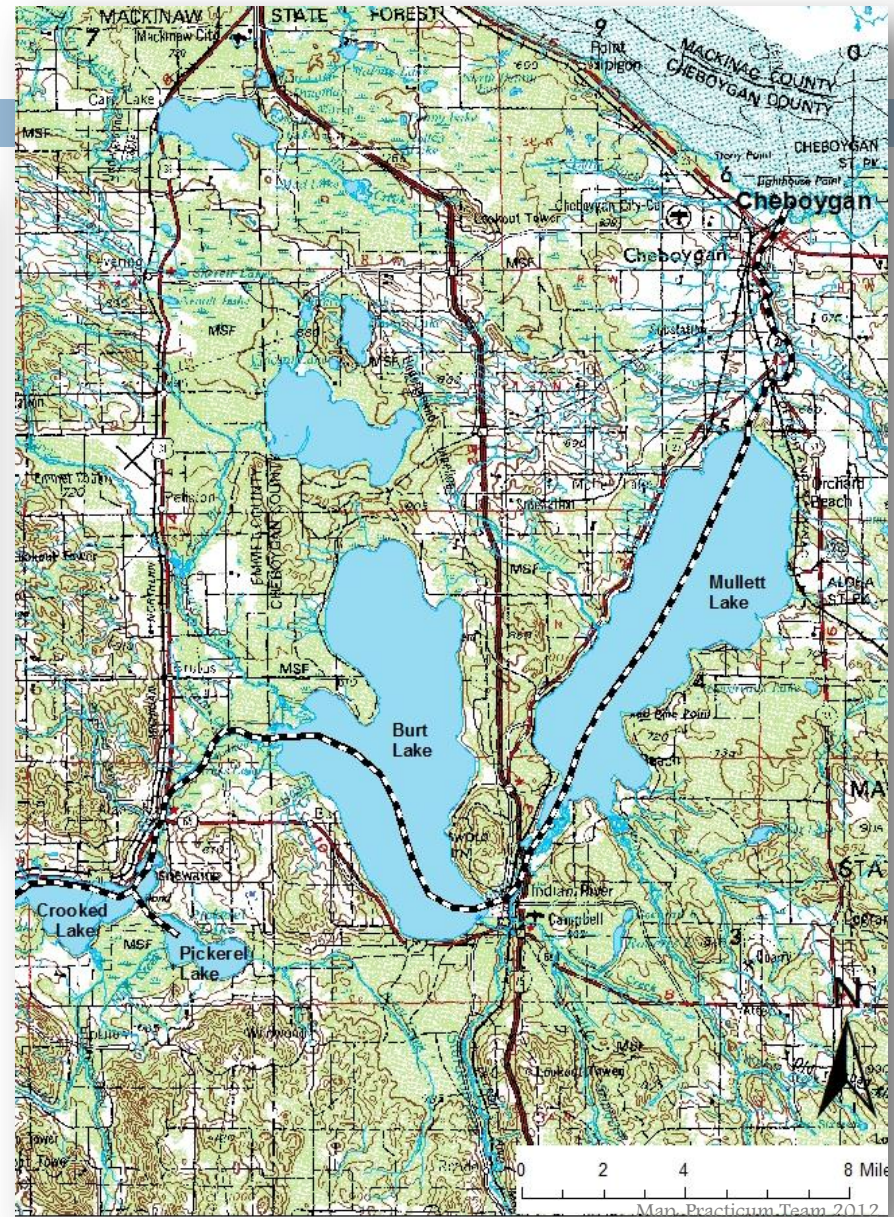
OFFSITE INVENTORY

Tourism, Culture and Recreation

TOURISM



- Tourist attractions
 - ▣ Michigan Inland Waterway
 - ▣ Shipwrecks
 - ▣ Lighthouse



CULTURE



■ Opera House



■ The Rusty Stud 250 Snowmobile Race



■ Cheboygan County Historical Museum complex



RECREATION

□ Water sports

■ Fishing



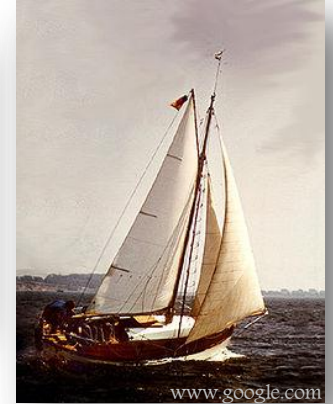
■ Kayaking



■ Skiing



■ Sailing



□ Ferry & Cruise

- To Bois Blanc Island
- By Plaunt Transportation Inc.

■ Ferry Service



RECREATION

Winter Sports

Ice Hockey



Snowmobiling



Skiing



Ice Fishing



Snow Shoeing



Biking & Hiking

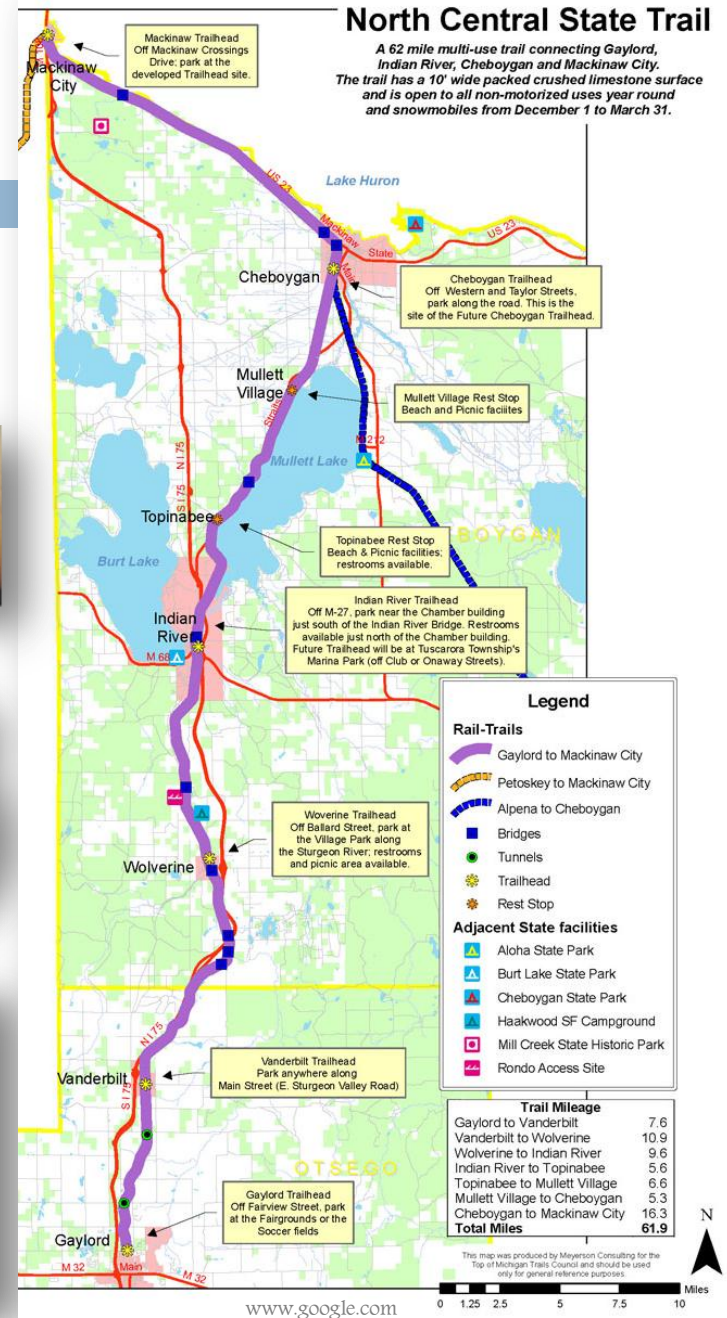


www.google.com



North Central State Trail

A 62 mile multi-use trail connecting Gaylord, Indian River, Cheboygan and Mackinaw City. The trail has a 10' wide packed crushed limestone surface and is open to all non-motorized uses year round and snowmobiles from December 1 to March 31.



CITY PARKS



Photo: NEMCOG

■ Gordon Turner Park

■ Major City Park

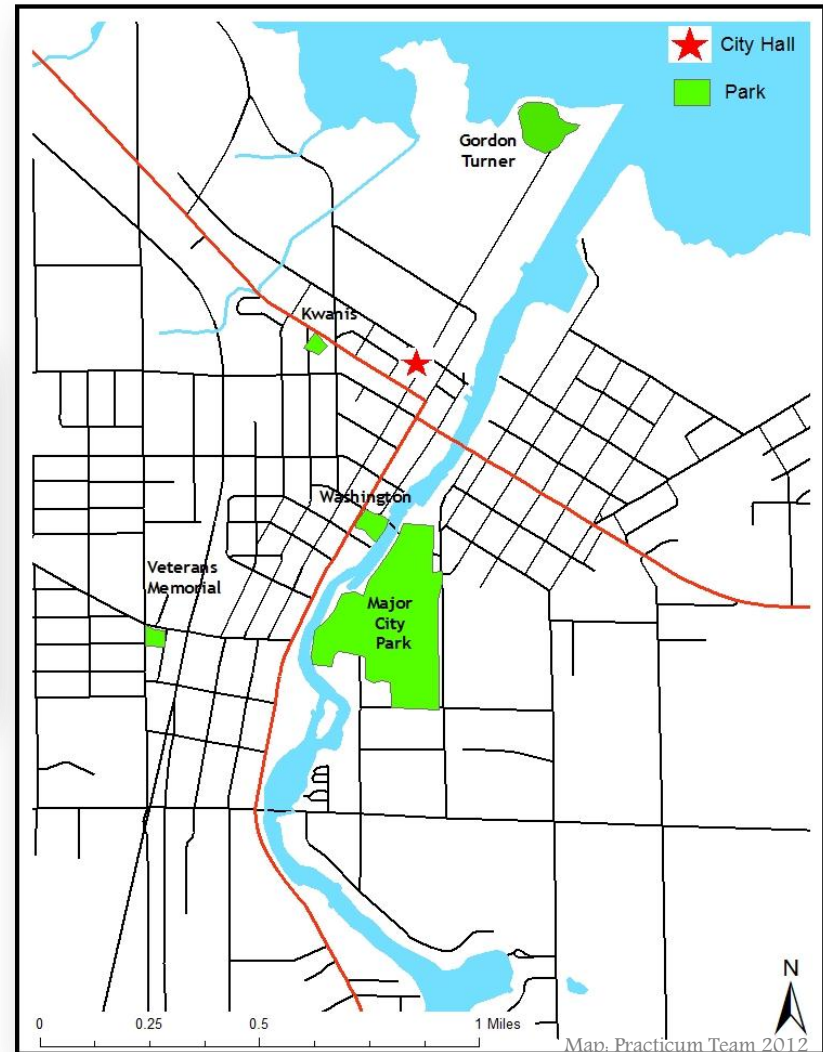


Photo: NEMCOG



Photo: NEMCOG

■ Washington Park

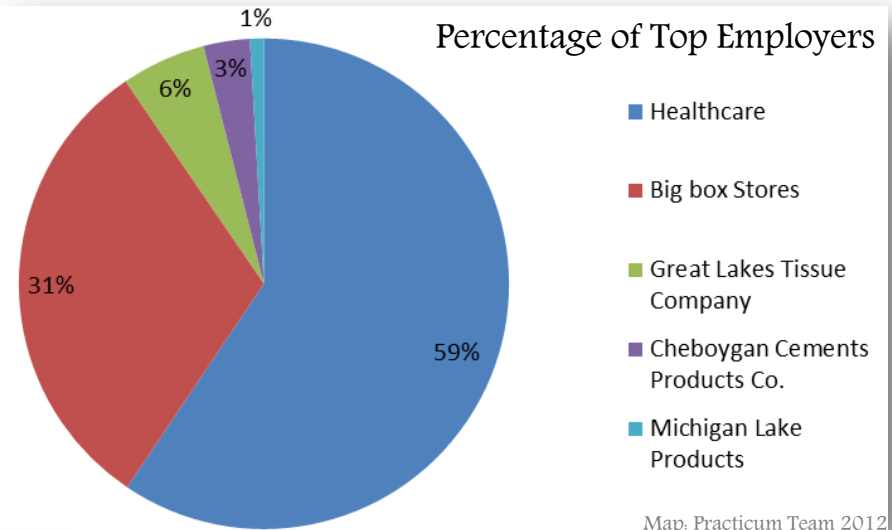




ECONOMIC ANALYSIS

Rise & Fall

CITY OF CHEBOYGAN



Map: Practicum Team 2012





■ Port of Detroit, MI



■ Port of Monroe, MI



■ Port of Green Bay, Wi



■ Port of Muskegon, MI



■ Port of Hamilton, ON CA



■ Port of Toledo, Ohio

PORT CASE STUDY ANALYSIS

A Comparative Study

COMPARATIVE ANALYSIS

Port	Toledo	Detroit	Hamilton	Green Bay	Monroe	Muskegon	Cheboygan	Rogers City	Alpena
Water Depth (Ft)	27	27	30	26	21	27	20	21	16- 24
Cargo (Millions/ yr)	1,054	5,500	36,089	N/A	5,300	3,500	3,050	5,600	N/A
Transport Facilities	Rail, Hwy, Airport	Rail, Hwy, Airport	Rail, Airport	Rail, Hwy, Airport	Rail, Hwy, Airport	Rail, Hwy, Airport	Hwy, Airport	Rail, Hwy, Airport	Rail, Hwy, Airport
Recreation	Boat Shows , Kayaking	Eco – Tourism, Boat Rentals, Fishing	Sailing School, Water front Trails	Golfing, Boating, Hiking	Bike Trails, Boat Rentals, Fishing	Boat Rentals, Fishing	Bike Trails, Paddle Boat Rentals	Bike Trails, Hiking, Fishing	Bike trails, tall ships, fishing
Ferry & Cruise Service	No	Yes	No	No	No	Yes	Yes	No	No
Import / Export	Both	Both	No	Both	No	Both	Import	Both	Both
International Trade	Yes	Yes	No	Yes	No	Yes	No	N/A	Yes
Foreign Trade Zone	Yes	Yes	No	Yes	No	No	No	N/A	No
Port Authority	Yes	Yes	Yes	Yes	No	No	No	No	No

SWOT ANALYSIS

Helpful
For achieving objective

Harmful
For achieving objective

Strength
Location & Weather
Recreation and Tourism
Inland water
Accessibility
Culture

Weakness
Port
Economy
Demographics
Assets
Accessibility
Marketing

Opportunities
Tourism & recreation
Port Improvements & Maintenance
Marketing
Diverse industries/business
Intermodal transportation

Threats
Regulations
Port characteristics
Competition between various uses
within the region.

Internal
Attributes of organization

External
Attributes of environment



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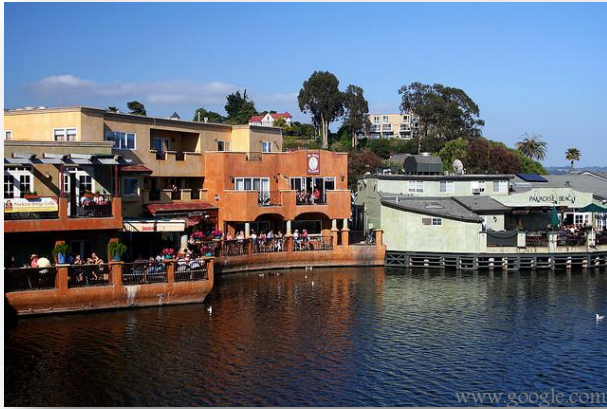
RECOMMENDATIONS

Short Term and Long Term

SHORT TERM

□ Promote investment in the river and increase accessibility

■ Water front restaurants/attractions



■ Riverfront walk



■ Floating docks



■ Park amphitheater



■ Street amenities / furnishings



■ Interpretive signage



SHORT TERM

□ Increase recreational opportunities

- Bike & snowmobile rentals



- Day trip to Bois Blanc Island



- Charter fishing



- Shipwreck & lighthouse tours



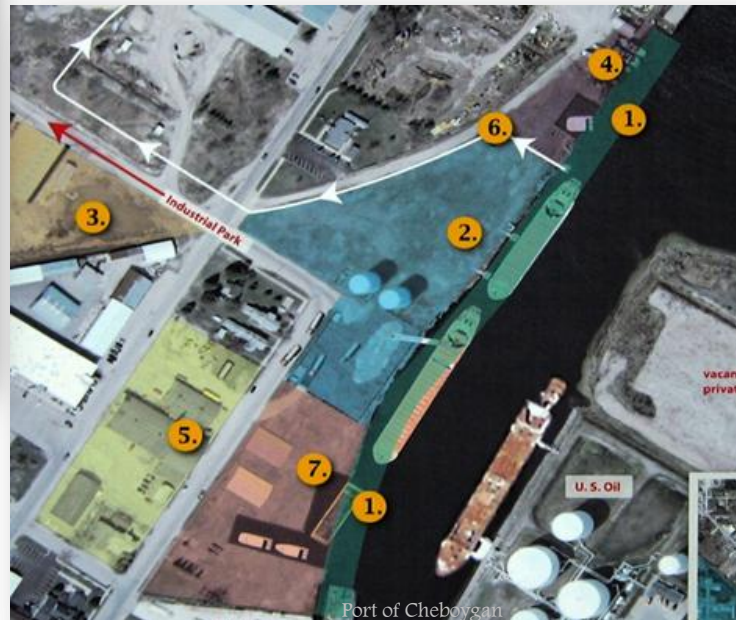
SHORT TERM

- Deep water dredging



□ Port Improvements

- Vision 2011



- Develop parcel (2) between Durocher and Ryba Marine
 - Dry bulk transfer
 - Truck scales
 - Liquid holding & transfer



- Provisions for 100' or greater mega yachts

SHORT TERM



- Great Lakes **Cruise / Tall Ships**
 - Cheboygan as a stop for Cruise
 - Secure dockage for Cruise
 - C.G. / Naval themed Tall Ships



- The Clelia II, Ann Arbor



SHORT TERM

- Increase **marketing** of the City and the Port of Cheboygan



- Expand opportunities for **industries/business**
 - ▣ Healthcare
 - ▣ Sales and office occupations
 - ▣ Production, transportation and material moving occupations
 - ▣ Construction, extraction and maintenance occupation.

SHORT TERM

- Create **comprehensive plan** & update other important **City** planning documents
- Update **website** & add planning documents
- **Community participation**



LONG TERM

□ River related

- Additional destinations / attractions



- Reorganization, maximize potential



- Aesthetic enhancements of buildings



□ Great Lakes Cruise / Tall Ships

- Restaurants



- Lodging



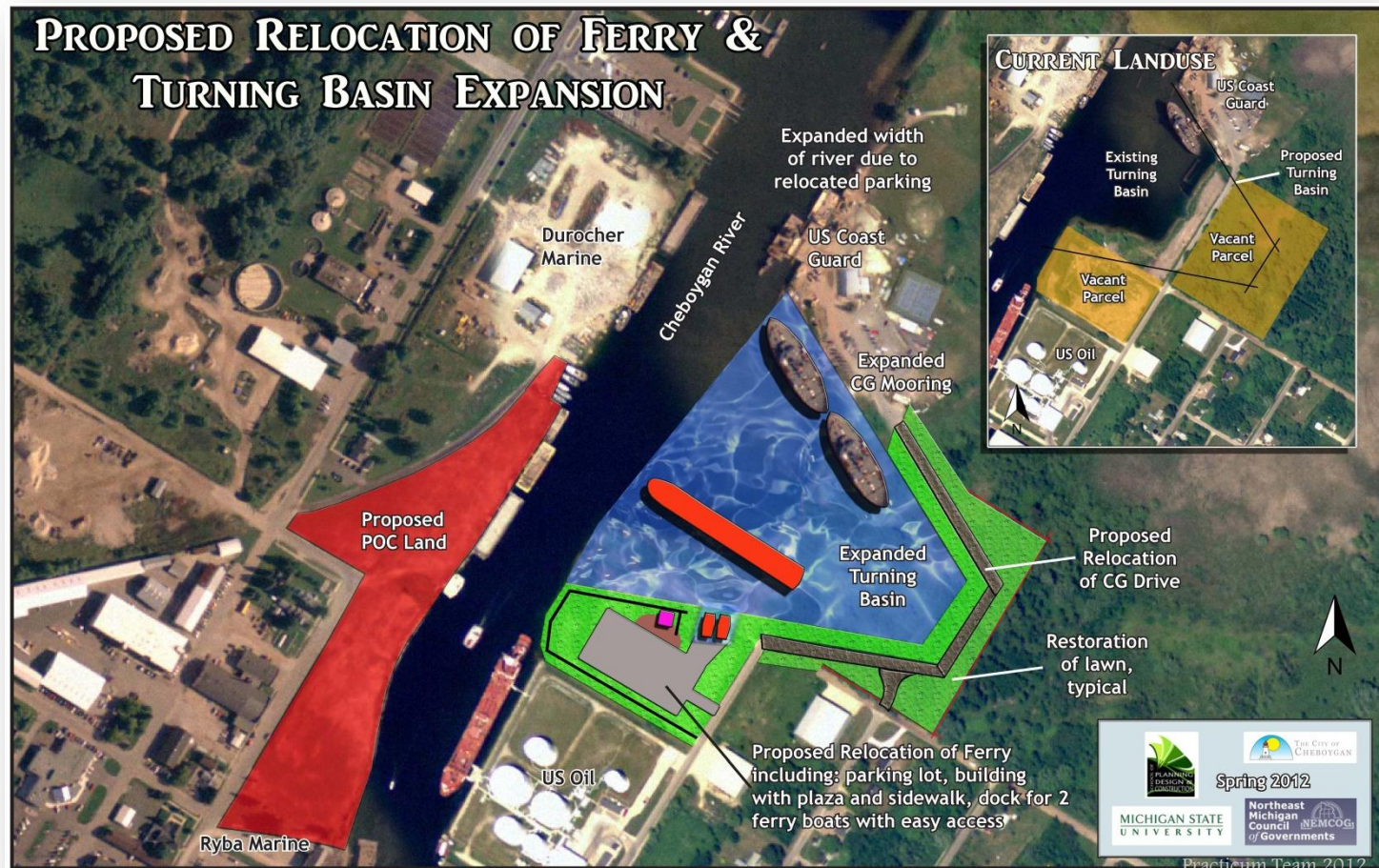
- Street shops



LONG TERM

□ Port Improvements

- Relocation of the Ferry parking
- Increasing the turning basin
- Using the current ferry parking for open cafés.



LONG TERM

Port Improvements

- Restaurant & Cafés
- Mixed Use Building
- Parking
- River walk
- Gardens



LONG TERM

□ Port Improvements

- Foreign Trade Zone (FTZ) for the Port of Cheboygan
- Customs office



- Port of Cheboygan is operating as a 501(c)(4), a non-profit organization

- Intermodal transportation, specifically by rail



LONG TERM

□ Regional networking and sharing of services

- Join hands with the regional Port Authorities



- Member of MI Port Collaborative





www.google.com

QUESTIONS

Thank You