



Community input has shaped the direction of this plan and will continue to help shape the future of Escanaba.

# Acknowledgments



The Escanaba community has put forth a great deal of effort in the development of this Master Plan. The efforts of residents and city officials present a clear commitment to the community and concern for the future of Escanaba. The following individuals have put forth a great deal of effort in this plan and deserve special recognition for their work.

## Escanaba Planning Commission:

Rick Kell, Chairperson  
 Gilbert Cheves, Vice Chairperson  
 Pat Connor  
 Howard Varvil  
 Todd Milkeiwicz  
 Dennis Renken  
 Jon Liss  
 John Kositzky  
 Tom Warstler  
 Michael Scott

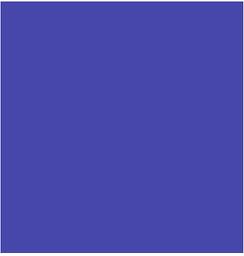
## Escanaba City Commission:

Judi Schwalbach, Mayor  
 David Moyle, Mayor Pro-Tem  
 James J. Berthiaume  
 Leo Evans  
 Wayne E Heikkila

## City Staff

Douglas K. Terry, City Manager  
 James V. O'Toole, Community Development and Planning Director  
 Kim Peterson, Administrative Assistant  
 Katie Rydquist, Confidential Secretary

Additional thanks to those residents who participated in the community visioning and survey. Your input has shaped the direction of this plan and will continue to shape the future of Escanaba. Please continue to stay involved in the planning decisions and processes of the future.





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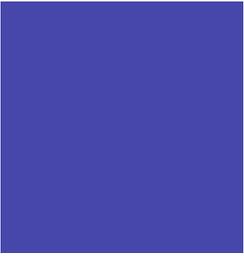
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Note: Information about the City of Escanaba including the history and specific community elements was obtained by speaking with local officials and residents. Additional information was collected using the City of Escanaba website located at < <http://www.escanaba.org/> >.





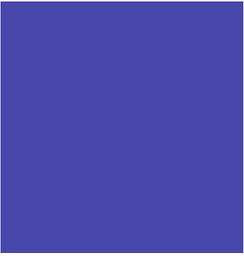
Appendices are as follows.

Appendix A. Community Survey Summary

Appendix B. Community Survey Written Results

Appendix C. Waterfront Redevelopment Resource Guide

Appendix D. NOAA Little Bay de Noc Chart



# Appendix A: Community Survey Summary

**Written Survey Result Summary**

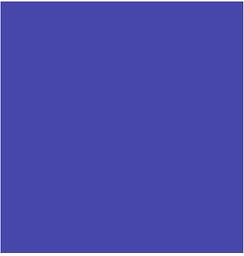
	Citizens	
	Agree	
Community Questions	#	%
Escanaba needs to improve its sense of community and place.	85	90.43%
Escanaba should enact local regulations and/or provide incentives for new development which will enhance the community sense of place.	84	89.36%
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	78	82.98%
Escanaba should enact specific design guidelines for commercial type development.	74	78.72%
Escanaba should develop policies and guidelines , which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	64	68.09%
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	68	72.34%
Do you feel the makeup and character of the community is changing?	54	57.45%
Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?	43	45.74%
Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better more utilized land use.	52	55.32%
Should additional public access measures to Little Bay De Noc be considered?	58	61.70%
<b>Neighborhood Questions</b>		
Neighborhoods should have sidewalks and pathways for all age groups.	90	95.74%
If you had an opportunity to move to another area in the City, would you?	23	24.47%
<b>Transportation Questions</b>		
MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	62	65.96%
Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	79	84.04%
<b>Economic Development Questions</b>		
Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	73	77.66%
Escanaba should seek to expand the tax base through industrial property development to include the rezoning and redistricting of property.	67	71.28%
Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	65	69.15%
Escanaba should make Ludington Street streetscape improvements a top priority.	63	67.02%
The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new businesses by recommending and/or creating amendment, supplements, and changes to the Zoning Ordinance, zoning boundaries and/or districts.	78	82.98%
<b>Economic Development Questions</b>		
Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	79	84.04%
Is downtown shopping important to you?	48	51.06%
Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park.	49	52.13%
Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.	79	84.04%
Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.	79	84.04%
Should Escanaba offer special incentives for economic development?	58	61.70%
<b>Housing Questions</b>		
Is it important for the City to encourage residential development that preserves or creates more open space?	76	80.85%
<b>Environment Questions</b>		
Is Escanaba doing enough to protect our environment?	58	61.70%

**Written Survey Result Summary**

	Students	
	Agree	
<b>Community Questions</b>	#	%
Escanaba needs to improve its sense of community and place.	110	88.00%
Escanaba should enact local regulations and/or provide incentives for new development which will enhance the community sense of place.	114	91.20%
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	96	76.80%
Escanaba should enact specific design guidelines for commercial type development.	93	74.40%
Escanaba should develop policies and guidelines , which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	92	73.60%
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	96	76.80%
Do you feel the makeup and character of the community is changing?	51	40.80%
Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?	51	40.80%
Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better more utilized land use.	68	54.40%
Should additional public access measures to Little Bay De Noc be considered?	58	46.40%
<b>Neighborhood Questions</b>		
Neighborhoods should have sidewalks and pathways for all age groups.	115	92.00%
If you had an opportunity to move to another area in the City, would you?	43	34.40%
<b>Transportation Questions</b>		
MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	66	52.80%
Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	99	79.20%
<b>Economic Development Questions</b>		
Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	48	38.40%
Escanaba should seek to expand the tax base through industrial property development to include the rezoning and redistricting of property.	40	32.00%
Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	66	52.80%
Escanaba should make Ludington Street streetscape improvements a top priority.	82	65.60%
The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new businesses by recommending and/or creating amendment, supplements, and changes to the Zoning Ordinance, zoning boundaries and/or districts.	70	56.00%
<b>Economic Development Questions</b>		
Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	66	52.80%
Is downtown shopping important to you?	65	52.00%
Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park.	63	50.40%
Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.	57	45.60%
Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.	80	64.00%
Should Escanaba offer special incentives for economic development?	48	38.40%
<b>Housing Questions</b>		
Is it important for the City to encourage residential development that preserves or creates more open space?	84	67.20%
<b>Environment Questions</b>		
Is Escanaba doing enough to protect our environment?	53	42.40%

**Written Survey Result Summary**

	<b>Board &amp; Commission Members</b>	
	<b>Agree</b>	
<b>Community Questions</b>	<b>#</b>	<b>%</b>
Escanaba needs to improve its sense of community and place.	27	90.00%
Escanaba should enact local regulations and/or provide incentives for new development which will enhance the community sense of place.	25	83.33%
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	22	73.33%
Escanaba should enact specific design guidelines for commercial type development.	23	76.67%
Escanaba should develop policies and guidelines , which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	22	73.33%
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	23	76.67%
Do you feel the makeup and character of the community is changing?	19	63.33%
Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?	15	50.00%
Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better more utilized land use.	14	46.67%
Should additional public access measures to Little Bay De Noc be considered?	13	43.33%
<b>Neighborhood Questions</b>		
Neighborhoods should have sidewalks and pathways for all age groups.	27	90.00%
If you had an opportunity to move to another area in the City, would you?	6	20.00%
<b>Transportation Questions</b>		
MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	23	76.67%
Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	26	86.67%
<b>Economic Development Questions</b>		
Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	25	83.33%
Escanaba should seek to expand the tax base through industrial property development to include the rezoning and redistricting of property.	23	76.67%
Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	16	53.33%
Escanaba should make Ludington Street streetscape improvements a top priority.	16	53.33%
The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new businesses by recommending and/or creating amendment, supplements, and changes to the Zoning Ordinance, zoning boundaries and/or districts.	26	86.67%
<b>Economic Development Questions</b>		
Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	23	76.67%
Is downtown shopping important to you?	20	66.67%
Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park.	15	50.00%
Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.	26	86.67%
Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.	25	83.33%
Should Escanaba offer special incentives for economic development?	24	80.00%
<b>Housing Questions</b>		
Is it important for the City to encourage residential development that preserves or creates more open space?	25	83.33%
<b>Environment Questions</b>		
Is Escanaba doing enough to protect our environment?	17	56.67%



## Appendix B: Community Survey Written Results

**WRITTEN SURVEY – RESULTS – BOARDS AND COMMISSION MEMBERS**

Ninety-one (91) Board and Commission Members of the City of Escanaba were asked to participate in the Community Questionnaire Survey. Thirty (30) respondents completed the written survey. A summary of their responses is given below.

<b>COMMUNITY</b>	<b>AGREE</b>	<b>SOMEWHAT AGREE</b>	<b>SOMEWHAT DISAGREE</b>	<b>DISAGREE</b>
Escanaba needs to improve its sense of community and place.	22	5	1	1
NO OPINION GIVEN: 1				
Escanaba should enact local regulations and/or provide incentives for new development, which will enhance the community sense of place.	16	9	1	2
NO OPINION GIVEN: 2				
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	12	10	7	1
Escanaba should work with adjoining communities wherever possible to share the cost of commonly used or needed services and facilities (e.g. recreational facilities, wetland bank, etc.).	22	5	0	3
Escanaba should enact specific design guidelines for commercial type development.	13	10	4	3
Escanaba should develop policies and guidelines, which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	12	10	2	6
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	12	11	4	2

What City services and facilities that are not currently provided be considered and offered? Write in answer 

- We seem to have pretty good services in general, a better transportation system would be nice, but it probably isn't economically feasible.
- Develop more services in Ludington Park, more, but carefully planned commercialization.
- Install city ice rink downtown or at Ludington park. More music, festivals and encourage more sledding developments (possible purchase of used snow gun for Ludington Park).
- There are some that are not equal to for all persons.
- Community water park (enclosed for year-round use)
- Wireless broadband (like Gladstone already offers)
- More walking and biking paths.
- Walking friendly city in general.
- Seriously evaluate renewable energy (e.g. wind) for a portion of electric supply.
- Encourage efficient energy unsafe (time of day electric rate and peak demand changes)
- Clean up week. Allows residents to throw any old trash couches, tables, chairs, refrigerators out and city will pick up.
- Better maintenance of Parks and city owned lawns.
- Mandatory store hours if business receives public monies.
- Concessions in Ludington Park – Ice Cream Cones.
- Cross country ski trail. More places to cross-country ski.
- More places to sit in Ludington park.
- Free-to-use cheap bikes in the park.
- Wireless Internet
- Public transportation.
- Upgrade Taxi service – Our present system gives a negative first impression.
- Monitor noise – Car boom boxes, mufflers.
- Monitor light pollution.
- Condense the Downtown Development authority halfway down Ludington Street.
- Provide a green space in Downtown.
- Read and utilize Christopher Alexander's "A Pattern Language", when thinking about people using spaces.
- Larger and easier to read sign fonts, narrower street design standards, granny apartments and houses, walking and biking trails, all buildings, residences and commercial handicapped visitable and accessible, improved transportation for those who cannot drive; Renewable green energy , energy conservation policies and time of day pricing.
- Winter indoor recreation, gym use.

What type of recreational opportunities and facilities should Escanaba focus on? Write in answer 

- Waterfront use related to recreation on the lake. Youth recreational facilities, walkable community.
- Need more bicycle/walking paths from north side of town – not on Lincoln Road. In winter could use an area to either x-country ski or snowshoe.
- Bike path to Gladstone.
- Pedestrian bridge over Escanaba River.
- Pedestrian traffic from Escanaba to YMCA.
- Places for skateboarders.
- Fishing facilities for people who don't own a boat.
- Tourist – water activities (e.g., rentals in Ludington Park)
- Park and lakefront winter sports on the Bay.
- Bike and walking path-bordering lake.
- Continue to develop walking and biking trails.
- Add cross-country skiing.
- Expand usages at park (e.g. boat, kayak, paddleboat rentals).
- A paved bike route between Escanaba and Gladstone.
- More visible beachfront.
- No fee recreational watercraft launch.
- A senior center or recreational facility at Ludington Park.
- Safe walking and biking paths in all city areas.
- More indoor recreation facilities (tennis, etc) for winter months.
- Water, water, water.
- Community water park.
- I think the city does well in this area equally.
- Open green space.
- Walking and biking paths.
- Neighborhood youth civic programs.
- Soccer, softball, tennis, volleyball tournaments that encourage people to come to the community.
- Fishing tournaments.
- Improve softball park facilities.
- More water sports emphasis.
- Safe walking and biking sidewalks and trails to all areas of the city: Safe direct route to Bay College – education is the key element for long term economic prosperity – and easy non-motorized access to the College is the highest priority. Safe pedestrian bike crossings along Lincoln Road north and south. Safe direct route to St. Francis Hospital. Safe route to and throughout commercial shopping developments. Neighborhood parks within 5 blocks of all areas of the city, not just residential. Workers and shoppers need green spaces too.
- Winter ski park facilities (cross country), develop Jefferson softball facilities.

Is there anything in the community you find visually displeasing? Write in answer 

- Industrial shoreline use that is deteriorating – rusting freighter, neighborhood where multi-family housing causes random front yard parking, need new design.
- There are far too many billboards/fast food establishments, etc. As you enter our town from all directions – looks trashy.
- Lincoln Road (especially entrance from the north).
- North side (1<sup>st</sup>. Avenue North and 3<sup>rd</sup>. Avenue North).
- Downtown.
- North Lincoln Road.
- Our waterfront.
- North Lincoln Road as you enter Escanaba should be made more visually pleasing.
- Basic Marine's Junk Boat and other eyesores.
- Unkempt housing (1<sup>st</sup>. avenue North from 10<sup>th</sup> Street to Courthouse).
- Worst area is downtown (storefronts, empty buildings and weeds).
- Poor city maintenance.
- Lincoln Road (weeds and signs).
- City Park – Sign clutter and goose droppings.
- North Town Road from Sheriff's Department to Light House. The waterfront property is run down with old buildings, old rusty boats, etc. Needs cleaning and development into a park area or new housing/businesses.
- The north lake view lake (especially the 2 old boats).
- Boat behind City Hall.
- We should build a 20-foot wall/fence in front of the ore boat and now fire boat.
- North Lincoln Road, 1<sup>st</sup> Avenue North 900 to 500 block, Most of 3<sup>rd</sup> Avenue North.

- The Habitat for Humanity Subdivision.
- North Lincoln Road
- Weeds (flower plots) at Lincoln and Ludington Street.
- Kobasic’s boat.
- 3<sup>rd</sup>. Avenue North needs development.
- North Lincoln Road
- The Ore Boat.
- Water Plant – Lack of Landscaping.
- Kobasic’s boat on 1<sup>st</sup>. Avenue North.
- Upkeep of run down properties.
- Amount of vacant buildings on Ludington Street.
- Ludington Street Christmas Decorations – Look cheap. (What happened to the garland?)
- Kobasic’s area.
- Unplanned and treeless nature of Lincoln Road.
- Downtown Buildings.
- Downtown, weeds, trash, alleys are awful, dilapidated buildings. Lincoln Road – chain link fences, windowless facades, weeds, too many and poorly designed signs, pole barn architecture, big box solid walls, acres of asphalt, water collection basin near Wal-mart, rusty railroad bridge, traffic flow, illogical speed limits, “touch down center lane – concrete expanse too wide. Barbed wire fence tops at Holy Name School, Basic Marine and elsewhere adjacent to residential neighborhoods. Too many road control signs in Ludington Park and especially Amson Island; tree identification is nicely done. The Park needs a landscape plan to return portions to amore natural habitat to attract birds, butterflies and wildlife, e.g. just north of 4<sup>th</sup> Street around the south end of the basin. A tree planting plan for long-term development of shad, aroma, ambiance of pine and cedar groves etc. 1<sup>st</sup> Avenue North and 3<sup>rd</sup> Avenue North on industrial side. CN railroad bridge, ugly rust – need pedestrian access nearby. Street signs on Ludington – poor font, not large enough font. High school – needs landscaping – building is not unattractive just never softened with landscaping. Goose droppings on the sidewalk and docks in the marina are unsightly and unsanitary. There is no excuse for the mess. The bike path is unusable in several marina areas on a regular basis. Shabby maintenance of marina docks: painting of dock numbers, tipsy docks, duck guano, etc. Library entrance not handicapped accessible – inner doors are not a welcoming appearance, heavy to open, especially when using a walker, or pushing a baby stroller.

Do you feel the makeup and character of the community is changing?	Yes	19	No	9
NO OPINION: 2				

If “yes” above – How so? Write in answer

- More older people, young can’t find good jobs.
- Not enough innovative thinkers, or perhaps not enough support of their ideas. Need a longer-term perspective of what we want this community to be.
- Developments west of Lincoln Road will have great impacts – walking and transportation linkage has never been planned for conformity and safety.
- Not much retailing left.
- But not for the better. Home Depot Site refused and motel accepted. Senior citizen housing on 8<sup>th</sup> Avenue in wetland.
- Aging population, infrastructure and downtown development.
- Downtown loitering on Ludington Street.
- Parts of town getting more run down.
- Very few shops to attract you downtown.
- I think city should work with county to relocate Chamber of Commerce to Lincoln Road.
- Commercial properties in need of repair.
- City entrances not attractive.
- Slowly younger (30-40) people are taking a role in process. Hope this continues to grown.
- More service industries – but less trained professional people to serve.
- More kids leaving earlier.
- Increase aging and ethnic diversity.
- Increased aging population is a big opportunity for our city to improve and grow.
- Demographics driving an older population. This trend will accelerate. This is a major business and development opportunity.
- Becoming an aged community.
- Youth are leaving. Community is growing older and poorer.
- We are losing some of our historic culture and heritage. “Yooperism”, many areas of U.P. still very proud of Yooper heritage. Promote it, very strong sense of pride.
- More and more of our children are leaving Escanaba for work in other communities. After working in other communities, people are retiring and moving back to Escanaba. We are becoming a retirement community.

Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?  NO OPINION: 3	Yes	15	No	12
Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better, more utilized land use?  NO OPINION: 4	Yes	14	No	12

If “yes”, to the Chamber/park property and jail property, what type of uses would be preferred? Write in answer

- Both questions above depend on the need and effects.
- Serve as a transition zone from heavy Industrial to Park.
- Commercial retail or Motel.
- Condos .
- Uses, which will bring people to that end of town.
- Condo Development.
- Public Park Area.
- Restaurant, Marina and Bar.
- Reserve property behind marina jail for marina services, housing with private docks, etc.
- Develop just the Chamber space. Not the Municipal Dock Area.
- Chamber land yes, for waterfront use – high value tax base.
- Perhaps more waterfront Park and Recreational areas.
- Residential Condominiums.
- High rise commercial.
- Chamber property. Seasonal vendor buildings – crafts, arts, etc.
- Hotel and shopping village.
- Municipal Dock should be used more effectively. Summer restaurant, small shops, art exhibits.
- Commercial development – Restaurant, shops. (look at Mackinac City).
- Tourism – Restaurants – Resort Hotel – Retail.
- Commercial.
- Law Office, restaurant.
- Large hotel condominium project.

Should additional public access measures to Little Bay de Noc be considered?  NO OPINION: 3	Yes	13	No	14
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If “yes”, what type? (e.g. recreational water access, beach/shoreline access, green space corridor, non-motorized pathway system access, etc.) Write in answer

- More green space/non-motorized pathways, we have a beautiful waterfront and should be able to enjoy it peacefully.
- Boardwalks.
- Platforms for wildlife viewing in sensitive areas.
- Recreational access, beach/shoreline access, green space, non-motorized pathway system.
- A non-motorized pathway would be great.
- Green space and park.
- More beach frontage. More park like settings and picnic areas.
- The city could use another beachfront and beach area.
- Another fishing pier would be nice.
- Additional biking and walking paths.
- Provide safe winter recreational access.
- Provide green space and beach public corridor.
- Deep-water boardwalk.
- All of the above.
- Large boat haul out.
- Non-motorized access.
- Protecting designated environmental areas. Differentiate planning for shallow and deep-water areas.

NEIGHBORHOOD	SOMEWHAT		SOMEWHAT	
	AGREE	AGREE	DISAGREE	DISAGREE
Neighborhoods should have sidewalks and pathways for all age groups?	23	4	1	2

<b>If you had an opportunity to move to another area in the City, would you?</b>	<b>Yes</b>	<b>6</b>	<b>No</b>	<b>23</b>
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NO OPINION: 1

**If “yes” above – What area and why? Write in answer** →

- To an area that can provide more diverse opportunities for graduating youth.
- If my business fails, I have to move because there are is no work (there are no jobs here).
- Not enough jobs and opportunity offered here.
- Rental properties in current neighborhood not kept up properly, so area of more homeowners instead of renters.
- Lakeshore, house on the water. I think that would be the best place to live and enjoy living here.
- The Southside to get away from the ore dust and truck noise.
- No, I like traditional narrow lot (less grass to mow or sidewalk to shove), walking proximity to the downtown services and the park.
- I think we need to change the thinking in terms of what a good part of the City to live in is – there seems to be a long standing opinion that the “north side” is somehow inferior and that’s where a majority of troublemakers live/problems occur, etc.

TRANSPORTATION	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
	MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	15	8	3
Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	17	9	2	2

ECONOMIC DEVELOPMENT	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
	Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	12	13	1

NO OPINION: 2

**If you agree, what should Escanaba pursue with respect to commercial development? Write in answer** →

- Brownfields and wetland development, new power plant and development of more roadways, streets and avenues.
- I believe it is possible to have some commercial properties that mix in with residential areas well, but there has to be guidelines for building/landscaping, etc.
- The margins of the Commercial Zone need to allow transitioning business uses that energize small business development.
- If done thoughtfully.
- Risk taking on physical activities like a climbing wall for teenagers.
- A big store like Target.
- Proper ingress and egress.
- Separation from residences, schools and parks.
- Commercial properties should be driven by the business needs, not by government.
- Larger companies Ford, GM. Any large manufacturer we can get.
- More stores to compete with Wal-Mart.
- Spread some of the business down on South 35 or South Lincoln Road area.
- A more centralized place for commercial buildings.
- Develop a sound plan for basic infrastructure.
- Develop long-term plan. Focus first on Ludington Street with attention to high residential. Second, focus on Lincoln Road.
- High tech industry.
- Jobs to keep all our young people here equally.
- Regional retail and commercial enterprises.
- A diversified mix but need a heavy industrial base (paper, wood products and machine shop manufacturers, so if we lose Mead or EMP we are not crippled.) Strengthen our relatively cheap labor and skilled industrial work force.

Escanaba should seek to expand the tax base through industrial property development to include rezoning and redistricting of property.	8	15	3	2
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NO OPINION: 2

**If you agree, what should Escanaba pursue with respect to industrial development? Write in answer** →

- Port development.
- Need more good paying jobs that attract quality people to our area – such as EMP type.
- Plan transportation system that meet needs of expanding industry.
- Focus on industries, which can benefit from government set aside contracts (mechanic shops, fabrication, controls, etc.).
- Something to keep our young people.
- Focus on service industry, light industrial, etc.
- Develop a sound plan for basic infrastructure.

- Environmental friendly industries that pay well and are dedicated to staying here.
- Industrial should be on the outskirts of town such as EMP is.
- We can't sell or develop what we have. Same same, Red Pines, no lights, no drainage.
- It has to be the right development.
- Annex Wells, or charge higher service rates.
- Surely there are other industries that can do here what EMP has done.
- High tech industries.

What type of northshore development should Escanaba plan for with respect to land uses from the County Jail property area north to the Escanaba River? (i.e. commercial, industrial, mixed commercial and residential, etc.) Write in answer

- Port development will totally change Escanaba, we should not lock ourselves into anything as of yet. Wait for the study.
- Commercial.
- Since a large portion is commercial/industrial already, there should be some type of incentive for the existing businesses to clean the area up and make it attractive and appealing – mowed grass, trees, etc.
- I would like to see a comprehensive ecological study of that area that includes the issues of community ecology of people and natural surroundings.
- Any development should be punctuated with boardwalk access to the natural areas. Most industries do not need to be on the shoreline. They should be inland.
- Residential/commercial mix like Manistique's new condos and shops.
- Mixed commercial.
- Industrial is already there-too late to change. If any available, residential use should be considered.
- Residential and commercial.
- Commercial and industrial.
- Tourism – hotels and retail.
- Commercial and residential.
- I believe industrial to be the highest and most feasible use.
- Let developers and risk takers do the land use. Cities should be willing to assist in planning sites, but not development. City can offer utilities or discounts to stimulate development, but not foot the bill for it.
- Commercial and residential. Not single-family. Multi-family such as condos.
- Mixed commercial with an emphasis on residential.
- Better use of waterfront.
- Commercial and residential would be the nicest.
- New industrial buildings could be best, money and jobs being great. I think commercial would be good as well. There could be a main street to create a business district.
- Proposed Port Authority cannot be supported by a sound economic case. Stop wasting money on their proposal now. Deal with existing north shore environmental. Focus development on existing.
- Mix commercial in the residential.
- Mixed commercial (and clean up).
- Jail to include coal dock should be commercial and residential. Balance to be mixed to power plant. Industrial from ore dock through north shore coal dock. Recreation for balance.
- Heavy industrial. International port in conjunction with manufacturing.
- The north shore from the City Jail to the Escanaba River should be planned for the long-term future to: Protect the Environmental Area designated shoreline. Improve public access, visually and physically to the waterfront. Reduce the dust and noise and other environmental pollutants to improve the quality of the environment there and for the adjacent land areas. Zone all development to be setback from the high water shoreline at least 100 feet, preferably 1000 feet. Prioritize development for those uses, which require shoreline proximity by "deep water" and "shallow water" waterfront areas. Existing deep water areas should be limited for use by marinas, boat builders which require waterfront launching, hauling, storage of recreational and commercial vessels, docks for recreational, commercial, and industrial activities, etc. Shallow water areas should be designated for waterfront view restaurants, high end waterfront commercial, residential or industrial developments, which do not require disturbing the shallow water fish habitat, but are enhanced in their tax base value by their proximity to the shoreline.

Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	8	8	7	7
Escanaba should make the Ludington Street Streetscape Improvements a top priority.	9	7	5	6

NO OPINION: 3

What type of job opportunities are missing in the Escanaba area? Write in answer



- Jobs.
- All types.
- Good paying commercial/manufacturing type positions.
- High tech jobs that bring in outside money.
- High tech, EMP bringing in high-level software, process skills need to take advantage of these skills.
- Commercial enterprise.
- Anything that pays a decent wage and keeps young people in the area.
- Focus developing businesses and residential property. High tech business to attract professional workforce.
- Good paying long-term jobs, industry, big business for technical.
- Small companies.
- Mid-management.
- Quality manufacturing and technical jobs.
- Technical and skilled management jobs.
- Move to high tech and financial services.
- Tourism as a destination.
- Manufacturing.
- Technology and manufacturing.
- High tech and specialized services.
- Golf course/convention center.
- Sports clinics, rentals and sales.
- Hi tech professional – more emphasis in our schools and Bay College to develop scientists, engineers and entrepreneurs needed.

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The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new business by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	9	17	2	1
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NO OPINION: 1

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Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	10	13	2	1
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NO OPINION: 4

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**WRITTEN SURVEY – RESULTS –CITIZENS**

One hundred twenty-five (125) random citizens from each voting precinct were selected to participate in the Community Questionnaire Survey, for a total of five hundred (500). Ninety-four (94) respondents completed the written survey. A summary of their responses is given below.

<b>COMMUNITY</b>	<b>AGREE</b>	<b>SOMEWHAT AGREE</b>	<b>SOMEWHAT DISAGREE</b>	<b>DISAGREE</b>
Escanaba needs to improve its sense of community and place.	39	46	4	2
NO OPINION GIVEN: 3				
Escanaba should enact local regulations and/or provide incentives for new development, which will enhance the community sense of place.	62	22	6	1
NO OPINION GIVEN: 3				
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	45	33	8	5
NO OPINION GIVEN: 3				
Escanaba should work with adjoining communities wherever possible to share the cost of commonly used or needed services and facilities (e.g. recreational facilities, wetland bank, etc.).	66	24	3	1
Escanaba should enact specific design guidelines for commercial type development.	40	34	9	9
NO OPINION GIVEN: 2				
Escanaba should develop policies and guidelines, which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	51	13	11	18
NO OPINION GIVEN: 1				
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	32	36	17	8
NO OPINION GIVEN: 1				

**What City services and facilities that are not currently provided be considered and offered? Write in answer** 

- Parades, family outings, dances.
- More emphasis on water usage, Lake Michigan, for youth activities, water training (i.e. sailing, boating).
- Assisted living that retirees can afford.
- More things for the elderly and youth.
- Our City does a great job in providing many services for our population base.
- Better public transportation.
- Not informed on what is currently offered. Also not informed on what “typical” facilities and services are offered in other retirement communities.
- City bus service.
- Cable.
- More industry.
- Repavement of City streets.
- Festivals.
- Sidewalk snowplowing.
- Services currently good.
- More and safer bike paths. More pedestrian friendly crossing of Lincoln Road. Pedestrian path between Bay College/YMCA and downtown that is safe and direct.
- If you offer more inside walkways/pools, the elderly can stay during the winter and still get out.
- We need more manufacturing type of jobs, something that would support families, full-time jobs with benefits.
- As a relative newcomer to Escanaba, I may not be well qualified to comment, but since you have asked, this is my perspective: When I came here I found that stopping at stop signs seems to be an option and then I saw that police cars exercise the same option. It seems to me that the police department keeps a very low profile, so low as to be nonexistent. They seem unable to control speeding, loud music and do not provide a good example.
- There is no sidewalk access to veterans park.
- Cable.
- A skateboard park run by the City Recreation Department – perhaps next to the Civic Center in the former outdoor hockey rink area.

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Why can other U. P. communities enjoy a City cross-country ski trail and Escanaba residents don't have that opportunity?

- Bike paths (direct path to college and along parks) cross country ski trails.
  - Events for all age children.
  - Before new services we need to improve what we already have.
  - I believe facilities and services are adequate.
  - More rib and food type sports bar.
  - Dog walking sites. Indoor pool for med to low income families.
  - We have an underused shoreline for tourism, services needed.
  - Need to enhance – make more - available on existing services.
  - Pick up for recycles.
  - More emphasis on water usage, Lake Michigan, for youth activities, water training (i.e. sailing, boating).
  - Low income utilities.
  - Community child to parent services, gather for mothers and fathers with children. Also as for school programs. Maybe sponsored by local businesses.
  - Please don't try and provide more of anything.
  - Leaf pick up.
  - More youth services. Anti-drugs – smoking – teen pregnancy is a little high.
  - Plowing City sidewalks. Escanaba used to do it. Give more financial aid to our taxicabs. So we could get rid of the data bus.
  - Improve electric/power facilities for the future.
  - We should have more restaurants, more clubs to go to for everyone.
  - City sport leagues – year round – especially for children.
  - More paths, parks and green spaces in the north side of town. Investigate the use of renewable energy sources (wind-fumes) for a portion of electricity. Consider time-of-day pricing for electricity to encourage conservation. More funding for library. Make Internet technology available to all.
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**What type of recreational opportunities and facilities should Escanaba focus on? Write in answer**


- More recreational facilities for teens and younger kids without cost.
- Waterfront.
- Boardwalk along waterfront along 1<sup>st</sup> Avenue North.
- Ski trail.
- More bike paths throughout City.
- Beach, fishing, board walk for handicapped.
- Improving Ludington Park (softball fields, play area, pavilions), cross country ski, snowmobiling, water recreation.
- More bike trails.
- Getting new business to come in so our kids don't leave to find jobs out of the area.
- Biking and walking.
- Summer.
- We need to open snowmobile trails again to insure access into the City. We are losing a great deal of revenue.
- More for teens/young children.
- Beach access, bike paths.
- Great lake fishing boat/lake tour boating/scuba diving boat (privately owned).
- All watersports. Clean up and develop cross-country ski trails, the natural area around the ski trails could have a natural center and hiking trails.
- Focus on bringing employment to the area instead.
- Water and summer activities – need a City skating rink at municipal park.
- Pool that people can afford, YMCA too high.
- Waterfront activities – tourism.
- Amphitheater for live music venue (concerts). Maybe a small fleet of “rental” personal watercraft for summer park activities.
- Bring spending back to our area, renew the life at our mall.
- An opportunity to recreate as a family in a community recreation facility other than the YMCA. The school district is in desperate need of an expanded facility, which could accommodate.
- Bike paths (direct path to college and along parks) cross country ski trails.
- Expansion of the Civic Center – for all age children.
- Something to keep kids out of trouble.
- Encourage bicycle riding, indoor tennis, indoor roller skating rink.
- Improved beach toys, etc. Water toys, more bike paths/reopen ski trail.
- Walking and biking trails in all of City. More parks and recreational facilities on the north side. Develop a plan for growth of new large trees in Ludington Park to replenish old oaks.
- Stuff for young to help keep them out of trouble.
- Children nice skate park, but a little too far. Civic center needs to be upgraded with bike racks in part to lock up.
- The City should utilize our park for more events, the fishing tournaments are an excellent example, a non-motorized pathway throughout the City, mens/womens softball field.
- Bring the skateboard ramp to Ludington Park.
- I would like to see the cross-country ski trail on North 30<sup>th</sup> Street opened. I am surprised that there is no activity (other than fishing) for young people on your waterfront, but then not much happens on the waterfront unless Tony charges for it. You have a situation where dock attendants spend a lot of time sitting around waiting for something to happen. How would it be for the City to offer a sailing class for young people.
- Make use of the park more. The new north shore boat launch is beautiful, keep up with that. Promote the water-ski jumpers more.
- Commercialize the waterfront.
- Pave fairgrounds race track for stock cars.
- Give more financial aid to current sports we now have such as legion baseball teams, etc.
- Winter sports.
- They should focus on utilizing Ludington Park for different activities. Bay Fest was great and then was ruined.
- Whatever brings good jobs and more stuff to do.
- Hiking, natural beauty, swimming, fishing/hunting.
- Less restrictive, holidays (Halloween on Halloween).
- Water park like Marquette has, we need something for kids.
- Things for the teens to do instead of hanging out on main.
- More bike paths.
- Enhanced waterfront access for local family, swimming, hiking, nature observation fishing, boardwalk, ice fishing access.
- Harbor, park, shore line.
- More events at Ludington Park – Art In the Park was a good example this past year.
- Public swimming pool/facility.
- I think in this field, Esky is outstanding.
- City should consider gradual commercialization of marina.
- More use of parks and beaches.

Is there anything in the community you find visually displeasing? Write in answer



- Along the shoreline and 3<sup>rd</sup> Avenue North.
- The ore boat.
- Old boats on Basic Marine property.
- The large ore boat (Kobasic boat).
- Downtown area.
- The docking area, shoreline across from the library. The large ship and “piles” are terrible. Overall, is no community theme.
- Yards. Keep them clean. What happened to the ordinances?
- The appearance of the downtown business district. The boat.
- Trailer courthouse – start building on good commercial property and taxable.
- That big ship by Basic Marine.
- Ore boat at Kobasic’s shipyard.
- The north shore.
- The ship, it’s an eyesore.
- Some of the housing. Area where the boats are parked by the library.
- The big rusted out boats by the courthouse on 1<sup>st</sup> Avenue North.
- The ore docks are not really appealing, but necessary.
- North Lincoln Road.
- Buildings on Ludington Street.
- Downtown storefronts, Lincoln Road – billboards and landscaping.
- Clean up North Lincoln Road.
- Rundown store fronts.
- Not willing to work with business coming to our area that will bring jobs here.
- Old rusted out ore boat in the harbor, get rid of it.
- The ore boat and other “junk” on the shore line opposite the library area. What an unsightly waste of valuable shore.
- Lincoln Road Corridor is ugly and dangerous – a prime example of the “malling” of America and grossly detracts from an otherwise attractive area.
- Too many Victorian houses being converted to apartments.
- The LE Block. What a disgusting example of City non-power. And very trashy looking houses on 3<sup>rd</sup> Avenue North.
- Most of Lincoln Road.
- That rusting hulk of a boat on the shore across from the community action, 1<sup>st</sup> Avenue North is so much improved and that spoils it.
- “The boats”. Once there was one now there are two. Are the inanimate objects reproducing.
- Bush election billboards, but they are gone now. Abortion billboards. Also, cars parked on lawns.
- Stephenson Avenue from Ludington Street to 9<sup>th</sup> Avenue North.
- 3<sup>rd</sup> Avenue North water front use is disgusting. Why wasn’t this reserved for convention, hotel use to bring business to downtown.
- A lot of Lincoln Avenue north of Ludington is not very attractive, but what really stands out are two things, First, is the Bark River Culvert building on North Lincoln which is really ugly, then there is what I call the “urban junk yard” Basic Marine is a disgusting mess and you need to do something about it.
- The downtown could be a very nice place if it would look more appealing.
- Rusted boat off of 1<sup>st</sup> Avenue North.
- Kobasic’s ore boat.
- The dogs are running free in our parks. Give our dog warden authority to issue tickets to violators. The dog signs are a joke.
- Old ore boat rusting away.
- The marina junk yard. Oh please, it is so wretched looking. It could be developed into a show place of restaurants and shops.
- Get rid of that Kobasic boat. What a waste of beautiful shoreline.
- I’ve had “in-laws” come from Austin, Texas, two summers ago and they commented on how clean and neat all the homes/yards were in town. They were impressed. They live in a multi-million dollar mansion.
- Older run down buildings.
- Sand dunes at the beach blocking the view of the lake, tall grass on the beach (which apparently always haven’t been there).
- I wish the City would complete the “Main street” project. The western end is pleasing, the eastern end needs work.
- No, not really. I think we need to improve some buildings on main street and other areas in town.
- The downtown area has a lot of run down/old looking/outdated buildings.
- Apartment buildings in middle of residential neighborhoods.
- Most things have been cleaned up pretty well, maybe a little more along 3<sup>rd</sup> Avenue North and the lakeshore.
- Some old houses and maybe the wells water tower need paint. Civic center needs upgraded.
- Brushy area by airport.
- All the area on Ludington south of 12<sup>th</sup> Avenue North to 3<sup>rd</sup> Avenue east.
- The iron ore boat that’s rusting away, it’s an eyesore not an attraction.
- East end of Ludington Street.
- Curbs and roadways – dangerous. Most of the shore line on the Escanaba side.
- The ore boat on 1<sup>st</sup> Avenue North and old Chinese restaurant on 3<sup>rd</sup> Avenue North and Stephenson Avenue.

Do you feel the makeup and character of the community is changing?	Yes	54	No	33
NO OPINION GIVEN: 7				

If “yes” above – How so? Write in answer



- The downtown area seems to be reaching a low, with the quality of people hanging on main street.
- The population is older.
- The character seems to be “a bit rougher”. Some of the housing around town needs to be cleaned up and fixed up.
- Not as historic.
- More people.
- We are becoming more ethnically diverse.
- Not enough job opportunity for younger generations.
- Large business needs to change, allow to come.
- Less younger people staying.
- People leaving, youth and elderly.
- In positive ways with increasing sophistication of health care, newer businesses.
- I feel that change is desperately needed, but there are too many that are so afraid of change that they continue to keep us in reverse.
- We’ve only lived here two years.
- Less “real” understanding and consideration of individual opinion. I see a trend among our university and college students and corp. heads to give creditability to only their own constituents while being “polite” to those with command sense and life experienced education.
- Our young public safety officers.
- People are getting older, older population.
- Our population is aging as more and more young people leave the area and fewer and fewer children are born. I’d like to think people are becoming more educated informed, aware of the “outside” world and accepting of differences.
- Too many apartments.
- We seem to have more lower income areas, homes are not kept up well, an embarrassment to our community.
- Hard for me to say. As a 32 year old man. I’ve gone through character maturation and a lot seems to have changed. Is it me or the community or both?
- Moving from downtown to malls and franchises.
- More irresponsible young people, breaking and entering, drunk driving arrests.
- We are trying to make things look nice, where people want to come to and vacation.
- There are a lot of kids hanging out on main street, why? I think the “family unit” has been diminished, why?
- It seems there are less good paying jobs and more low paying jobs, therefore changing the demographics of the citizens.
- I see more larger chains moving in, but they are competing businesses that are hurting local business owners.
- We have a City of growing old people because the young are moving away.
- Less younger people, higher percentage of older persons.
- I think it changes with the times. Nothing ever stays the same.
- People are making/fixing up homes and restoring old homes to make neighborhoods look nice.
- There are more and more mixed groups/races moving here. Also with Mead less and EMP more that brings different related business interests to community.
- New home building is taking place, but not at the same rate as low-income dwellings, except in Gladstone (the new location of choice).
- I think that’s not all good – I moved from Escanaba 20 years ago and when I came back, everything was pretty much the same.
- Becoming more of a tourist trap. Should promote more permanent jobs.
- Been here just over four years. I have lived all over this fine State of Michigan and this is the most strange of all. There are many good people in the area, but all the ones talking are the most ignorant. No diversity.
- The new businesses and new homes.
- Some people own everything.
- We are losing older structures on Ludington Street, development elsewhere.
- More people are retiring and children grown and moving out – not enough younger people and families moving in.
- It seems there are more transient people in the area.
- The community is growing older with less young families entering the area.
- It’s an older population, couples with kids/teenagers are living in outlying vicinity.
- There is a tremendous need for retired person housing. Not for financially poor, many former residents would relocate if housing were provided, condos.
- Buildings – storefronts seem nicer.
- Very gradual – we haven’t established what character of community is.
- Updating homes, business fronts, trees helped Ludington Street, but more needed going by business.
- The population is increasing, losing its young educated professionals for a lack of job opportunities and advanced placement classes at the high school. This should be a main priority, to change the efflux of the young.

Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?  NO OPINION GIVEN: 11	Yes	43	No	40
Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better, more utilized land use?  NO OPINION GIVEN: 7	Yes	52	No	35

If “yes”, to the Chamber/park property and jail property, what type of uses would be preferred? Write in answer

- Create a drive for tourism – restaurants, boat, fuel stops, entertainment.
- Recreational.
- I think a small boardwalk area would be tourist effective.
- More recreational areas.
- Anything aesthetically pleasing.
- Boardwalk, shops, restaurants.
- The park part is fine, but I would like to see it developed into a picnic area also.
- Boating – condominiums with docks.
- Condominiums.
- Recreational, tourism, or condominiums.
- Pocket park.
- Beach and picnic areas.
- It’s prime lakefront – a fancy restaurant or nice motel.
- Businesses that have good jobs.
- Chamber of Commerce area – park/soldiers – to our fishing docks – shuffle boards tennis courts for seniors. Ludington Park other than by youth, close to senior citizens.
- Condos, something that would contribute to the tax base.
- Hike/bike trail.
- Small specialty, seasonal, arts/crafts shops – outdoor cafes and open walkways, winter skating rink on municipal dock.
- Only if you have a great plan for the property at little expense to the taxpayers.
- Small harbor with perhaps aforementioned “rental watercraft”, horseshoe pits, pavilion.
- Develop resorts and make use of our waterfront.
- Non-industrial, private commercial revenue producing for City and county.
- Marina expansion/boat rentals.
- Take a look at what Gladstone did with a boardwalk.
- Maybe a modern motel or hotel and restaurant. Resort type.
- These questions do not even seem possible or logical, particularly the county jail.
- We need to commercialize the waterfront. Make tourist waterfront restaurants/hotels/jet ski rentals.
- If possible, more business or college developments.
- Put in residential property.
- Recreational – green space.
- More boating launches or beaches, or restaurants or store.
- The park area is great, but underdeveloped – add trees/foundation.
- Harbor.
- Fishing pier – picnic area.
- Anything but a jail.
- Conventional use.
- More apartment complex for mid income people.
- Commercial/recreation.
- Restaurants, even condos, water park (kids).
- If an opportunity arose to use the land the jail sits on for commercial use yes, but the chamber should probably stay.

Should additional public access measures to Little Bay de Noc be considered?  NO OPINION GIVEN: 9	Yes	58	No	27
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If “yes”, what type? (e.g. recreational water access, beach/shoreline access, green space corridor, non-motorized pathway system access, etc.) Write in answer 

- There could be more beach access (i.e. across from Veterans Park) as well as other facilities for small boat docking (i.e. 12’ sailboats and other vessels not amendable to trailering constantly).

- Additional recreational boat accesses for boaters.
- Pathway system.
- All of the above.
- More access to beaches and boat launches.
- Recreational water access.
- Beach/shore line access.
- Recreational water access.
- Green space corridor
- Non-motorized pathway system.
- Beach, shoreline access.
- Non-motorized pathway especially to water front and park.
- Recreational water access.
- Non pathway system.
- Non-motorized and recreational access.
- More beach, shore line access including walkways.
- Recreational water access, pathway system.
- Boat launch/for outboards, etc./for fishing tournaments/any water recreation in 2005.
- Kobasic's rusting bulk out – boardwalk, specialty shops, condos.
- All of the above examples would be desirable.
- Same as above, tie in bike path from park up to old ore boat.
- Non-motorized pathway, beach shoreline, recreational water access.
- Only for beautification, no more boat launches.
- Recreational, non-motorized paths.
- All of the suggestions.
- Non-motorized pathway system.
- Bigger, better beach and access.
- Green space corridor/non-motorized system.
- Take a look at what Gladstone did with a boardwalk.
- A non-motorized pathway.
- A dog beach.
- Non-motorized pathway, beach, shoreline access.
- The south side lake access is very good, but should be increased in the north side.
- Beach paths.
- Recreational water access and beach/shore line access.
- More piers to fish from.
- Water access, picnic areas – possibly a refuge or rehabilitation zoo/animal park.
- Bike paths – people to walk along shoreline.
- Boat landings and landings for ice fishermen.
- Some sort of pathway, shoreline access.
- Green space corridor and non-motorized pathway.
- Bike paths or fund things in park.
- Separate area for jet ski launch.
- My wife didn't even know where it is, only be Gladstone somewhere.
- Recreational water access.
- Beach – non-motorized pathway.
- Recreational water access.
- Recreational water.
- Non-motor pathway, beach shoreline access.
- Commercial with respect to green belt.
- Park walkway live in Gladstone and pier fishing access.
- Beach and recreational water access.
- Beach/shore line access and non-motorized pathway system.

NEIGHBORHOOD	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Neighborhoods should have sidewalks and pathways for all age groups?	74	16	1	3

<b>If you had an opportunity to move to another area in the City, would you?</b>	<b>Yes</b>	<b>23</b>	<b>No</b>	<b>67</b>
NO OPINION GIVEN: 4				

If "yes" above – What area and why? Write in answer

- Lake front, housing or condo development.
- Yes, because I miss the variety of things to do and places to go and see. No, because it's home and I love it here.
- Too much self interest with City fathers.
- Deep south town, quieter and peaceful.
- Toward the lake or more down into south town.
- Property, etc. all going up, wages not, not as much opportunity for advancement for our kids to stay here.
- Lake shore south of the marshy area because it is beautiful and has a view of the "open water"
- Need sidewalks at our house in the front of house and a bigger a house, with energy efficient housing.
- Like to move to quieter area. Avenues are busy and people drive way too fast. Fear for safety of kids, animals, etc.
- Better job possibilities, better paying jobs.
- Danforth area.
- Actually, we just moved to Danforth, prefer country atmosphere.
- Lake shore/lake front/Ogden Avenue/ near lake shore area, attractive older homes and access to Ludington Park view.
- Let me explain further, I love my home but find the surrounding area deteriorating. Maybe I would relocate to a newer home area.
- Danforth/Soo Hill – lower taxes, less regulation – less government control.
- Appears to be no future here. I think this is a good idea, but the same people doing the same things will not change anything. Real change comes by changing the way a community feels about itself. Most I speak with say its been like this for years.
- Out of Escanaba because crime rate is climbing every day.
- Out of the City a little bit – would like to be able to have a driveway via street access, not alley and park on street by visitors if needed.
- We currently live on Ogden and love our neighborhood.
- An above building apartment on Ludington Street. I would convert a large space into a loft, if there was something pleasant to view.
- Lake Shore Drive area.
- Closer to the park so we would go more often. Also, I'd like to enjoy the view of the water and park.
- If I could afford it a house with a bigger lot and more parking space.
- I would move closer to town because too many deer by airport and 30<sup>th</sup> Street on State Road.
- Area – lower traffic volume – 3<sup>rd</sup> Avenue South is quite buys and speed is an issue as there are in frequent stop signs/yield signs. Also to where there are fewer rental properties.

<b>TRANSPORTATION</b>	<b>AGREE</b>	<b>SOMEWHAT AGREE</b>	<b>SOMEWHAT DISAGREE</b>	<b>DISAGREE</b>
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MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	40	22	15	13
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NO OPINION GIVEN: 4

Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	53	26	11	2
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NO OPINION GIVEN: 2

<b>ECONOMIC DEVELOPMENT</b>	<b>AGREE</b>	<b>SOMEWHAT AGREE</b>	<b>SOMEWHAT DISAGREE</b>	<b>DISAGREE</b>
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Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	37	36	11	4
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NO OPINION GIVEN: 6

**If you agree, what should Escanaba pursue with respect to commercial development? Write in answer** 

- Without persecuting current business, incentives for new production and retail particularly restaurants and small retailers on the southside near the park/harbor.
- I feel that the larger businesses are getting large breaks as the small ones are being taxed too much.
- Anything that brings business.
- Everybody wants to expand the tax base, but rezoning and redistricting can be a slippery slope. I am not in favor of disrupting existing neighborhoods when it appears that there are lots of empty space on the edge of town.
- The City should work to utilize/fill the industrial park, the City should also work with county officials to develop the Renaissance Zone.
- A Kohls or something similar.
- New business tax breaks.
- Small companies that are looking to expand, especially on Wisconsin borders.
- Marine graveyard, buy it and use it.
- Facilitate Bed and Breakfasts in lakeshore area. Promote more redevelopment of Ludington Street properties over expansion along Lincoln Road and US2.
- Support small businesses.
- Waterfront recreational and tourist type business.
- Large commercial enterprises in addition to national chain stores.
- Manufacturing, tourism is not the answer.
- Permanent job creation (as much as possible to support existing industries like EMP, logging, MEAD).
- Most anything to bring in jobs.
- Anything.
- Area from 3<sup>rd</sup> Avenue east along lake front for rv-trailer parking to hold visitors to area, down by old ship harbor, wrap around to soldier's park, Escanaba needs lake scenery. Drive north of Ludington.
- Manufacturing jobs.
- Have properties checked for wetlands problems ahead of time.
- Retail stores large enough to accommodate area such as Kohls, Younkers, etc. Also build too small of stores so you have to go elsewhere anyway. Where can you buy shoes in this town?
- More houses.
- Any type of commercial development.
- Condo development – restaurants, shops closer to park and recreation facilities.
- We need incentives for commercial developers, why should they come here?
- Redevelop the downtown area. Lower electric rates for light-commercial properties. Promote “high tech” firms and companies to come to this area. Services to support aging population.
- Would like better zoning for Bed and Breakfast Inns in residential historic districts.
- More business, condos (waterfront).
- Small locally owned businesses.
- Chain retail stores to compliment our “local” stores.
- Target, Honda car dealer.
- Any big stores.
- Should be a balance – limit franchise development.
- Laughlin, Nevada, learned variety of necessity. If businessperson guard his little niche in time, there is failure. If people can have a choice, more people come and all benefit.
- Charge commercial, charge home residential.
- Tourist activities.
- People making the changes should not have a vested interest.
- But we don't have enough commercial property.
- Put restrictions on what type of business should be in a location, our downtown is unattractive because the lack of retail especially close to the park.
- I think any business or industry that would be welcomed.
- Home Depot, Kohls, Old Navy, then people would shop here.

Escanaba should seek to expand the tax base through industrial property development to include rezoning and redistricting of property.	32	35	15	3
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NO OPINION GIVEN: 9

**If you agree, what should Escanaba pursue with respect to industrial development? Write in answer** 

- The City should work to utilize/fill the industrial park, the City should also work with county officials to develop the Renaissance Zone.
- Light manufacturing.

- Keep industrial development confined to understand areas, we need more jobs but there must be a big plan.
- Higher paying jobs, technology.
- No, area for attraction visitor, stopovers.
- Most anything to bring in jobs.
- Anything that brings business.
- Find some solution to wetland development.
- I don't have an opinion.
- Permanent job creation (as much as possible to support existing industries like EMP, logging, Mead.
- Manufacturing jobs.
- Anything.
- Make it attractive, tax wise, etc. for companies to locate here.
- North shore development.
- New industry tax breaks.
- In the community should be pursued.
- Any labor intensive industry development.
- More jobs.
- Industry and manufacturing businesses that have room to grow. Shipping and receiving to help supply the U.P. and north Wisconsin.
- Decision-makers should not have a vested interest.
- Established companies don't need us as badly as we need them. We give them a bad time, they go elsewhere. While towns around us attract economic prosperity. We will decline.
- Should lean toward high tech industrial level.
- 3<sup>rd</sup> Avenue North, small high tech businesses.
- Anything, as long as not in the "City", need to focus on industrial parks.
- Smaller, blue collar jobs.
- Recruit industries that can use the highly educated and skilled workforce, which would encourage more young people to stay and return to this area.
- Port authority.
- Charge commercial, charge homes residential.
- Need to keep the paper mill strong.
- Have development areas ready with utilities.
- Provide land for small businesses, not just manufacturing.

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What type of northshore development should Escanaba plan for with respect to land uses from the County Jail property area north to the Escanaba River? (i.e. commercial, industrial, mixed commercial and residential, etc.) Write in answer

- I don't know, but if it were industrial it would be nice if it would not look "industrial". Aesthetics would be key.
- Mixed.
- Mixed commercial and residential.
- Mixed commercial and park like situation – boardwalks. How about Old Navy, Red Lobster, businesses to bring people down our mainstreet.
- Industrial.
- Mixed.
- Mixed commercial and recreational development near water.
- Mixed commercial/residential similar to Traverse City, Petoskey, Menominee developments.
- Mixed commercial.
- Commercial and/or residential. Make the most of the waterfront, may be a nice restaurant.
- Mixed commercial and residential.
- Mixed.
- Non industrial privately owned commercial and residential.
- Must be cleaned up, condos, nice homes, restaurants. Must be pleasing to the Escanaba area. This would greatly enhance our community, right now it is a disgrace.
- Commercial/residential.
- All the above.
- Mixed commercial and residential, resort hotel, condos, and small shops and walkways.
- Mixed commercial/residential – no industrial – save our waterfront.
- Waterfront should be devoted as much as port development allows to recreational use. Others areas could be mixed commercial and light industrial. Residential area along Sheridan needs better separation.
- Mixed commercial and residential.
- Condos, specialty shops and boardwalk, Red Lobster, Applebee's, water park/slides for kids.
- Recreation.
- Recreational (lake and land), scenic drive way, park area and rv overnight facility, tourist stopping in area. Lake Shore restaurant, park for bike riding, skating, etc. along lake.

- Industrial.
- Residential.
- Residential – condominiums with docks.
- Commercial.
- Mixed commercial and residential.
- Mixed commercial and residential, just more attractive to the eye, maybe include walkway/pathway.
- Commercial and residential does not mix well.
- I think a mixed commercial and residential. Some housing.
- Mixed commercial and residential.
- Put a port authority in there, commercial.
- Mixed residential and commercial.
- Apartment complexes.
- Condos.
- Mixed commercial, industrial and residential.
- All properties are currently owned and operated by private companies, how can we change that?
- Should be a balance of commercial, recreational and industrial.
- Non-residential.
- It seems that we are pretty much stuck with the industrial mess. Currently, if the opportunity arises, I would go for residential and/or open spaces.
- Is this an option? There is already industrial uses on much of the property so possible development appears limited. I don't think the City should force those industrial businesses to move or relocate unless they are adequately compensated.
- A mix would give more land for new business and for new homes.
- Commercial, industrial and tourism.
- I think condos, like they are doing in Marquette along the lake – brings in money and people to community.
- Industrial, if clean (i.e. with little environmental impact or residential/commercial).
- It should be divided up with some residential/condo projects and commercial use like port authority.
- In industrial and residential.
- Commercial and residential (condos), apartments.
- Residential so more could enjoy the scenic lake area. We get no taxes from the county jail.
- Resort area.
- Commercial and residential. By doing commercial and residential you will also increase the value of north town property. Industry lowers the value unless it's to be used for more industry. So commercial from the jail to Stephenson, the residential to the River.
- Mixed commercial and residential.
- Harbor development.
- Commercial or industrial, but not mixed.
- Mixed commercial – retail, restaurants, condos.
- Commercial and residential, either one.
- That's a big area, it should be multi-use property, some industry/some green space areas. We already are a deep-water port.
- Leave it alone.
- Mixed, get some high-end waterfront condos.
- The proposed port authority plan is not an economically or environmentally feasible plan. That the City is wasting hundreds of thousands dollars on studies that many local experts could tell you are not feasible is illfounded. Much of this area once cleaned of some of the pollution and industrial build up would make great waterfront access and property to increase the tax base.

Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	42	23	13	9
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NO OPINION GIVEN: 7

Escanaba should make the Ludington Street Streetscape Improvements a top priority.	29	34	15	8
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NO OPINION GIVEN: 8

Is Downtown shopping important to you?	Yes	48	No	42
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NO OPINION GIVEN: 4

What type of job opportunities are missing in the Escanaba area? Write in answer



- Something that will keep our young men and women here, factories.
- Manufacturing, high tech.
- Everything.
- Anything and everything, we have enough bar, restaurants, motels.
- Tourism, recreational activities that make us an "attraction" on the map.
- Technology based, manufacturing.
- Factory, construction business, medical.
- Industrial and commercial (look of the downtown).
- Reasonable paying.
- Industrial.
- Jobs.
- Jobs for young people.
- Manufacturing.
- Shops (machinery) and industrial (large) machine repair/welding/larger tax services.
- Jobs you can plan to retire from.
- No knowledge.
- We need to develop more white-collar job opportunities by attracting new business (Renaissance Zone).
- Manufacturing business, we don't need costs.
- Industrial.
- Higher paying jobs.
- Media/design.
- Industry.
- Higher paying industry.
- Higher paying jobs, not just minimum wage jobs.
- Good paying jobs.
- Ones requiring an education.
- Manufacturing jobs.
- Good paying jobs, factory jobs.
- All, someone has a degree, has too much experience.
- Management, industrial jobs, government and City.
- Living wage/machinists, too, assembly.
- High tech jobs, we'll pull young people here.
- Industrial, shipping and warehousing, retail.
- Small industry, blue collar jobs, service jobs, locally owned businesses.
- Good paying jobs in all sectors.
- Middle income.
- Many "high tech" jobs for young men and women to pursue are missing.
- Everything. We have enough smaller income jobs, let's get some specialized business in here.
- Industrial, retail stores.
- All jobs.
- Good paying jobs, we are losing our tax base due to lost population.
- Good paying jobs for educated young people.
- More industrial which will lead to service jobs.
- Good paying jobs.
- Manufacturing, high tech.
- More jobs for the young. Our college grads have to move away.
- General laborers, middle income jobs.

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The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new business by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	49	29	5
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NO OPINION GIVEN: 10

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Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.	39	40	3
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NO OPINION GIVEN: 11

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**What are you most pleased with in downtown? Write in answer**

- Ease of access to buildings.
- Hands on sales.
- Seeing some buildings make improvements.
- Small town atmosphere – friendly.
- Nothing.
- The new awnings and refacing of the “Apria building”.
- I feel we’re lucky to have Escanaba right on the lake. What a wonderful feeling and view.
- The effort to restore the downtown – 1. Continue with the lights, etc. on the west end of Ludington 2) need more stores, etc.
- Locally owned shops.
- The street .
- More modernized look.
- Commercial and retail hodgepodge.
- Specialty stores.
- Dying.
- Most businesses in downtown are more personalized.
- Nice shops.
- The west end development.
- West end.
- I feel the storeowners give quality service and work hard to compete.
- One of kind type stores.
- There is still a lot of character in some historic buildings.
- Lack of depicting northwood culture is a mistake, tourists come here.
- Restaurants.
- Many of the stores offer great personal service within walking/biking distance to some of the City.
- Restaurants and book stores.
- Not much.
- People.
- Historical buildings being restored and parks.
- I know that most downtown businesses are directly related to our community.
- Not crowded, good service.
- Wide streets.
- Convenient shopping, walkability.
- Building updates.
- Friendly service.
- Scenery.
- Parking.
- Nothing, it stinks.
- Street improvements.
- Swedish Pantry, having Department of Motor Vehicle.
- Small town feel of area.
- Original old buildings.
- Variety of stores.
- T & T Hardware, 8<sup>th</sup> Street Coffee House, Swedish Pantry and City Hall.
- Restaurants, unique stores, snow removal.
- Refurbishing of buildings and landscaping.
- It’s just downtown.
- If I need something specialized, I can usually find it downtown.
- Restaurants.
- Some stores.
- Small shops.
- It continued to park.
- Pride of some store fronts.
- Restaurants.
- Clean.
- Small shops.
- Have quite a variety of stores downtown.
- Good look, clean.
- Clean, well-kept and a nice place to shop.
- Good place to walk, roller blade.
- Our historic buildings.

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**Most displeased with in downtown? Write in answer**


- Too bad for all on the rift faft on main street.
- I don't think we need any more tattoo parlors.
- Everything.
- Empty business buildings.
- That retail stores are scattered and hard to shop.
- Lack of variety, selection.
- Not enough retail business.
- Use the park.
- Rift raft at night.
- Parking
- No character on east end.
- High prices.
- Some of the trashy business on Ludington Street.
- Escanaba Public Safety – police presence and poor attitude.
- Too many young people hanging out after dark.
- East end.
- Parking is difficult, retail stores are spread out. Buildings are rundown. It's just less hassle to Walmart or the mall.
- More stores to shop.
- Downtown turning into lawyers row.
- Empty stores.
- Parking, more pedestrian friendly.
- Need to encourage a theme, better upkeep of historic Escanaba.
- Kids running streets.
- Long straight look, not appealing to tourists, hours stores are open.
- People shop at shopping centers.
- Vacant and unkempt appearance of buildings.
- Billboards.
- Empty storefronts and dilapidated buildings.
- Parking, not enough customer base to support specialty shops.
- The look of buildings.
- Teen hangout/rough street (bumpy).
- It is starting to be a ghost town, not much offered.
- Lack of communication between businesses, need to get together and communicate/cooperate together.
- Lot of old junky buildings.
- I wish shops that opened, would stay.
- Below (east) 14<sup>th</sup> Street it's dead.
- Lack of new business.
- Old buildings not kept up.
- Boring storefronts, lack of beauty.
- Closing of businesses.
- The parking.
- Too many empty buildings.
- Stores cannot stay afloat, may need as attraction for people to come.
- There's nothing there anymore.
- Buildings.
- Hours of operation, empty stores.
- No movie theatre, unattractive development.
- Downtown looks depressing.
- More sales and effort to get people here.
- Main street asphalt conditions.
- Parallel parking, closed and/or condemned building, aesthetically displeasing.
- The lack of choices.
- Crossing Ludington Street.
- Vacant buildings.
- Too many bars.
- Empty buildings.
- Less convenience.
- For the change from suburbia and find nothing different and downtown uninviting. What's to see?
- Lack of interest to work on bettering the downtown as a "whole".
- Hours open.

Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park (i.e. Central Retail District, Central Business District, etc.)	26	23	21	9
NO OPINION GIVEN: 15				
Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.	50	29	5	1
NO OPINION GIVEN: 9				
Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.	58	15	5	9
NO OPINION GIVEN: 7				
Should Escanaba offer special incentives for economic development?	Yes	80	No	6
NO OPINION GIVEN: 8				

If "Yes", what type of incentives (i.e. tax abatement/discounted utilities/low interest loan and grants, etc.)?

Write in answer



- Anything that would get businesses to relocate here.
- All of the above. The only emphasis which can cause a "turn around" in the local economy and sustain a healthy future is jobs. Sustainable, well paying jobs that attract and keep the youth base in the area.
- Low interest loans and grants.
- Any and all of the above.
- Tax cuts.
- Grants.
- Tax abatement, low interest loans.
- I'm all for incentives as long as you don't "give the farm away". Before considering incentives you have to consider the value of the particular development.
- Tax abatements related to job creation, work with the state government to make Michigan more tax friendly for potential new businesses and existing business. Work to obtain state or federal grants to assist with business development.
- Giving business loan and tax cuts that will bring new jobs here.
- All of the above.
- Low interest loans and grants.
- Tax breaks, low interest loans.
- Yes, to all listed above.
- To both new and existing business and only if it is going toward the specialized goal of the community. I would like to see tourism, but if we specialize in something else then lets promote it.
- All of the above.
- Tax incentives and low interest notes, small business grants.
- Tax abatements, etc., all the above.
- Discounted utilities (outrageous).
- Tax cuts and cheaper rent.
- Tax abatement – reach a fair median. Discounted utilities – No, need for maintenance and future growth expansion. Loan and grants – real careful here.
- Should consider all in example, but we should continue to do things that will create an atmosphere that tells developers that this is an easy place to do business "cut the red tape".
- All types, depends on the business, how many jobs it will create.
- Tax breaks, lower rent.
- All examples above would help.
- Incentives are currently in place.
- Any and all incentives should be available to include promotion of new businesses.
- Tax abatements, low interest loans.
- Tax breaks, short-term – discounted utilities.
- Low interest loans/business that we want someone to come to Escanaba and that can afford it.
- All of suggested.
- In the beginning – all the above until the business has a chance to establish itself.
- All, get them here and bring workers and keep our young people here.
- Tax abatement seems reasonable. Along with anything that we can afford.
- Low interest loans to promote energy efficiency and environmentally friendly development.
- Tax abatement.
- Yes, all of these.
- Tax abatement, low interest loans and grants.
- Low interest loans.
- Low interest loans/grants.
- Low interest loans are good, tax abatement used only for property that is greatly improved in he public eye.
- Low interest loans.
- Low interest loans and grants.
- Tax abatement/discounted utilities.
- Besides tax breaks, don't know.
- Low interest loans and grants.
- Taxation concessions.
- All of the above.
- Taxes/
- Low interest loans and grants.
- Low interest loans and grants, tax abatement.
- All of the above.
- Tax abatement/incentives. We desperately need higher pay jobs and a tremendous amount of employment opportunities so our kids can stay in this area.

**HOUSING**

AGREE      SOMEWHAT AGREE      SOMEWHAT DISAGREE      DISAGREE

Is it important for the City to encourage residential development that preserves open space or creates more open space (green areas and/or natural areas)?      47      29      8      5

NO OPINION GIVEN: 5

What type of housing is missing in Escanaba? (i.e. Condominiums, owner-occupied duplexes, assisted living facilities, etc.) Write in answer

- Condos and townhouses.
- Condos.
- Needs new houses, like the Marvic lots getting developed by athletic field instead of sitting empty.
- Condos.
- Condos.
- Condominiums, apartment complexes for middle income families.
- Owner occupied duplexes.
- Condos and subdivisions, especially on the lake shore.
- Time share condos if you want to attract summer time residents for example (seasonal).
- Affordable rentals.
- Duplexes or more houses (low-income families).
- Condominiums/residential subdivisions.
- Multi-family apartments.
- Quality low-income housing.
- Owner occupied duplexes, duplexes.
- Condos.
- Baby boom – more senior low-income apartments like West Highland with more room.
- Nice apartments.
- Good apartments or condos.
- Condominiums.
- Mobile home parks that Dagenais don't own. More for older people that they can afford.
- Condos done right are still needed.
- Condos, nice duplexes, subdivisions of moderate houses.
- Single-family house.
- Condos, more housing in high-density downtown.
- Middle price housing.
- Condos, updated older homes (offer low interest loans to repair older homes).
- Condos, because retirees like this freedom to come and go with little upkeep.
- Nice apartment complexes, condos.
- Duplexes.
- Condos.
- Condominiums, housing for single, young people.
- Condominiums.
- Condos, too many apartments in nice older homes, incentives to single homes, Victorians.
- No real shortage exists.
- Good quality rental property and condos for sale for retirees.
- Condos, apartments.
- Assisted living.
- Duplexes.
- Moderate priced homes.
- Single family housing.
- Condominiums.
- Condominiums.
- Assisted living facilities.
- Condominiums.
- Assisted living for people who aren't sick.
- Acceptable, affordable, privately owned rentals.
- Condominiums on the water.
- Condominiums.
- Condominiums.
- I think we have a good mix of housing options.
- There are so many houses for sale that I feel we have enough housing.

Escanaba needs more of what price level of housing? (Please rank, 1 = most important and 4 = least important)      \$75,000 - \$100,000      \$100,000 - \$150,000      \$150,000 - \$225,000      Over \$225,000

Important	34	10	12	8
Somewhat Important	21	39	3	0
Somewhat Not Important	5	12	44	1
Not Important	3	2	4	54
NO OPINION GIVEN: 31				

**ENVIRONMENT**

Is Escanaba doing enough to protect our environment?	Yes	58	No	22
NO OPINION GIVEN: 14				

If “No”, what should Escanaba be doing? Write in answer

- Air quality. Little Bay de Noc needs a long-term plan to minimize exotic species while maintaining recreational opportunities.
- But there is always room for improvement. Mostly with our waterways.
- Shoreline protection and clean up. Wetlands protection enforced equally to all. Community refuse pick-ups for chemical and tins, etc.
- Make codes for businesses and residential higher so less fires occur.
- Recycle more.
- Recycling needs to make easier and encouraged, possibly by offering incentives (i.e. discounts on public utilities). Landfill hours make it fairly inaccessible for those who work 9-5. Pick up of lawn trimmings.
- What would we do in case of an emergency, like a train tank car derailment in the City limits? Mead chemicals. Also, stricter ore dust control.
- Escanaba should be leading the way in resolves the fugitive dust issues for north side residents (both the ore docks and the City’s own power plant). Investigate use of renewable energy resources. Encourage residents to use high-efficiency appliances. Plan to replace old trees in parks. Plan to sustain natural beauty of land and lake for next generations of residents.
- Encourage energy conservation, develop renewable energy sources.
- Air and water quality should be a City/county priority. I believe they currently are not. Retaining we levels and green space within the City enhances the physical environment. It will be challenge to have it remain.
- Clean up ski train area, develop more waterfronts for recreation, recognize the value of and conserve wetlands. Invest in energy conservation and renewable energy technologies, especially wind instead.
- I fear for pollution of the Kobasic shoreline with stuff from the hulk (rust, oil, etc.). As well as any other paint etc. that comes from his boat yard. Also worry about stuff from ore docks.
- The ore dust that is on our houses has to be affecting our health.
- Get on paper mill to control odor. More trees – shrubs, flowers (reduce water). Change as homeowners, beautifying yards. City recycling area operations for everything.
- No matter what we all do – it is never enough.
- I am not aware of what Escanaba is doing in this area, other than recycling. I don’t think the recycling is enforced the way it should be.
- Zero tolerance on polluting our rivers and lakes. Paper mills, power plants.
- Mead – air pollution and water pollution.
- Although I see the positives in expansion, it really bothers me that deer are continually pushed off “their land”.
- The beaches need to be more sanitary.

**REMARKS/COMMENTS/ADDITIONAL RESPONSES TO QUESTIONS:**

- Continue to promote native landscaping to develop sense of place. Planning efforts should focus as much on making Escanaba an attractive livable community with lots of recreational activities as it does on economic development. Economic development efforts will only be successful if Escanaba is seen as an attractive place to relocate to, with amenities like bike and other recreational paths, an attractive downtown, a commitment to encouraging fun, family oriental recreational activities and events. We need to recognize the unique attractiveness of our north woods setting and avoid becoming just another boring small city whose most prominent feature is an ugly strip-malled retail area along the main drag.
- Doing a great job – just need more jobs.
- Our family moved here from a large metro area. We love Escanaba and feel it offers so much more than a big city. Our children love the private school (Holy Name) and feel safe there. They love the freedom, the bike riding, the fishing, the swimming. You can promote Escanaba as a great place to raise families and retire. A place where Grandma and Grandpa will have good health care and good living (e.g. condos). We need an indoor, warm pool for retirees. Escanaba has great restaurants. My friends come here just to have dinner. Promote a better way of life (less snow than Marquette). Develop that downtown so people have a reason to come and shop and eat. People love to walk along docks, stores, restaurants with benches, parks.
- Escanaba is missing the mark when it comes to our park and harbor area. Why is there not a nice social club in the harbor area that would attract out-of-towners as well as locals with a nice bar/restaurant? Why do we allow Gladstone to continue to grow at our expense? (i.e. duck races, 4<sup>th</sup> of July Celebrations, etc.). Why are so many lovely homes being turned into rental

units in very nice neighborhoods? Can you turn any home into a rental unit? We are surrounded by renters that never mow the grass and shovel the walk. Due to my employment – there are many times that I must go out in the middle of the night – I thought Escanaba had a curfew. Why are so many under aged children on the streets and hanging at the end of Ludington Street near the park? Escanaba is a wonderful place. Mr. O’Toole has done a great job in trying to clean up the rental situation (which is greatly appreciated). We have a long way to go for aesthetic beauty in many of our city neighborhoods. We indeed need to attract more high-end paying positions if we want to grow as a community, letting in only the Wal-Mart and Walgreens of the world is not going to change us in the right direction.

- We need to make Escanaba a place where people and business want to come to, we want to keep jobs and not have people leave. We need to work with companies and attract them so they want to come to Escanaba. We need to look at Escanaba as a whole, what will work for people and businesses. We need to attract people and businesses. We need to encourage businesses and keep people here, not just tourist. Yes, tourists help us keep our business going, but the community also does and so do jobs.

- All areas should have sidewalks, dangerous to have to walk in streets. They need to be kept clear of snow in winter. Need more, bigger retail stores so people don’t go elsewhere to shop (i.e. Kohls). Need to attract people to come here to shop. Teens could be discouraged from hanging out downtown and in parking lots by the lake.

- We need to get more jobs to the area and not just minimum wage or part-time jobs. We need to focus on larger companies that will bring full-time jobs, benefits and high paying jobs. This will in turn help to bring our enrollment up for school in that it will attract more families to our area. We need to stop closing schools and start showing the younger age groups that this is a great place to raise a family. We need to keep people here in our City and make it so attractive that they can’t leave. Good luck.

- Our shopping center “mall” should be bulldozed and a new more progressive developer needs to be brought in to give people in this community more of a choice for shopping. Other areas such as Marquette have brought in Target, Pier 1, Kohls, Applebees, etc. We have absolutely nothing in this town to bring people here. The so-called “food court” is a joke and embarrassing. There is not even a restaurant or place to purchase a soda. I understand that we don’t have the population of bigger metro areas, but after living downstate they have so much more available to them and they won’t bother coming here. These businesses have done well in Marquette and I believe they would make it here as well. Everyone I know, including myself, goes to Marquette, Green Bay or downstate to shop and do not buy locally. However, if there was more of a selection of business I think people would be more likely to shop here.

- I am a “transplant” from south California; as such I know how extremely valuable shoreline property is – benefiting property owners and tax rolls. Escanaba did extremely poor planning in the past, too much of our shoreline is being used for ridiculous purposes (i.e. a jail, a rusting hulk of “dead boat”). Much of this shoreline could be rezoned, used for a waterfront shopping district or higher-end condos. Esky could double their wealth by the tax revenue. Viewing/planning Escanaba as a tourist destination is crazy. Why would anyone want to come here other than to visit family? What do we have to offer? A park, yes, us and every other city/town in America has that. A beach, it’s okay, but nothing that makes me put it #1,#2, or #3 for that matter on my list. We need to focus on obtaining business, without business and jobs and money circulation we have simply another “Podunk” town in middle anywhere, America. Get new employers and opportunities here first, then we can maybe begin to look at being a tourist destination. Lets face it, when Mead is gone, which eventually I believe it will be, then what? Escanaba will be a ghost town. Yes, we have EMP and other excellent employing industries, but Mead alone factors for circulating millions of dollars here every year. We absolutely have to promote ourselves and “court” companies/business to come here. Do whatever it takes. And someone has to be man or woman enough to resolve that dam LE Block issue. What a disgusting eyesore. Who would really want to choose Escanaba to live/work (if there were jobs) when we can’t even enforce someone to get rid of that boat. For goodness sake, you get down on property owners for weeds, maybe you should look, literally in your own back yard first before you start pushing ordinances around (and no, I have not ever been asked to cut down my grass or weeds). My vision of Escanaba would be to see it like Petoskey and/or Traverse City. Maybe we could work on getting store outlets here...have condos where the jail and LE Block are. Get that port in here and lets get some industry going. Clean up the trashy houses on heavier traffic areas. Maybe create a waterfront-shopping district. Lets make Escanaba a “grand dame”, not a washed out “could-a-been”.

- If a person could live here without financial concern, the decisions of the City Council and school board would not be a factor. However, that generally is not the case. Right now even trying to sell one’s house is affected by crucial decisions made by the two factions mentioned. So decisions made, do affect lifestyle and population. Becoming a place of choice in which to live or relocate should be a City Council priority for Escanaba.

- This was a terrific idea to send this to residents. I was glad to have a voice in our planning. We all want a community we can be proud of.

- The City should watch more closely where adult homes are placed. A new home just opened next door to us and we were never notified. It should be the City policy that neighbors should get notification if something like this is moving into our area.

- Some of the older buildings that are run down. One more boat launch would come in handy. The friendly service and quality. Not enough shops that would help get more businesses.

- Rules are too struck for trying to live in cheaper housing. I own my own trailer and I can’t even have a pet and we pay taxes too. I find that landlords try to run your life too much. Older people get so lonely and property owners don’t understand that.

- I cannot answer most of these questions for a variety of reasons: 1. I have only lived here for two years and am unaware of the nature of most of the questions. 2. I have no interest in politics. 3. I do not have enough information to adequately address some of these questions.

- Overall Escanaba provides excellent services to its citizens.
- The street decorations for Christmas needs improvements. Escanaba needs to promote more things like Cabella's, U.P. State Fair, etc. to bring more people into town.
- I like the school system here, but nothing else. This town is out for money from people whom don't have it.
- Escanaba should encourage more business and industry to locate in City by offering tax break and other incentive. We need more better paying jobs.
- We need more activities for the young people, including teenagers. There is nothing for them. We need more jobs here, so our young people don't move away from Escanaba.
- Winter festivals. More after school programs for kids that are (free) for low income.
- The City has to stop the bureaucracy and the fighting amongst themselves to move the City forward. Like this port authority, it would be great if it happened, but \$318,000 just for a study. The City spends our tax dollars for studies and nothing gets done. Also, perfect example of the City not moving forward was the planned wedding chapel for old St. Pat's Church that was shot down. It was a good idea, but instead of helping the businessperson the City listened to some drunks that lived by the Church.
- Stop spending all the tax dollars "beautifying" Escanaba and start letting business expand – we don't need trees and gardens downtown – we need parking.
- It's time to take DNR to court on developing wetlands areas. Detroit and Lansing can develop anything it wants and the DNR does not stop them.
- Need jobs here to keep our young people here, after school and college.
- Escanaba is a great place to raise a family, the schools are well maintained and the teachers are well informed. The drug and alcohol problems are a little ramped. I'm 41 and hear about it down by the lake or I the mall parking lot. Maybe in the summer have a weekend of anti-drug for young children and our local police, which by the way are great. I'm proud to live in Escanaba. I'm a truck driver and hear all the time that Escanaba and the U.P. is the best place to live and that's as far away as Indiana, Chicago, St. Cloud and even in Ohio, so we are doing something right.
- Escanaba is a great place to live, but no matter what the chamber advertises you cannot find anything you need in Escanaba. Try shopping for women's clothes, if you are over 5'8" and want to pay less than what they charge at the Morrison Shop. Do try to find a pair of women's dress shoes. Can't be done. Need a Younkers or Kohls. Or even give the independent business owner a break so they don't have to make it up on the customer.
- I think that landlords buying up old homes and making tons of apartments is wrong. It disables the neighborhood and there are cars everywhere.
- Need requirements on upkeep of houses and retail/commercial buildings. Some areas of the town are great, but others look and feel very deprived. I wouldn't want to visit here if I saw a great big old abandoned ship sitting in the downtown area. It looks like we don't take care of our town.
- I really like Escanaba. I have been here for a long time. Escanaba needs new stuff to happen here. More restaurants and maybe some factory jobs. People have to want to come here to live. People also move away from here, cause there isn't enough good paying jobs to keep them, or housing they can afford. If Escanaba changes to make this place bigger and better, with more jobs and more stuff to do, I bet even one would stay here and more people would move here. It is a nice place to raise your kids and with family.
- I am a small business owner with an annual income of \$200,000. it is time for us to expand our business, but due to lack of building locations, high taxes and mortgage taxes, it makes it tough to build an office facility and expand our business. Seems to me the City concentrates on larger manufacturing.
- I think the DDA in certain cases is wasting our tax dollars.
- More factory better job. Trainer for people to get better job so Escanaba can grow and become a better community.
- Enforce the dog law. Our park is a dog park and not a people park. The sign reads in part – Dogs should be on leash and/or under control etc. Most people reading the sign think that means they can let the dog run free because they are under control. When a child gets bit then watch for the lawsuits. Enforce the ordinance on junk cars and debris in private yards.
- Great town, good people, need to expand this town so it stays financially healthy for future generations.
- This is a good place to live. Escanaba's biggest problem is not even addressed in this questionnaire. The attitude displayed by Public Safety is sickening. I cannot believe the arrogance of the people who are supposed to protect and serve. If you want to create a feeling of goodwill within Escanaba start there. In a small town there needs to be compassion and consideration and I have yet to see either of these qualities from Public Safety.
- We need to develop and/or encourage more job opportunities for middle-income families.
- My son lives in Comell with his wife and 4 children. However, he commutes year-round every weekend from here to the Detroit area as an ironworker. The job opportunities here are so meager that if there was one opening – many hundreds apply. Therefore, he is forced to go out of the area for employment. In the beginning, his family lived with him in lower Michigan – due to the dangerous climate of neighborhoods, they decided they wanted to raise their family in the City, as my son was raised. The sacrifice they have to make is my son not being able to find adequate work in this area.
- If you want increased economic growth in a community, you have to entice the money into the area that means making your most attractive assets available for them to use, and we have a great stretch of lakeshore in north town. You put up a little touristy commercial place like Mackinaw crossings and add jet ski rentals and boat tours and fishing charters and waterfront hotels and a historic downtown. It sounds appealing, people will come. Locals will have jobs. Add snowmobile trails and it could go on year round.

- The City should consider development in the ski hill area and also it would be nice to have a ski trail that could be open. A better non-motorized pathway on North 30<sup>th</sup> Street and other areas of the City.
- Add a ferry across the lake to Charlevoix. Discourage multi-family rental unit houses within single-family housing areas. Apartment buildings are okay, but renters in houses do not take care of their houses and yards. Questions about downtown shopping are appropriate to ask citizens, but questions about regulations are not. I have no idea. I don't study this so my answers are totally subjective. My impression of Escanaba and the U.P. as a newcomer (less than three years) is that the people are friendly, but that this is a closed society. People are comfortable with their lives and extended families and it is nearly impossible to work in the flow of things. The U.P. is aging and the young people who stay have little hopes of great accomplishments. Escanaba is pretty, being on the lake, but without hills like Marquette, it isn't that attractive. If this was such a beautiful place to live, more people would live here. People here like to fish and hunt and they are willing to forgo family life and prosperous jobs to get that lifestyle.
- Escanaba has an "image problem". We continue to handle controversy and disagreements in the incorrect way. A "spirit of division" permeates many of our public and non-profit boards and small problems turn into big problems and end up on the front page of the Daily Press creating this negative image, or as I stated this "spirit of division". Other communities shake their heads and wonder what the next controversy will be. "We've tried that before" echoes in the mind of many negative folks in the community that are close-minded to change. I am the perennial optimist that hops that our new Comp Plan will be a living document that we can use a real road map for the future.
- Ludington Park – A very nice park, but very much not used. Need summer time fests or alike, too many rules not to use it (policy). Chamber/connections facility – Good idea, but what about the private home in between them. Space may be limited for different uses, private business would be best. White Tails Industrial Park – Let's finish and fill this area before we move on to new areas. Ludington Street – Good idea, cost is high, can the City afford some things like this at present time, no, would be my answer. Many other streets are in need of repair just as Ludington Street. Not much talk about them. Stephenson Avenue would be one street to mention. What I'm saying is lets not only focus on one street. To better our City lets plan on doing something for all streets with the money we do have. Maybe with dollars in this type of project, Ludington Street.
- Shopping in Escanaba is horrible. There are no stores that cater to the larger size person. Most stores have no selection. We shop in Green Bay.
- Senior citizens even if lower income are a guaranteed income. If "affordable" or government subsidized apartments were available. The cash residual monthly would be spent locally. The City benefits. Especially food services and retailers, the less the senior spends "out of pocket" on housing, the more the cash flow to the local economy. Think of what the word "affordable" means on a fixed income. While a \$225,000 home brings a larger tax revenue to the City – there are fewer of them and that kinds of social status cliental brings more of a demand for services for our tax dollar. A mid priced home (but more of them) builds a working population that spends more of its cash flow in the daily living category and more locally, and revenue to tax base and economy increases. I have lived in Chicago, New York, North Dakota (ranch area), Hawaii, and Arizona. I watched towns develop and this one doesn't need "outside" consultants to tell it how. Give north woods character to your downtown, entertainment, many small shops .. see Galena. Take local advice seriously.
- Housing is needed for retirees. Housing that ranges between \$150,000 - \$200,000. Many former residents would return if we had condos. We are missing the boat. There would be two homeowners in many cases/here and warmer areas. Our zoning needs changing.
- Escanaba needs more blue-collar jobs that pay well enough for younger families to stay in our area. Escanaba needs to develop a multi-use million-dollar waterfront with more access for the residents and tourists. The island in the mouth of the Escanaba River is a truly unique natural feature that so few people even know it exists. Escanaba needs to put an end to the double standards for north and south Escanaba. Ordinances need to be evenly enforced for all (dead cars in north town). Traffic flow needs improvement. Speeders need to be prosecuted. Compliments – our City is clean. Our sanitation guys do a great job. Our power plant – we have not had a power outage at our house (north Escanaba) in over six years. Civic Center provides great fun – the library is cool too.
- Work with local schools to use old elementary buildings that are becoming available. Encourage school improvements (especially academically and the arts). Good schools are a great draw for new families to come to the City. Encourage internet access in the area. Help fund more access to the library. Make internet access affordably for all residents. Improve the look of Lincoln Road, the crazy commercial signage hides the beauty of our town. Maintain the amazing parks we have in Ludington Park, the harbor, Aronson Island and other areas of town with more parks for green spaces.
- Escanaba needs to pursue additional commercial/retail facilities. Too many people travel out of town to shop or do internet shopping. There is very little available in Escanaba for adults, mid-priced clothing, shows and household needs. Menards is generally a good business, but the Escanaba store is awful. It detracts from the mall due to its "storage" area in the parking lot and fire codes (as well as the patience of their consumers) are consistently challenged. The store needs to be larger and housed in its own building. Storage needs to be inside the store and not an eyesore to the community. Pick up separated recycling (plastic, aluminum, paper, etc.) and lawn trimmings could be more helpful to the environment. Public disposal areas need to be opened larger to allow more access.
- I don't think a Comprehensive Plan is necessary because you don't stick to it anyway. The road from US2 to 8<sup>th</sup> Avenue South was not supposed to be where you put it, but you let public pressure change the plan and now we have other problems. I was taught that Escanaba was a planned City by Ely Royce, but when the plan does not meet with agreement, you change it anyway. I think you forced everyone to put in sidewalks for no good reason other than to raise the tax base. The Council is always against anything fun. That's why we can't keep any festivals. The City Council is closed-minded and doesn't want to

change. As far as a port authority, do you really think they will come here and then have to ship the good from the U.P. That's not the best plan for saving money.

- I think Escanaba needs more of an identity. We don't know if we want to be more tourist destination (which we're not, except for fisherman), industrial (port authority). We moved here from Green Bay – love the lake and natural forest recreational opportunities, but we have visitors come and they want to know what else there is to do. Would be nice to have more retail stores so don't have to go to Green Bay or Marquette for shopping. If there are "events" planned downtown or park – make them larger so out of area people will come, promote outside of Escanaba. Don't lose events by not allowing any alcohol permits, ever. The park is a great asset, under utilized – any chance of sprinkler system in summer. Looks awful by July 4<sup>th</sup>. Schools – need businesses in area to attract more families to area. People say they want to move here (or back) to raise their kids, but no competitive paying jobs. If we get younger people in, will maybe someday need to build schools, not close them. Every year I live here, schools close – I hope there's a school left by the time my two toddlers go to school. As we left Green Bay, they're growing by leaps and bounds and are building new schools every year. Are there alternative ways to do the schools, such as Gladstone did? Pulaski, WI, schools did a similar restructure and I've only heard positive results.

- This is a special City that still hasn't found its special place in the great lakes. The ore port doesn't really put Eskey on the map. The best weather in the U.P. must count for something. Grand Traverse and Door County are getting very crowded. I think we could be the next if we get in step (we are talking of boating and tourism). High tech industries are not geography bound. Lets go after them. Sell our quality of life. Promote a straight-through bike/pedestrian path to college paralleling Lincoln Road. Thanks for asking.

- As near as I can tell, Escanaba is spending thousands of dollars on something that is not going to happen. In this time of tight budgets and limited resources, I am disturbed that hundreds of thousands of dollars are being diverted. I have volunteered for the last three years to maintain a flower plot on Ludington. The City has provided no support – financially or moral-wise. No wonder people have given up and let the weeds take over. The City needs to do more "beautification", St. Ignace has beautiful flowers in the parkways. There's not much that's pretty to see for those driving through Escanaba. Travelers see lots of signs, ugly machines and general dreariness. Our town looks tired and rundown.

<p>How long have you lived in the City of Escanaba?</p> <p>13 Less than five years          16 5 – 10 years          16 11– 20 years          45 Over 20 years          4 NO RESPONSE</p>	<p>What age group are you in?</p> <p>0 Less than 21 years old          21 21 – 34          17 35 – 44          20 45 – 54          20 55 – 64          7 65 – 74          4 75 years or older          5 NO RESPONSE</p>
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**GENERAL REMARKS ON SPECIFIC SURVEY QUESTIONS**

**Escanaba needs to improve its sense of community and place.**

- Question too abstract.
- Show respect to local residents and guard comments at Council meetings.

**Escanaba should enact local regulations and/or private incentives for new development, which will enhance the community.**

- Jobs above minimum wage.

**Escanaba should maintain the historic appearance of our buildings to include a residential historic district.**

- Seek advice from Galena, Illinois, Council. Experienced craftsman for restoration. Historic registry, homes of civil war generals and downtown historic shopping stores, etc. for tourism. By car go via Madison, Wisconsin, exit at Milwaukee bypass/By air go Dabuque, Iowa, airport then 30 minutes by car to Galena – they already corrected mistakes they made, learn from them.

**Escanaba should work with adjoining communities wherever possible to share the cost of commonly used or needed services and facilities (e.g. recreational facilities, wetland bank, etc.).**

- Power plant, art center.
- People who use those facilities will use our restaurants, etc. also.

**Escanaba should enact specific design guidelines for commercial type development.**

- This would much enhance “sense of place”.
- More trees small lawn areas, benches (pleasant to the eye).

**Escanaba should develop policies and guidelines, which will allow the use of alcohol in the park for specific land uses such as festivals or other special events.**

- Yes, beer.
- In what way does the use of alcohol enhance a public event?

**Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.**

- Be careful/several Arizona communities found families helped them survive. Not retirees (combine and survive).
- Need to cater to aging population.

**Do you feel the makeup and character of the community is changing?**

- Cold.

**Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?**

- It is in an appropriate attractive spot.
- Possibly like what? Depict the north country.
- My grandfather donated that property to the City to be used as a park.

**Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better, more utilized land use?**

- If needed for industry.
- Very good idea.
- Should be out in Wells, by complex.
- The jail needs to be by the Courthouse.
- There is plenty of waterfront land for development.

**Should additional public access measures to Little Bay de Noc be considered?**

- More access adds value to the community.

**Neighborhoods should have sidewalks and pathways for all age groups?**

No comments given.

**If you had an opportunity to move to another area in the City, would you?**

No comments given.

**MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.**

- Then we loose business.
- Just put in a service Road on Lincoln Road and consider some one-way streets off of it.
- I don't think traffic levels justify it. However, Lincoln Road from 8<sup>th</sup> Avenue South to College Road is a major problem.

**Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.**

- Only if in main city.

**Escanaba should seek to expand the tax base through commercial property development to include rezoning and redistricting of property.**

No comments given.

Escanaba should seek to expand the tax base through industrial property development to include rezoning and redistricting of property.

- Other than downtown waterfront.

Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.

No comments given.

Escanaba should make the Ludington Street Streetscape Improvements a top priority.

- Lincoln Road is even more critical.

The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new business by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.

- What is the agenda or game plan currently?
- If correctly districted.
- These things are important, but as important are amenities that make Esby fund, livable, and attractive.

Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.

- If correctly districted.

Is downtown shopping important to you?

- Our downtown needs improvements. There is nothing to really bring people downtown to shop. They need to add more businesses to bring people there and have extended hours.
- As a business owner, yes.
- It could be if more was offered.
- Not always.

Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park (i.e. Central Retail District, Central Business District, etc.).

- Hard to do with existing business.

Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.

- Dream on.
- We are on the verge.

Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.

- A very good idea, but how?
- Especially develop our north shore.

Should Escanaba offer special incentives for economic development?

- 

Is it important for the City to encourage residential development that preserves open space or creates more open space (green areas and/or natural areas)?

**Is Escanaba doing enough to protect our environment?**

- I don't know, but I sure hope so.

**WRITTEN SURVEY – RESULTS –SENIOR HIGH SCHOOL STUDENTS**

One hundred twenty-five (125) Escanaba Senior High School students were selected to participate in the Community Questionnaire Survey. A summary of their responses is given below.

<b>COMMUNITY</b>	<b>AGREE</b>	<b>SOMEWHAT AGREE</b>	<b>SOMEWHAT DISAGREE</b>	<b>DISAGREE</b>
Escanaba needs to improve its sense of community and place.	40	70	12	3
Escanaba should enact local regulations and/or provide incentives for new development, which will enhance the community sense of place.	75	39	7	0
NO OPINION GIVEN: 4				
Escanaba should maintain the historic appearance of our buildings to include a residential historic district.	54	42	13	9
NO OPINION GIVEN: 7				
Escanaba should work with adjoining communities wherever possible to share the cost of commonly used or needed services and facilities (e.g. recreational facilities, wetland bank, etc.).	52	55	10	4
NO OPINION GIVEN: 4				
Escanaba should enact specific design guidelines for commercial type development.	32	61	17	8
NO OPINION GIVEN: 7				
Escanaba should develop policies and guidelines, which will allow the use of alcohol in the park for specific land uses such as festivals and other special events.	63	29	15	17
NO OPINION GIVEN: 1				
Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.	27	69	17	4
NO OPINION GIVEN: 8				

**What City services and facilities that are not currently provided be considered and offered? Write in answer**

- More stuff to do.
- Roadwork.
- We need more places for teens to go and hang out.
- Target.
- Bigger shopping center, new school.
- Redevelop north sides of land by lake, like by North 3<sup>rd</sup> Avenue. Have more things for water, maybe have tubing/canoeing down Escanaba and Ford Rivers.
- Better than Menards for home improvements...like Home Depot.
- Well, I don't really think we need anything else.
- More teen activities, festivals.
- More restaurants, modern stores.
- Something fun for teenagers to do, so they'll stay out of trouble.
- The land behind the jail should be used for something.
- Heated sidewalks, if possible to acquire grant.
- Restaurants.
- New restaurants, new mall, don't need the likes of Home Depot or gas station.
- A more teen-oriented Civic Center.
- Restrooms.
- Technical technology and stuff.
- Dance club for 18 and under.
- More youth oriented activities (teenagers), jobs.
- Youth programs, more religious institutions.
- Clothing stores, restaurants, cafes.
- Skate park, dirt jumps.
- ATV trails closer to City.

- 
- Need more things and places for teens to hang out and have fun.
  - Large indoor facility to work out and practice sports.
  - More nightclubs. Great protection against criminals a destruction of private property.
  - Better restaurants and malls, entertainment. Perseverance of our parks and more sports facilities.
  - More restaurants and bigger malls.
  - More restaurants and retail.
  - Dance/lounge club for 18 and under.
  - More things for teens to do.
-

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**What type of recreational opportunities and facilities should Escanaba focus on? Write in answer**


- More weekly activities in the park so we can get to know more people.
- Waterfront sporting and restaurants.
- More modern restaurants and better shopping facilities.
- Shopping centers.
- Sports.
- New football stadium, new track, new school.
- Target.
- More activity things.
- Ice rinks, civic centers, beaches, new and improved activities.
- Ludington Park.
- Hunting and fishing.
- Summer and winter sports. Festivals and concerts.
- Indoor and outdoor tennis courts.
- Waterfront.
- The fun stuff.
- More trails for snowmobile, cross country skiing and running.
- Bring businesses ... larger economy = better/more opportunities.
- Water park.
- Moving skate park to park.
- More parks for kids.
- Build a roller rink or a water park.
- Better skate and bike parks.
- Stuff like maybe a "sea food" fest and others.
- Food.
- Things for teens to do.
- Water sports and water recreation.
- Sports.
- Fishing.
- Hockey rink, basketball courts.
- More teenage targeted opportunities.
- Maybe open more stores, bring up more "name brand" stores, water park.
- They should have places for teens to hang out.
- Have better athletic facilities.
- I love our walkways, maybe a community swimming pool/water park.
- ATV trails closer to City.
- Ice-skating, Royce Park.
- Public pool, free use.
- Skating, biking, go kart racing.
- Gyms.
- Civic Center, move theaters and family fun park.
- The Park.
- Restaurants, more shopping, food court in mall.
- The baseball fields and basketball courts.
- Main street is really run down and looks dreary.
- Open ice.
- Civic Center and basketball courts.
- Another type of YMCA.
- Sporting activities.
- Softball, baseball, volleyball, basketball and football.
- Teenagers, festivals, paint ball, laser tag and rock climbing.
- Escanaba River and Ludington Park/beach.
- More things for young teens and young adults.
- Parks.
- I think the Council should make a dance club for high school students.
- They should add more to do at a park.
- More parks, better sidewalks, activities, festivals.
- More store and restaurants.
- Hockey rinks.

Is there anything in the community you find visually displeasing? Write in answer



- The "boat".
- Ore boat and ore docks, north town.
- Buildings.
- It's too boring.
- The amount of bars found, too many and a lot in small areas.
- The big boat, sitting downtown.
- Abortion and other political billboards.
- The big boat by the ore docks.
- That big ore boat on the lake on 3<sup>rd</sup> Avenue North.
- The boat by the library.
- Not that I can think of.
- How high school students are so tired in the morning. Mainly the disrespect of private property (The LE Block, move it).
- The beach.
- Sidewalks, dumpy buildings, 17<sup>th</sup> North is really gross before the fork.
- Ridiculous colored houses – example: flaming yellow, bright blue, old condemned buildings on and near Ludington Street.
- I think that some buildings on main street need work done. Also the park needs to be cleaned up.
- North side is displeasing to look at.
- No, because if our park and the makeup of the town, it is just fine to me.
- The sidewalks on Ludington, the curbs in general..downtown in general, and that ugly ship that sits in the water by downtown (LE Block boat).
- Teenagers at night hanging out on main street yelling at cars.
- The old boat, Hamischfeger, old stores.
- Rough streets.
- Kobasic shipyard, some buildings downtown.
- The ship behind the jail.
- The Kobasic shoreline with the big ore boat.
- Broken down buildings on the highway and main street.
- 3<sup>rd</sup> Avenue North, Wells – Terrace on the Bay.
- That one big boat.
- Half of north town and South 9<sup>th</sup> Street and 1<sup>st</sup> Avenue.
- Main street.
- Clean up the dumpy building on the highway.
- The LE Block down by the library.
- North town.
- The run down, old businesses or buildings.
- 3<sup>rd</sup> Avenue North, Terrace on the Bay.
- Dumpy buildings downtown, all of the ugly commercial buildings on highway.
- Some dumpy buildings and houses.
- The crappy buildings.
- The stalls.
- The beach.
- That huge boat on the lake.
- Our beach is becoming gross.
- Some buildings on main street.
- Ore boat in north town.
- Downtown, the mall side there is nothing.
- Pollution around park, roads, very beat up.
- Ore boat by library.
- LE Block should be changed or moved.
- North town.
- The ice on the Escanaba Senior High School parking lot.
- Buildings on main street/Ludington, old ore boat on LE Block.
- LE Block, main street, landscapes, 3<sup>rd</sup> Avenue North.
- All the empty lots that could be used.
- The big ore boat.
- Dumpy buildings.
- Some of north town signs.
- Some of the mistreated houses.
- Mini mall, a lot of the tall buildings downtown.

<b>Do you feel the makeup and character of the community is changing?</b>	<b>Yes</b>	<b>51</b>	<b>No</b>	<b>61</b>
NO OPINION GIVEN: 13				

If "yes" above – How so? Write in answer

- The corner of 14<sup>th</sup> Street and Ludington building, very good example, may be people will be motivated, Ludington is now less damaged.
- Loss in people.
- New businesses are opening, some getting added onto and making our economy better.
- I believe many find no reason to challenge decisions.
- Children grow up and leave Escanaba and people aren't moving here.
- More younger are moving away, uninterested.
- People don't seem to care anymore.
- More businesses coming in like Comfort Suites and Walgreens. Hopefully we get more.
- People are acting more like people out of the ghettos.
- Students are using more illegal drugs.
- More restaurants and different types of stores are being put in.
- I feel we are trying to make Escanaba bigger by all the new businesses, but people are still leaving. So it makes no sense.
- It's changing from a small town to a bigger town with not much space to expand more.
- All of the new businesses coming.
- People don't care so much about the beauty of our community.
- The kids now a day are changing everything.
- It's getting ugly of commercial.
- I think we are starting to get better businesses.
- People are changing and the economy is changing with them.
- More kids less jobs.
- People are moving out of Escanaba and there are no jobs.
- Not as nice as it used to be.
- It's growing.
- A lot of people are leaving. Need something (like a four-year college to keep them here).
- Young people are leaving and older people are coming in.
- Different business but we need newer or different things.
- It is getting too big. I don't like the way there are more and more stores opening in town out by Bero Motors. Also, we don't need any more food places, we have more food places than stores to shop at. Also, all the garbage.
- I feel our morals are at an all time low.
- The new stores coming in, not really change of character.
- It is changing to fit elderly people instead of anyone else.
- More old people, no youth.
- We are developing slowly making community better.
- Looks like this town is developing new things.
- Look around.
- Less and less young people.
- There are more businesses coming in.
- The community is becoming more open to change.

<b>Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?</b>	<b>Yes</b>	<b>68</b>	<b>No</b>	<b>37</b>
NO OPINION GIVEN: 20				

<b>Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better, more utilized land use?</b>	<b>Yes</b>	<b>68</b>	<b>No</b>	<b>39</b>
NO OPINION GIVEN: 18				

If “yes”, to the Chamber/park property and jail property, what type of uses would be preferred? Write in answer

- Different restaurants/hotels.
- Restaurants, party places.
- Target.
- Anything.
- Cool business.
- No jail.
- Restaurants.
- Restaurants, stores.
- Restaurants, use the water.
- A water park.
- Extend the park or put the skate park there maybe.
- Business, restaurants, clubs, some place for teens/tourism to come.
- Nice new clean business property that will attract people.
- Sports park.
- Recreation.
- Recreational places.
- Tourism sections.
- Not by waterfront, should be away from it.
- Water park.
- I don't know, for the environment (animals, trees, etc.).
- Put a couple of restaurants or shops there.
- The jail should be moved away from the waterfront.
- Restaurants and a boardwalk.
- More recreational facilities especially a mall.
- Walkway, restaurants.
- Business.
- Restaurants, neighborhood.
- Business.
- More recreational activities.
- Restaurants.
- Restaurants.
- Activities.
- A dance club for high school students.
- Recreational.
- Better places to eat or something.
- More restaurants, boardwalks, etc.
- Skate park.

Should additional public access measures to Little Bay de Noc be considered?	Yes	58	No	45
NO OPINION GIVEN: 22				

If “yes”, what type? (e.g. recreational water access, beach/shoreline access, green space corridor, non-motorized pathway system access, etc.) Write in answer

- Recreational water access, non-motorized pathway system.
- Recreational.
- Beach access, etc.
- Recreational water access, beach/shoreline access.
- Beach and water access and non-motorized pathway.
- Beach/shoreline access.
- Boat system.
- Beach/shoreline access.
- It would be good.
- Beaches, shore access for boats, docking.
- Anything.
- Recreational, beaches.
- Recreational water access, beach/shoreline access.
- Docks with restaurants and stores (a boardwalk).
- Used for making a dock.
- Water access, beach/shoreline access.

- Boat access.
- All, everything.
- Better boat access sites, more of them, better beaches.
- Recreational water access, beach house, shoreline.
- More beach.
- All of the items within parenthesis.
- Non-motorized pathway system.
- Water park, non-motorized pathway, beach, and shoreline.
- Beach access.
- Beach access.
- Recreational things, restaurants, shoreline access.
- Shoreline.
- Non-motorized pathway.
- Boat launches.
- Restaurants.
- Non-motorized pathway system.
- Recreation water access/shoreline access.
- Beach/shoreline access.
- Recreational water access, beach/shoreline access/non-motorized pathway system.
- A boardwalk along the shoreline, beachfront stores.
- Beach/shoreline access.
- More bike paths.
- Beach/shoreline access.
- Beach access.

NEIGHBORHOOD	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Neighborhoods should have sidewalks and pathways for all age groups?	92	23	1	2
NO OPINION GIVEN: 7				

<b>If you had an opportunity to move to another area in the City, would you?</b>	<b>Yes</b>	<b>43</b>	<b>No</b>	<b>73</b>
NO OPINION GIVEN: 9				

If “yes” above – What area and why? Write in answer

- The historical district near Ludington Park.
- The people in my neighborhood are weird and too many bars.
- By golf course, nice houses and all looks nice.
- Marquette, more activities.
- Kalamazoo, has everything for every age, more to see.
- Out on old state road, not far just on the outskirts of Esky.
- A city somewhere I want to know what City life is like.
- Some place that’s bigger or at least have some more activities available.
- The Netherlands because it would be an adventure.
- Near the park or athletic field.
- Rapid River, more land out of town.
- Lakeshore.
- South side or lakeshore, nice looking.
- New York.
- To gain and see what else is out there.
- I live in Soo Hill, so I would love to live by the Athletic Field.
- Don’t live in Esky.
- Much more opportunity, much more fun for my generation.
- Some areas are nicer then others, more young people.
- South side, more friends and action on main street.
- Near lake shore because that’s where my friend lives
- Europe.
- Chicago, more fun things to do, more opportunities.
- Somewhere in a bigger area with more population.
- Somewhere with more opportunities for the career I’m pursuing.
- Soo Hill, houses are a lot nicer and more people are moving out there.
- If it was a big City and I liked it, but otherwise I would stay in Escanaba.
- Escanaba is small and doesn’t have a lot of variety in businesses.
- Bigger, more industrialized City, downstate pay more job placements.
- Slightly larger area, more stores.
- Cause there’s nothing here to and in the City I will feel more open to other things to do.
- By the beach.
- Chicago.
- Lakeshore, it’s nicer.
- Town, to be closer to things.
- More to do elsewhere.
- In Soo Hill because its bigger room to do stuff.
- There are no opportunities for most people in this area. Jobs are bad as well as recreational opportunity.
- New York City for opportunities.
- I like to move around.
- Not sure, possibly downstate or other parts of country.

TRANSPORTATION	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.	38	28	16	28

NO OPINION GIVEN: 15

Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.	72	27	14	3
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NO OPINION GIVEN: 9

ECONOMIC DEVELOPMENT	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Escanaba should seek to expand the tax base through commercial property development to include the rezoning and redistricting of property.	13	35	33	13

NO OPINION GIVEN: 31

**If you agree, what should Escanaba pursue with respect to commercial development? Write in answer** 

- More restaurants and department stores.
- Business.
- More places to go.
- Not on forest/wetlands.
- Apartments for rent.
- Escanaba should make a dock.
- Restaurants, shopping, companies.
- Getting more restaurants to open jobs and stores.

Escanaba should seek to expand the tax base through industrial property development to include rezoning and redistricting of property.	14	26	43	10
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NO OPINION GIVEN: 32

**If you agree, what should Escanaba pursue with respect to industrial development? Write in answer** 

- Making a dock.
- Move away from the waterfront, utilize the land.
- Utilize land more away from water.
- There are like four businesses on main street, people come home, why?
- Tourist businesses.

**What type of northshore development should Escanaba plan for with respect to land uses from the County Jail property area north to the Escanaba River? (i.e. commercial, industrial, mixed commercial and residential, etc.) Write in answer**

- Restaurants, trails, scenic route.
- Industrial.
- Swimming/community center.
- Water park and/or nightclub.
- Fishing.
- Don't really care.
- More restaurants.
- Commercial.
- Mixed commercial/residential.
- Restaurants, etc.
- Commercial, industrial use.
- Commercial and residential.
- Shopping, food, entertainment, bring north side some benefits.
- Commercial, make into cute shops with a boardwalk.
- Commercial.
- More restaurants and residential living, attractions job and commercial.
- We should have some types of businesses, restaurants, etc. Fisherman and other people would like businesses overlooking water.
- Condos, restaurants, a new mall.
- Commercial.
- Commercial and residential.
- Mixed commercial.
- Industrial.
- Commercial and industrial.
- Skate park.
- Recreational.
- Don't know.
- I think restaurants so you can eat on the lake.
- More restaurants and tourist attractions, use for commercial purposes to draw people here.
- Commercial and industrial.
- Mixed commercial and residential.
- Mixed commercial.
- Commercial.
- Mixed commercial and residential.
- Commercial, mixed commercial.
- Industrial and commercial to make a dock and ferry system.

Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.	35	31	18	6
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NO OPINION GIVEN: 35

Escanaba should make the Ludington Street Streetscape Improvements a top priority.	48	34	18	4
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NO OPINION GIVEN: 21

What type of job opportunities are missing in the Escanaba area? Write in answer



- Technical field.
- Enough jobs, but minimum number.
- Higher paying jobs.
- Recreation/computers/restaurants, shops (young teens).
- Not much.
- Commercial.
- More than just grocery bagging and fast food.
- Manufacturing.
- Welding, machining.
- All kinds.
- Ones for college graduates who are looking for jobs that make good money.
- Students need jobs.
- Higher paying jobs, higher than the mill.
- Restaurant jobs.
- For teens.
- All, specifically young people.
- More jobs for teenagers (under 18).
- They need to bring more businesses here for more jobs to be available.
- All (there's no jobs).
- Jobs for teenagers.
- High paying jobs.
- Better jobs or more jobs for teenagers.
- Don't really know.
- Anything where teens/older people without a college degree can work.
- Teenage employment.
- None.
- No enough for young adults.
- Anything high paying.
- Ones for people right out of college and for high school students.
- More restaurants.
- Restaurants.
- The amount of jobs.
- Big business jobs.
- Too many to list.
- Teenage jobs: waitress, secretary.
- Jobs for young adults.
- Businesses, large buildings.
- Everything.
- Business.
- Jobs for people right out of college.
- Under qualified teenagers.
- Teenage job opportunity.
- Better restaurants, more clothing stores.
- Too many.
- Restaurants – high paying jobs.
- Sports jobs.
- Business opportunities.
- Computer jobs.
- Not enough teaching jobs and not enough jobs for teens.
- More stores.
- Well we have fast food, that's about it.
- Female police officer.
- Computer technology.

<b>The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new business by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.</b>	31	39	11	4
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NO OPINION GIVEN: 40

<b>Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.</b>	26	42	11	4
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NO OPINION GIVEN: 42

<b>Is Downtown shopping important to you?</b>	Yes	65	No	36
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NO OPINION GIVEN: 24

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What are you most pleased with in downtown? Write in answer

- The number of shops.
- Mall.
- The mall.
- Sunations and Beautiful Beginnings.
- How it looks.
- Nothing.
- There is no downtown shopping, no stores, just the mall.
- All the stores.
- The park.
- The park.
- Sayklyys, Wickert Floral and Delta Floral.
- The older buildings, historical.
- Specialty shops.
- Change how snow is removed.
- Few businesses, Lake Shore Drive area.
- The beach and park.
- The businesses support other bigger businesses and the workout gyms.
- The historic look to some buildings.
- Aesthetics.
- Restaurants.
- St. Vincent's store.
- The "hometown" feeling it gives off.
- Custom Audio.
- Beach/park.
- Shops.
- Privately owned businesses.
- How they fixed the streetlights and the old buildings.
- Mall and Wal-mart.
- Treasure Chest, Green Dragon and Tangles.
- Some stores are good.
- Bigger stores.
- Speed limit.
- The park, beach.
- Nice stores.
- Streets are improving.
- The history of the buildings.
- Movie theatre.
- The downtown area needs to be updated.
- The food.
- The same businesses.
- We have a lot of variety in our downtown stores.
- True Value.
- Abundance of restaurants.
- The cool buildings.
- The shopping mall.
- Everything.
- Stuff.
- Restaurants.
- A couple of stores, Mr. Bike.
- The shops.
- Sayklyys.
- All big stores are together.
- The large size and how wide Ludington Street is.
- Ludington House.
- Community people.
- Main street setup.
- Piercing shops varieties, hair salons.
- Hunting, fishing stores and Wal-Mart.
- Music store, clothing stores (Northern Screening Printing).

Most displeased with in downtown? Write in answer



- Lack of young attractions.
- The stores are boring.
- Main street.
- Need a bigger mall.
- Buildings that are old looking.
- There's nothing there.
- Need better sidewalks/lack of tourist attracting businesses, clothing, etc.
- Unused buildings.
- Crappy looking buildings.
- Traffic.
- Fights.
- Some houses.
- Everything left.
- Lack of stores.
- Lack of selection.
- The roads.
- Lack of parking.
- Bad stores.
- Parking, old stores.
- Need more stores.
- Tattoo shops.
- North town.
- The mall sucks.
- The bad roads.
- Ghettos hanging out, causing trouble.
- Rezone the bars.
- It's too spread out.
- How crumby some buildings looks.
- Lack of good shopping.
- Crappy looking buildings.
- Shopping (our mall) and beach.
- The look, it looks so displeasing.
- You need better stores, more of them and some attractions.
- The fact there is nothing for teenagers.
- Lights.
- It would be better if downtown was nicer, more shops that would attract people to mall.
- Stuff.
- The oldness.
- The look of main street, how there are many uninteresting buildings.
- All the old businesses.
- Not enough good stores.
- It is considered "ghetto".
- The run down buildings that have no use (the upstairs).
- How short and narrow the road is, too close with all other cars.
- There are no good businesses in the mall.
- All the buildings are the same.
- No Footlocker.
- Too little to choose from.
- There are no good shopping attractions.
- Everything closes so early and there isn't much shopping to choose from.
- Shopping is bad.
- The mall, no stores.
- Some of the buildings.
- Nothing.
- Shops.
- Small mall.
- Jobs and teen hangout spots.
- Lack of people on main street.
- Old glass buildings/shutdown buildings/or nonprofit buildings.
- Mall, nothing to do.

Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park (i.e. Central Retail District, Central Business District, etc.)	27	36	18	8
NO OPINION GIVEN: 36				
Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.	23	34	21	3
NO OPINION GIVEN: 44				
Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.	42	38	7	3
NO OPINION GIVEN: 35				
Should Escanaba offer special incentives for economic development?	Yes	48	No	35
NO OPINION GIVEN: 42				

If "Yes", what type of incentives (i.e. tax abatement/discounted utilities/low interest loan and grants, etc.)?

Write in answer



- Tax breaks.
- Tax abatement.
- Low interest loans and grants.
- Any.
- Loans.
- Anything.
- Low interest loans and grants.
- All.
- Easier for people to set up businesses. Lower interest rates and taxes. Turn Escanaba into a tourist town, something like Fish Creek, WI.
- Tax abatement.
- Tax abatement.
- Discounted utilities.
- Loans, grants, tax abatements.
- Too early to understand have those words.
- Low interest loans and grants.
- Discounted utilities, or all of the above.
- Whatever gets them in.
- Low interest loans and grants.

HOUSING	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Is it important for the City to encourage residential development that preserves open space or creates more open space (green areas and/or natural areas)?	53	31	8	5
NO OPINION GIVEN: 28				

What type of housing is missing in Escanaba? (i.e. Condominiums, owner-occupied duplexes, assisted living facilities, etc.) Write in answer  $\longrightarrow$

- Duplexes.
- More trees.
- Condos.
- Condos.
- Low budget apartments, small homes.
- Condominiums.
- Duplexes, condominiums.
- Condos.
- Owner-occupied duplexes.
- Condominiums and nicer looking apartments, also a better skilled nursing home other than Christian Park.
- Condos.
- Small affordable apartments for students.
- We need incentives for historically preserved houses.
- Condos.
- In between starter apartment and high priced apartment.
- Owner-occupied duplexes, apartments, bigger houses like on the Lake Shore Drive, condominiums.
- Condos, wealthy neighborhoods.
- Nice apartment complex.
- Nice apartment complex.
- Cheaper rent.
- Owner-occupied duplexes.
- Condominiums, apartments.
- Condominiums.
- Condominiums, townhouses.
- Condominiums.
- Apartments for younger people.
- Assisted living facilities.
- Duplex condominiums.
- Condos.
- Condominiums, low-income housing for poorer people.
- Condominiums.
- Condominiums.
- Condominiums.
- Condominiums.
- Condominiums.
- Condos.
- Condominiums.
- Normal residential.
- Condos.
- Owner-occupied.
- Assisted living facilities.
- Condos, more hotels.
- Condominiums.
- More apartments.
- Apartments.
- Apartments.
- Condominiums.
- Owner-occupied duplexes.
- Condos, apartments.
- Condominiums.
- Owner-occupied duplex and normal family houses.

Escanaba needs more of what price level of housing? (Please rank, 1 = most important and 4 = least important)	\$75,000 - \$100,000	\$100,000 - \$150,000	\$150,000 - \$225,000	Over \$225,000
Important	30	10	7	4
Somewhat Important	10	40	15	3
Somewhat Not Important	10	8	34	8
Not Important	10	2	4	45

NO OPINION GIVEN: 65

**ENVIRONMENT**

Is Escanaba doing enough to protect our environment?	Yes	53	No	42
NO OPINION GIVEN: 30				

If “No”, what should Escanaba be doing? Write in answer

- More garbage pick up...littering.
- We should care more about animals. No wonder we are seeing more deer, we are taking away their homes.
- More community involvement and programs, making younger kids more involved.
- Hire more City workers to lean up City because it will also open jobs.
- Stop building new buildings, there are plenty of open, unused buildings.
- Be more authoritative on littering policies.
- Pocket parts, cleaner air and water, wetlands.
- Take care of our hunting areas, preserve them and don't destroy habitat.
- Fix the littering and vandalism.
- The littering is disgusting around town. The graffiti and vandalism is everywhere.
- More opportunities to recycle, the disposal place doesn't take glass and other recyclables over “1”
- Everything.
- Protect it.
- Clean up MEAD.
- WE need community get together to clean up.
- Cleaning up the parks, streets and houses.
- Out by the hospital, they are ruining tons of area to put up businesses that aren't that important. We need to stop building and expanding out of the City. There is less and less natural land.
- Cleaner water by beach and not so much litter.
- Escanaba River is polluted.
- There is always non-stop littering, people throwing garbage out their car windows.
- More trees and things for wildlife plus pollution is back.
- Garbage is a problem.
- Building over wetlands and hunting lands which makes the U.P. special.
- Investigate MEAD emissions.
- Be tree huggers.

**REMARKS/COMMENTS/ADDITIONAL RESPONSES TO QUESTIONS:**

- Escanaba is a safe place for kids/adults. But we do need to offer more things for students to do. Not focus so much on old people. Our highest “building” is an old folks home.
- I think that we need a bigger airport, and need longer runways so we can have bigger jets. It would definitely bring in more people and business.
- I don't want it to get bigger. I would like more stuff (stores) but less people, less buildings being built, no billboards, no matter how “catchy” they are. Rebuild what you have.
- Make more jobs available. Also the buildings in Esky are getting bad, roads need to be redone.
- We really don't need any more food places, if anything, we need more convenient stores instead.
- Escanaba is pretty good, but kind of boring. Some movies don't even come here that I wanted to see. And old people drive too slow.
- Make a minimum speed limit and additional driving test for people 75 and older.
- WE need to focus on creating a visually appealing City, one that looks like the small towns in pictures. The City strongly underestimates the power of a good-looking City. You will loose everyone if you don't do something.
- Clean more.
- Don't make Ludington Street more narrow by putting in angle parking. That would be something the City would later regret. People won't want to shop that because it would be too crowded. Make more parking off the side of Ludington Street. Also, a mall that stores can afford to rent. Right now stores can hardly afford to rent a space and stay in business.
- I think that our environment isn't very clean. Mead Paper is one business I feel is polluting the air and the waters. There is always trash laying on the ground everywhere. No mater where you are, whether it means having garbage cans out on every block or people volunteering to go pick up trash.
- This town has a bunch of crappy buildings over by north town, tum them into something useful. We should start school a 9:00 a.m.
- Escanaba is boring to me. I'm 17 and bored. I'm used to living with many activities and drive places like Marquette to find them.
- Use lame-mans terms on these surveys, I can't understand.

- We should take away licenses away from people 60 or 70 years old and older. They do not have fast reflexes and they tend to cause more accidents driving slow than younger teens driving fast, teens have the reflexes needed to drive.

<p>How long have you lived in the City of Escanaba?</p> <p>5 Less than five years          12 5 – 10 years          98 11– 20 years          0 Over 20 years          10 NO RESPONSE</p>	<p>What age group are you in?</p> <p>125 Less than 21 years old          0 21 – 34          0 35 – 44          0 45 – 54          0 55 – 64          0 65 – 74          0 75 years or older          0 NO RESPONSE</p>
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**GENERAL REMARKS ON SPECIFIC SURVEY QUESTIONS**

**Escanaba needs to improve its sense of community and place.**

No comments given.

**Escanaba should enact local regulations and/or private incentives for new development, which will enhance the community.**

No comments given.

**Escanaba should maintain the historic appearance of our buildings to include a residential historic district.**

No comments given.

**Escanaba should work with adjoining communities wherever possible to share the cost of commonly used or needed services and facilities (e.g. recreational facilities, wetland bank, etc.).**

No comments given.

**Escanaba should enact specific design guidelines for commercial type development.**

No comments given.

**Escanaba should develop policies and guidelines, which will allow the use of alcohol in the park for specific land uses such as festivals or other special events.**

No comments given.

**Escanaba should plan for and develop land uses, facilities and services found in a typical retirement community.**

No comments given.

**Do you feel the makeup and character of the community is changing?**

No comments given.

**Should the property currently being used for the Chamber of Commerce to approximately 500 feet east be developed into a different, more utilized land use?**

No comments given.

**Should the City of Escanaba work with Delta County in relocating the Delta County Correctional Facility to another site so that the property can be developed into a better, more utilized land use?**

No comments given.

**Should additional public access measures to Little Bay de Noc be considered?**

No comments given.

**Neighborhoods should have sidewalks and pathways for all age groups?**

No comments given.

**If you had an opportunity to move to another area in the City, would you?**

No comments given.

**MDOT should begin planning a regional interstate highway system to include a bypass near Escanaba.**

No comments given.

**Escanaba should require various non-motorized modes of transportation systems such as sidewalks, pathways, and bike paths for all developments.**

● As long as City pays and not the homeowners.

**Escanaba should seek to expand the tax base through commercial property development to include rezoning and redistricting of property.**

No comments given.

**Escanaba should seek to expand the tax base through industrial property development to include rezoning and redistricting of property.**

No comments given.

**Escanaba should consider incorporating into the Master Plan the development of a Port Authority, shipping facility and other related industries and uses.**

No comments given.

**Escanaba should make the Ludington Street Streetscape Improvements a top priority.**

No comments given.

**The Escanaba Planning Commission should concentrate on economic development efforts, which primarily attract new business by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.**

No comments given.

**Escanaba should concentrate on economic developments, which primarily benefit the expansion of existing businesses by recommending and/or creating amendments, supplements and changes to the Zoning Ordinance, zoning boundaries and/or districts.**

No comments given.

**Is downtown shopping important to you?**

No comments given.

**Escanaba should create specialized zoning districts on Ludington Street from Lincoln Road to Ludington Park (i.e. Central Retail District, Central Business District, etc.).**

No comments given.

**Escanaba should create and publicly promote through zoning and/or other land use tools the concept of becoming the regional hub for retail development in the U.P.**

No comments given.

**Escanaba should create and publicly promote land uses and districts, which will result in Escanaba becoming a tourist destination in the U.P.**

No comments given.

**Should Escanaba offer special incentives for economic development?**

No comments given.

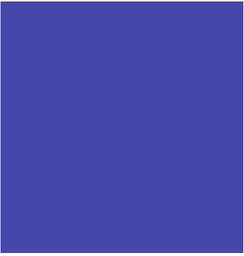
**Is it important for the City to encourage residential development that preserves open space or creates more open space (green areas and/or natural areas)?**

No comments given.

**Is Escanaba doing enough to protect our environment?**

No comments given.

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# Appendix C: Waterfront Redevelopment Resource Guide

## Study of Waterfront Communities

Escanaba is presented with the opportunity to redevelop and reshape their waterfront along Lake Michigan. In order to begin forming ideas and methodologies for the development of this valuable area, City officials wish to look at other waterfront communities and some of the things they have done. Therefore, the following information provides an overview of existing waterfront communities and the way they have developed new land uses and reshaped the lakeshore.

While a number of large metropolitan waterfronts have been developed successfully, a few case studies provide an in depth look at waterfront planning. For review of waterfront communities please utilize the following references to analyze some of the options for Escanaba.

Escanaba Waterfront: North Shore



Case Study 1: City of Marquette  
 Project: Lower Harbor Study, Framework Plan, and Illustrative Plan.

The City of Marquette initiated the process of developing a study on the existing conditions, potential future uses, and illustrative plans for the area known as the Lower Harbor and South Rail Yard. This area presents a number of similarities to the waterfront of Escanaba. These similarities include previous intensive industrial and shipping uses as well as brownfield and environmental concerns. Marquette undertook this project to develop a strategy to reuse and preserve this highly valued area along the waterfront. The focus of this project aimed at protecting valuable recreational and natural resources while allowing for economic sustainability through light industry and tourism. Plan implementation has been initiated and is presenting promising results. The Marquette Lower Harbor Land Use Plan may prove to be a model for waterfront redevelopment in Michigan’s Upper Peninsula. However, careful oversight and review will inevitably be the final measure of success. Detailed analysis and descriptions of the Marquette Lower Harbor Land Use Plan are available on the web at <http://www.mqtcty.org/News/lowerharbor.htm>.

Marquette Lower Harbor Land Use Plan

The initial stages of the study involved an assessment of existing conditions. The following are illustrations of the resulting study.

Figure C-1. Existing Conditions

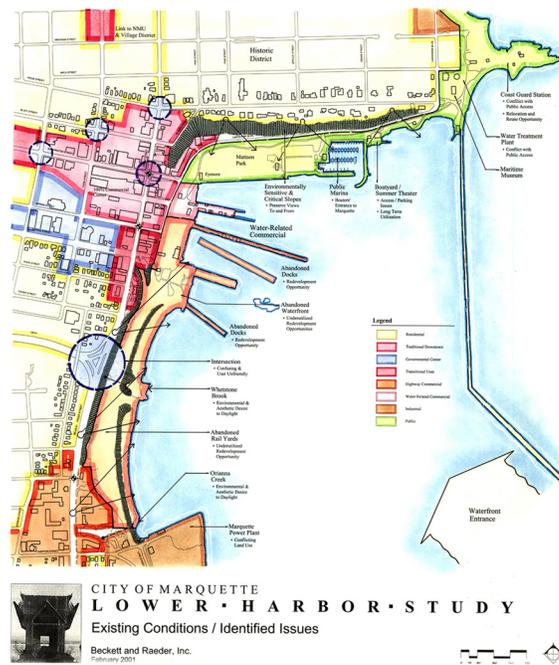
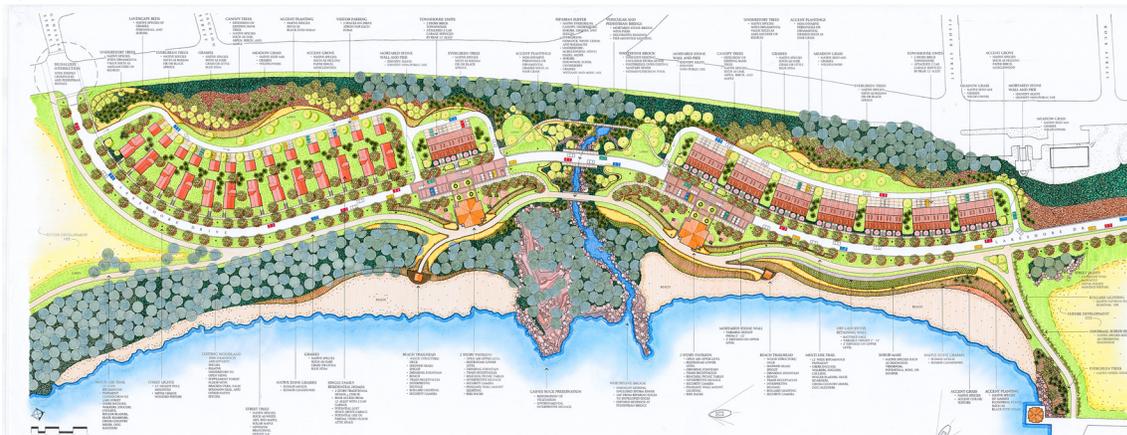


Figure C-2. Lower Harbor Framework



Figure C-3. Illustrative Plan for South Rail Yard



Case Study 2: City of Petoskey  
Project: Bayfront Park

The City of Petoskey is well known for its scenic waterfront area, known as Bayfront Park. The City began to reshape the character of the waterfront during the initial stage of redevelopment in 1986. These efforts continue today and have created a waterfront resource that is highly regarded by residents and tourists. Petoskey has a vibrant downtown shopping district that ties directly into the waterfront. Similar to Escanaba, Petoskey has an active marina and a number of tourists accessing the town via the Great Lakes waterways. Redevelopment has included a great deal of enhancement projects including the following:

- Lakeshore erosion control
- Sports fields
- Landscaping and beautification
- Pedestrian/bike boardwalks, trails, and highway underpass connections to downtown
- Marina, boat launch, and multi use pier improvements

These are only a few of the improvements and developments that have been implemented in Petoskey's waterfront area. Residential development along the southern extent of the waterfront has and continues to become a very attractive option for both year round residents and seasonal home owners. A mix of single family, condominium, and townhomes are located along the southern extent of the waterfront. The waterfront offers safe pedestrian access to the downtown shopping, entertainment, and lodging. Petoskey's redevelopment of the waterfront has been a lengthy process and continues today. The success of their efforts is well recognized throughout the State and should be looked at for similar communities. Escanaba has expressed interest in developing waterfront uses that tie into the downtown. The City of Petoskey presents a prime example of how this can be done successfully.

Figure C-4. Old Petoskey Waterfront



Figure C-5. Bayfront Gateway



Figure C-6. Bayfront Gateway



Case Study 3: City of Wyandotte  
 Project: Wyandotte Michigan; BASF Site

In 1980 the City of Wyandotte Michigan, located along the Detroit River just north of Lake Erie, was presented with the opportunity to reclaim the BASF site following closing operations of the plant. Due to the nature of the BASF plant operations, the site was heavily contaminated and classified as a brownfield. Following six years of environmental analysis and testing, the BASF site was leased to the City for redevelopment. Currently the BASF site offers numerous recreation features including a park, river walk, and public golf course. Wyandotte is a perfect example of what can be done along waterfronts similar to Escanaba that have historically had intensive industrial uses. Brownfield remediation is a viable option for Escanaba’s waterfront, and the Wyandotte BASF site is a prime example of what can be done. Wyandotte continues to push for more waterfront redevelopment that serves the overall good of the community. A recent example was presented in the March 27 issue of the Detroit News concerning the rezoning of a 25 acre parcel of land currently used for chemical manufacturing. Wyandotte’s Mayor is hoping to rezone the parcel Planned Development to curb additional industrial development. Nearby the City of Trenton has undergone similar actions in the reclamation of the industrial waterfront along the Detroit River. Additional information is available at < [www.tbrpc.org/waterfront/brownfld.htm](http://www.tbrpc.org/waterfront/brownfld.htm)>, and < [www.detnews.com](http://www.detnews.com)>.

Figure C-7. BSF Site Before Redevelopment



Figure C-8. BSF Site After Redevelopment



Organizations providing assistance and/or information regarding Great Lakes waterways, waterfront redevelopment, and economic development are as follows:

Urban Land Institute. ULI International Waterfront Development Conference, 2005. <<http://www.uli.org>>

Recommended Presentations to Review:

- Reviving the Waterfront: Trends and Opportunities by Richard M. Rosan (2MB PPT).
- Reclaiming the Waterfront: Waterfront Design and Development in North American Lessons Learned and Value Added by Evan S. Rose (25MB PPT).
- Plans for Orchard Road Premier Shopping Street (5MB PDF).

Michigan Land Use Institute. Land and Water Division. <<http://www.mlui.org/landwater/>>

Sea Grant Michigan. <[www.miseagrant.umich.edu/](http://www.miseagrant.umich.edu/)>

Visioning a Sustainable Future for Northeast Michigan  
Connecting Great Lakes Coastal Access, Tourism, and Economic Development

Northeast Midwest Institute <<http://www.nemw.org/>>

Great Lakes Commission <<http://www.glc.org>>

Recommended Items to Review:

- Transportation and Sustainable Development Program: Wisconsin Waterfront Revitalization

Council of Great Lakes Industries <<http://www.cgli.org/>>

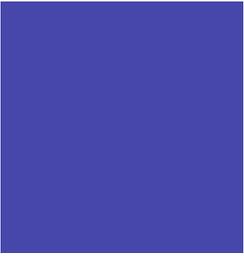
The Waterfront Center. <[www.waterfrontcenter.org](http://www.waterfrontcenter.org)>

Atlantic Planners Institute. <[www.atlanticplanners.org](http://www.atlanticplanners.org)>

Toronto Canada <[www.cbc.ca/toronto/story/tor-waterfront060516.html](http://www.cbc.ca/toronto/story/tor-waterfront060516.html)>

Great Lakes Information Network. <[www.great-lakes.net](http://www.great-lakes.net)>

Please take the time to review the attached CD titled “Waterfront Redevelopment Resources” which contains a number of case studies and information on waterfront redevelopment.



## Appendix D: NOAA Little Bay de Noc Chart

Figure D-1. NOAA Little Bay de Noc Chart

