SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
May 12, 2016

A special joint meeting of the City Council and Escanaba Planning Commission was held on Thursday, May 12, 2016, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

CITY COUNCIL PRESENT: Mayor Marc Tall (left at 6:55 p.m.), Mayor Pro-Temp Ronald Beauchamp, Council Members Patricia Baribeau, Ralph Blasier, Michael Sattem, City Manager Jim O'Toole, and CMC City Clerk Robert Richards

PLANNING COMMISSION PRESENT: Vice-Chairperson Kel Smyth, Secretary Roy Webber, Commissioners Brian Black, Tom Warstler, James Hellerman, Christine Williams, Morley Diment, and Paul Caswell

ALSO PRESENT: Executive Assistant Buffy L. Smith, DDA Director Ed Legault, and CUPPAD Community Planner Anne Milne.

ABSENT: Planning Commission Chairperson Patrick Connor

Mayor Marc Tall called the meeting to order at 6:00 p.m.

ROLL CALL

CMC City Clerk Robert Richards conducted roll call.

Mayor Marc Tall turned chair over to Planning Commission Vice-Chairperson Kel Smyth.

Vice-Chairperson Kel Smyth asked the Planning Commission Board Members on approval of the March 10, 2016 meeting minutes.

APPROVAL/CORRECTION OF THE MARCH 10, 2016 PLANNING COMMISSION MEETING MINUTES

A motion was made by Secretary Webber, seconded by Commissioner Black, to approve the March 10, 2016 Planning Commission meeting minutes as submitted. Ayes were unanimous.

CONFLICT OF INTEREST DECLARATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Presentation – Preliminary Community Master Plan:

Jim O'Toole stated the purpose for the joint City Council and Planning Commission meeting is to review the preliminary draft of the updated Community Master Plan. The presentation is

intended to provide an opportunity for both the City Council and Planning Commission to collectively discuss the plan. Additionally, Administration is seeking approval to distribute the plan to the public and local units of government for review and comments. With the consensus of City Council and Planning Commission, the Community Master Plan draft will be released for public and local units of government review for 65 days as required by law. Jim O'Toole is proposing to review the draft plan this evening and if agreed it will be released for comment over the next 65 days; and in August a second special joint City Council and Planning Commission meeting will be held for review of the revised Community Master Plan draft incorporating public comments/edits and Board Member comments, suggestions, and edits. The Planning Commission will continue working on the revisions during the June and July regularly scheduled Planning Commission meetings.

CUPPAD Community Planner Anne Milne began presentation of the Community Master Plan draft (see attached). The plan has been in the works for several months to create a vision for the future of Escanaba. In preparation for this plan, previous master plans, within the last 15 years, have been reviewed. The involvement of Board Members, two (2) community meetings engaging the public, data from the Delta Economic Alliance, the most recent census, the most recent America community survey data, City staff, businesses, and key stack holders within the community, along with the 450 public survey results from last summer were all taken into consideration for the planning and preparation of the draft plan as presented. Anne Milne presented an overview of recommendations and suggestions for an improved community looking ahead 20 years from now. She stated an overview of positives and negatives applying to the community to help understand the needs of Escanaba to grow into an attractive, vibrant community.

City Council and Board Members comments on the draft plan included:

- Jim O'Toole stated the Delta Plaza Mall, which was a tax tribunal case in which taxes were lowered, is up for sale. He's met with three (3) different developers to date regarding the sale of the mall, and any interested parties in the future should contact him for further information.
- Patricia Baribeau questioned the Planned Business Park definition and purpose and how this applies to the Delta County Airport. Anne Milne replied it is an area specifically designated and landscaped to accommodate business offices, warehouses, light industry, etc. It is an area developed and conceived as a whole. Patricia Baribeau added the airport encourages a mix of professional offices and light manufacturing with standard design guidelines. She doesn't see the need for this type of development in this area with so many empty facilities within the City. She feels businesses will be drawn away from the downtown area with this design.
- Jim O'Toole stated the airport is zoned light manufacturing and that they need a specialized zone. He said they need a manufacturing based zone with a support function. A support function, such as a restaurant or a hotel, is available if desired. Also Jim said the Renaissance Zone expires within the next 24 months and there is talk on the possibility of turning it into a Superior Trade Zone Business Park and within this creating a specialized zoning district with specialized uses so it is not to compete with other areas.
- Christine Williams added the sidewalks in between businesses create a connected atmosphere. A place for people to get out and walk around so they aren't limited and alone but are part of the community.
- Anne Milne stated there is a meeting scheduled for May 24th at 1:00 p.m. at CUPPAD with an Economist Consultant to explain all the different economic factors that Escanaba needs. One item of discussion will be in which Escanaba is lacking in the middle housing group (not low income housing).

- Anne Mile explained the Form Based Code and the potential of developing Form Based Code for downtown, which is to create public spaces. It is literally how a building meets the streets. Future Form Based Code development in the downtown area will add to the value of the community. It is a space that is reusable.
- Jim O'Toole stated that with Form Based development you regulate the use making it a permitted use, and the developer has to design using the standards specific to the property, fitting the needs for that particular property.
- Ed Legault said he encourages businesses to apply for Façade grants. He is currently accepting applications for the next available Façade grants.
- Ralph Blasier questioned the Planning Commission members on who developed the plan. Jim O'Toole replied the plan is community driven, using public comment/suggestions, survey information, input from public meetings, information from one on one meeting with Planning Commission members; and that Anne Milne is only making suggestions to the Planning Commission board based on the information she gathered from the several different sources.
- Morley Diment stated he learned about the plan through community engagement and also learned about the opening seat on the Planning Commission board due to community awareness. He also added he is not educated and experienced in plan development and would not be able to do as well of a job as Anne Milne.
- Patricia Baribeau stated an Administrator is normally hired to complete a project as such and she doesn't feel the Planning Commission would be capable of producing as nice of a draft Master Plan. She understands that Anne Milne, as the Administrator, is only making suggestions and recommendations to the Planning Commission board.
- Tom Warstler stated, since he has been involved with the Planning Commission for several years, this is the way it has always been done. He is content with the process and feels Anne Milne is doing a great job.
- Christine Williams added that the conversations held this evening are an important part of the planning process. She doesn't feel the board is being told what to do and that conversation is part of the clarification process so understanding what is being presented is clear.
- Jim O'Toole stated the Corridor Improvement Plan wasn't pursued primarily because it takes money away from the General Fund, which the City can't afford to do.
- Ralph Blasier stated the presentation was nice and the parks, nature, and water options mentioned in the plan are nice, but he has questions on several pages regarding population, unemployment levels, lost industrial jobs, lack of quality jobs, housing needs, and north shore development concerns. He feels the development of the shoreline will reduce more jobs, lower the population, and have a negative effect to the area. He stated the Master Plan as presented states the City should acquire all property, which would limit business development.
- Anne Milne stated the plan is based on the long term effects (20 years) of the community and what is the best use of the land. She stated people are attracted to this area because of the lifestyle this area offers. She said in order to be competitive and have the economy grow, Escanaba needs to have more options. As for the City acquiring the shoreline property, Anne replied the City should do so only when available.
- Patricia Baribeau said the north shore re-development plan states the idea is to develop businesses in the area, get current business owners interested in expanding their business, and develop more business.
- Christine Williams stated the plan promotes businesses to be designed for a mixed use of the property on the waterfront, whether current business or new business, and when considering the options, to look ahead 15 years from now and to consider a mixed use of the property with a pathway through connecting the community for recreation, waterfront, and industry.

- Roy Webber stated the Master Plan for downtown should be based on harmony, not homogeny. He said that everything should look well and go well together.
- Jim O'Toole stated the north shore Master Plan purpose is to make the area a working waterfront; and page 92, Objective 1.1, of the draft Master Plan references this point of view.
- Kel Smyth said the Master Plan draft looks good and he only has a few grammar edits.
- James Hellerman stated he would like to focus on the efficiency of the current community, current buildings, current water system, streets, businesses, etc. This plan focuses on growing and spending a lot of money for new development. He feels if we don't focus on what's here already, the City will continue to see a decline in population and economic growth. He questioned where the potential developers are for the new businesses. He also stated there seems to be a lot of regulations and paperwork for a new developer to come into the area, which can discourage new businesses and possibilities of growth for this area. He would like a plan focusing on the community's needs now. He also added he likes the bike path ideas. He believes there is a lot of interest and it will be a great benefit to the community.
- Jim O'Toole stated the Master Plan as proposed is designed to blow up the barriers James Hellerman just mentioned. He wants to focus on what the City is lacking and how it can grow in the future.
- Anne Milne stated there is a demand for the businesses she mentioned and a demand by the people for the quality of life she describes.
- Christine Williams said she agrees with Anne and would like to see a variety of different businesses and attractions because what the City has been doing is not working. She stated the discussion of adding large data centers, more high tech jobs, and more high tech businesses to the Master Plan would offer a visualization of what the plan presents to the citizens.

Ronald Beacuchamp, acting as Chairperson, stated City Council is looking for approval of the draft Community Master Plan as presented to allow for City Administration to distribute the plan to the public and local units of government for 65 days as required by law. He turned the floor over to Planning Commission Vice-Chairperson Kel Smyth for a recommendation to City Council.

Vice-Chairperson Kel Smyth asked Planning Commission Board Members for a motion to allow City Administration to distribute the plan to the public and local units of government for the required 65 days for review and comment.

A motion was made by Commissioner Diment, seconded by Commissioner Caswell, to approve the draft Community Master Plan as presented to allow for City Administration to distribute the plan to public and local units of government for review and comments for 65 days as required by law. Ayes were unanimous.

Ronald Beauchamp stated to City Council that a recommendation has been made by the Planning Commission.

A motion was made by Council Member Baribeau, seconded by Council Member Sattem, to distribute the draft Community Master Plan as presented to the public and local units of government for the next 65 days for review and comments. Ayes were unanimous.

Jim O'Toole stated that all edits and revisions to the Master Plan by Board Members this evening, and by the public and units of government, will be completed within the next couple of months; and at the August special joint City Council and Planning Commission meeting the draft

plan will include all the revisions for review. He stated once the Master Plan is complete and approved, the plan will be distributed.
Pat Baribeau stated, once she was able to review the plan in color, she read a very professional document and was pleased with the quality of work.

Ron Beauchamp stated he found some grammatical errors, which he will provide to Anne Milne.

Ralph Blasier stated he would like color copies to be distributed once finalized and he found some grammatical errors as well.

Anne Milne stated there is a five (5) minute video she will post to the website for public review, which will highlight everything discussed this evening.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Council Member Baribeau, seconded by Council Member Sattem, to adjourn the meeting. The meeting adjourned at 7:52 p.m. Ayes were unanimous.

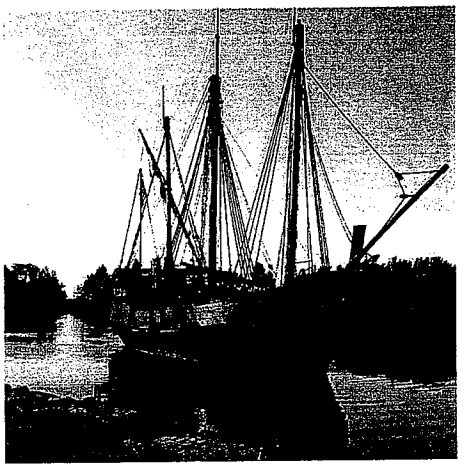
Kel Smyth, Vice Chairperson
Escanaba Planning Commission

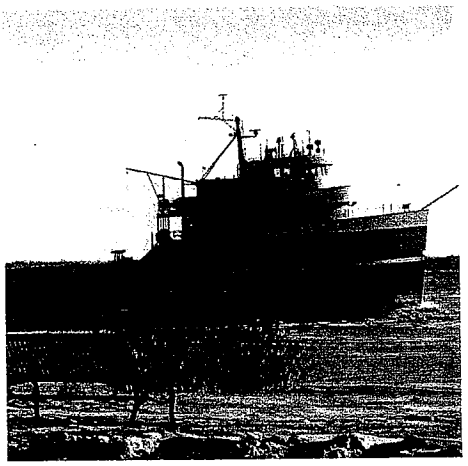
James V. O'Toole, City Manager
City of Escanaba

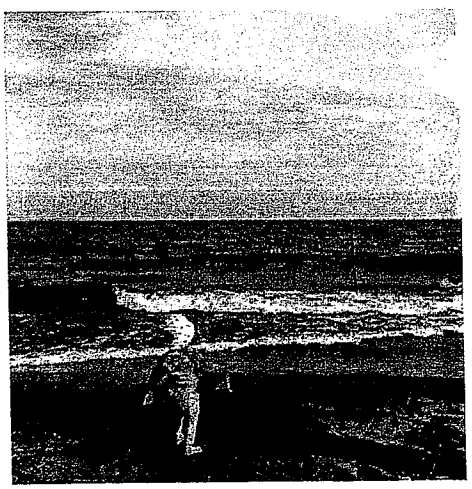
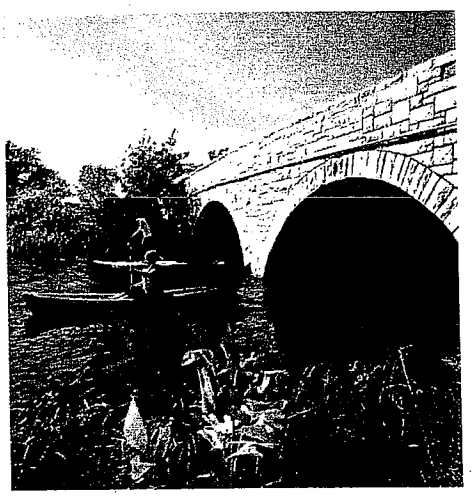
Roy Webber, Secretary
Escanaba Planning Commission

City of Escanaba

2016 Master Plan





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Acknowledgments

This plan could not have been developed without the collaboration and cooperation between community leaders, businesses, and residents. The people listed below dedicated their expertise and many hours of their time in order to complete this project.

Planning Commission
Patrick Connor
Kel Smyth
Roy Webber
Brian Black
Tom Warstler
James Hellermann
Christine Williams
Steve Buckbee
Paul Caswell
Morely Diament

City Council
Mark Tall, Mayor
Ronald Beauchamp, Mayor Pro Tem
Patricia Baribeau
Ralph Blasier
Michael Sattern

City of Escanaba Staff
Jim O'Toole, City Manager
Buffy Smith, Executive Assistant
Robert Richards, City Clerk
Blaine DeGrave, Code Enforce
Kim Peterson, Recreation Director
Bill Farrell, City Engineer
Jeff Lampi, Water and Wastewater Superintendent

...is UPward
CUPPAD
Central Upper Peninsula Planning And Development Regional Commission

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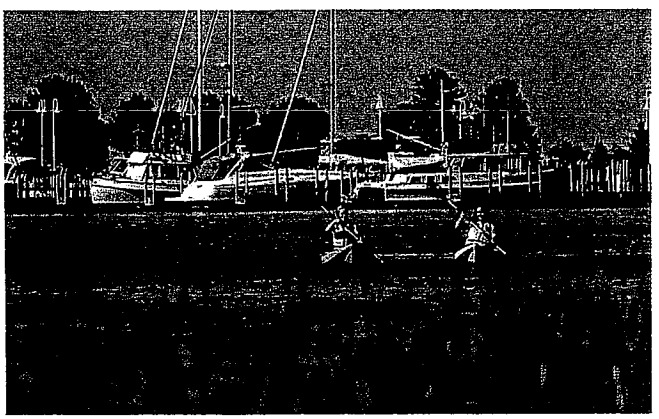

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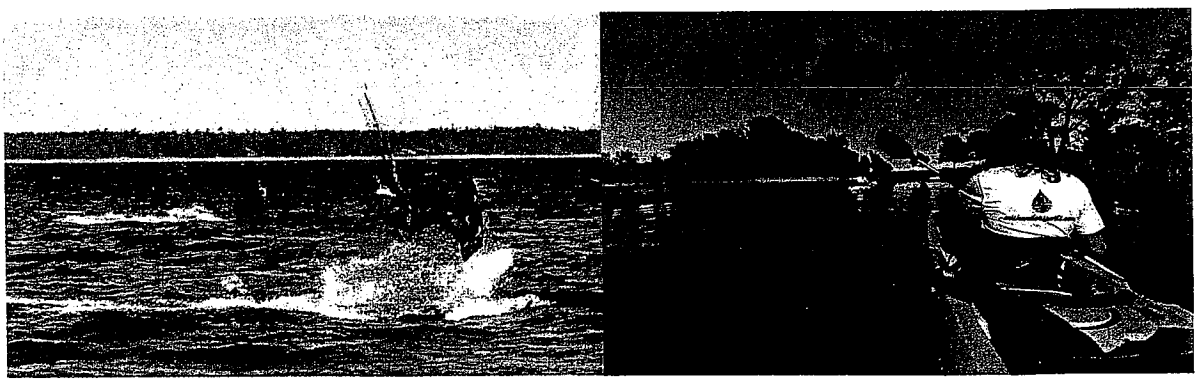
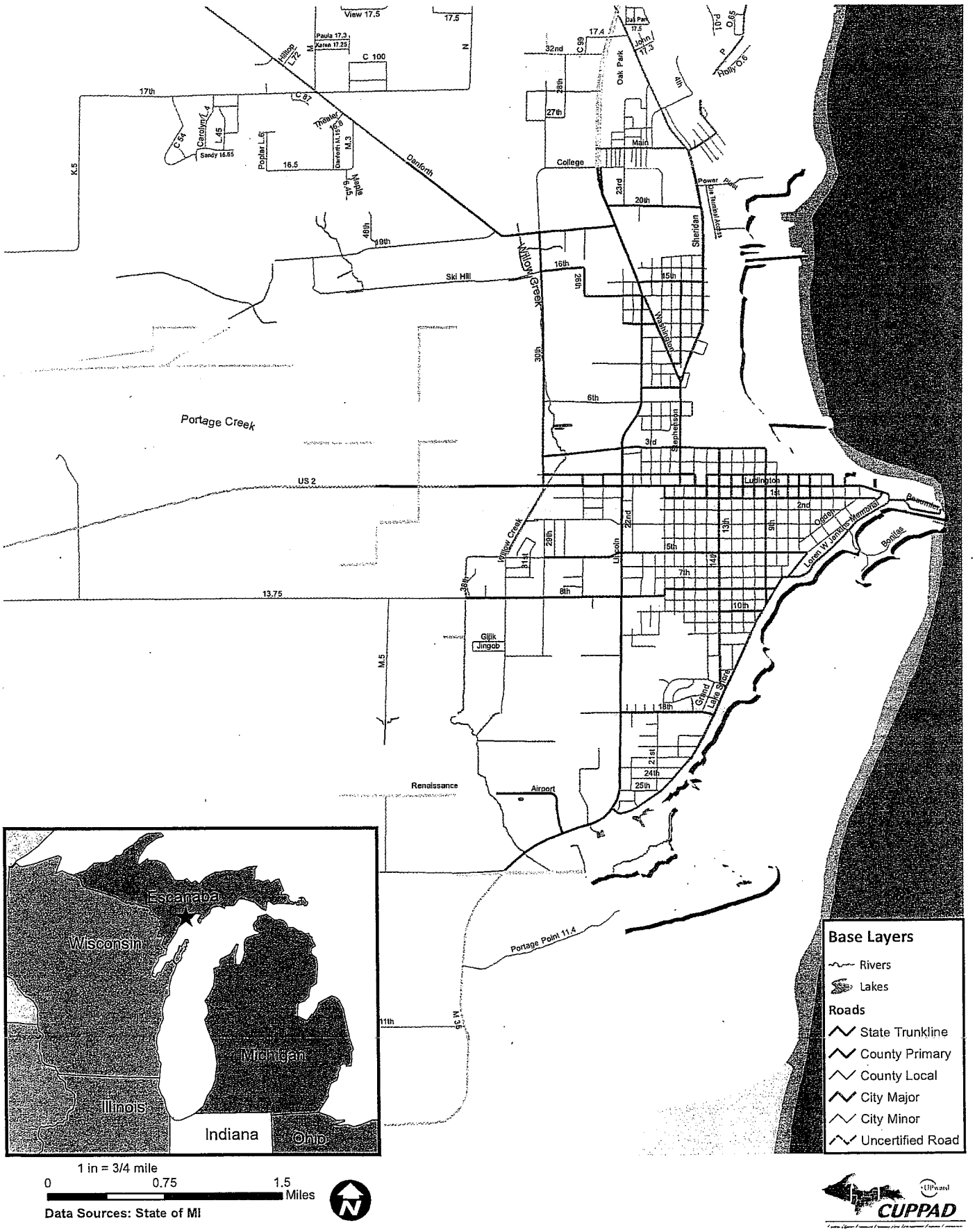
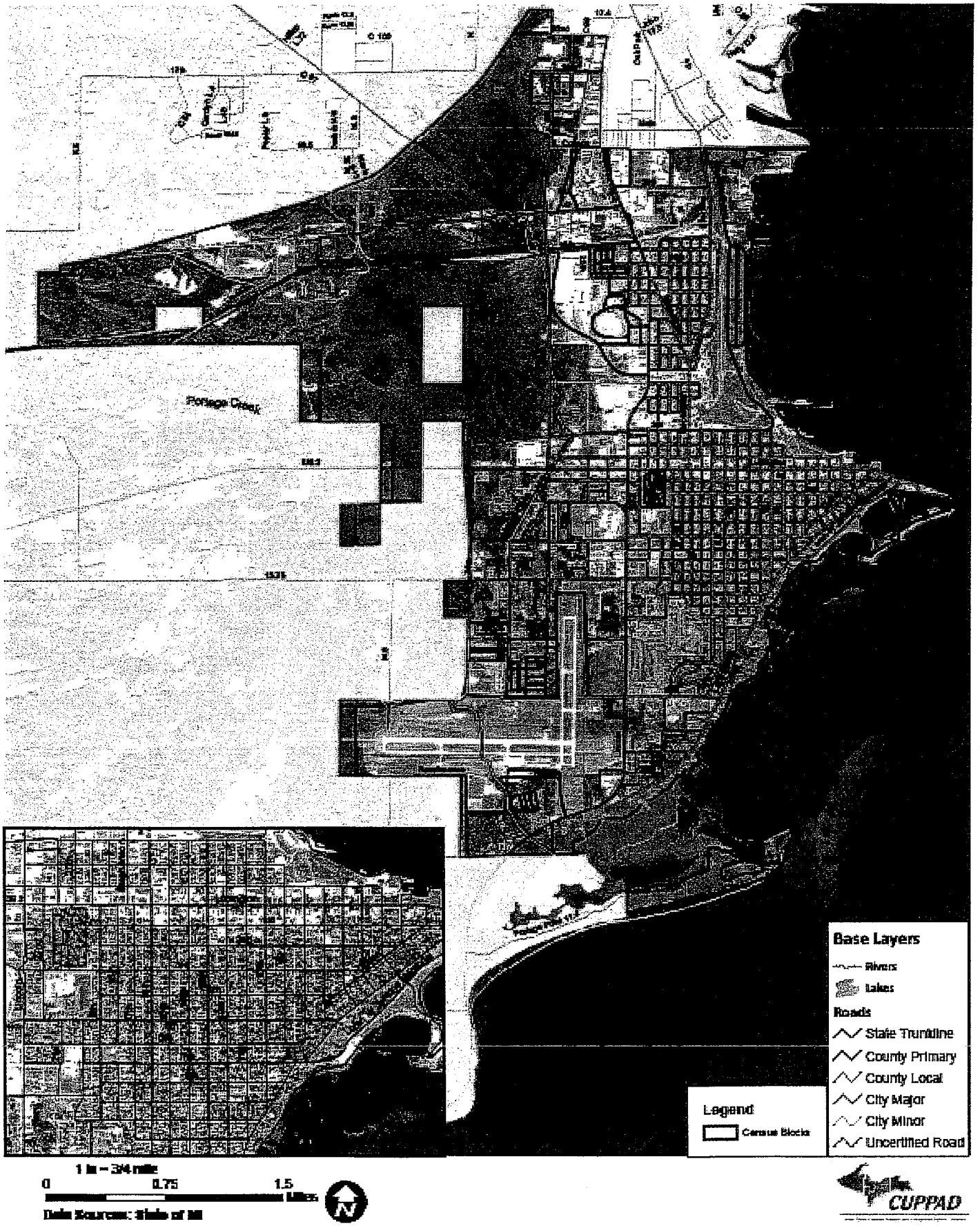


Images on these pages: Mish Watersports. All others are from the City of Escanba, or CUPPAD unless noted.



Map 1: City of Escanaba

Escanaba Master Plan



Map 2: City of Escanaba, 2010 Census Blocks

Chapter 1: Introduction

Residents of Escanaba enjoy the beautiful setting and rich character that the region and city offer. Acknowledging the value of these attributes has led to a strong commitment by the residents and city officials to concentrate efforts to maintain and enhance Escanaba as a premier waterfront city in Michigan's Upper Peninsula. Residents understand the importance of planning for a livable and enjoyable community and have taken an active role in shaping the way in which the community grows and develops. Residents and city officials have worked jointly to gain an understanding and appreciation for those elements that pose challenges and the community is meeting those challenges head on.

What is a Master Plan?

This City of Escanaba Master Plan addresses the need to plan for future land uses, protection of natural resources and public land, infrastructure, public facilities, and development of the community to sustain its vibrancy. A master plan is a long-term planning document that provides a framework for decision-making and investment. The Michigan Planning Enabling Act of 2008, as amended empowers communities to prepare community plans and regulate land. The law requires communities to prepare or amend a master plan every five years. The plan combines goals from city leaders and community members and provides a realistic schedule for implementation.

This planning document represents the culmination of discussion and study by the City of Escanaba Planning Commission with technical assistance from the CUPPAD Regional Commission. This plan also builds upon information from other previous planning efforts in the City, such as a 2006 Master Plan, a 2010 North Shore Redevelopment Plan, and a Downtown Development Authority Development Plan completed in 2011. As part of this process the City also sought input from the community throughout the development of the plan to ensure that the outcome would reflect the people of Escanaba.

In addition to providing a general framework for development, the goals, policies, and objectives contained in the plan will also serve as a guide to the Planning Commission for updating the zoning ordinances in order to reflect the desired future and to review proposed public improvements in accordance with the Michigan Municipal Planning Act.

The initial sections of this Master Plan present an analysis of the current conditions of Escanaba including a brief history, demographic statistics, economic climate, current land use, and other useful data about the community. The remaining chapters of the plan are designed around the key issues highlighted by the residents and city officials. Recommendations for how Escanaba should address these key issues are outlined in detail through a summary of necessary steps and an implementation strategy. The Master Plan provides a strong guideline for achieving the community's goals by balancing current conditions with the desired vision.

Community vision: In 2036 Escanaba will be an attractive community with a vibrant and bustling downtown that has a strong connection to the waterfront. The City will have well-maintained, sustainable infrastructure, and a diverse economic base that provides opportunities for young adults and affords residents with a high standard of living. The City will be friendly to pedestrians and cyclists and home to high-quality schools, a thriving arts scene, tree lined streets, and an accessible shoreline.

Community Overview

The City of Escanaba is located at the heart of Michigan's Upper Peninsula along the north shore of Lake Michigan on the western shore of Little Bay De Noc. Bounded by the bay to the east, Wells Township to the north and west and Ford River Township to the south, Escanaba serves as both the county seat and largest community in Delta County. Delta County has 211 miles of Great Lakes shoreline, more than any other county in the Upper Peninsula.

Escanaba has an area of roughly twelve square miles of land. The City is a small northern town that prides itself in its community values and natural beauty. Escanaba hopes to maintain and improve its historic character and aesthetic quality while expanding education and employment opportunities to further enhance the quality of life for the residents. Bay de Noc Community College provides area residents with opportunities for higher education and advancement.

With a population of 12,562 (2013 ACS Survey), Escanaba is one of the largest cities in Michigan's Upper Peninsula. It is the service and shopping center for the south-central region of the Upper Peninsula. Additionally, Bay College and St. Francis Hospital offer educational and health care services as well as employment opportunities. Verso Corporation is the primary employer in Delta County and has long benefited from the rich forest resources throughout the Upper Peninsula. The deep water port of Escanaba serves as a major point of shipping for natural resource based industries in the region.

Escanaba is renowned for recreation opportunities found in the waters of Lake Michigan's Little Bay De Noc. Fisherman and recreational boaters are drawn to the rich resources and natural beauty of the bay. This natural resource also affords residents opportunities to kayak, kite surf, and paddlebaord. Escanaba's northern climate also provides winter recreation opportunities that draw a multitude of ice and snow sport enthusiasts, in particular ice fishing, ice boating, and cross-country skiing. These recreational resources are a primary asset for the community and provide economic stability to the area. The abundant natural resources also support a variety of wildlife, including migratory birds.

The community supports a lively arts and music scene that contributes to the unique character of the city. During the summer months there are weekly music performances at the bandshell. The City also hosts summer festivals that feature live music at the municipal dock. The William Bonifas Arts Center hosts fine arts, music, and theater events. Bay de Noc College has two fine art galleries as well as a theater that is used for film, music, and theatrical performances. Additionally, there is a local artists gallery on Ludington Street and an annual arts festival that showcases area artists.

Escanaba has historically relied heavily on the natural resource industries of wood and mining. These activities have diminished over the past decades, creating demand for new economic activities to drive the local economy, such as advanced manufacturing, tourism, and health care. Escanaba plans to attract new and innovative industries offering good paying jobs and sustainable employment opportunities. Investing in the local quality of life will help the community to retain educated young adults and improve the economic resilience of the City.

Chapter 2: History of Escanaba

Escanaba was established as a shipping port, supporting the iron ore, copper, and lumber industries in the early to mid 1800's. Iron ore was discovered in Marquette County in 1844 and mining began Delta County was formally established in 1861. During the Civil War, iron ore from the Marquette Iron Range was shipped from Escanaba to be made into steel cannons and supplies to support the northern armies. It would continue to grow as a primary shipping port in northern Lake Michigan. After being incorporated as a city in 1883, Escanaba became the regional city of activity and economic hub of the in the south central portion of the Upper Peninsula.

Before European settlement of the Upper Peninsula there is evidence that he region was inhabited by Native Americans for at least 5,000 years. Among the Native peoples of the area were the Nokes, or Noquets, for whom the Bays de Noc are named. The explorer Henry Schoolcraft in his survey of the region in 1832 noted that there were several seasonal villages along the northern shore of Green Bay, with a total population of 210. The first European settlement of the area took place around 1830 and first called the Escanaba area 'Sand Point' .

Before Escanaba established itself as the primary port city on the northern shore of Lake Michigan, activity in the region was growing. The town of Flat Rock was positioned along the Escanaba River and was the center for trade and commerce during the 1840's and 1850's before Escanaba was built. Flat Rock functioned as a staging area for travelers and traders heading north to Marquette for the trade of goods with Native American groups and settlers. In 1844, Jon and Joseph Smith built a steam-powered mill near the mouth of the Escanaba River. They later sold the mill to the N. Ludington Co. in 1851. The N. Ludington Co. owned the area known as Sand Point that would later become the site of the town of Escanaba. Native Americans frequented Flat Rock to trade furs and pelts for manufactured goods and food. The settlement of Flat Rock supported the development of Escanaba and served as the initial destination of the northern shore of the Lake.

Eli P. Royce, a land surveyor, was hired by the N. Ludington Company to layout the city plan. He designed the first plat of Escanaba in 1862. Royce would go on to become one of Escanaba's founding citizens, involved in the first position in city office. Royce was asked to lay out the city with liberal provisions for the citizens and railroad, which is still evident today in the wide streets and the traditional neighborhood layouts. With the assistance of Royce, Escanaba quickly became one of the great northern boom towns benefiting from the rich copper and timber resources found to the north and west. Royce and the N. Ludington Co. were the primary founders during this boom and played a significant role in shaping the city's future.

With increasing demand for Iron Ore during the Civil War, new transportation networks were needed to provide a connection from the iron mines north of Escanaba to the steel mills in the southeast. William B. Ogden saw the opportunity to extend existing rail lines and open up the iron rich reserves of the Upper Peninsula to the nation. In 1859, Ogden and investors organized the Chicago & North Western Railway Co., to connect Escanaba to the Jackson Mine of Negaunee by the end of 1863. Once in Escanaba, the iron ore was shipped by steam ship to Green Bay, Wisconsin where the Northwestern line was positioned to transport the ore to final destinations. The development of the railroad had a significant impact on Escanaba by transforming the small lakeshore town into a booming hub of economic activity. The population growth of the city is described in Table 1-1.

Table 1-1:
Population of Escanaba since 1880

Year	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Pop.	3,026	6,808	9,549	13,194	13,103	14,524	14,830	15,170	15,391	15,368	14,355	13,659	13,140	12,616

Source: U.S. Census, Years Cited

As Escanaba and the shipping industry grew, immigrants flocked to the prosperous community. This influx of people brought the emergence of businesses and industries that supported the mining and shipping operations, rapidly expanding the economic activities throughout the city. As more people came, more housing was constructed, and Escanaba was established as a thriving and vibrant Northern Great Lakes City.

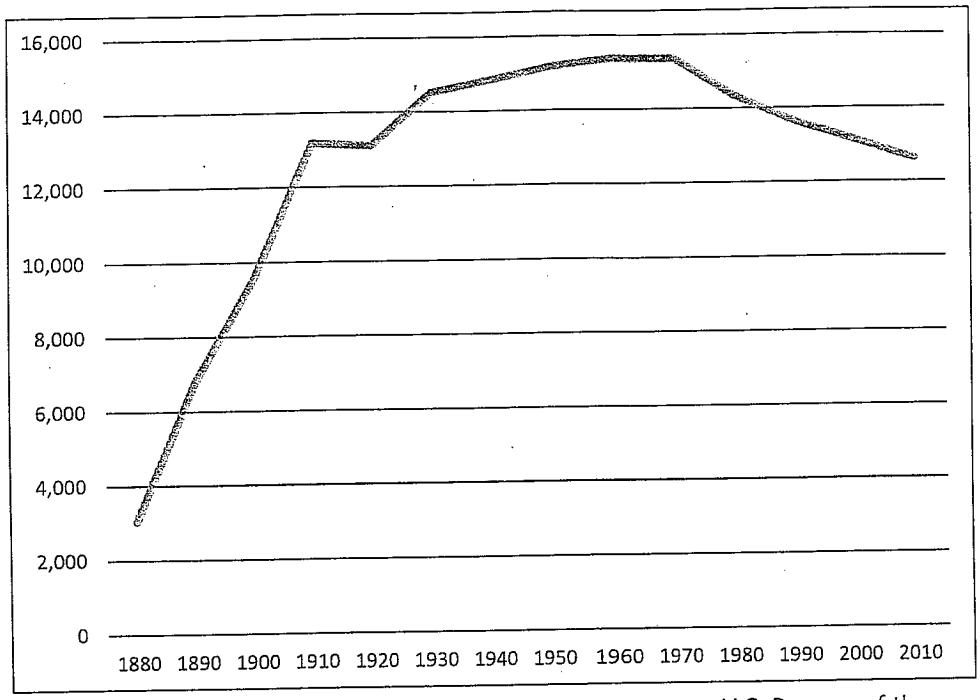


Figure 2-1: Population of Escanaba since 1880. Data source: U.S. Bureau of the Census, Years Cited.

In 2013 the City celebrated its 150th anniversary with a nine day summer festival that featured outdoor concerts, parades, historical tours, dances, fireworks and many other events. In addition, community leaders sought to encourage city-wide beautification and create an asset for future city residents by planing 150 large trees throughout parks and other parts of the community.

Image 2-1: Volunteers planting trees in honor of the City's 150th anniversary at the Upper Elementary in 2012, Esky150.org.

Chapter 3: Demographics

Introduction

Demographics Population demographics – age, income, gender, education, and occupation, combined with other factors – shape the development of a community as well as its growth. This chapter examines the demographic trends in the city that will affect the future of the community. Analysis of trends and patterns is a useful way to determine the needs and demands of the future population of Escanaba. Included in this section is a thorough review of the current population, historic population trends, population projections, and age distribution. Concluding the chapter is a description and explanation of the foreseen impacts of the analysis.

3.1 Population Trends

Escanaba is experiencing a demographic change that is common in urban areas in the rural counties of Michigan and throughout the United States. The population of the City has slowly decreased over the last 50 years. Although the total population of the State has increased, the populations of many rural cities have decreased. The decline in population is in-part a result of the shrinking of the mining and timber industries. Although the population of Escanaba has decreased since 1960, the populations of many of the surrounding townships have grown. Figure 3-1 illustrates these growth trends. The past growth in population for these townships is attributed to the desire for lower taxes and user fees, lower development costs, and a desire for rural lifestyles.

Table 3-1:
Population 1960-2010, Selected Areas

	1960	1970	1980	1990	2000	2010
Escanaba	15,391	15,368	14,355	13,659	13,148	12,616
% Change		-0.2	-6.6	-4.9	-3.7	-4.0
City of Gladstone	5,267	5,237	4,533	4,565	5,042	4,973
% Change		-0.6	-13.4	0.7	10.5	-1.4
Ford River Twp..	1,308	1,762	2,136	2,002	2,241	2,054
% Change		34.7	21.2	-6.3%	11.9	-8.3
Wells Twp.	3,295	4,003	5,181	5,159	5,044	4,885
% Change		21.5	29.4	-0.4	-2.2	-3.2
Escanaba Twp.	1,485	1,948	3,229	3,340	3,587	3,482
% Change		31.2%	65.8	3.4	7.4	-2.9
Brampton Twp.	589	737	1,113	1,142	1,090	1,050
% Change		25.1	51.0	2.6	-4.6	-3.7
Bark River Twp.	1,361	1,299	1,571	1,548	1,650	1,578
% Change		-4.6	20.9	-1.5	6.6	-4.4
Delta County	34,298	35,924	38,947	37,780	38,520	37,069
% Change		4.7	8.4	-3.0	-2.0	-3.8
State of Michigan	7,824,965	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640
% Change		13.4	4.4	0.4	6.9	0.6

Source: U.S. Census, Years Cited

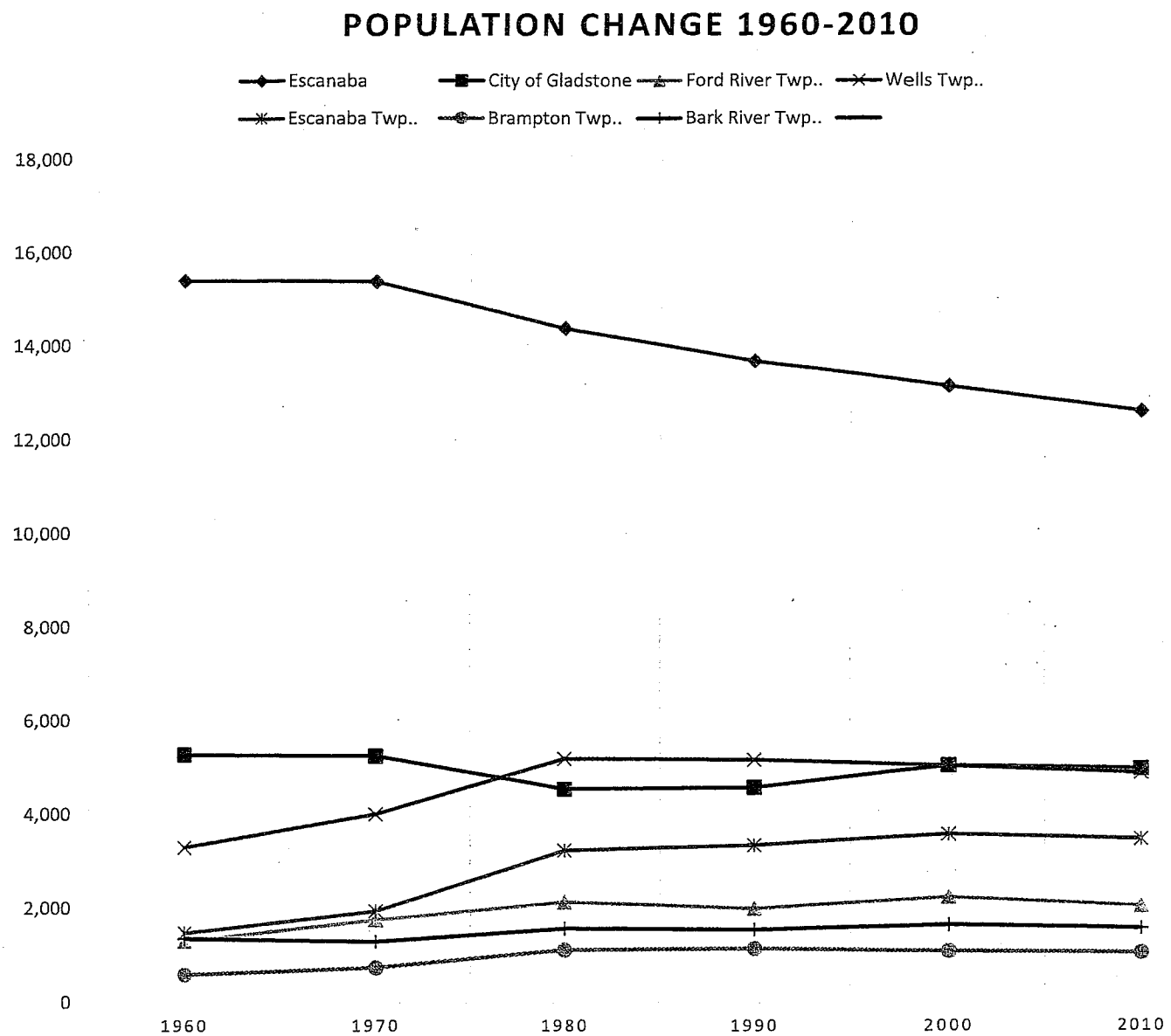


Figure 3-1: Population changes in Delta County since 1960. Source: US Census, years cited.

Table 3-2 shows the components of population change in Delta County. The most concerning trend affecting the area is the loss of population due to migration. Many people are leaving in their mid-20s to pursue economic opportunities in other parts of the country. People from Escanaba who leave are not replaced by migrants from other parts of the country or by immigrants, resulting in a net loss of population.

Table 3-2: Components of Pop Change, Delta County

	1990-1999	2000-2009	2010-2014
Births	3,918	3,818	1,537
Deaths	3,562	3,796	1,847
International Migration	32	54	13
Domestic Migration	810	-1,448	-171
Net Migration	842	-1,394	-158
Total Change	1,068	-1,602	-510

U.S. Census Bureau, Population Division

Population Estimates

Between decennial censuses the U.S. Bureau of the Census prepares estimates of relevant data through the American Community Survey (ACS). The most recent data available is a 2010-2014 five year estimation, summarized in Table 3-3. The data collected since the 2010 census indicates that the population has continued to slowly decrease as people migrate out of the region.

Table 3-3: Population Estimates

	2010 Census	2011	2012	2013	2014
Escanaba	12,616	12,678	12,608	12,569	12,529
% Change		-0.5	-0.6	-0.3	-0.3
City of Gladstone	4,973	4,990	4,960	4,952	4,920
% Change		-0.3	-0.6	-0.2	-0.6
Ford River Twp..	2,054	2,068	2,076	2,122	2,118
% Change		0.7	0.4	2.2	-0.1
Wells Twp.	4,885	4,914	4,901	4,873	4,865
% Change		0.6	-0.6	-0.6	-0.1
Escanaba Twp..	3,482	3,482	3,474	3,469	3,460
% Change		0	-0.2	-0.1	-0.2
Brampton Twp.	1,050	1,002	948	788	894
% Change		-4.6	-5.4	-16.9	11.9
Bark River Twp.	1,578	1,689	1,583	1,673	1,608
% Change		7.0	-6.3	5.7	-4.0
Delta County	37,069	37,248	37,075	36,967	36,841
% Change		0.5	-0.5	-0.3	-0.3
State of Michigan	9,883,640	9,876,187	9,883,360	9,895,622	9,889,024
% Change		-0.1	0.1	0.1	-0.01

Source, ACS 5-Year Population Estimates, Years Citied

Projected Population

The State of Michigan most recently developed population projections for each county in the state in 1996 (Table 3-4). The estimates made at that time indicated that the population for Delta County in 2010 would be 39,100. The actual census count for 2010 was 37,075, an over-estimate of over 2,000 people or 9.5%. A study done by the University of Michigan for MDOT in 2012 did not develop precise numbers, but used existing economic conditions to forecast that between 2010 and 2040 the population of the county will decline.

Table 3-4: Population Projections for Delta County

Year	1980 Census	1990 Est	2000 Est	2010 Est	2020 Est
Estimate	38,947	37,780	38,800	39,100	39,400

State of Michigan, Office of State Demographer, 1996

Population Density

Relative to most other communities in the Upper Peninsula, Escanaba is a dense urban community (Table 3-5). However, the nearby community of Gladstone is slightly more dense than Escanaba. The density of the population is not uniform throughout the city, most of the population is concentrated east of Lincoln Road. The density of this area is close to 980 persons per square mile. However, other parts of the city contain large undeveloped tracts of land, such as the Portage Marsh and cross-country ski trail area, where there are no structures. There are also areas of the city where residential homes are zoned to be less dense than the older neighborhoods closer to downtown. Map 2 illustrates the density of population across the City by census tract. Census tracts are small statistical subdivisions determined by the U.S. Bureau of the Census and designed to encompass relatively homogeneous districts.

Table 3-5: Population Density, Selected Areas, 2010

	Land Area	Population	Persons/Sq Mi
City of Escanaba	12.9	12,616	979.5
City of Gladstone	5.0	4,973	994.6
Escanaba Township	59.6	3,482	58.4
Wells Township	39.5	4,885	123.7
Ford River Township	64.8	2,054	31.7
Bark River Township	45.6	1,578	34.6
Brampton Township	23.7	1,050	44.3
Delta County	820	37,069	45.2
Michigan	56,809.20	9,883,640	173.9

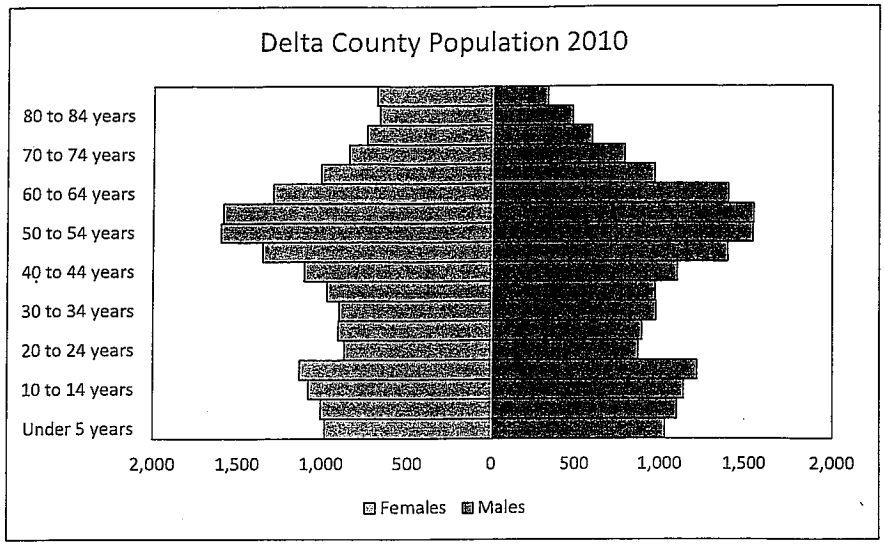
3.2 Age and Gender

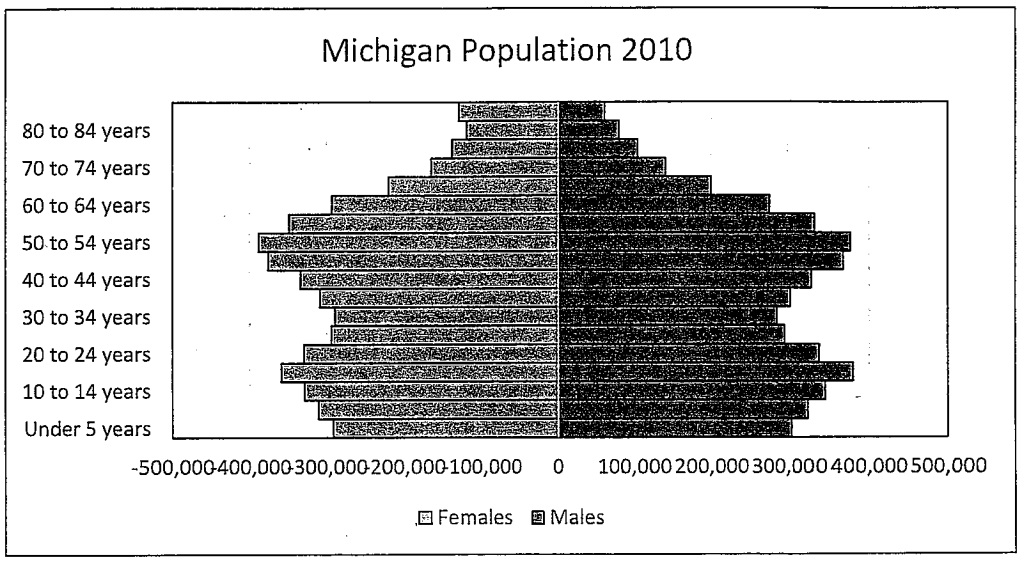
Age distribution, in conjunction with population dynamics, helps identify which age groups are staying in Escanaba and what groups are declining in numbers. Table 3-5 describes the population of the City be age cohort. The people in the 25-44 age cohorts have declined as a percentage of the overall population. This trend affects the ability of employers to attract and retain a young, educated workforce. The geographic concentration of age groups also helps to identify those areas that may require specific amenities and facilities. Determining which areas of the city have higher populations of elderly or young people helps city leaders to locate specific facilities, such as parks, recreation centers, or schools. In addition, walkability, safety, and recreation opportunities are important characteristics that need to be recognized for the vitality of any area. Furthermore, by assessing the age distribution of Escanaba,

Table 3-5: Age Distribution, City of Escanaba, 1990-2010

	1990		2000			2010		
Age Group	Number	%	Number	%	% Change	Number	%	% Change
Total	13,659	100	13,148	100	-3.7	12,616	100	-4.0
Under 5	956	7	762	5.8	-20.3	821	6.5	7.7
5-20	2,950	21.6	2,612	25.7	-11.5	2,282	18.1	-12.6
21-24	704	5.2	873	6.6	-24	852	6.8	-2.4
25-44	3,849	28.2	3,296	25.1	-14.4	2,858	22.7	-13.3
45-54	1,231	9	1,648	12.5	33.9	1,765	14	7.1
55-59	635	4.7	582	4.4	-8.3	874	6.9	50.2
60-64	713	5.2	551	4.2	-22.7	690	5.5	25.2
65-74	1,360	10	1,233	9.4	-9.3	1,012	8.0	-18
75-84	905	6.6	1,048	8	15.8	959	7.6	-8.5
85 and +	356	2.6	535	4.1	50.3	503	4.0	-6.0

Source: U.S. Census, Years Cited





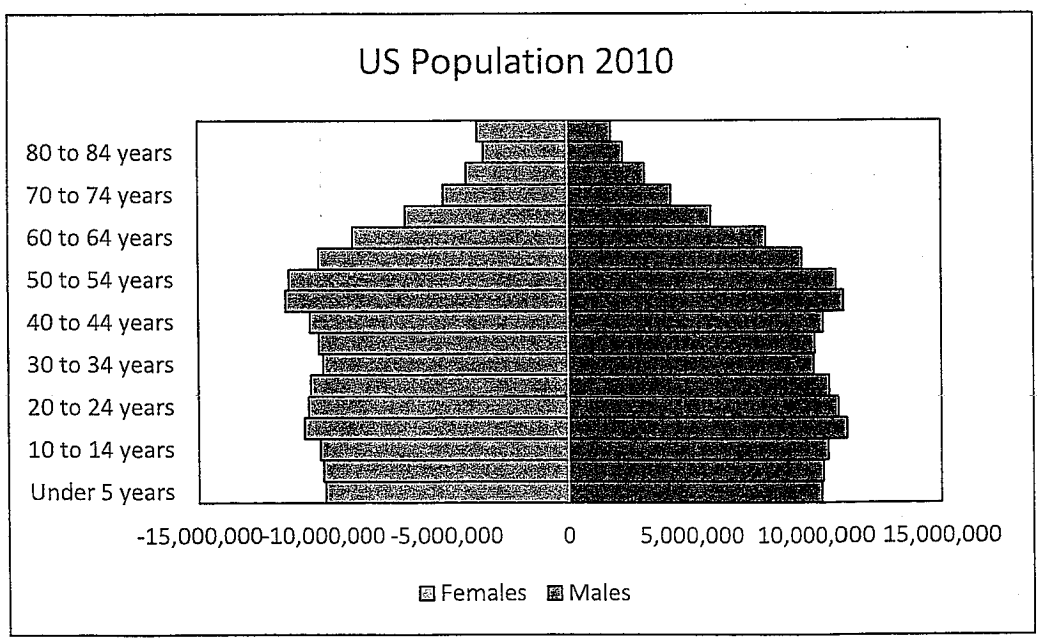
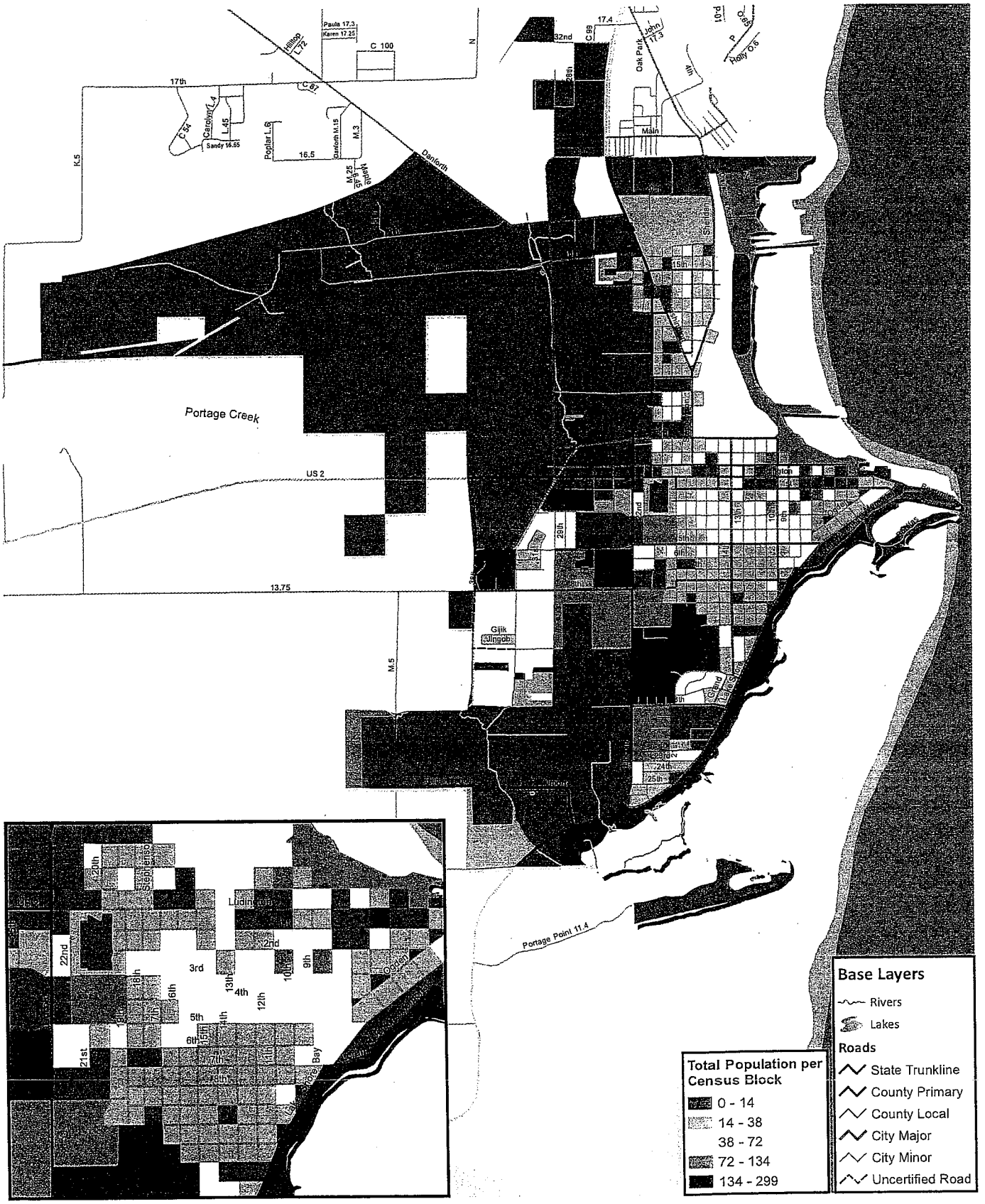


Figure 3-2: Comparing gender and age cohorts across Delta County, Michigan, and the U.S. reveals differences between these areas. It is clear that the out-migration from the Escanaba area has a significant impact on the county's demographic profile. The loss of people of prime working age limits economic development.



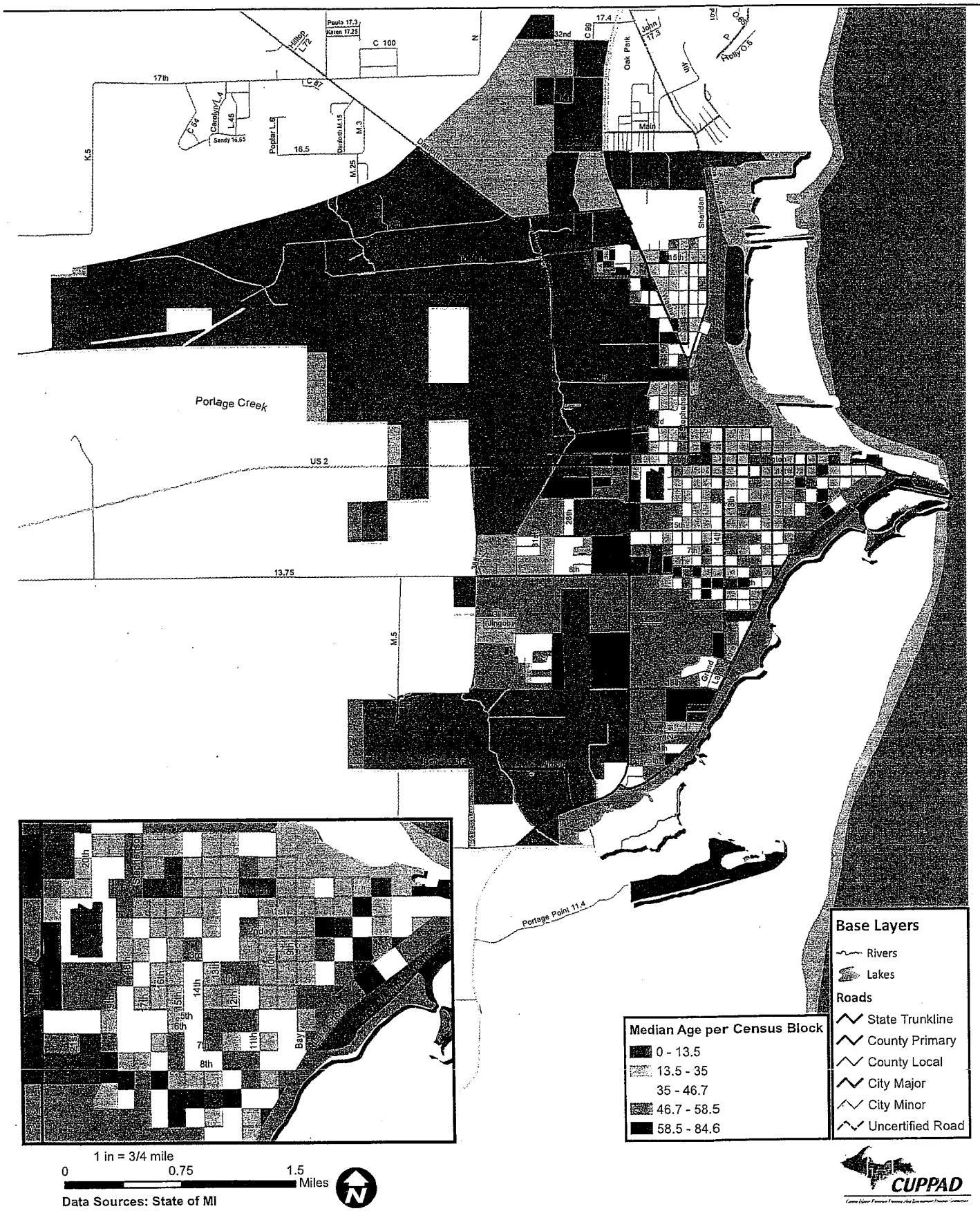
1 in = 3/4 mile

0 0.75 1.5 Miles

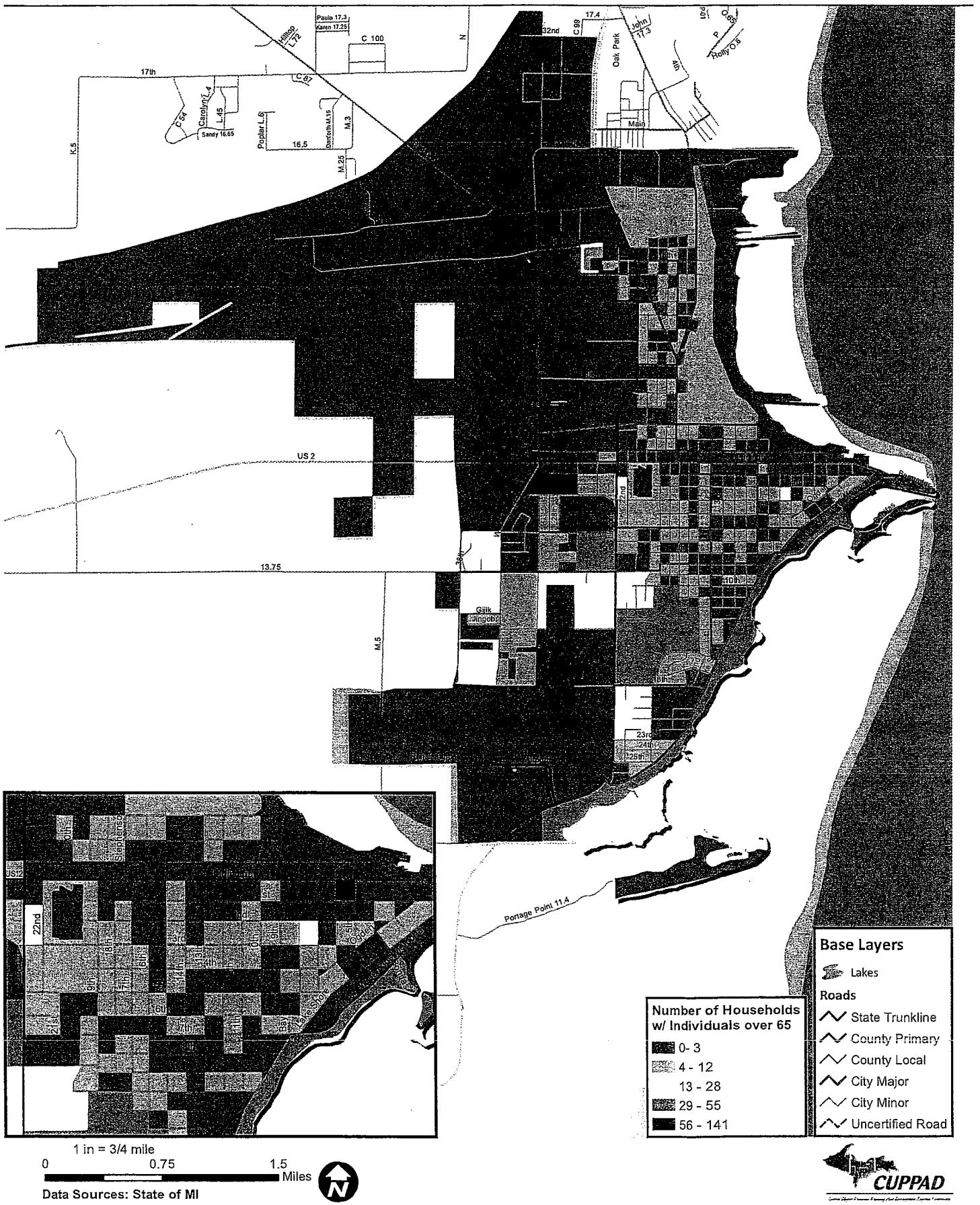
Data Sources: State of MI

CUPPAD

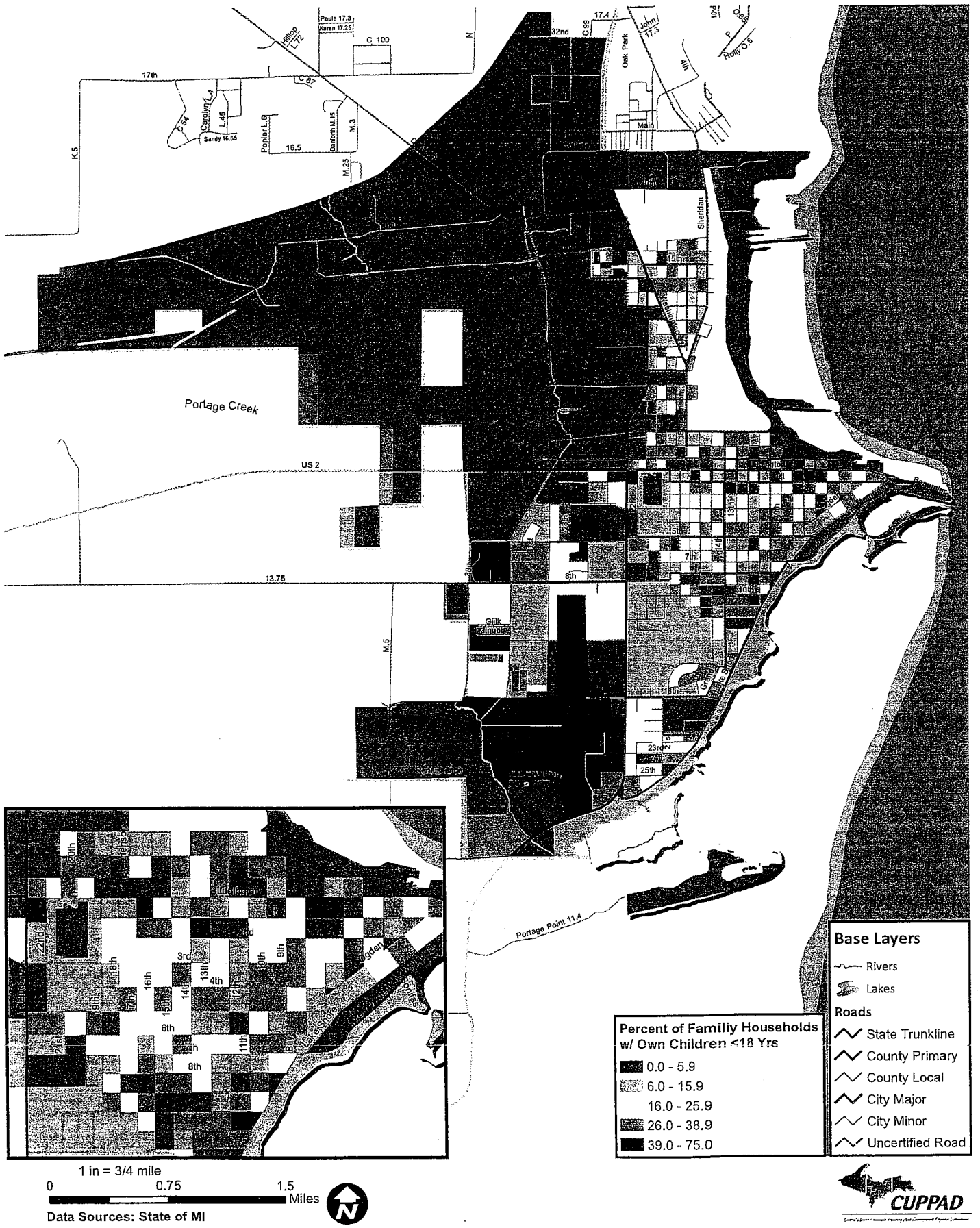
Map 3: City of Escanaba, Population, 2010



Map 4: City of Escanaba Median Age, 2010



Map 5: City of Escanaba, Households with Individuals over Age 65, 2010



Map 6: City of Escanaba, Families with Own Children, 2010

health care demands and school enrollment can be predicted. Research done by the University of Michigan for the State of Michigan (shown in Figure 3-2) indicates that by 2040 those aged 65 and over will comprise nearly a quarter of the population. Additionally, communities in the U.P. are aging faster than those in the rest of the state. Maps 3,4, and 5 describe where people of different ages live within the city.

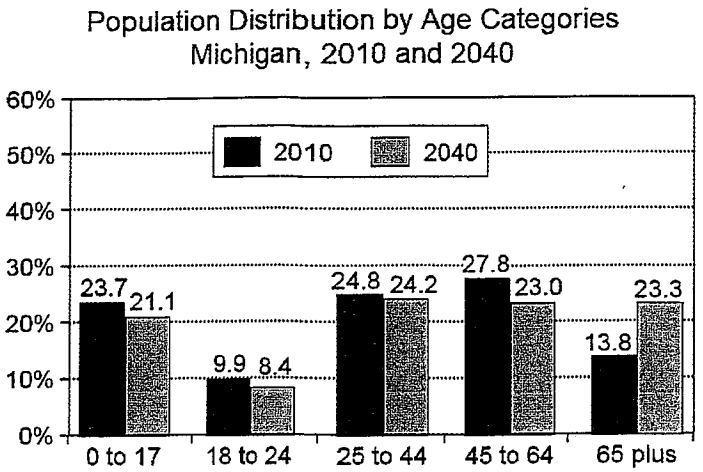


Figure 3-3: Projected population changes in Michigan[1].

3.3 Racial Composition

The racial make-up of the City of Escanaba, like the rest of northern Michigan, is primarily white. The largest minority racial group in the area is American Indian, Eskimo, & Aleuts. The number of ethnic Latino people living in the community has increased from 87 in 2000 to 154 in 2010. People who identify themselves as Latino can be of any race. A breakdown of the number of residents by racial groups is provided in Table 3-6.

Table 3-6: City of Escanaba, Persons by Race

Race	2000	2010
White	12,570	11,696
Black	14	49
American Indian or Alaska Native	343	321
Asian	43	73
Native Hawaiian or Pacific Islander	3	0
Other	24	5
People of Two or More Races	143	302
Hispanic or Latino	87	154
Not Hispanic or Latino	13,953	12,462

Source: U.S. Census, Years Cited

3.4 Education Attainment

The 2013 ACS survey indicates that 10.7% of Escanaba adults 25 and over do not have a high school diploma or equivalent. This percent is higher than that of Delta County as a whole, but lower than the average for the State of Michigan. Fewer Escanaba residents hold bachelor's degrees (12.4%) than do Delta County residents on average (12.9%) or the State of Michigan (15.9%). Only 6.0% of residents hold graduate or professional degrees, which is slightly higher than that of the Delta County average (5.8%) but less than the State of Michigan average (10%). 12.4% of Escanaba residents have a bachelor's degree or higher, which is slightly less than average for Delta County (12.9%) and less than the state average (15.9%).

Table 3-7: Educational Attainment for Persons 25 and Over, 2010

Educational Level	Escanaba	Delta County	Michigan
Less than 9th Grade	3.4	3.0	3.4
9th-12th Grade, No Diploma	7.3	6.4	7.7
High School Diploma	38.6	38.4	30.4
Some College, No Degree	21.4	22.3	24
Associates Degree	10.9	11.2	8.6
Bachelor's Degree	12.4	12.9	15.9
Graduate or Professional Degree	6.0	5.8	10
High School Graduate or Higher	89.3	90.6	88.9
Bachelor's Degree or Higher	18.4	18.7	25.9

Source: 2009-2013 ACS 5 Year Estimate

Two industries that employ large numbers of people in the county are healthcare and education, both of these fields

1. Grimes, D. R., & Fulton, G. A. (2012). Retrenchment and Renewal: The Economic and Demographic Outlook for Southeast Michigan Through 2040. *Institute for Research on Labor, Employment, and the Economy, University of Michigan.*

require advanced training or degrees. Even fields which may have not required advanced training in the past now seek employees with post-high school education. Many employers seek to locate in areas that have a highly-trained workforce. Bay College maintains partnerships with area employers to ensure that curricula meets workforce development needs.

3.5 Household Characteristics

An evaluation of the changes in household characteristics in a community can often provide additional insights about population trends. Household relationships often reflect changing social values, economic conditions, and demographic changes and may signal the need for policy changes to respond to community needs.

The U.S. Census defines a household as all persons who occupy a housing unit. For example, a household could consist of a single family, one person living alone, two or more families living together, or any group of related or unrelated people sharing living quarters. A family consists of a householder and one or more persons living in the same household who are related by birth, marriage, or adoption. A non family household could be one person living alone, or any combination of people not related by blood, marriage, or adoption. The average household size and average family size decreased slightly 2000 Census, which is aligned with state and national trends. Fewer people are having large families and more people are choosing to live alone, resulting in smaller household and family sizes. The number of married couple families decreased by 5.4% and the number of married couple families with children under 18 decreased by 4.4%. The number of non-family households increased by 3%. This may be attributed to the overall decrease in people between ages 25-44. The number of householders living alone increased by 1.2%, which is aligned with the decrease in average household size.

Table 3-8:
Household Characteristics, 2000 & 2010

	2000		2010	
Household Characteristics	Number	%	Number	%
Total Households	5,800	100	5,622	100
Family Households	3,297	56.8	3,090	55
w/own children under 18	1,544	26.6	1,375	24.5
Married Couple Family	2,445	42.2	2,071	36.8
w/children under 18	979	16.9	705	12.5
Non-Family Households	2,603	42	2,532	45
Householder Living Alone	2,148	37	2,145	38.2
Aged 65+	1,049	18.1	993	17.7
Households w/ under 18	1,629	28.1	1,470	26.1
Households w/ over 65	1,918	33.1	1,742	31
Average Household Size	2.19		2.14	
Average family size	2.88		2.82	

Sourece: U.S. Census Bureau, Census 2000 Summary File 1

3.6 Issues and Opportunities

Issues

The 2010 Census shows the population of Escanaba has declined by 22% since 1960, recent data indicates this decline has continued. Since the 2000 Census the population has decreased by -9.0%,. The loss of population increases the per capita cost of infrastructure and public services and has a negative impact on economic development.

Census data also indicates Escanaba's population is aging, which is aligned with regional, state, and national trends. An aging population will affect the demand for services, such as health care and public transportation. In addition, people in the community may find their existing home or neighborhood no longer meets their needs and may look to move to smaller homes or senior apartments.

The census data shows many people are leaving the region in their early twenties. This loss of people in their prime working age limits economic development, as companies want to be located where there is an ample workforce. Furthermore, the population of Escanaba has a lower percentage of people with bachelor's degrees than Michigan as a whole, as young adults are leaving to pursue opportunities elsewhere. A community with a highly educated population can attract knowledge-based industries.

Opportunities

The population density is high compared to most of the surrounding communities. Density enables more efficient transit services, walkability, reduced fuel consumption, and greater economic growth. Future development should seek to improve growth patterns to sustain the dense, historic core of the community that provides the City with its unique sense of place.

The changing household characteristics indicate more residents of the city are living alone and there are more homes with people over 65 than there are with children under 18. Seniors, as well as young professionals, want denser low-maintenance housing, such as condos, is walkable neighborhoods. There is a market for this type of housing in Escanaba, and developing this type of housing can help to attract and retain residents.

Chapter 4: Local Economy

Introduction

Escanaba was established through the utilization and harvest of the natural resources that were bountiful throughout the region. Lumber and iron ore mining operations provided jobs and a sustainable source of revenue for Escanaba and its residents. Historically, Escanaba has maintained these primary economic activities in conjunction with a multi-modal transportation hub to grow and build a strong vibrant community. More current economic trends reveal a depletion of mineral reserves initiating an increased reliance other industries and employment opportunities. This transition from a primarily industrial economy to one centered more in services and manufacturing will continue as more mining and logging businesses reduce capacity or close. The community will need to continue to pursue diverse industries and investing in local and regional economies in order to remain resilient to economic changes.

Information is provided for the City of Escanaba whenever it is available, but many statistics are only collected for Delta County. Where local information is available, the data for the City may not accurately reflect the local economy. Residents of the Escanaba area move freely and may purchase goods and services in one community while living and working in others.

4.1 Labor Force & Employment

The information summarized in Table 4-1 describes unemployment trends in Delta County, the central U.P. region, the entire U.P., the State of Michigan, and the United States from 2004-2014. This data indicates that Delta County has generally had a higher unemployment rate than that of the central U.P. region, the State of Michigan and the U.S. Unemployment was at its peak in 2009 and 2010, which was also the peak period of unemployment measured at national and state levels.

The overall number of people in the labor force, employed or unemployed, has decreased since 2004.. This is due in-part to people who are unemployed dropping out of the labor force and in-part to people moving out of the state as a result of the recession that began in 2008.

Table 4-1:
Delta County Labor Force and Unemployment

	County Civilian Labor Force			Unemployment Rate (%)				
Year	Employed	Unemployed	Total	Delta County	Central U.P. Region	U.P.	MI	US
2004	18,700	1,599	20,299	7.9	7.3	7.4	7.1	5.5
2005	18,819	1,481	20,300	7.3	6.8	7	6.8	5.1
2006	19,014	1,527	1,546	7.4	7.1	7.1	6.9	4.6
2007	18,599	1,546	20,145	7.7	7.1	7.4	7.1	4.6
2008	18,067	1,625	19,692	8.3	7.8	8.2	8.3	5.8
2009	17,108	2,390	19,498	12.3	11.8	12	13.5	9.3
2010	15,898	2,279	18,177	12.5	11.3	11.8	12.7	9.6
2011	15,892	1,926	17,818	10.8	9.8	10.2	10.4	8.9
2012	15,789	1,731	17,520	9.9	8.9	9.2	9.1	8.1
2013	15,763	1,799	17,562	10.2	9.1	9.7	8.8	7.4
2014	16,078	1,452	17,530	8.3	7.6	8	7.2	6.2

Source: Michigan Dept of Mgmt and Budget, Labor Market Information

4.2 Employment by Sector

The employment patterns in Delta County have changed over the last decade. Overall, the number of jobs in the county has decreased by 15%. The biggest changes are the decreases in the relative importance of the finance and manufacturing industries in the county. However, the decrease in manufacturing has also been a state-wide and national trend. The percent of people working in the construction, wholesale trade, information, public administration, arts, education, retail trade, and transportation sectors have also decreased since 1970. The professional and agriculture sectors have grown in importance to the local economy.

Traded and Local Industry Clusters

In order to understand the economic importance of the industries in Delta County it is useful to compare the concentration of local industries in the county to other counties and state or national averages. Concentrations of inter-related businesses in a particular industry creates a competitive advantage for

Table 4-2:
Delta County Employment by Industry

Sector	Number, 2000	%, 2000	Number, 2013	%, 2013	% Change
Employed civilian population 16 years & over	5,782	100	4,905	100	-15.2
Agriculture, forestry, fishing, hunting, mining	60	1	74	1.5	23.3
Construction	263	4.5	224	4.6	-14.8
Manufacturing	845	14.6	613	12.5	-27.5
Wholesale trade	146	2.5	97	2	-33.6
Retail trade	810	14	680	13.9	-16.1
Transportation, warehousing, and utilities	292	5.1	215	4.4	-26.4
Information	142	2.5	94	1.9	-33.8
Finance, insurance, real estate, rental & leasing	280	4.8	119	2.4	-57.5
Professional, scientific, management, administration, & waste management service	311	5.4	371	7.6	19.3
Education, health, & social services	1,227	21.2	1,148	23.4	-6.4
Arts, entertainment, recreation, accommodation & food service	821	14.2	763	15.6	-7.1
Other services (except public admin)	339	5.9	350	7.1	3.2
Public administration	246	4.3	157	3.2	-36.2

Source: U.S. Census 2000, ACS Survey 2013

Table 4-3:
Employment by Occupation

	Number, 2000	%, 2000	2013, Number	%, 2013	% Change
Employed civilian population 16 years & over	5,782	100	4,905	100	-15.2
Management, business, science, & arts	1,482	25.6	1,226	25	-17.3
Service occupations	1,301	22.5	1,239	25.3	-4.8
Sales and office occupations	1,396	24.1	1,186	24.2	-15
Natural resources, construction, maintenance occupations	481	8.3	383	7.8	-20.4
Production, transportation, & material moving occupations	1,122	7.7	871	17.8	-22.4

Source: Source: U.S. Census 2000, ACS Survey 2013

a region. This concentration of related companies in a particular area is an industry cluster, which can be defined as either traded or local. The industries are categorized by the North American Industry Classification System (NAICS). Traded industry clusters are those that are concentrated in a few geographic areas and produce goods or services that are sold widely across the nation or internationally. In Delta County, the largest industry clusters by the number of employees are paper and packaging, production technology, downstream metals, wood products, forestry, water transport, furniture, printing, medical devices, recreational goods, and trailers and appliances. Local clusters are those that are present in most locations and sell to local buyers. The largest local industry clusters include health services, hospitality, retail, commercial services, real estate and development, and local motor vehicle products and services.

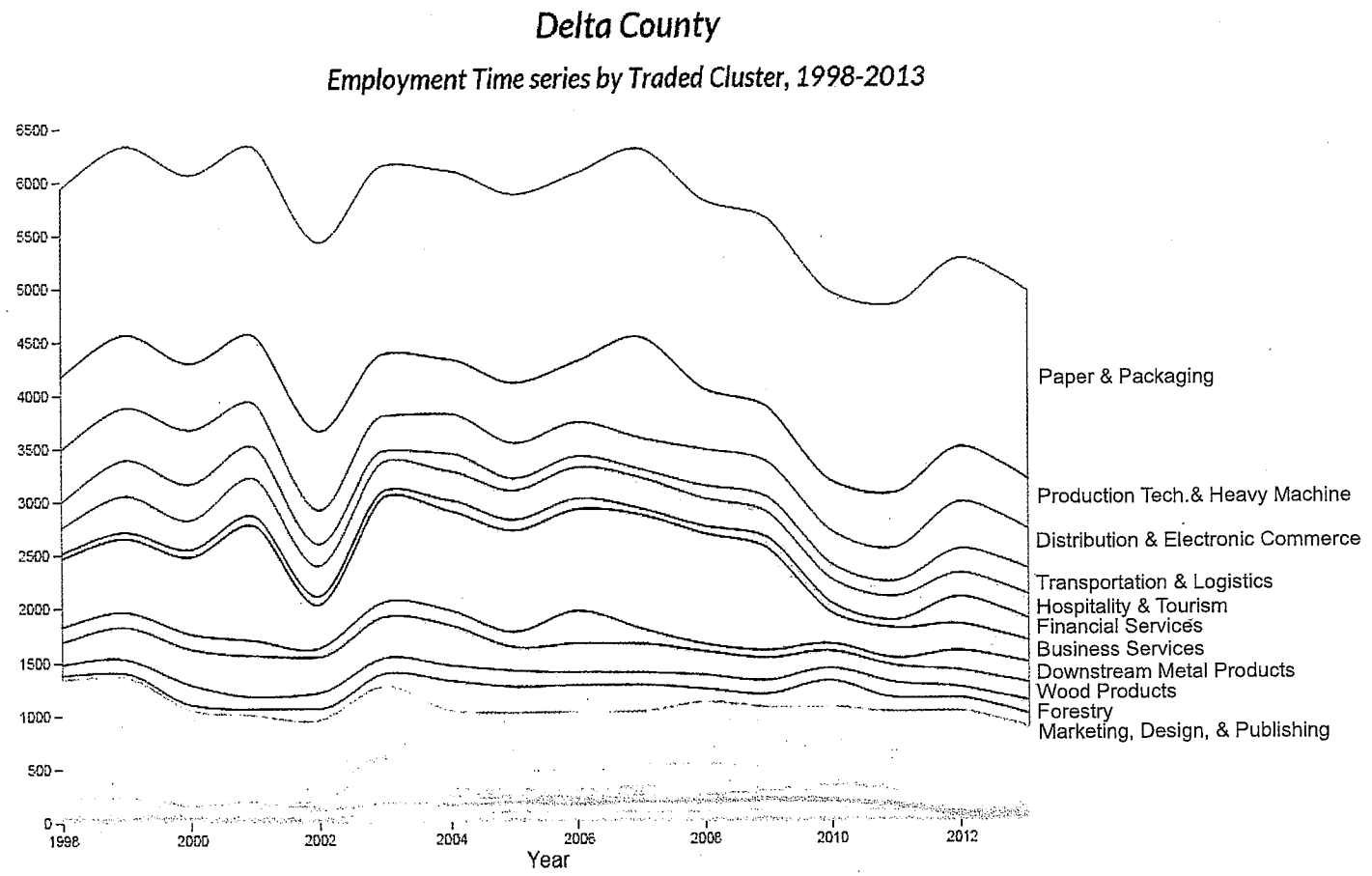


Figure 4-1: Number of people employed in Delta County traded industry clusters. Clustermapping.org

Economic projections for the state as a whole predict declines in the retail-trade, transportation, and utility sectors and growth in leisure and hospitality services, government, and financial services. Figure 4-2 describes state-wide projections for employment.

4.3 Major County Employers

Most of the major employers in the area are located within or near the Cities of Escanaba and Gladstone. Table 4-5 shows that a relatively high proportion of Delta County residents (28.4%) work outside the county. This may be due to people who commute to large employers located outside of the county, such as Island Resort and Casino, or the large number of jobs based in Marquette County.

4.4 Incomes

Comparing local income trends with those of state and national averages provides information about the amount of wealth that is available locally for expenditures on goods and services. The trends reflect the compensation paid to local workers. Income is measured in three ways: per capita income, which is derived from the total income reported for a community divided by the total population; household income, the average income reported for all households, including families; and family income, which includes married-couple families and other households made up of persons related by blood, marriage or adoption, but does not include persons living alone, unrelated persons sharing living quarters, or other non-family households.

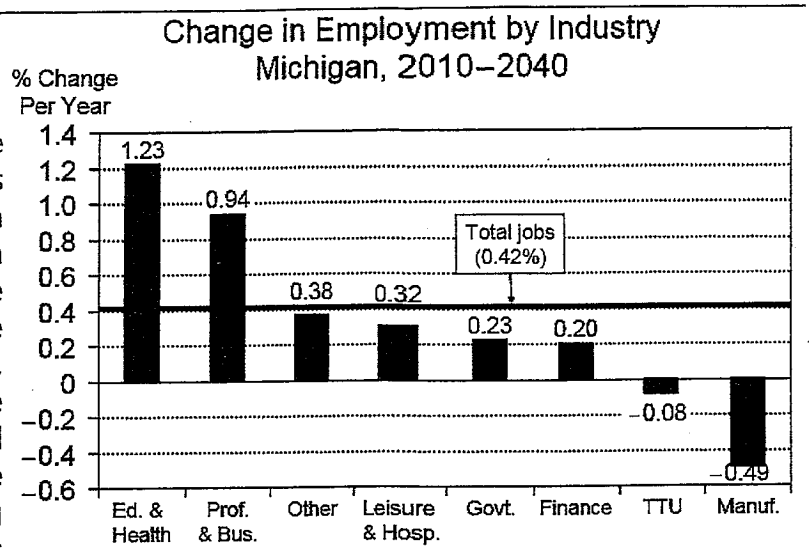


Figure 4-2: Projected employment trends[1].

Table 4-6 shows that incomes in the City of Escanaba are generally lower than the county and state average. Comparing data from 2000 and 2013 shows the impact that the recession had on the state. In Michigan, Delta County, and Escanaba the per capita, median household, and median family incomes have all decreased significantly since 2000.

Table 4-7 describes the annual incomes of people in Escanaba, Delta County, and Michigan by household. Escanaba has a higher percent of lower income households and a smaller percentage of higher income households than in Delta County and Michigan on average.

Table 4-4: Major County Employers

Employer	# of Employees	
	2013	2014
Hannahville Community & Enterprises	1,084	
Verso	1,000	1,000
OSF Hospital	603	603
Escanaba Schools	434	434
EMP	400	400
Walmart	400	400
Bay College	275	275
Elmer's	150	150
Gladstone Schools	148	148
Andex	85	85
VanAire	77	73
Besse Forest Products	60	60
Marble Arms	30	26
Source: Delta County EDA		

Table 4-5: Employment by Place of Work, Delta County Residents, 2013

Work in MI	98.0%
Work in Delta County	69.6%
Work outside Delta County	28.4%
Work outside MI	2.0%
Source: ACS Survey 2013	

4.5 Poverty

Another way to compare the relative wealth of communities is to compare poverty rates. The poverty level for a particular year is determined by the Bureau of the Census and is based on a complex formula that includes 48 different thresholds. In 2013 the poverty level for a family of four was $23,550.

1. Grimes, D. R., & Fulton, G. A. (2012). Retrenchment and Renewal: The Economic and Demographic Outlook for Southeast Michigan Through 2040. *Institute for Research on Labor, Employment, and the Economy, University of Michigan.*

Table 4-6: Income Levels, 2000 - 2013 (In 2013 dollars)						
Per Capita Income	2000 actual	2000 adj. for inflation	2010 actual	2010 adj. for inflation	2013	% Change 2000-2013
Escanaba	17,589	23,795	19,199	20,511	19,556	-18
Delta County	18,667	25,253	22,064	23,572	22,471	-11
Michigan	22,168	29,989	23,622	25,236	25,681	-14
Median Household Income						
Escanaba	29,125	39,401	29,130	31,121	27,328	-31
Delta County	35,511	48,040	41,951	44,818	42,676	-11
Michigan	44,667	60,427	45,413	48,516	48,411	-20
Median Family Income						
Escanaba	36,995	50,048	43,048	45,990	45,721	-9
Delta County	45,079	60,984	51,442	54,957	53,489	-12
Michigan	53,457	72,318	56,101	59,935	60,793	-16
Source: 2000 US Census, 2010 ACS Survey 5-Year Estimates, 2013 ACS Survey 5-year Estimates.						

Table 4-7: Households by Annual Income, 2013						
	Escanaba		Delta		Michigan	
	Number	Percent	Number	Percent	Number	Percent
Less than $10,000	794	13.8	1,350	8.5	320,953	8.4
$10,000 to $14,999	684	11.9	1,175	7.4	237,074	6.2
$15,000 to $24,999	1,219	21.2	2,478	15.6	489,200	12.9
$25,000 to $34,999	667	11.6	1,795	11.3	436,343	11.5
$35,000 to $49,999	713	12.4	2,446	15.4	583,142	15.3
$50,000 to $74,999	834	14.5	3,145	19.8	719,773	18.9
$75,000 to $99,999	431	7.5	1,938	12.2	427,891	11.2
$100,000 to $149,999	276	4.8	1,080	6.8	382,961	10.1
$150,000 to $199,999	86	1.5	318	2.0	118,836	3.1
$200,000 or more	46	0.8	159	1.0	90,448	2.4
Total	5,750	100	15,885	100	3,806,621	100
Source: 2009-2013 ACS Survey, 5 Year Estimates.						

Table 4-8: Households with Income by Income Type, 2013				
	Escanaba		Delta	Michigan
Income	Number	Percent	Percent	Percent
Wage or Salary	3,618	62.9	67.3	73.9
Supplemental Security	446	7.8	5.6	5.5
Social Security	2,208	38.4	39.9	32.3
Public Assistance	330	5.7	3.4	3.9
Retirement	1,136	19.8	24.2	22.7
Food Stamp/SNAP	1,470	25.6	15.8	16.7
2010 ACS Survey 5-Year Estimates				

Table 4-9 compares the poverty rates for different groups across Escanaba, Delta County, and Michigan. The data indicates Escanaba has poverty rates higher than that of the County and State, in particular for children and young families. This may be due to a higher unemployment rate in the area. Additionally, amongst people who are employed, the loss of highly paid manufacturing jobs and in increase in low wage retail jobs means people in the area have significantly less money than they did a decade ago (see Table 4-6). Poverty amongst children is negatively associated with health, education, and economic outcomes. Poverty in the county is likely concentrated in Escanaba as it is one of the few places where people without a vehicle can still get around with relative ease. Note that in Table 4-9 the categories defined by the Census Bureau overlap and therefore do not total 100 percent.

Table 4-9: Poverty Rates

Escanaba	2013
All People	26.8
Under 18	38.2
Female Householder families	51.2
Families w/ children under 5	48.3
65 and over	11.9
Delta County	
All People	16.4
Under 18	23.7
Female Householder families	39.1
Families w/ children under 5	23.6
65 and over	9.4
Michigan	
All People	16.8
Under 18	23.6
Female Householder families	34.3
Families w/ children under 5	19.8
65 and over	8.2

Source: 2010 ACS Survey, 5-Year Estimates

4.6 Issues and Opportunities

Issues:

The economy of the region has suffered with the decline of highly-paid manufacturing and natural resource industry jobs. Public survey respondents identified the need for more and better jobs in the community as the thing most in need of improvement in the City.

Although many mining and manufacturing jobs have left the region, the county has attracted other high-wage sectors such as health care and a small number of scientific and technical jobs. However, community leaders need to do more to increase regional economic resilience.

There are relatively high numbers of people in the community that rely upon social security, retirement savings, and supplemental security incomes. Additionally, income levels in Escanaba are lower than those of the county and state averages. This indicates that many residents do not have the disposable income that other communities have and that there are many residents who may be reliant upon other community resources such as public transportation, community gardens, food banks, and public health clinics.

The concentration of poverty in Delta County in the City of Escanaba is a concern as it is associated with a higher level of social problems, negative health outcomes, and a decreased ability for residents to overcome economic hardship.

Opportunities:

Although the increase in poverty and lower income levels in the city are a challenge, it can also open the door for income-based grant opportunities, such as CBDG funding.

Chapter 5: Housing

Introduction

Escanaba residents and officials consider neighborhoods and housing quality as the building block of the community. Diversity of housing types and availability of quality housing are very important factors in Escanaba and the quality of life it offers to its residents. Therefore, it is important to highlight those areas that may be in need of improvement and those that may be of importance to the community. Amenities within each neighborhood such as walkability and open space are also important factors adding to the quality of life and should be viewed as an important element in the community

The information in this chapter provides city leaders with data about the current housing stock, including important changes that have occurred since the development of the previous plan. This chapter also includes information about structural and occupancy characteristics.

5.1 Housing Characteristics

According to the 2010 Census there are 6,178 housing units within the city. This is a -1.3% decrease in the number of units since 2000, but may be attributed to a change in how data was collected for the 2010 census. Overall, there was an increase in housing units in of 22% since 1970. In Delta County the number of housing units increased to 20,214, a 5.1% increase from 2000 and a 53.2% increase from 1970. The central Upper Peninsula six county region also saw an increase in the number of housing units to 95,629, a 54.7% increase since 1970. These trends are detailed in Table 5-1.

Table 5-1
Total Housing Units, Selected Areas, 1970-2010

Area	1970	1980	Percent Change	1990	Percent Change	2000	Percent Change	2010	Percent Change	Percent Change 1970-2010
Escanaba	5,057	5,856	15.8	6,063	3.5	6,258	3.2	6,178	-1.3	22.2
Delta County	13,185	16,905	28.2	17,928	6.1	19,223	7.2	20,214	5.1	53.3
CUPPAD Region	61,798	80,271	29.9	85,650	6.7	91,115	6.4	95,629	5.0	54.7
Michigan	2,957,303	3,589,898	21.4	3,847,926	7.2	4,234,279	7.0	4,532,233	7.0	53.4

Source: US Census, Years Cited

Table 5-2 describes the occupancy characteristics of housing units in Escanaba, Delta County, and the State of Michigan. A large majority of housing units in the city are occupied (91.0%). This percent is larger than the percent of occupied in the county (79.1%) and in the state (85.4%). Additionally, the majority of units are owner occupied (61.3%), which is less than the percentages of owner occupied units in the county and state. More than one-third of occupied units are occupied by renters, which is well above the state average. This may be because Escanaba is a relatively dense, walkable community with public transportation and multi-family housing units, these amenities are often not found in more rural areas of the state. The distribution of rental units is illustrated in Map 6.

Looking at vacant units, the City of Escanaba has a much higher rate of vacant rental units (26.3%) than Delta County (6.5%) or Michigan as a whole (21.6%). Additionally, the city has a higher rate of vacant units that are for sale (14.7%) than the county (7.2%) or the state (11.7%). The higher vacancy rate for rental units compared to the county as a whole may be attributed to lower rents in outlying areas.
In Escanaba, 4.0% of vacant units had been bought or rented but were not yet occupied. Additionally,

10.4% of the vacant units were for seasonal use only. The number of vacant units attributed to seasonal use in the city is much smaller than the percent for Delta County and Michigan. This is due to the fact that Escanaba is a built-up, urban area and seasonal dwellings tend to be in rural, isolated areas. The percentage of vacant housing that is for sale is high when compared to the county and state. The majority of housing units in the city are single-family detached homes, as shown in Table 5-3.

Table 5-2
Occupancy and Tenure of Housing Units, 2010

Units	City of Escanaba		Delta County		Michigan	
	Number	Percent	Number	Percent	Number	Percent
Total	6,178	100	20,214	100	4,532,233	100
Occupied	5,622	91.0	15,992	79.1	3,872,508	85.4
Owner	3,448	61.3	12,636	79.0	2,793,342	72.1
Renter	2,174	38.7	3,356	20.9	1,079,166	27.9
Vacant	556	9.0	4,222	20.9	659,725	14.6
For Rent	146	26.3	274	6.5	141,687	21.6
For Sale	82	14.7	303	7.2	77,080	11.7
Rented or Sold, Not Occupied	22	4.0	84	2.0	24,662	17.4
Seasonal or Occasional Use	58	10.4	2,872	68.0	263,071	39.9
Other	248	44.6	688	16.3	151,452	23

Source: US Census, 2010

A large percentage of homes in Escanaba were built prior to 1939, as shown in Table 5-4 and Map 7. This is due to the mining and timber booms in the area in the late 1800's. In comparison to other areas, the percent of older homes is much greater than that of the county or the state. While this adds a unique charm to the community, it may also pose a challenge as older homes tend to be more costly to heat and maintain. Additionally, the sizes, styles, and amenities of older homes may not meet the demands of the current housing market. Because of Escanaba's aging demographics, older homes that are large and costly to maintain may make them a poor fit for their current residents.

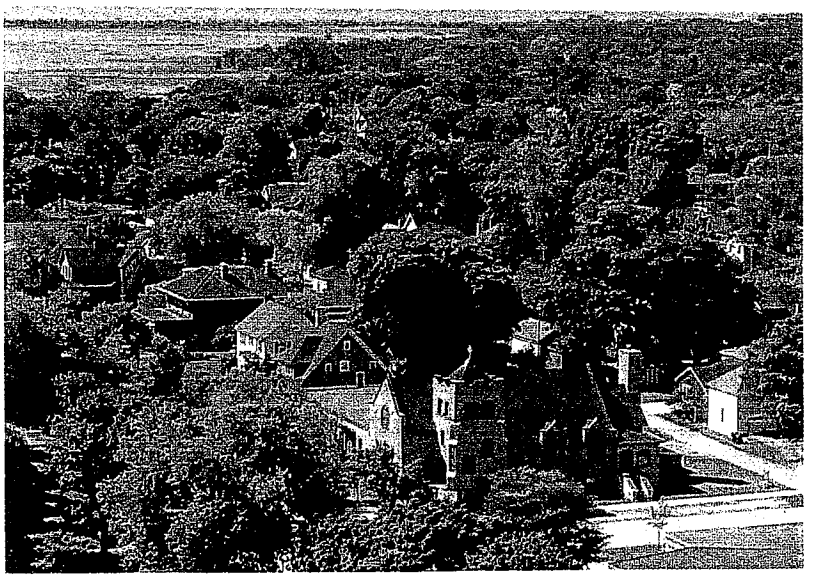
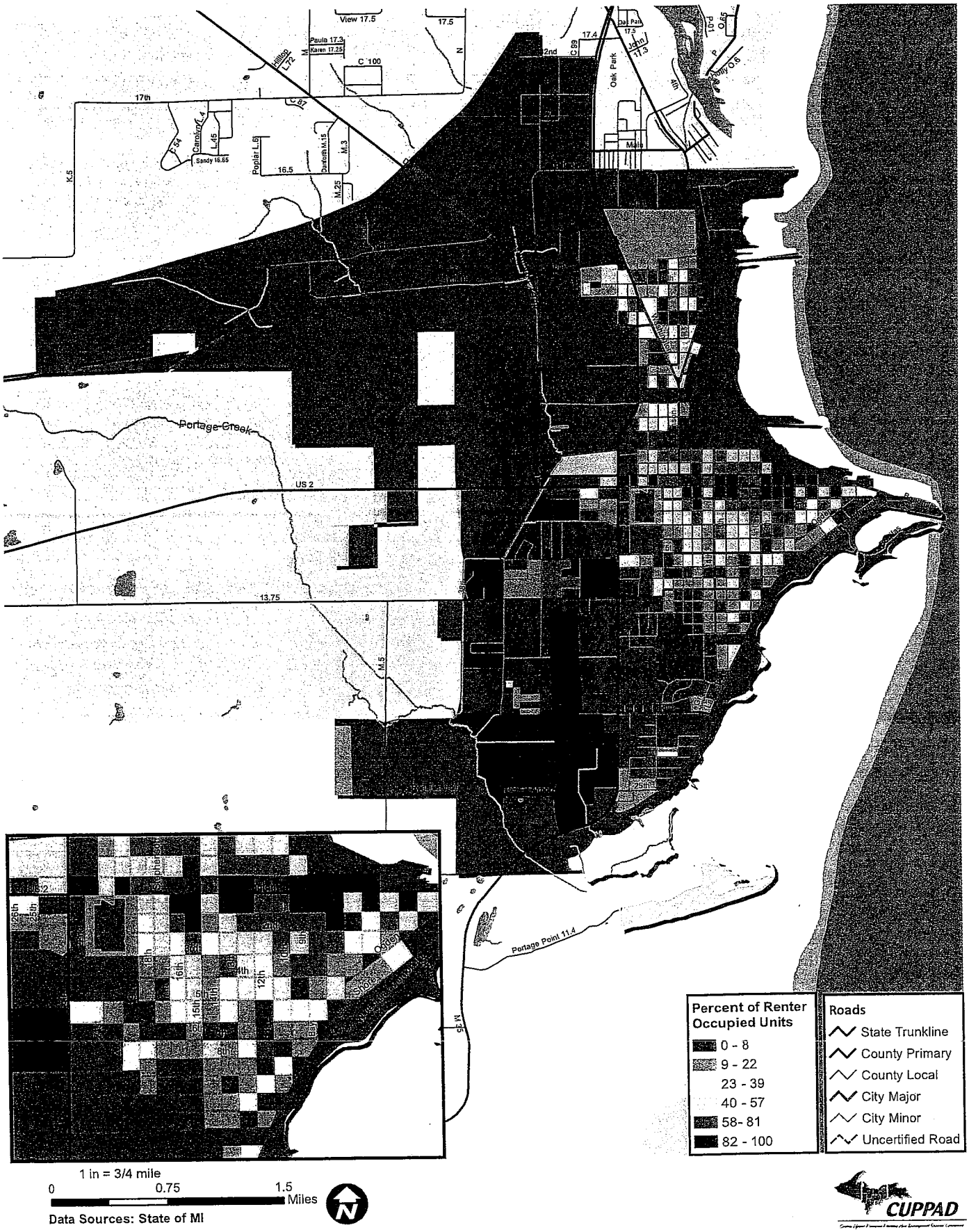


Image 5-1: Residential neighborhood in Escanaba

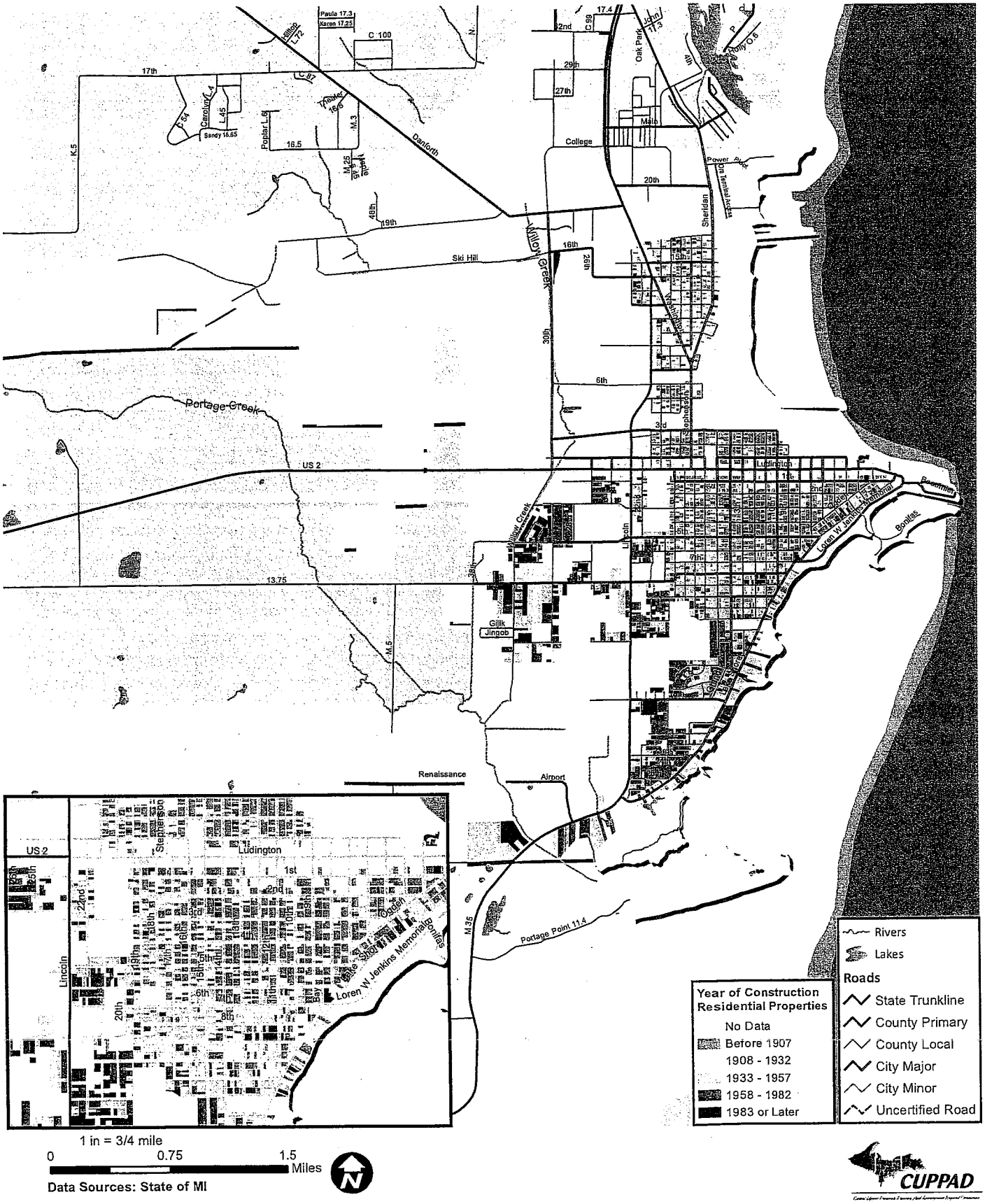
Table 5-3:
Units in Structure, 2013 Occupied Housing Units

	Escanaba		Delta County		Michigan	
Units in Structure	Percent Owner Occupied	Percent Renter	Percent Owner Occupied	Percent Renter	Percent Owner Occupied	Percent Renter
1, Detached	89.9	25.6	91.7	37.5	88	33.4
1, Attached	0.2	5.7	0.5	3.9	4.3	6.2
2 Apartments	1.9	20.0	0.7	14.4	0.1	6.5
3 or 4 Apartments	0.2	11.8	0.1	9.5	0.5	7.5
5 to 9 Apartments	0.0	9.2	0.0	6.7	0.5	13.8
10 or more	0.0	26.4	0.1	21.0	0.6	29
Mobile home or other	7.8	1.3	6.9	7.0	5.5	3.6
Total	100%	100%	100%	100%	100%	100%

Source: 2013 ACS Survey, 5 Year Estimates



Map 7: City of Escanaba, Distribution of Renter Occupied Units, 2010



Map 8: City of Escanaba, Age of Residential Properties, 2014

Table 5-4: Age of Housing, Occupied Housing Units, 2013						
	City of Escanaba		Delta County		Michigan	
	Owner Occupied %	Renter Occupied %	Owner Occupied %	Renter Occupied %	Owner Occupied %	Renter Occupied %
2010 or Later	0.0	0.0	0.0	0.0	0.2	0.3
2000 to 2009	2.7	7.4	9.6	1.6	11.4	8.5
1980 to 1999	11.0	7.1	22.5	12.7	23.2	23.1
1960 to 1979	13.1	33.3	24.1	32.0	26.5	31.7
1940 to 1959	28.8	16.3	19.4	18.1	24.5	20.9
1939 or Earlier	44.4	35.8	24.2	31.2	14.21	15.5
Source: 2013 ACS Survey, 5-Year Estimates						

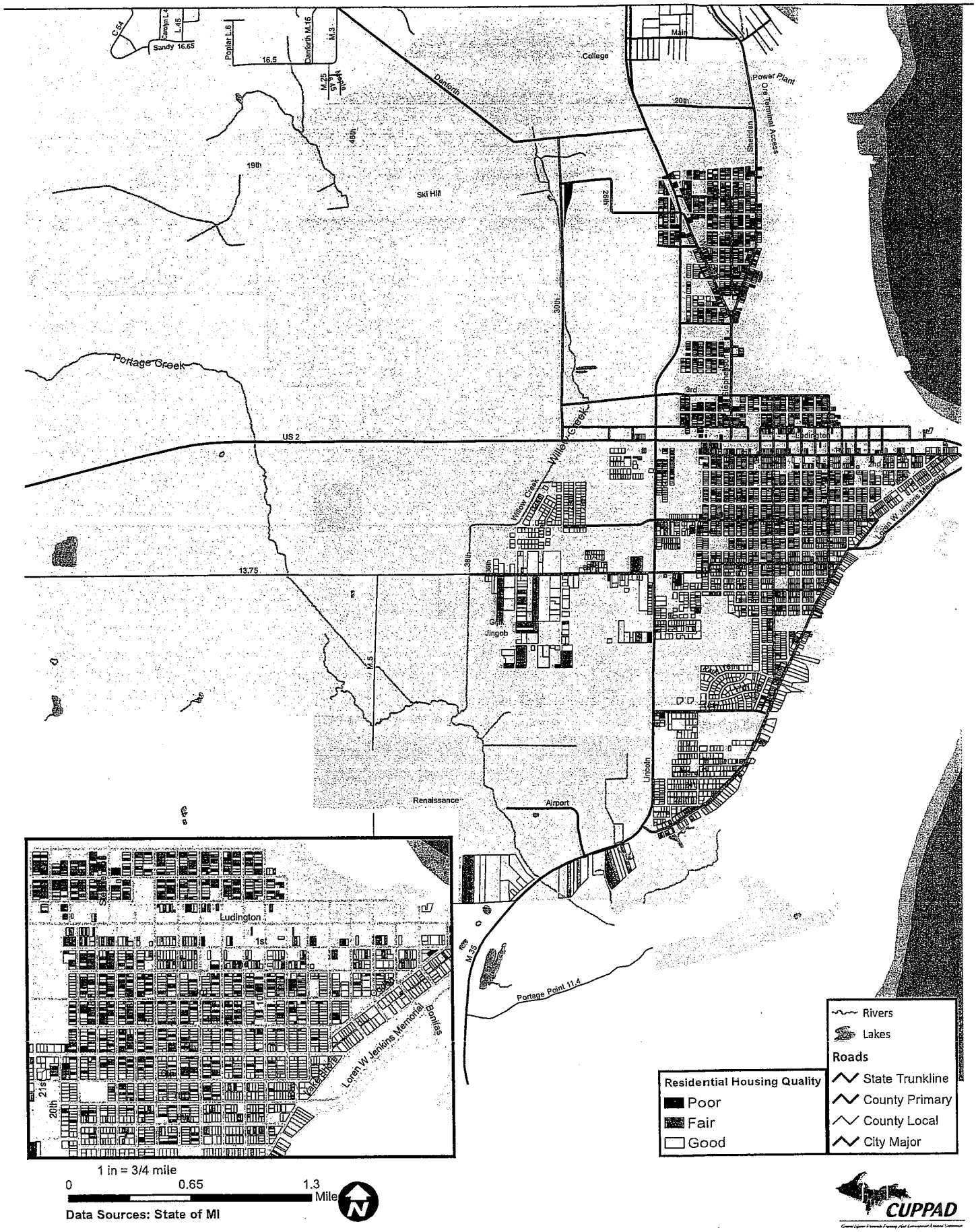
Table 5-5 describes the household relationships in Escanaba, Delta County, and the State of Michigan. One of the most significant differences between Escanaba and the other areas is a smaller percent of householders living with their spouse within Escanaba (16.4%) than there are in Delta County or Michigan. Additionally, In Escanaba there is a greater portion of people living in group quarters (4.4%) than there is in Delta County (1.7%) or the State (2.3%) This is likely due to the presence of the county jail and the Bay Pines Detention Center.

Table 5-6 compares household characteristics for the city of Escanaba in 2000 and 2010. Table 5-7 shows the change in average household size for selected areas since 2000. The city trends are similar to those seen in other parts of the state and nation. The average household size is shrinking in Escanaba, Michigan, and the United States. For Escanaba, it has decreased from 2.63 in 1980 to 2.14 in 2010. This helps to explain why in spite of a population decrease there is no surge in abandoned homes in the community.

Table 5-5: Household Type and Relationship, 2010						
	Escanaba		Delta County		Michigan	
	Number	Percent	Number	Percent	Number	Percent
Total Population	12,616	100	37,069	100	9,883,640	100
In Households	12,056	95.6	36,446	98.3	9,654,572	97.7
Householder	5,622	44.6	15,992	43.1	3,872,508	39.2
Spouse	2,071	16.4	8,274	22.3	1,857,127	18.8
Child	3,248	25.7	9,492	25.6	2,892,845	29.3
Other Relatives	317	2.5	925	2.5	493,487	5
Non-Relatives	798	6.3	1,763	4.8	538,605	5.4
In Group Quarters	560	4.4	623	1.7	229,068	2.3
Institution	373	3.0	391	1.1	109,867	1.1
Other	187	1.5	232	0.6	119,201	1.2
Source: 2010 US Census						

Table 5-6: Household Characteristics, City of Escanaba 2000 - 2010				
	2000		2010	
Type	Number	Percent	Number	Percent
Family Households	3,297	56.8	3,090	55.0
Husband-Wife Family	2,445	42.2	2,071	36.8
Female Householder	651	11.2	762	13.6
Non-Family Households	2,503	43.2	2,532	45.0
Householder Living Alone	2,148	37	2,145	38.2
Households w/ persons 65+	1,918	33.1	1,742	31.0
Total Households	5,800	100	5,622	100
Source: 2000 & 2010 US Census				

Table 5-7: Average Household Size, Selected Areas, 2000 - 2010		
Average Household Size	2000	2010
City of Escanaba	2.19	2.14
Michigan	2.56	2.49
U.S.	2.59	2.58
Source: US Census, Years Cited		



Map 9: City of Escanaba, Residential Housing Quality

The community is less densely populated than it once was, which means the per capita cost of providing public services has increased. This follows a nationwide trend toward smaller households that is attributed to more one person households and smaller families. This has also resulted in reduced enrollment levels in the school system.

The percentage of husband-wife families has decreased in the city to 36.8%, which may be due to the difficult economy in the decade of 2000-2009 as well as shifting cultural norms. The Pew Research Center has found that marriage has become less common amongst those with lower incomes and less education[1]. Additionally, more people are choosing to co-habitate without getting married. The percent of people living alone has increased from 37% in 2000 to 38.2% in 2010 and the percent of households with persons 65 or over and over has also decreased from 33.1% in 2000 to 31% in 2010.

5.2 Financial Characteristics

Table 5-8 describes rent paid in renter-occupied housing units in Escanaba, Delta County, and Michigan. By comparing the median rent paid in each of these areas indicates that Escanaba and Delta County have significantly lower housing costs than the state as a whole. The rents paid in Escanaba and Delta County are not significantly different, with the median rent in Delta County being six dollars more than the median rent in Escanaba.

Table 5-8:
Contract Rent (in Dollars), Renter-Occupied Housing Units, 2013

	Escanaba		Delta County		Michigan	
Value	Number	Percent	Number	Percent	Number	Percent
Less than $100	32	1.6	39	1.2	4,938	0.5
$100 to $149	21	1.0	41	1.2	4,883	0.5
$150 to $199	135	6.7	145	4.4	10,415	1.0
$200 to $249	198	9.8	272	8.3	23,561	2.2
$250 to $299	114	5.6	159	4.8	16,667	1.6
$300 to $349	131	6.5	238	7.2	16,941	1.6
$350 to $399	216	10.7	446	13.5	18,469	1.7
$400 to $449	180	8.9	245	7.4	26,306	2.5
$450 to $499	232	11.5	341	10.4	37,587	3.53
$500 to $549	328	16.2	505	15.3	47,475	4.45
$550 to $599	124	6.1	179	5.4	58,860	5.52
$600 to $649	60	3.0	138	4.2	69,315	6.50
$650 to $699	118	5.8	220	10.9	70,850	6.64
$700 to $749	10	0.5	21	0.6	73,551	6.90
$750 to $799	27	1.3	29	0.9	66,976	6.28
$800 to $899	0	0.0	42	1.3	116,894	10.96
$900 to $999	8	0.3	8	0.2	92,432	8.67
More than $1,000	21	1.0	23	0.7	482,474	45.25
No Cash Rent	64	3.1	201	6.1	59,147	5.55
Total	2,019	100	3,292	100	1,066,218	100.00
Median Rent	436		442		623	

Source: ACS 2013, 5-Year Estimates, Table B25063

Table 5-9 illustrates the affordability of rental housing in Escanaba. Affordable rent is considered to be less than 30% of a renter's monthly income. Table 5-8 shows there is a wide range in monthly rent costs in the city and the rents are more affordable than the state average. However, the majority of renters pay more than 30% of household income on rent. People with lower incomes are more likely to have difficulty paying renter or owner costs. Comparing renter and owner data shows home owners generally have higher incomes and are more able to afford housing costs.

Public Housing: There is one public housing development, Harbor Tower, within the city that is administered by the City of Escanaba Housing Commission. It is located at 110 S 5th Street and contains 175 one bedroom apartments for low-income residents.

1. Taylor, P. (2010). The Decline of Marriage and Rise of New Families (Rep.) Retrieved April 30, 2016 from Pew Research Center: http://www.prewsocialtrends.org/files/2010/11/pew=social-trends=2010-families.pdf

Income: Income levels in the City of Escanaba, as indicated in the most recent ACS survey, are somewhat lower than that of Delta County and Michigan as a whole. Table 5-11 shows that a higher percent of Escanaba residents live below 200% of the poverty level than in Delta County or Michigan.

Table 5-12 compares income levels between the city, county, and state. Escanaba has lower levels of median household, family, and per capita incomes than Delta County and the State of Michigan.

Images 5-2: Historic home in Escanaba.

Table 5-9:
Gross Rent* by Percentage of Household Income, City of Escanaba 2013

Household Income	% in income bracket	<20%	20 - 29%	30%<
Less than $20,000	65.4	1.9	12.1	51.4
$20,000 to $34,999	19.6	1.0	10.8	7.7
$35,000 to $49,999	6.3	4.7	1.6	0.0
$50,000 to $74,999	2.9	2.0	0.5	0.3
$75,000 or more	0.9	0.9	0.0	0.0
Total		10.5	25.0	59.4

*Gross rent is the sum of rent and utilities, 2013 ACS Survey, 5-year Estimates

Table 5-10:
Households by Selected Monthly Owner Costs, As Percentage of Household Income, City of Escanaba 2013

Household Income	% in income bracket	<20%	20 - 29%	30%<
Less than $20,000	22.1	1.2	7.2	13.7
$20,000 to $34,999	19.1	7.1	3.7	8.4
$35,000 to $49,999	15.5	8.4	4.5	2.6
$50,000 to $74,999	20.7	13.1	6.7	0.9
$75,000 or more	22.0	18.6	3.4	0.0
Total		48.4	25.5	25.6

*Gross rent is the sum of rent and utilities, 2013 ACS Survey, 5-year Estimates

Table 5-11:
Persons by Poverty Status

	Escanaba		Delta County		Michigan	
	Number	%	Number	%	Number	%
50% of Poverty	948	7.8	1,774	4.9	774,782	6.5
125% of Poverty	4,409	36.5	8,091	22.3	2,067,179	17.3
150% of Poverty	5,427	44.9	10,021	27.6	2,518,330	21.1
185% of Poverty	6,163	51.0	12,614	34.7	3,156,046	26.5
200% of Poverty	6,476	53.6	13,926	38.3	3,415,155	28.6

Source: ACS 2013, 5-Year Estimates

Table 5-12:
Income Levels by Area, 2013 *(In Dollars)*

	Median Income		Per Capita	Income Below Poverty Level	
Area	Household	Family		% of Persons	% of Families
Escanaba	27,328	45,721	19,556	26.8	11.2
Delta County	42,676	53,489	22,471	16.4	18.5
Michigan	48,411	60,793	25,681	16.8	12

Source: 2013 ACS Survey, 5-year Estimates

5.3 Issues and Opportunities

Issues:
The majority of housing units in the city are single-family detached units, although relative to the surrounding rural areas, the city has a high percentage of multi-family structures.

The majority of homes in the city were built prior to 1940. While the older homes contribute to the aesthetic character of the community, they are also more costly to heat and maintain.

Along with most other areas in the country, the number of people per household has slowly decreased over the last several decades. While the total number of people living in Escanaba has declined, there has not been a surge in vacant homes, there are simply fewer people in each house.

In public surveys, residents indicated that improving the quality of housing, especially in the downtown area, to be a primary concern.

The increase in the percent of rental units is a concern as it is an indicator of economic insecurity.

Opportunities:
In order to protect historic neighborhoods the City could adopt an historic overlay that would protect the aesthetic character of these areas.

There is a demand in the local housing market for units often called the 'missing middle'. This includes market rate multi-family or clustered housing within walking distance to shops and other amenities that can help the City meet the demand from young professionals and retirees for walkable urban living.

There are policy and funding tools available from Michigan State Housing Development Authority (MISDHA) and U.S. Department of Housing and Urban Department (HUD) to help the City address the levels of blight and homeownership.

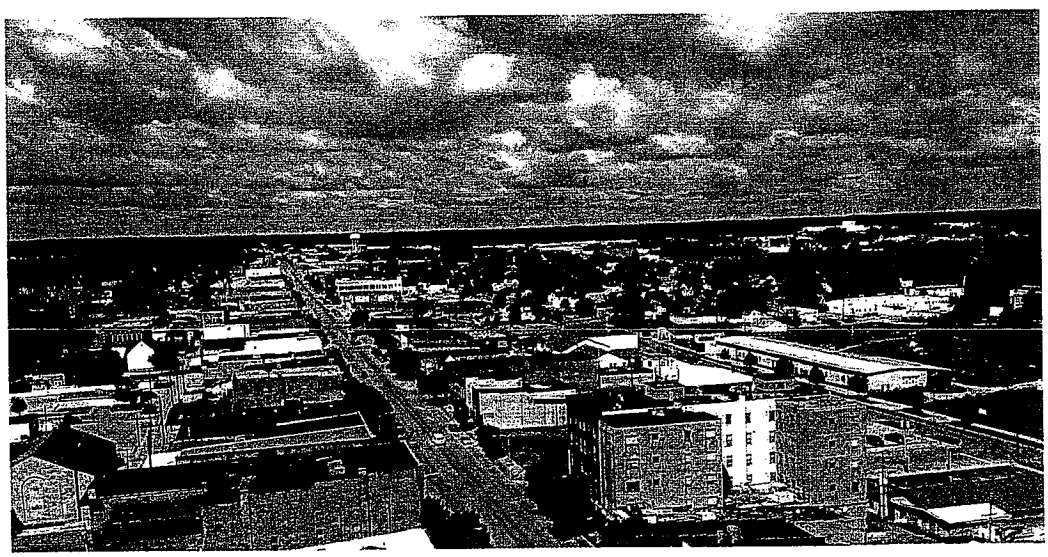


Image 5-3: Downtown Escanaba.

Chapter 6: Natural Features and Resources

Introduction

Recognizing and highlighting the natural features of an area is critical for protecting natural systems and making land use decisions. Therefore, the following sections highlight some of the natural features of the city. Escanaba is located along the north shore of Lake Michigan, sheltered by Little Bay de Noc, in a region known for its abundant natural resources. Healthy local ecosystems support diverse, productive fisheries and terrestrial wildlife populations. The Little Bay de Noc is surrounded by forests and wetlands that help to maintain the high quality waters that empty into the bay. These resources and the different landscapes of the region afford residents and visitors an array of recreational opportunities. The community values these rich natural resources and want to ensure they are sustained for future generations of residents.

6.1 Climate

According to the Koppen Climate Classification system, Escanaba has a humid continental climate, described as an area with large seasonal temperature swings, warm or hot and humid summers and cold to frigid winters with precipitation occurring somewhat regularly throughout the year. The climate in and around the City of Escanaba is heavily influenced by the proximity of Lake Michigan and Lake Superior to the north. Escanaba is situated in a region with long, cold winters and relatively cool summers. The lakes help to keep summer temperatures cool and winter temperatures warmer than inland areas. The proximity of the lakes also creates lake effect snow, although not as much as the northern part of the region The lake effect snow results from cool air masses moving over the relatively warm waters of the lakes. When these air masses reach the cooler land areas, the moisture picked up from the lake is deposited as snow. The average annual temperature is 42 F. The average high and low temperatures range from a high of 25 F and 7 F in January to 76 F and 57 F in July. The city receives approximately 28.51 inches of rain per year, with the wettest month in September and the driest month in February[1].

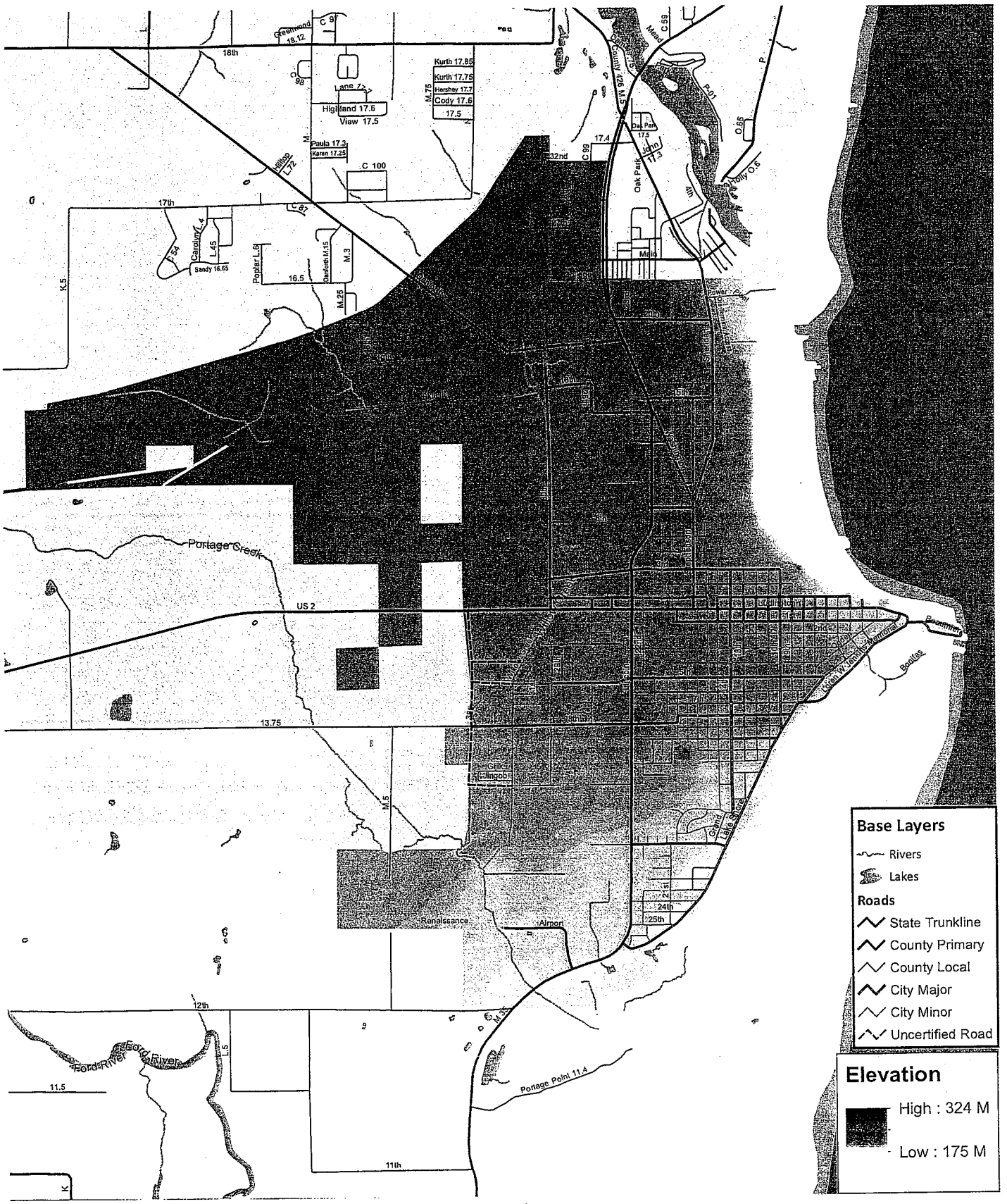
6.2 Topography

As with the rest of the Upper Peninsula, Escanaba was shaped by glacial activity and the Great Lakes. Escanaba is located in a gently sloping region on the ancient lakebed of Lake Michigan. Escanaba drains toward Lake Michigan and is situated in a low-lying area with minor or elevation change. Further north and west, elevation begins to rise and greater slopes begin to occur, as shown in Map 8. Overall, Escanaba contains few areas with steep slopes, and has a gentle elevation increase moving toward the inland regions. These qualities are an asset for developing a non-motorized transportation network.

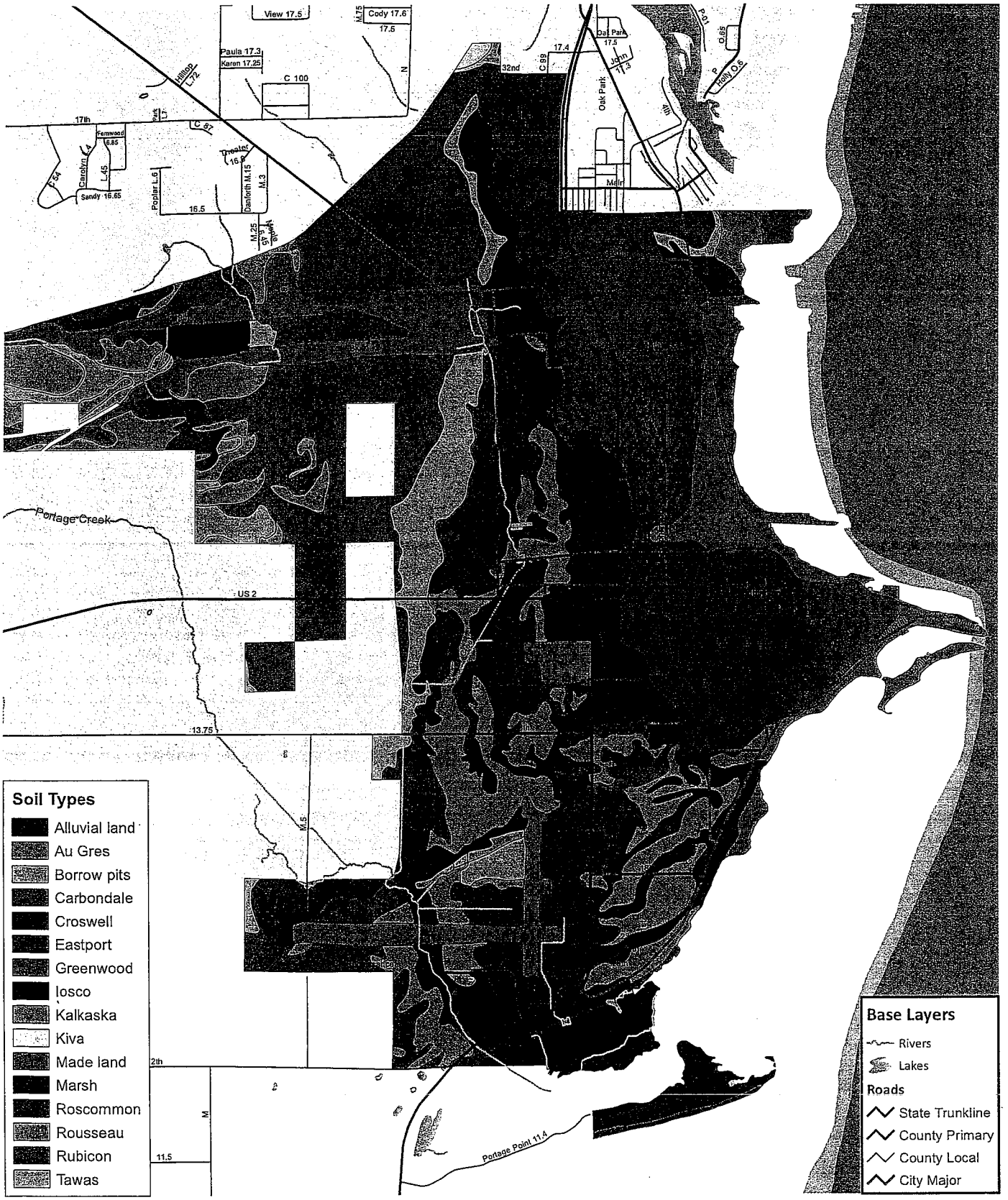
6.3 Geology

The bedrock surface of Delta County is formed by Paleozoic rocks of Ordovician and Silurian age. A glacial drift of varying thickness was deposited on the bedrock during the Pleistocene era. Many of the physical features of the county were formed during this era. Rocks from this era include limestone, dolomite, shale, sandstone, and gypsum deposited by shallow seas. In in the northeastern part of the county, glacial deposits form areas of higher elevation. The Escanaba area was once covered by an

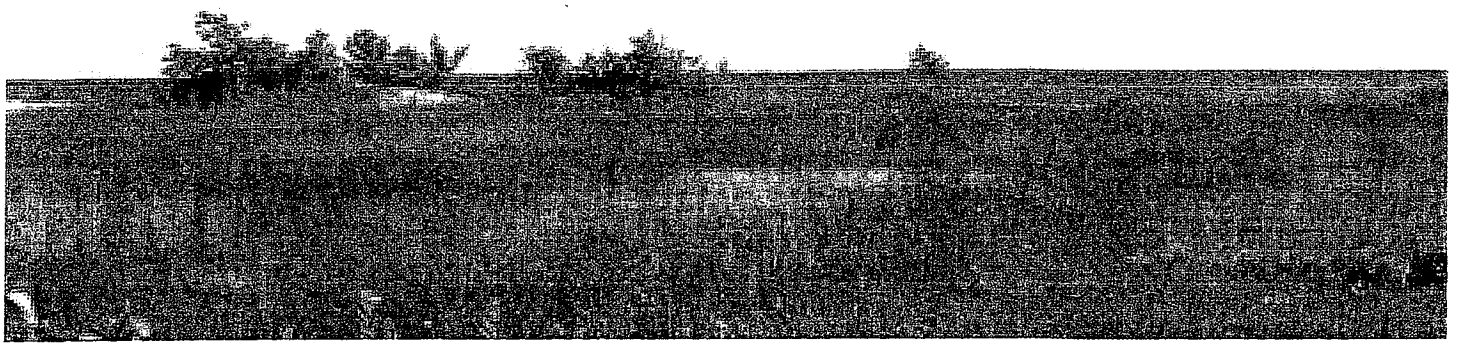
1. Your Weather Service. (2016). *Climate Escanaba-Michigan.* Retrieved November 1, 2015, from U.S. Climate Data, http://usclimatedata.com/climate/escanaba/michigan/united-states/usmi0274.



Map 10: City of Escanaba, Elevation above Sea Level



Map 11: City of Escanaba, Soils



Images 6-1: Portage Point Marsh.

early glacial lake, as seen from the plains, beaches, and dunes of the area. The period of glaciation was followed by a period of erosion. The uplift of land after the last ice age formed the present shoreline of the area.

There are several alvar landscapes within Delta County and Escanaba that were formed during the late Ordocician and early Silurian periods when Michigan was covered in inland seas[1]. Limestone was formed into flat, horizontal layers of rock which can be seen very clearly on the banks of the Escanaba river where the soil has eroded to expose the bare rock. This type of landscape has thin to no soil and, as a result, sparse grassland vegetation. Often flooded in the spring, and affected by drought in the summer, alvars support a distinctive group of prairie-like plants. This stressed habitat supports a community of rare plants and animals, including species more commonly found on prairie grassland. Lichens and mosses are common while trees and shrubs are absent or severely stunted.

6.4 Water Resources

Little Bay de Noc, along with Big Bay de Noc to the east, is located in the most northwestern portion of Lake Michigan, in Green Bay. The Stonington Peninsula borders Little Bay de Noc on its eastern shore. Escanaba and Gladstone are located on the western shore. The northern extent of Little Bay de Noc culminates at the town of Rapid River where five rivers, Whitefish, Black George, Rapid, Tacoosh, and Days Rivers, empty into the bay. Each of these rivers contribute to the ecological diversity and abundant wildlife supported by the Little Bay de Noc region. Little Bay de Noc is one of the top walleye sport fisheries in the world, along with the nearby Big Bay de Noc. Water temperatures, depth, spawning habitat, and forage facilitate an ecosystem that supports the growth of large walleye populations, and other Great Lakes fish species.

Combined with all of the tributaries, Little Bay de Noc provides Escanaba residents with a unique fresh water resource that is strongly appreciated by the community as well as visitors. Preservation of and access to this hydrological resource is a community concern and should be a major consideration for future planning.

The rivers or streams within the city are Portage and Willow Creeks which flow from the northwest portion of the city southeast into Lake Michigan at Portage Point. Long stretches of these creeks have

1. Kost, M.A., D.A. Albert, J.G. Cohen, B.S. Slaughter, R.K. Schillo, C.R. Weber, and K.A. Chapman. (2007). Natural Communities of Michigan: Classification and Description. Michigan Natural Features Inventory, Report No. 2007-21, Lansing, MI.

been altered. Additionally, Butcher's Creek flows underground at Veteran's Park before entering the bay. Stormwater falling in the city limits drains directly to Little Bay de Noc, or first to Willow, Portage, or Butcher's Creek and then into Lake Michigan.

Escanaba lies between two major watersheds, the Ford River that empties into Lake Michigan on the south side of the city, and the Escanaba River, that empties into the lake on the north side of the city. The Escanaba River watershed is extensive and expands into the north and west into Menominee, Dickinson, and Marquette Counties. There are several hydro dams on the river that provide the area with a clean source of energy, but have drastically altered the natural hydrology of this river system. The Ford River watershed extends northwest into Delta, Menominee Dickinson, Marquette, and Iron Counties. The Ford River is undamed and enters into the bay Just south of Escanaba's southern border, the Ford River empties into Little Bay de Noc.. Each of these watersheds contain diverse hydrological systems that numerous streams and tributaries.

As previously mentioned, each of the two primary watersheds near Escanaba contains a number of tributaries. Each of the rivers and tributaries converge and empty into Little Bay de Noc of Lake Michigan. The Escanaba River is one of the Upper Peninsula's longest rivers. The Escanaba River contains hydroelectric dams owned and operated by the Upper Peninsula Power Company (UPPCO) and Cleveland Cliffs International. The river supports a variety of duck species, brook, brown, and rainbow trout along with a variety of warm water species such as northern pike, smallmouth bass, and walleye.

Much of the coastal zone that exists within in Escanaba has been significantly altered and developed. Coastal zones throughout the Great Lakes have been affected by invasive species, in particular phragmites, which crowd out native plant species, degrade wildlife habitat, and indicate ecosystem stress. The City, Delta County Conservation District, and environmental groups have been aggressively mitigating this problem through chemical treatments to affected areas and land owner education.

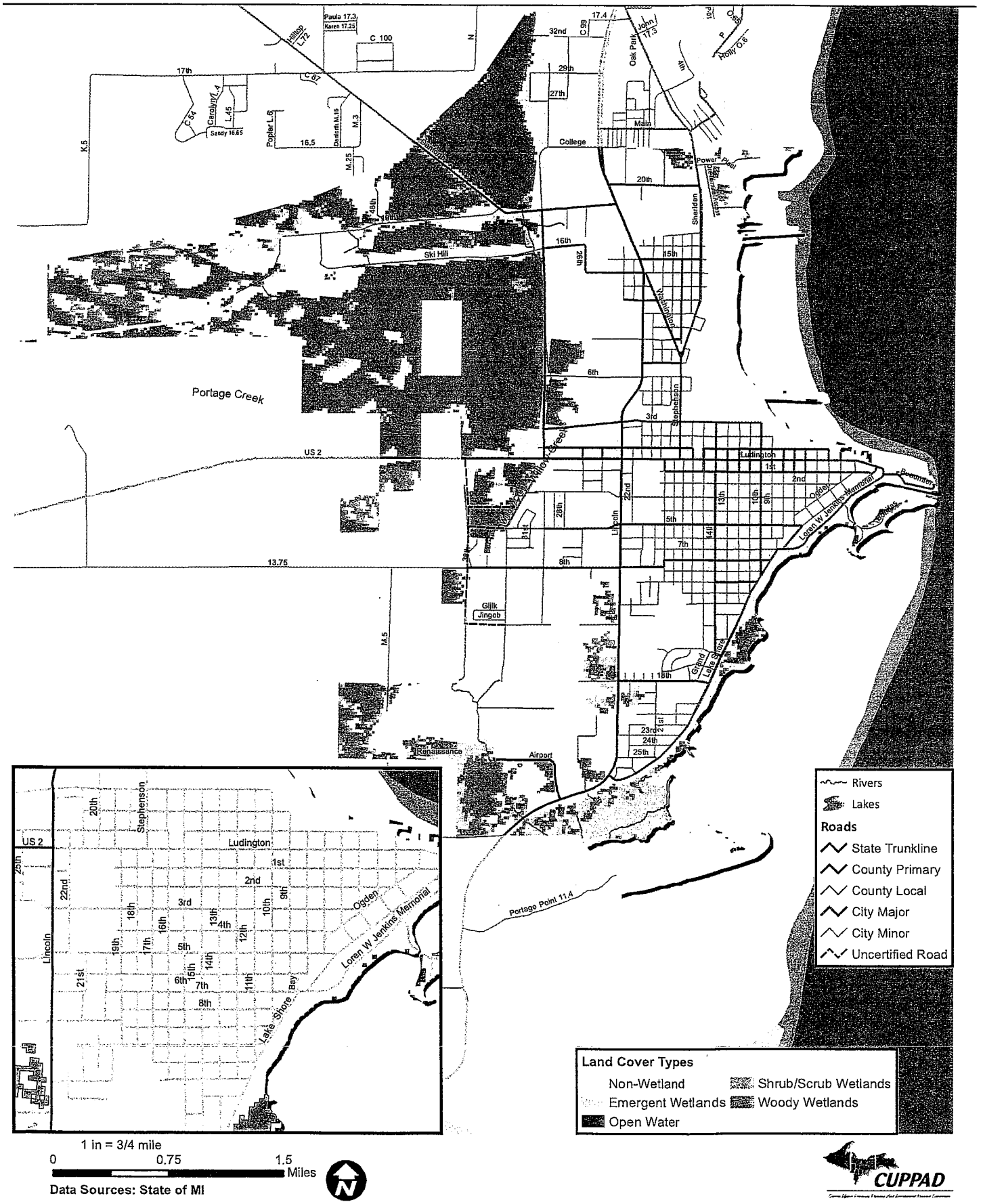
Wetlands

Wetlands make up a third of the land cover within Escanaba. They are defined by the US Fish and Wildlife Service as:

"...lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominately hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of the year."

The quantity and types of wetlands in the city are described in Table 6-1 and Map 10. Wetlands are one of the most biologically productive ecosystems in the world, and therefore perform a variety of functions. They provide fish and wildlife habitat, control storm water and flooding, improve water quality, provide water recharge areas, aid in shoreline erosion control, nutrient recycling and retention, and support a diverse biological ecosystem. Protection of these significant ecosystems falls under the Goemaere-Anderson Wetlands Act of 1979. The State of Michigan oversees regulation and permitting of wetland uses.

Wetlands are prevalent throughout the western quarter of Escanaba, totaling 2,697.8 acres, or 33% of



Map 12: City of Escanaba, Wetland Areas

total city acreage. Significant ditching and draining of wetlands of the west side wetlands in the past has facilitated Glossy Buckthorn invasion and the degradation of ecosystem services, including flood mitigation. The west side wetlands can be accessed through the N. 30th ski trail.

The most significant wetland area in the city is Portage Point Marsh, located in the south-east portion of the city along Lake Michigan where Portage Creek empties into Portage Bay. Portage Marsh is a 600 acre wetland complex that includes Portage Bay and has a variety of wetland habitats to support an abundance of wildlife. The area is easily accessible by foot as there is a trail through the area for hiking and wildlife viewing.

Table 6-1:
Wetlands Acreage

Type	Acres	Percent
Emergent Wetlands	265.5	3.2
Shrub/Scrub Wetlands	146.8	1.8
Woody Wetlands	2,201.6	27.2
Total Wetland Areas	2,613.9	32.4
Non-Wetland Areas	5,463.6	67.6
Total	8,077.5	100

Source: NLCD, 2011

Images 6-3: Trail through Portage Point Marsh.

6.5 Forested Areas

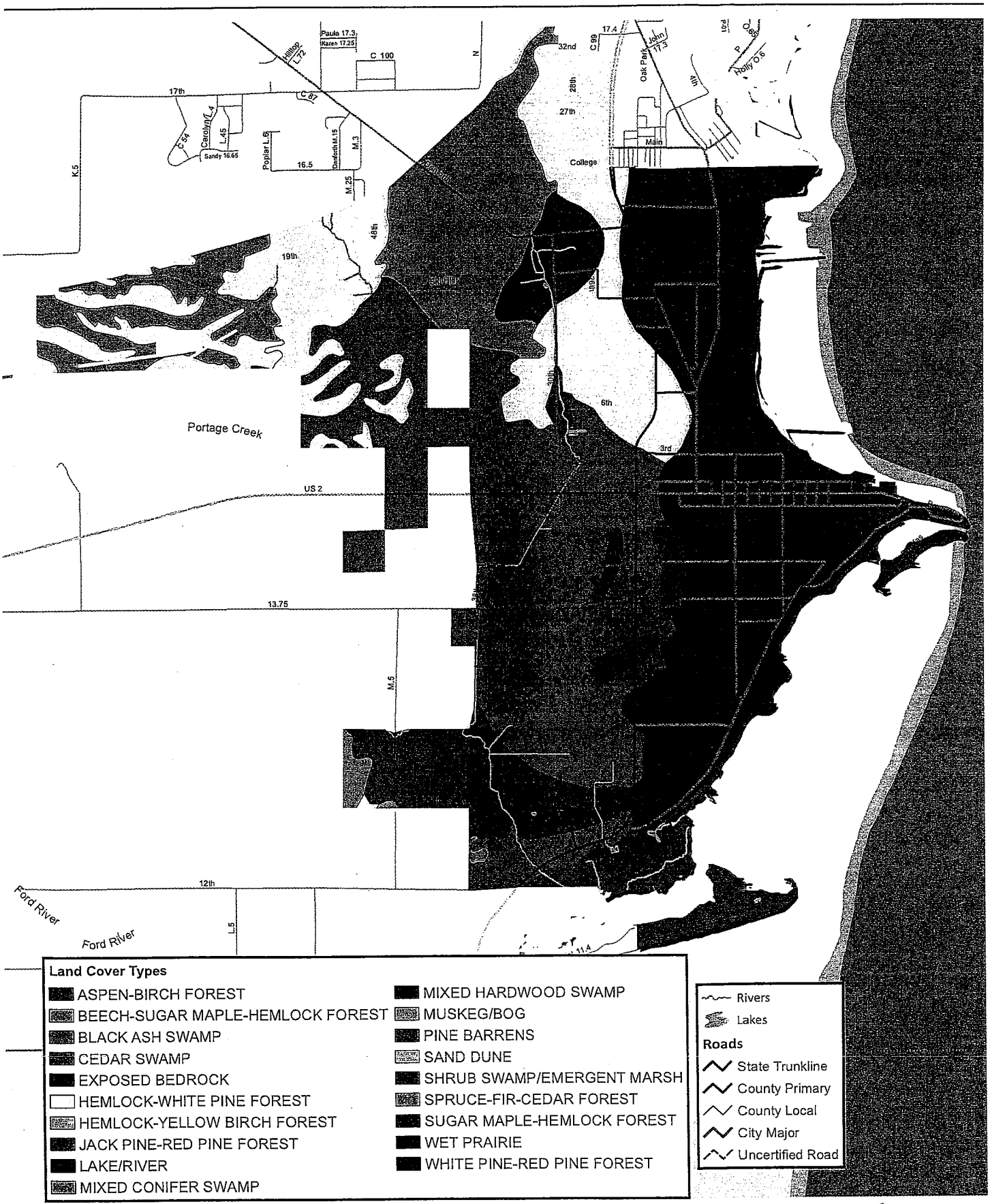
The wooded areas of Escanaba are representative of the northern lowland climates along the Lake Michigan shoreline. Historically, the area was predominantly tall coniferous forest. Following European settlement, the region changed dramatically with primary impact evident in the woodland landscape. Heavy logging operations led to the reduction in red and white pine as well as the white cedar and the proliferation of the European Buckthorn and other invasive species. Intensive logging activities promoted the growth of more upland conifers, as well as hardwood stands.

The existing woodland landscape consists primarily of coniferous and deciduous trees that thrive on the low-lying poorly drained soils; however, the wooded areas of the city have been degraded by logging and invasive species. Stands of white cedars are still predominant throughout the region, interrupted by beach ridges of sandy well-drained soils supporting populations of white pine, hemlock, and spruce. Higher, better drained areas of lacustrine or sandy soils support populations of hardwoods, such as sugar maple and beech. The majority of the undeveloped shoreline of Escanaba is composed of a marshy habitat of native grasses, but has been affected by the proliferation of phragmites. The inland wooded areas beyond the city limits are primarily composed of upland conifers with more intermittent hardwood populations scattered with jack pine stand throughout.

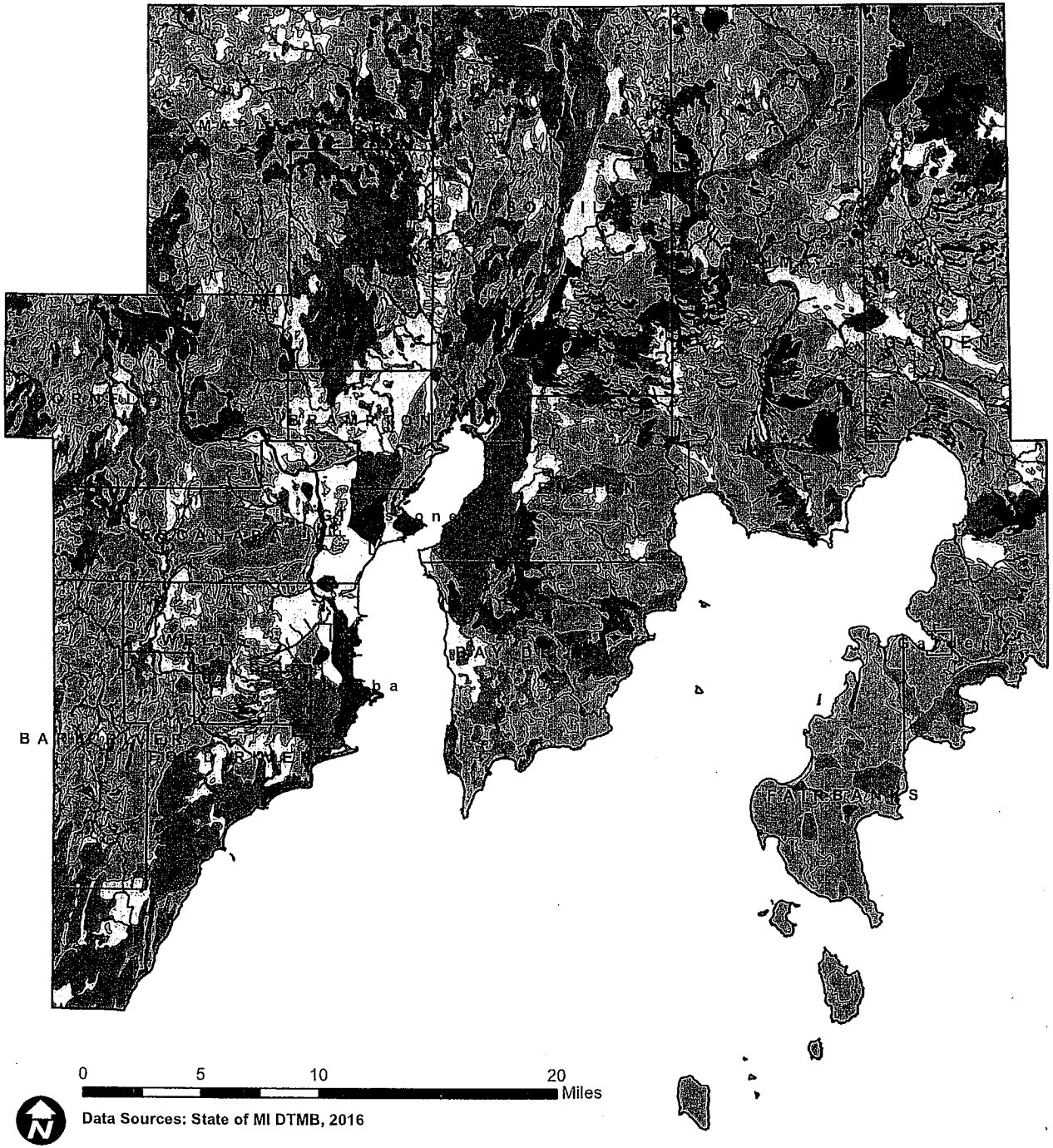
Maps 13 and 14 illustrate the forest and other land cover types that were present in the area before European settlement.

6.6 Wildlife

The State of Michigan has about 420 bird species of migratory birds, with almost 400 species recorded



Map 13: City of Escanaba, Historic Land Cover, Circa 1800



Data Sources: State of MI DTMB, 2016

Land Cover Types

- ASPEN-BIRCH FOREST
- BEECH-SUGAR MAPLE-HEMLOCK FOREST
- BLACK ASH SWAMP
- CEDAR SWAMP
- EXPOSED BEDROCK
- HEMLOCK-WHITE PINE FOREST
- HEMLOCK-YELLOW BIRCH FOREST
- JACK PINE-RED PINE FOREST
- LAKE/RIVER
- MIXED CONIFER SWAMP
- MIXED HARDWOOD SWAMP
- MUSKEG/BOG
- PINE BARRENS
- SAND DUNE
- SHRUB SWAMP/EMERGENT MARSH
- SPRUCE-FIR-CEDAR FOREST
- SUGAR MAPLE-HEMLOCK FOREST
- WET PRAIRIE
- WHITE PINE-RED PINE FOREST

CUPPAD

Map 14: Delta County, Historic Land Cover, Circa 1800

DRAFT May 2016

in the Upper Peninsula and 300 in Delta County. The Great Lakes present a formidable challenge to birds navigating these huge inland seas and, as a result, many are forced to concentrate along the shoreline during migration. These stopover areas provide critical resources for birds to continue their journey north. An advantage of the City of Escanaba has in providing great stopover habitat is an incredible diversity of insects to fuel the migration. Ludington Park, Veteran's Park, and other City-owned lots along the waterfront provide habitat for migrating and resident birds. Common species include bald eagles, Caspian and common terns, gulls, ducks, and cranes. Additionally, the Upper Peninsula is one of the most northern regions that support Purple Martins.

In 2012, Escanaba Migratory Bird Enhancement Initiative (EMBEI) received donated plants, funds from the City, and a grant to enhance bird habitat by planting native species and installing nest boxes.
In addition to bird species, a variety of amphibians can be found in shoreline areas, including leopard frogs, American toads, gray tree frogs and the eastern garter snake. Mammal species in the city include deer, raccoons, skunks, rabbits, muskrat, mink, and opossum.

6.7 Issues and Opportunities

Issues:
The City of Escanaba, along with other communities around Little Bay de Noc should continue work to maintain the water and habitat quality of the Bay and migratory fly-way.

Invasive species are degrading the quality of local ecosystems and will be an ongoing problem to be addresses. The City should adopt a formal management program to mitigate the negative impact of invasives.

The City has actively pursued opportunities with the Environmental Protection Agency to obtain funding to further study the quality and management of wetlands within the community and along their jurisdictional boundaries. Furthermore, in 2008 a wetland study was completed that identified wetlands, evaluated their hydrologic and biologic functions, and determined the biodiversity of the wetland. The study included the development of GIS data layers and the identification of potential restoration sites. Although the City does not have a formal management plan, wetland Escanaba will continue to evaluate the wetland areas to ensure the protection and management of these vulnerable and valuable resources.

Many of City's trees are nearing the end of their natural lives and others are affected by blight. The City should proactively develop an urban forestry plan to ensure that the future generations will enjoy the many benefits provided by street trees and green parks.

Opportunities:
The abundance of natural resources throughout Escanaba is contributes to the quality of life and aesthetic character of the community. The utilization and preservation of these scenic resources is a primary focus of enhancing the high quality of life residents and visitors experience. A year-round non-motorized trail development could be developed to connect people to places of natural beauty.

Little Bay De Noc and the Escanaba River are two water resources that truly enhance the quality of life for the residents of Escanaba. Recreation activities common within each of these features include boating, fishing, sight-seeing, canoeing, kayaking, and other water sports. The existence of both the Escanaba River and Little Bay De Noc provides the City of Escanaba with a great potential to enhance the community and local economy through the utilization of the waterfront and water recreation

opportunities plentiful throughout.

Bay College is pursuing the possibility of purchasing a parcel of land in Escanaba Township for the development of a sustainability education center. This could be an opportunity to educate Escanaba residents about environmental science and preservation.

Recreational and natural areas are community assets that support tourism. Better parking, signage, and ,marketing of these resources could boost the local tourism industry.

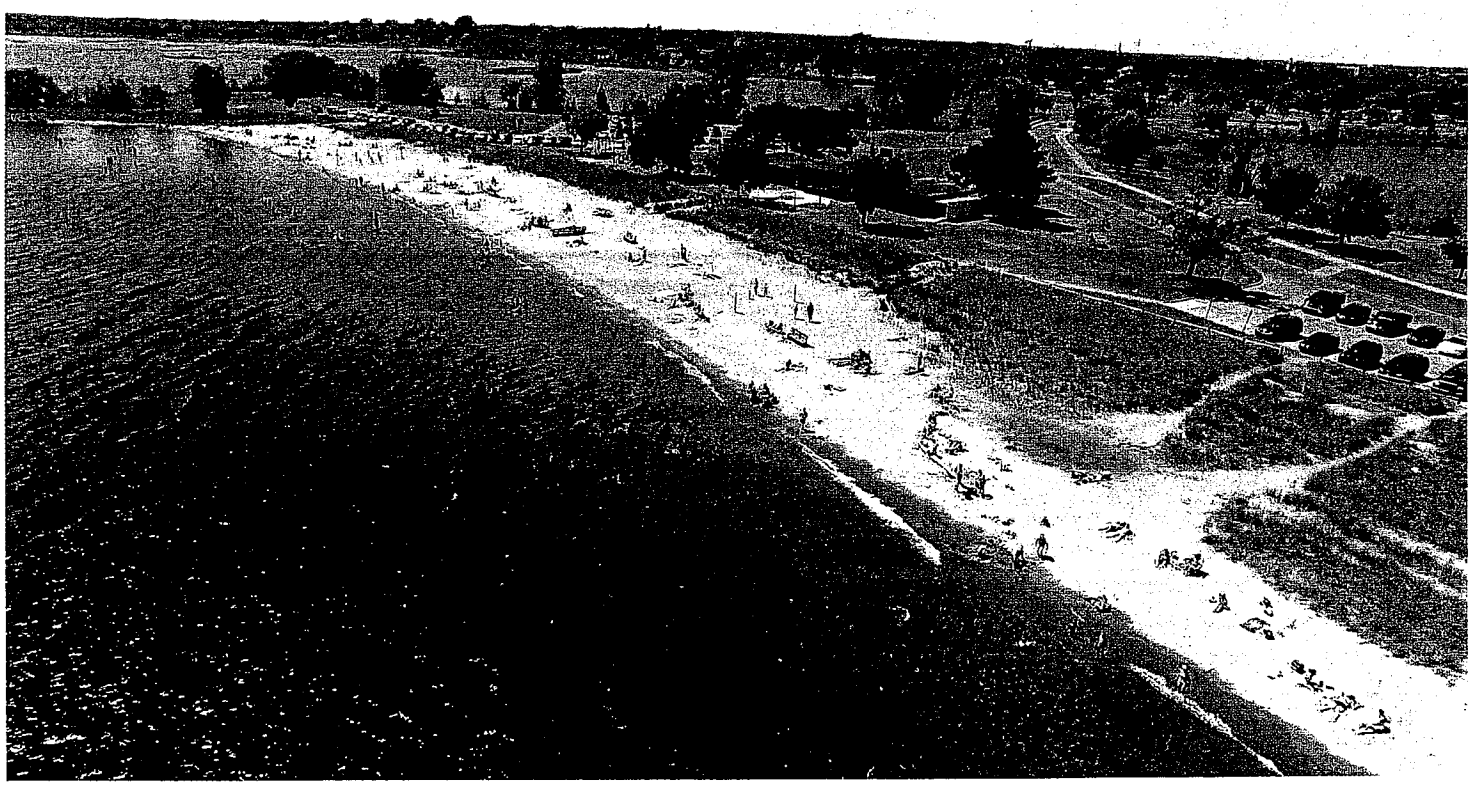


Image 6-4: Aronson Island municipal beach. Source: Mish Watersports.