



# ONTONAGON

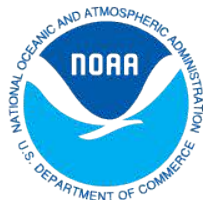


## Sustainable Small Harbor Management Strategy Project

*Final Presentation – January 25, 2016  
Ontonagon, Michigan*



Michigan Sea Grant helps to foster economic growth and protect Michigan's coastal, Great Lakes resources through research, education and outreach.



MICHIGAN STATE  
UNIVERSITY



Lawrence  
Technological  
University

**ECT** Environmental  
Consulting &  
Technology, Inc.

VERITAS  
Economic Consulting

David Larkin  
Knight, LLC



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# Core Question

What are the key barriers to small harbor economic, social and environmental sustainability and what tools would help small harbor managers create more stability?



# Project Outcomes

- Development of a placemaking strategy and economic analysis for coastal communities to use to ascertain the financial viability of their harbor/waterfront
- Establishment of a toolkit for small harbors including four full case studies on how the model was developed and applied
- Summary report, presentation, case study fact sheets, and a website that will assist communities in their planning efforts

# Case Study Development and Placemaking Design Charrettes

- Four case studies communities were selected for in-depth case study analyses and development of an economic model.
- NCI charrette process over a six month time period with meetings/placemaking design charrettes conducted in collaboration with Lawrence Tech, Michigan Sea Grant and MSU Extension.
- Communities were selected based on harbor type, community type (suburban, city, downtown), population size, and current economic condition.
- At-least one community from each of the four Great Lakes.

# Overall Project Team

## Project Leadership Team

### Research Team

Donald Carpenter (LTU)  
Sanjiv Sinha (ECT)  
David Knight  
Matt Bingham (VEC)

### State Agency Support Team

Bill Boik (MDNR)  
Emily Finnell & Jon W. Allan  
(MDEQ - OGL)  
Jim Tischler (MSHDA)  
Amy Samples & Catherine Riseng  
(MSG)  
Mark Brederland (MSU Extension)  
Jennifer Rigertink (MEDC)

## Advisory Board

Stakeholders and  
Community  
Representatives  
(Invitation Only)

# ONTONAGON SUSTAINABLE SMALL HARBOR DESIGN CHARRETTE



# Community Engagement Timeline

- Initial Community Vision Meeting – October 1
- Three Day Community Charrette – Nov. 5-7
  - Tentative times:
  - Public Input Workshop (Nov. 5: 6pm – 8pm)
  - Preferred Option Public Open House (Nov. 6: 6pm – 8pm)
  - “Work In Progress” Community Presentation (Nov. 7: 4pm – 6pm)
- Final Community Presentation – Jan 25, 2016
- Final Project Outcomes and Toolkit Dissemination – 2016
- Project Ends – August 2016





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# Initial Visioning Meeting: October 1, 2015





# Assets




















# Ontonagon Amenities

## Legend

-  Places of Worship
-  Medical Services
-  Municipal Buildings
-  Retail
-  Bank
-  Restaurants
-  Bars
-  Groceries
-  Lodgings
-  Schools
-  Airports
-  Parks
-  Marina



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



0 0.25 0.5 0.75 1 Miles

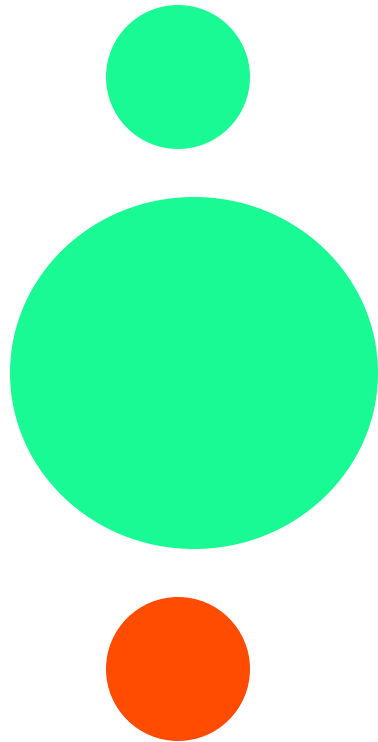
Source: Google Earth, Ontonagon Chamber of Commerce  
Layout by: Robert Pettit



# **Developing and Voting on Design Alternatives**



# Dot Voting



- Small green dot = Like this component
- Large green dot = Like this whole alternative
- Red dot = Uncomfortable with this component/alternative





# Alternative 1: Enhanced Outdoor Recreation







Alternative L: **ENHANCED OUTDOOR RECREATION**

Harbor/Waterfront Edge Driver

Natural Areas & Low Impact Recreational Uses;  
Improved Water Access

I vote for this  
because the  
residential area  
is less con-  
centrated & more  
in keeping with  
the naturalness  
of the community

Land-use

Shipyard:  
Beach Access, Park Amenities & Observation Tower  
• Extended Single Family Residential  
New Village lakeshore park

Rose Island & Rail Yard:  
• Nonmotorized Trails & Boardwalk Ext.  
• Kayak Landing  
• Fishing Piers and Shanties, Band shell  
• ORV/Snowmobile Trail Head with amenities  
(Historic train station)

Marina Side:  
• Small boat launch  
• Pavillion, Warming Station

• Playground and Athletic Fields

Economic Development

Village  
• Increased spending from recreational tourists  
• Increase single family housing (enhanced tax base)  
• Rentals (Kayaks, ORV, bike), entry and storage fees

Marina  
• Mild increase in boat traffic spending  
(launch fees, boat dockage fees, etc)  
• Pavillion rental and boat storage

No removal  
of infrastruc-  
ture on  
Rose Island  
Bryan Hamilton

Natural Systems

Removal of pavement and infrastructure from Rose Island; Dune habitat in Shipyard & Lakeshore  
Park; Fish habitat in Slough

Don't  
Remove  
Houses  
on Island

Local Precedent(s)

Engineering Consideration

• Minor Infrastructure Improvements to Marina & West Beach  
Major Underground Infrastructure Improvements (Water, Sanitary sewer, Storm sewer) to New Shipyard  
New Streets in Village and to lighthouse; Remove culvert to Rose Island and install  
Patty's Creek Bridge

Do not  
Remove Houses  
From Island  
Ill take it to  
Court from  
Harrison

Alternative design lead by:

Rail  
Access  
to Industrial

Kayak  
Rental  
on both  
Sides

Shoreline below  
lighthouse  
Dead  
Restriction  
problems

Non-motor  
Train  
Bridge

There is already  
a pedestrian way  
on the bridge  
Village is not  
at all the same  
as

Conflicting  
uses  
Industrial

# Alternative 2: Mixed Use and Open Space







Alternative 2: **MIXED USE AND OPEN SPACE**

Harbor/Waterfront Edge Driver	MEDIUM DENSITY HOUSING IN VILLAGE; ROSE ISLAND IMPROVEMENTS; EXPANDED MARINA SERVICES	
Land-use	<p><b>SHIPYARD:</b></p> <ul style="list-style-type: none"> <li>• ATTACHED TOWNHOMES &amp; APARTMENTS</li> <li>• MIXED USE BUILDING ALONG RIVER (2-3 STORIES)</li> <li>• PUBLIC ACCESS TO LAKE SHORE PARK</li> </ul> <p><b>ROSE ISLAND &amp; RAIL YARD:</b></p> <ul style="list-style-type: none"> <li>• BOARDWALK EXT &amp; FISHING PIERS</li> <li>• KAYAK LANDING</li> <li>• PAVILION, FISH SHANTIES, BANGA SHELL</li> </ul>	<p><b>MARINA SIDE:</b></p> <ul style="list-style-type: none"> <li>• SMALL BOAT LAUNCH &amp; DOCKS</li> <li>• COMFORT LODGE FOR BOATERS</li> <li>• SEASONAL RETAIL</li> <li>• BOAT STORAGE &amp; FULL SERVICE MARINE FACILITIES</li> </ul>
Connectivity		
Economic Development	<p><b>VILLAGE:</b></p> <ul style="list-style-type: none"> <li>• INCREASED RESIDENTIAL &amp; COMMERCIAL TAX BASE</li> <li>• INCREASED SPENDING FROM TOURISTS</li> </ul>	<p><b>MARINA SIDE:</b></p> <ul style="list-style-type: none"> <li>• LAUNCH FEES; SLIP RENTAL; BOAT REPAIR &amp; CONSTRUCTION/STORAGE FEES</li> <li>• RESIDENTIAL TAX BASE (WEST BRANCH)</li> <li>• RENTALS (KAYAK, PONTOON)</li> <li>• LEASABLE SPACE</li> </ul>
Natural Systems	NATURAL STORMWATER MANAGEMENT IN NEW DEVELOPMENT, LAKE SHORE DUNE IMPROVEMENTS	
Local Precedent(s)		
Engineering Consideration	<ul style="list-style-type: none"> <li>• NEW BUILDING CONSTRUCTION (RESIDENTIAL, MIXED USE, MARINA)</li> <li>• NEW PARKING LOT @ MARINA, ROSE ISLAND &amp; WEST BEACH</li> <li>• MINOR ROAD IMPROVEMENTS TO SITE</li> <li>• MAJOR UNDERGROUND INFRASTRUCTURE IMPROVEMENTS (WATER, SANITARY SEWER, STORM WATER SEWER ELECTRICAL, IT) TO SHIPYARD &amp; MARINA</li> <li>• NEW STREETS IN VILLAGE &amp; TO LIGHTHOUSE; REMOVE CULVERT TO ROSE ISLAND &amp; INSTALL PATTY'S CREEK BRIDGE</li> </ul>	

Alternative design lead by:

Small Supply and Grocery Store

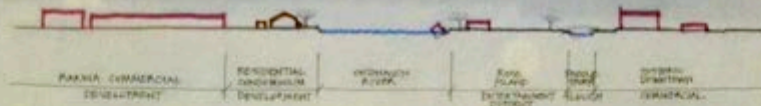
CONCRETE STAIR / FILL SOUTH

CONCRETE STAIR / FILL SOUTH

CONCRETE STAIR / FILL SOUTH



# Alternative 3: Industrial and Commercial Enhancement



# SECTION AT ONTONAGON STREET LOOKING NORTH

1" = 100'







# ONTONAGON 2035













# Shipyard Beach Site Plan







*Boat Launch Existing  
Condition and  
Artistic Rendering*





*Existing Condition and  
Artistic Rendering Down  
River Street Facing Lake  
Superior*





# Rose Island



Splash  
Pad

Smaller  
Bridge

Boat Tour or  
Cruise Boat  
Dock

Day Docks and  
Sea Plane

Destination  
Restaurant

Pop-up retail or  
Farmers Market

Extended  
Boardwalk





*Current view of Rose Island*



*Artistic Rendering of Rose Island*





## *Enlarged Artistic Rendering of Fishing Village on Rose Island*



## *Enlarged Artistic Rendering of Entertainment District on Rose Island*







*Existing Conditions and  
Artistic Rendering of  
Ontonagon Trail Center -  
Summer*



## *Artistic Rendering of Ontonagon Trail Center - Winter*







*Existing Condition and  
Artistic Rendering of  
Downtown Community  
Amphitheater*



# Marina





Access to  
Lighthouse

Playground  
and Pavilion

Athletic  
Fields

Small boat  
launch and  
docks

New Marina  
Commercial

Boat Club

Boat  
Storage



*Existing Condition and  
Artistic Rendering of  
the Full Marina*





*Enlarged Artistic Rendering of Sport Fields,  
Playground, and Pavilion*



*Enlarged Artistic Rendering of Indoor Boat  
Storage and Boat Club*

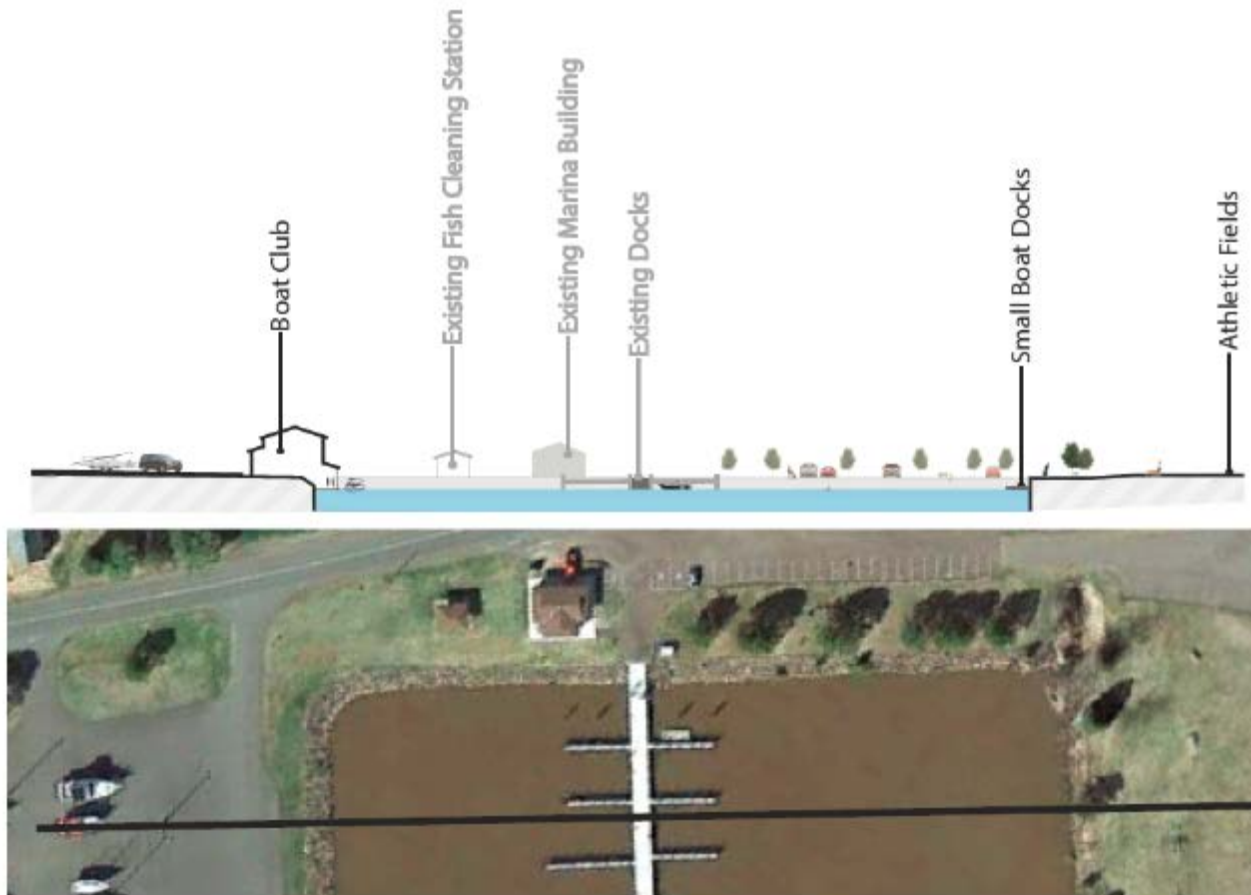




## *Enlarged Artistic Rendering of Marina Amenities and Shops*



## *Section through Marina and Boat Club*





# Connectivity

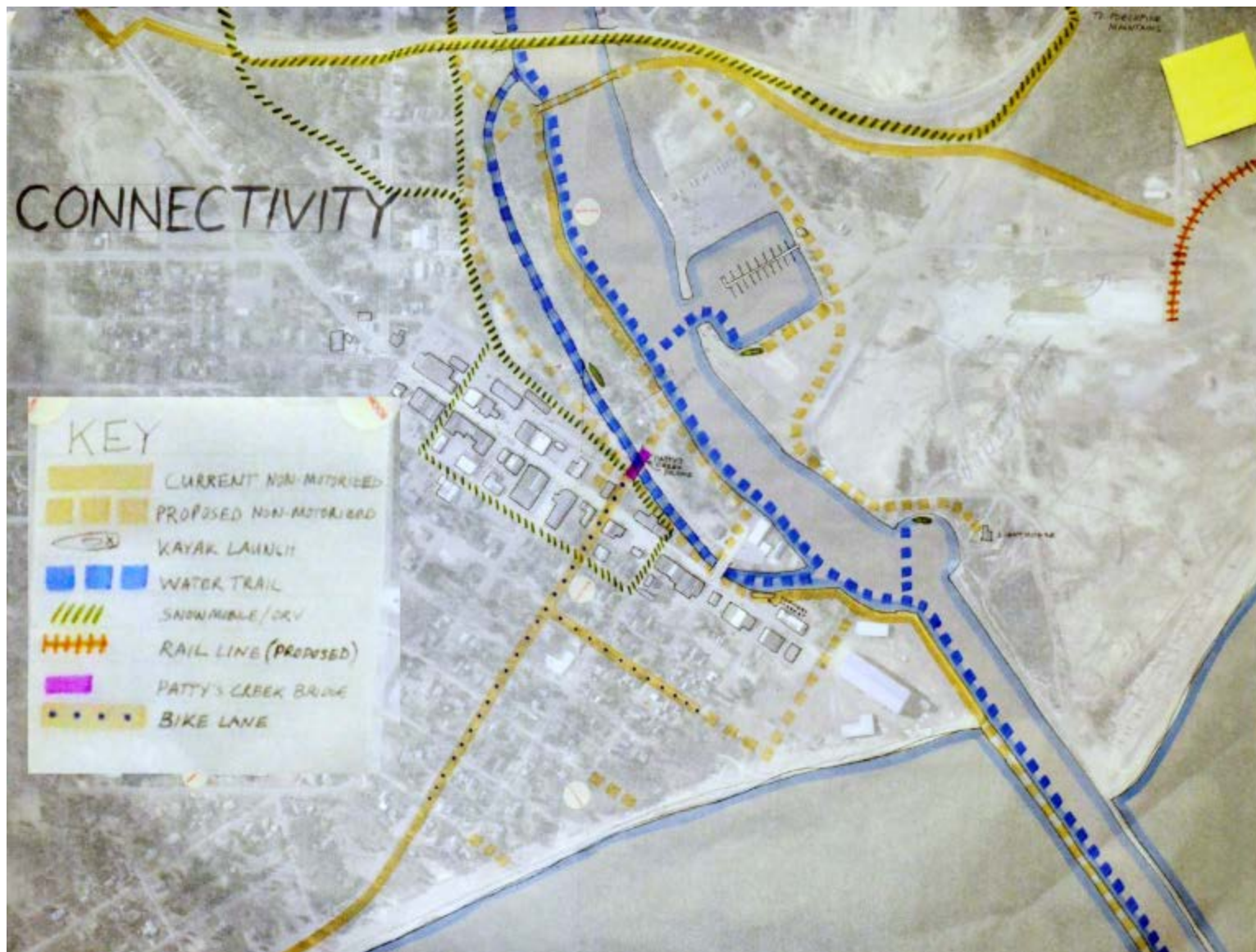


*Existing Signage and  
Artistic Rendering*



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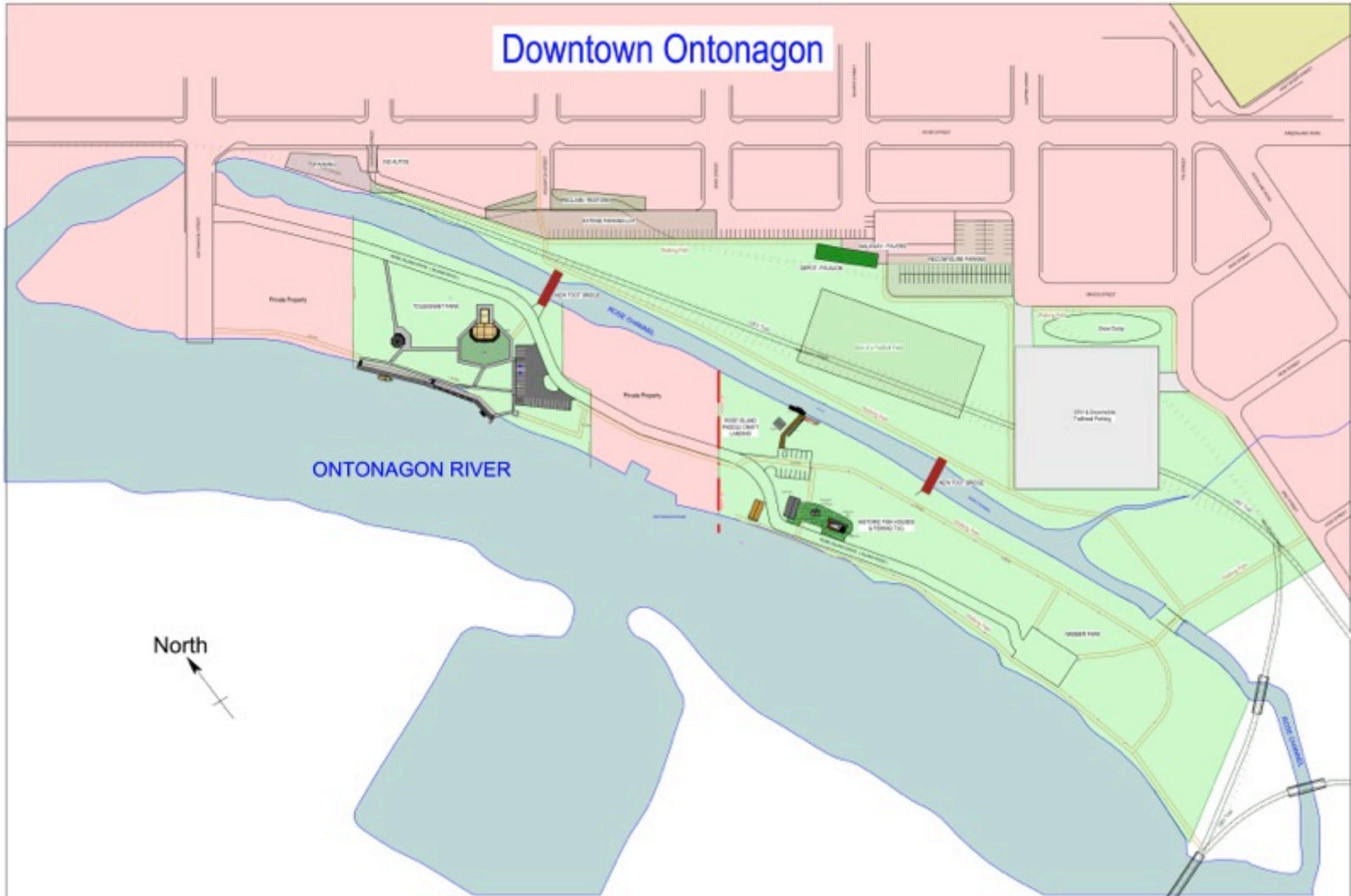


# What's Next?



# Syncing New Waterfront Initiatives with Existing Plans

# “Downtown Place” Vision





# Village of Ontonagon Master Plan: May 2007



## Our Vision

- ...a progressive Lake Superior harbor community that values its rich heritage, a beautiful natural environment and a high quality of life for citizens of all ages.

# Village Master Plan: May 2007

- 1) Take better advantage of the Ontonagon River and Lake Superior waterfronts
- 2) Expand opportunities for retail development that will contribute to a vibrant downtown
- 3) Preserve village existing neighborhoods and housing stock
- 4) Promote economic development and diversification
- 5) Foster positive attitudes in the community through communication of the community vision, goals, success and achievement.



# Syncing with Other Existing Plans

- Marina and Coastal Planning Study – 2003
- Economic Enhancement Strategy – 2000
- Coastal Community Working Waterfront Case Study – 2013
- Access Management Plan – 2006
- Ontonagon County Hazard Mitigation Plan

# Funding & Implementation



# Funding & Implementation

- Public funding
  - Explore financing opportunities from the local, state or federal government, including grants or loans supported through general fund revenue, bonds or indirectly through taxes.
- Foundation Funding
- Local Champions

# Possible Grant Funding Sources

- **State**

- Natural Resource Trust Fund Grants - DNR
- Recreation Passport Grants - DNR
- Transportation Alternatives Program (Michigan DOT / SEMCOG)
- DNR Waterways
- DEQ Brownfields
- Michigan Economic Development Corporation
- Aquatic Habitat Grant Program – DNR
- Michigan State Housing Development Authority



# Possible Grant Funding Sources

- **Federal**

- Coastal Zone Mgt. Funds (Commerce/NOAA)
- Boating Infrastructure Grants (US Fish & Wildlife)
- Land and Water Conservation Fund State and Local Assistance Program (National Park Service)
- EPA Brownfields

- **County**

- Brownfield Authority
- Ontonagon County - other

# Possible Grant Funding Sources

- **Local**

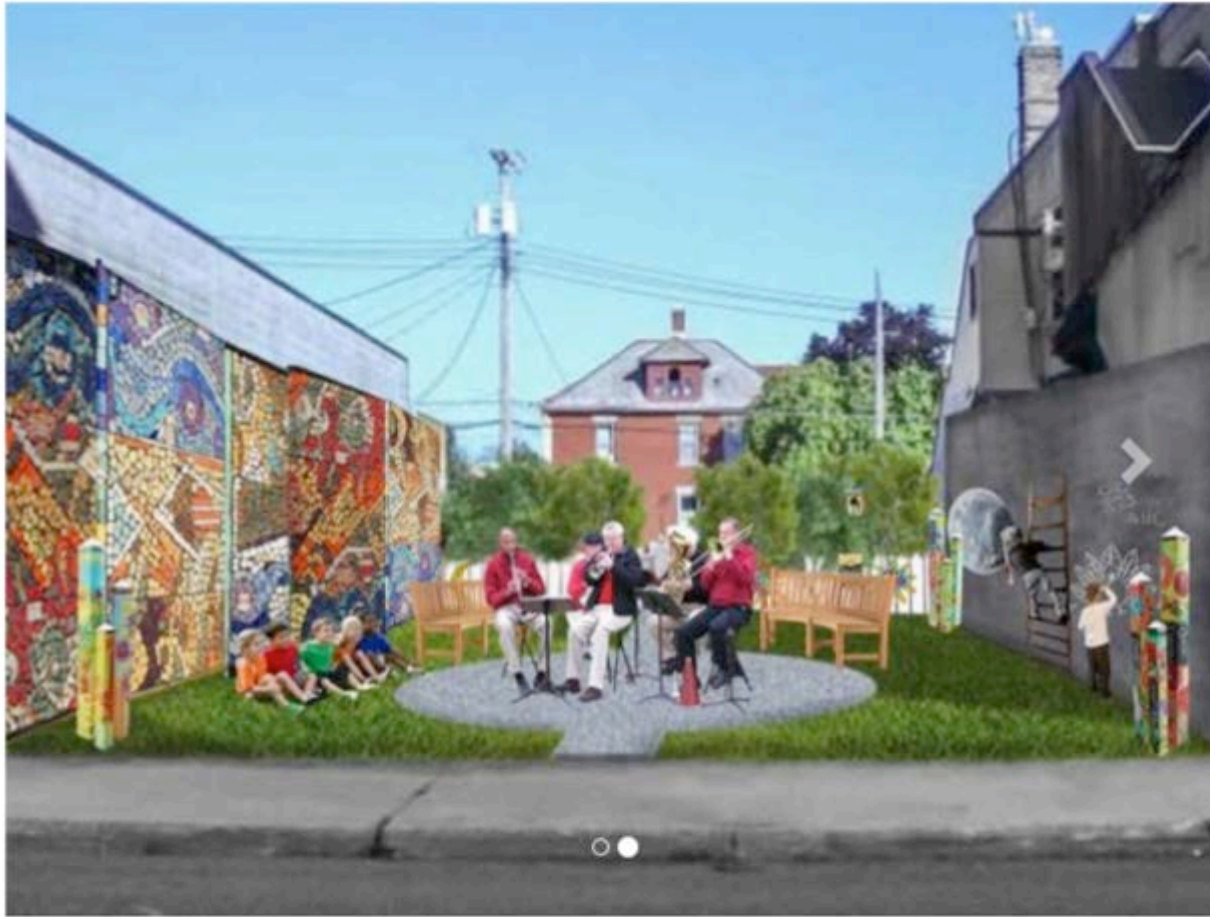
- General Fund
- Downtown Development Authority (DDA) tax increment financing
- Slip Fees; Launch Fees
- Dredging Cooperative (share dredging resources across communities)

- **Private**

- Family / Local / Statewide / National Foundations
- Community Foundations
- Other Corporations / Businesses



# Crowdfunding Placemaking



Ironwood, MI Arts

**\$15,711**

funded of \$10,000 goal

**118**

patrons

Project Closed

Success!

This project was successfully funded on Dec 6, 2014  
12:45 AM

project by:

**michael.brown**

[\\*profile\\*website](#)



Give \$10 or more

10 claimed

**Van Gogh Level (As a Van Gogh Donor  
you will receive an e-card)**

**PURE MICHIGAN®**  
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The Michigan Economic Development  
Corporation will contribute \$10,000 if  
we meet our goal!

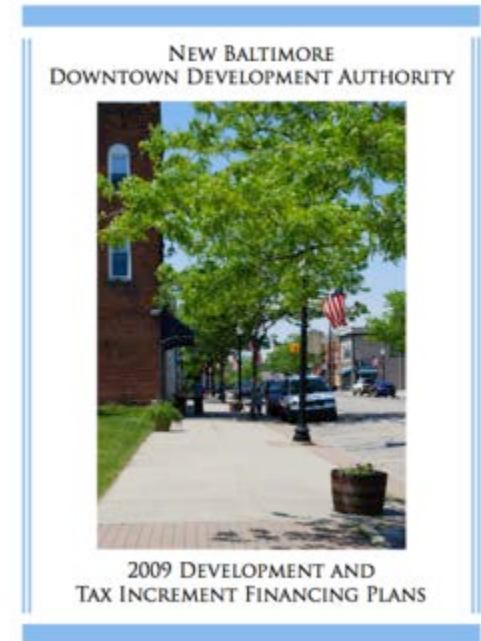
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<https://www.patronicity.com/puremichigan>



# Capturing Values: Financing Harbors

- **Marine investment fund**
  - Non-marine users pay to help offset working waterfront infrastructure improvements
- **Taxes**
  - Water Resources Tax Increment Financing Authority (TIFA)
  - Increase tax base
  - Offer tax incentives to reward the type of development you seek
- **Fee structure** for public facilities



*More to come –  
Look for Toolkit in 2016!*

# Foundation Funding

THE MCKNIGHT FOUNDATION

McKnight Foundation

Foundation (MN-focused)

- Arts, Education, Climate and Energy
- Region and Communities Program

*Goal: To increase efficient and sustainable regional metropolitan development that creates livable communities and expands opportunities for all to thrive.*



# Foundation Funding

- Gogebic-Ontonagon Community Foundation (affiliate of Community Foundation of the Upper Peninsula)
- C.S. Mott Foundation (Michigan)
- The Kresge Foundation (Michigan)
- Kellogg Foundation (Michigan)

# Local Champions

- Seek out public/private partnerships to facilitate access to a wide range of funding sources.
- Establish non-profit organizations in support of working waterfronts to improve access to funding sources and reap tax benefits.
- Create new and use existing trade associations in support of working waterfront initiatives.
- Ontonagon Boosters



# Questions?

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