

APPENDIX A

SUPPORTING ANALYSIS

FOR THE

ROCKPORT PROPERTY

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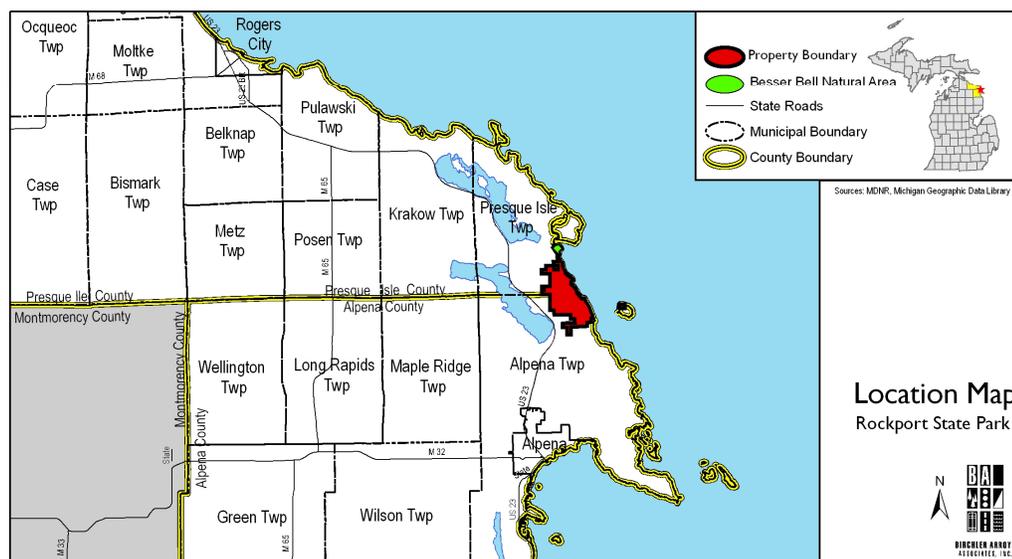
A1. Location

The Rockport Property (Rockport) consists of approximately 4,237 acres, and is located in the northeast lower peninsula. The center of the property is in Town 32 North, Range 8 E, Section 36 (Latitude 45.207188, Longitude -83.408289). The Property includes a harbor and approximately 5.5 miles of Lake Huron shoreline.

Rockport straddles two jurisdictions. The northern portion of Rockport is located in Presque Isle Township, Presque Isle County, and the southern portion is in Alpena Township, Alpena County. Rockport includes the Besser Natural Area, a portion of Middle Island, and a non-contiguous parcel of land (Map 1).

There are several ways access the Rockport property. From the Besser parking area is a trail – a former railroad - that leads to Lake Huron and several sinkholes. Users enter from the south, by the main entrance which leads to a picnic area (leased by Alpena Township), boat launch, and trail to the limestone quarry / fossil hunting grounds. Those that know the area well may use the Grand Lake channel or powerline easement(s) as means of access.

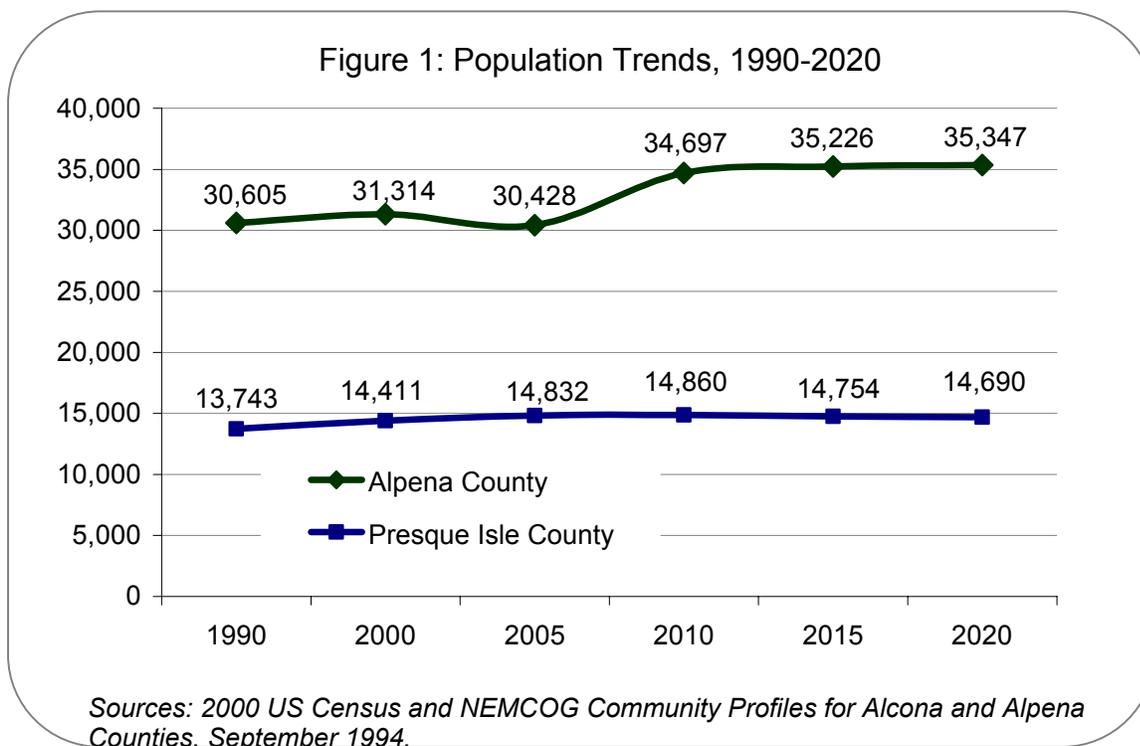
Map 1: Location Map



A 2. Demographics

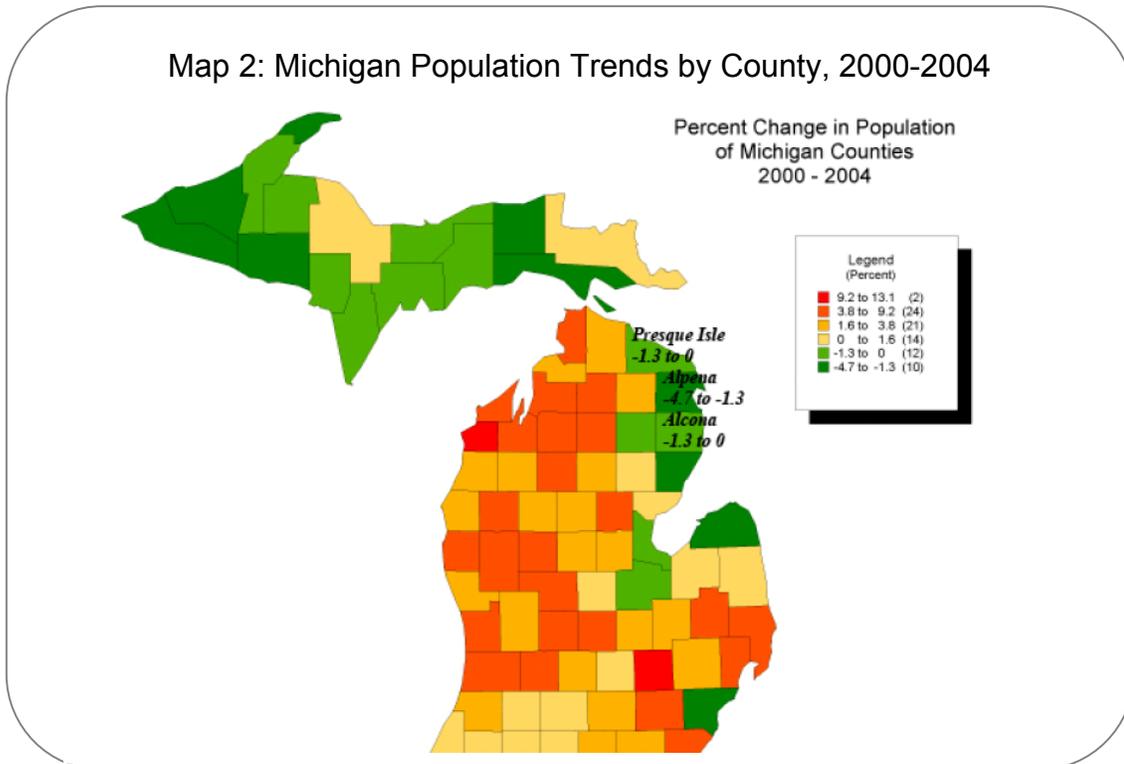


Population. Alpena and Presque Isle County populations totaled 45,260 in 2005. Sixty-seven percent of this total is Alpena County residents. As shown by Figure 1, Alpena County is projected to have a steady population increase through 2020, while Presque Isle County is projected to lose population. The projection for Presque Isle County is consistent with recent 2000-2004 trend data, which indicates population losses for northeast Michigan communities (Map 2).



The Rockport property lies between two local governments: Presque Isle Township to the north; and, Alpena Township to the south. The 2000 population for Presque Township was 1,634 and Alpena Township's 2000 population was 9,889. Among the larger population centers near Rockport are the Alpena City / Alpena Township area (11,156 people and 9,889 people, respectively) and Roger's City (3,318 people).

Map 2: Michigan Population Trends by County, 2000-2004

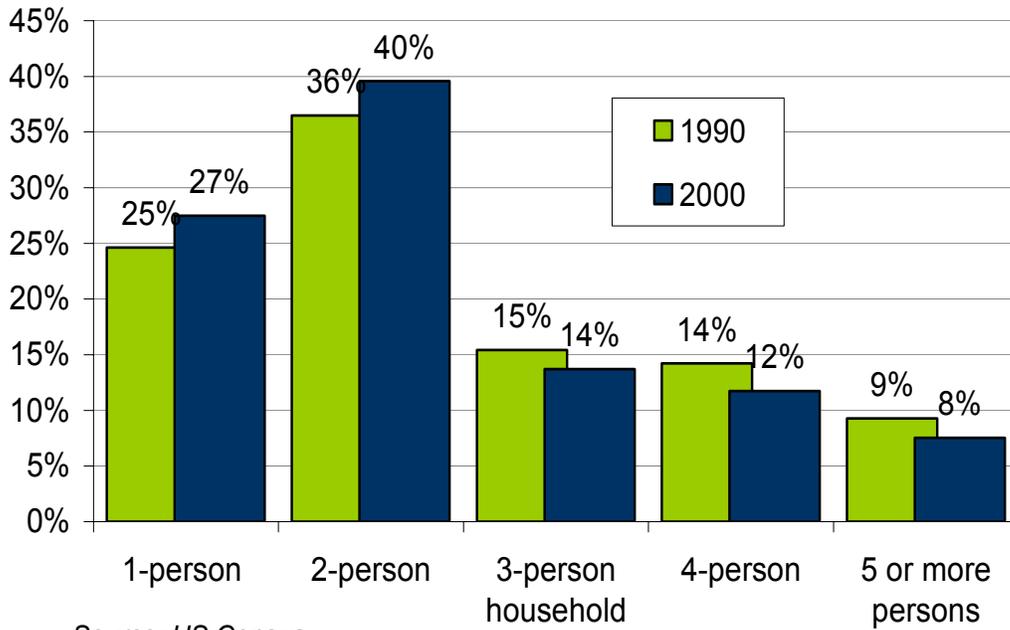


Average Household Size Average Population Age. From 1990 to 2000 the average household size decreased, while the average age rose for Alpena and Presque Isle Counties. This is consistent with that which occurred nationwide. The trend is expected to continue as the baby-boomer generation ages, and the younger generations are marry later and have fewer children. This may be compounded in northeast Michigan due to its growing reputation as an ideal community for retirement.

According to the 2000 US Census, there are approximately 18,973 households in Alpena and Presque Isle counties (Alpena, 12,818 households and Presque Isle, 6,172 households). While the number of households increased from 17,212 in 1990, the number of persons per households (pph) decreased during that time. Between 1990 and 2000, the average household size for Alpena and Presque Isle Counties decreased from 2.54 pph to 2.34 pph. Figure 2 illustrates the trend of decreasing household sizes.

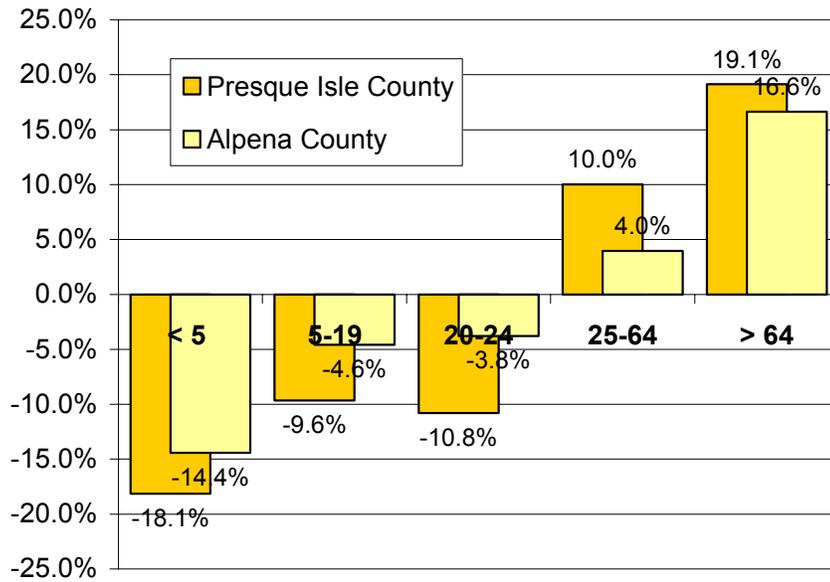
In addition to a decreasing household size, the age of the population is increasing. The average median age for Alpena and Presque Isle Counties rose from 36.9 years in 1990 to 42.3 years in 2000. The median age increase is confirmed by age data for the counties. From 1990 to 2000, percent increases occurred for the older age groups, while percent decreases were experienced for the younger age groups (Figure 3).

Figure 2: Average Household Type for Alpena and Presque Isle Counties, 1990 and 2000



Source: US Census

Figure 3: Percent Change in Population, 1990 to 2000 Alpena and Presque Isle Counties



Source: US Census

Racial Composition. At 98.9%, the predominant race for Presque Isle and Alpena counties is Caucasian (98.9%). The representation of other races is comparatively small: American Indian or Alaska Native, 0.5%; African American, 0.3%; Asian, 0.3%; Native Hawaiian and Other Pacific Islander, 0.004%; another race, 0.1%; or two or more races, 0.7%. Less than one percent (0.6) of the population is of Hispanic or Latino origin. From 1990 to 2000, minority representation has increased: from 0.8% to 1.1% for Alpena County; and, 0.7% to 1.1% for Presque Isle County.

Disabilities

Approximately 9,624 residents of Alpena and Presque Isle counties, or 21% of the community, live with some type of long-lasting mental, physical or emotional condition. Approximately 11% of these people are school-aged children and young adults, 51% are of work force age, and 38% are retirees.

Housing and Home Ownership.

There are 25,199 housing units in Alpena and Presque Isle Counties (Source: NEMCOG Community Profiles). Types of units available include single family detached, single family attached, duplexes, apartments, manufactured housing, and boats, RVs, vans and the like. Most housing units are single family detached at 80.9%, followed by mobile homes at 8.2%, and apartments at 6.5% (78% of apartments are located in Alpena County).

Of the 25,199 housing units available:

	<u>Alpena County</u>	<u>Presque Isle County</u>
Total Units Available:	15,289	9,910
Occupied Units:	12,818	6,155
Owner-Occupation:	10,145	5,266
Renter-Occupation:	2,673	889
Vacant Units:	2,471	3,755
Seasonally-Vacant:	1,658	3,278

The above figures indicate that most of the housing units are owner-occupied. Of the 16% of Alpena County vacant units, 67% are seasonally-occupied. For Presque Isle County, 87% of the 3,755 vacant units are seasonally-occupied. According to local sources, most of the seasonally-occupied housing units are used by their owners (i.e. not rented to vacationers).

Most homes range from \$50,000 to \$99,000, with the median housing value of owner-occupied units averaging \$77,950. Homes in both counties tend to be of older construction: only 11.2% of the Alpena County's housing stock, and 14.8% of Presque Isle's housing stock, were built after 1990. For those who do rent, the average median monthly rental rate is \$391.

Education, Income and Employment.

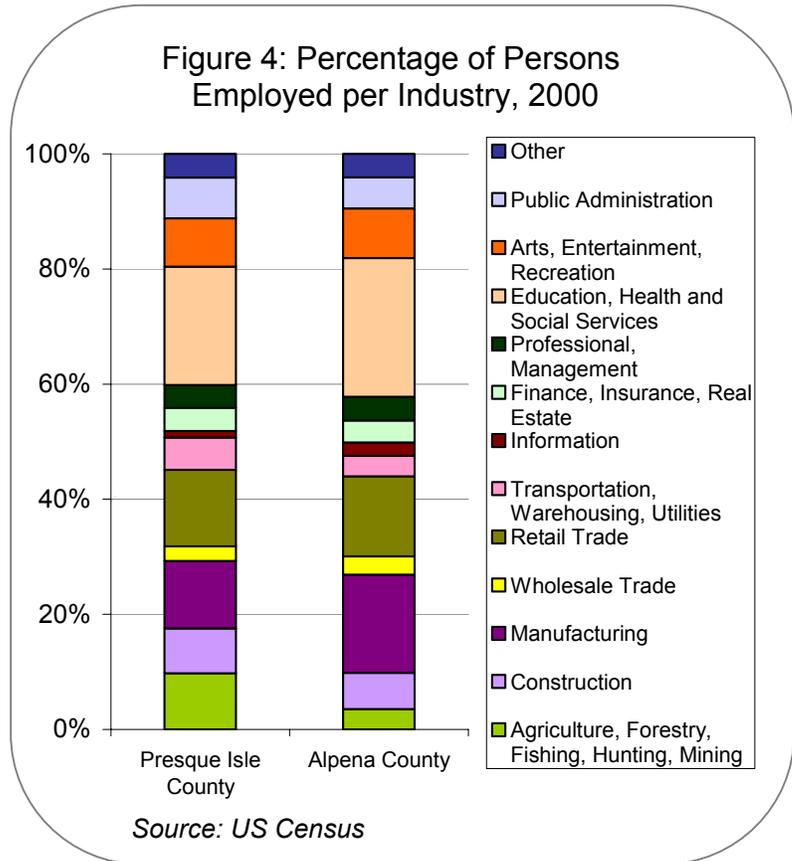
Many people over the age of 25 living in Presque Isle and Alpena Counties have had some college, or earned an associates, bachelors, graduate or other professional degree (39% for Presque Isle County and 47% for Alpena County). The average median income earned per household is \$35,800. In 1999, 961 families in the area lived below the poverty level (7.4% of total families).

Of the 12,045 persons who are in the labor force, 19,182 are employed. The top four occupations are:

1. Management, professional and related occupations (27%),
2. Sales and office occupations (25%),
3. Production, transportation, and material moving occupations (18%), and
4. Service Occupations (18%).

Industries that are most common are: Education, Health and Social Sciences, Manufacturing, Retail Trade and Arts, Entertainment, Recreation, Accommodation and Food Services (Figure 4). The LaFarge Stoneport Mine is the second largest employer in Presque Isle County. Of those Alpena and Presque Isle County residents who commute to work, 83% drive alone, 9% carpool, 2% walk, and 0.3% take public transportation. The average commute time is 20.5 minutes.

Unemployment is a concern for Michigan, and for the northeast in particular. Presque Isle and Alpena counties both struggles with jobless rates. At 10.7% and 7.4%, the unemployment rates for Presque Isle and Alpena Counties, respectively, were well above the State's rate of 6.7%, and the Country's rate of 5.1% (Source: FedStats).





A3. General History

The 4,237 acres of land that constitute the Rockport property were acquired by the Department of Natural Resources (DNR) through several different sources. The State originally owned approximately 617 acres of land in Presque Isle County: 56 acres for the Grand Lake boating access site and 95 acres for the Besser Natural Area. The remaining land was part of the of the state forest system, under the management of the Forest Mineral and Fire Management (FMFM) Division of the DNR.

In 1997, the DNR acquired approximately 3,641 acres of land from Consumers-Energy. The land exchange was part of the settlement resulting from the Ludington Pumped Storage Hydroelectric Facility failure, which caused much damage to the Lake Michigan fishery. The additional land acquired from this transaction was transferred to the jurisdiction of FMFM.

Within its borders the Rockport property has a vast array of natural and man-made features that are important pieces of Michigan's rich history:

- ❑ A limestone quarry operated on the site from 1927 to 1958. The mine was very successful, and brought a relatively large population to the area. Its last use was as a staging area and supplier of the footings for the Mackinac bridge. Large tailings piles tell of the past. The Detroit and Mackinac railway that traverses the property is also a remnant of the property's mineral mining past.
- ❑ The remains from the quarry operation are replete with fossils. Petoskey stones are commonly found in this area.
- ❑ Many Shipwrecks are found off the Lake Huron shoreline nearby. Rockport is an accessible diver point and used as such by Thunder Bay National Marine Sanctuary as well as private recreationists. The wrecks tell of the Great Lake's waterway transportation system.
- ❑ Young forest growth indicates historical logging activity, and a link to Michigan's forest industry.

A4. Existing Land Use, Zoning and Future Uses



Existing land use, zoning district and future land use data for this section is based on Alpena and Presque Isle township information, provided by the Northeast Michigan Council of Governments. The data has been generalized for the purposes of this discussion. For exact representation, consult the local unit of government. A summary of the discussion that follows is provided on Table 1, and illustrated on Maps 5, 6 and 7.

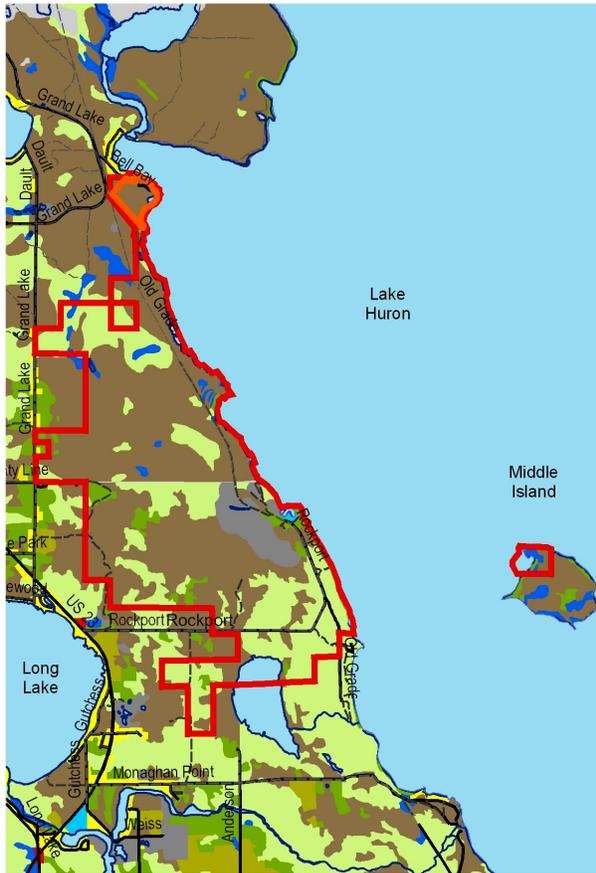
Development in the vicinity of Rockport includes residences along the major roads, high density residential along the shorelines of Long Lake and Grand Lake shorelines, and commercial uses along Grand Lake Road, US-23/Long Lake Road, and US-23/Grand Lake Road. The LaFarge Stoneport mine, an active quarry, is due north of the Rockport property. Agriculture and hunting camps are other land uses in the area. Map 3 illustrates the existing land cover for the area. The land cover categories generally correspond to the existing land uses.

Table 1: Summary of Existing Land Uses, Zoning Districts and Future Land Uses for Land Surrounding Rockport Property

	Existing Land Uses	Zoning Districts	Future Land Uses
Rockport Property	Boat launch, diving launch, recreation (hiking, fossil hunting, etc.)	Forest / Recreation and Environmental Conservation	Residential, Conservation and Forest / Recreation
Land to the North	Active quarry, residential, commercial	Residential, Extractive / Heavy Industrial, and Environmental Conservation	Residential and Mineral Extraction
Land to the South	Hunting camps, residential, agricultural, commercial	Residential, Forest / Conservation and Agriculture	Forest / Recreation, Agriculture, Residential and Commercial
Land to the West	Residential, hunting camps, commercial	Forest / Recreation, Residential, Commercial	Residential, Forest / Recreation and Conservation
Land to the East	<i>NA - Bordered by Lake Huron to the East.</i>		

The Rockport property is zoned Forest Conservation by Alpena Township, and both Environmental Conservation and Forest/Recreation by Presque Isle Township (Map 4). Land adjacent to inland lakes is generally single family residential. Land north of Rockport – the current Lafarge quarry – is zoned Extractive / Heavy Industrial. Large tracts of land in both Townships are zoned Forest/Recreation, Forest/Conservation, Environmental Conservation and Agriculture. Smaller commercial nodes are located at key intersections in Alpena Township, and along Grand Lake Road in Presque Isle Township. Middle Island is zoned Commercial.

Map 3: Land Cover



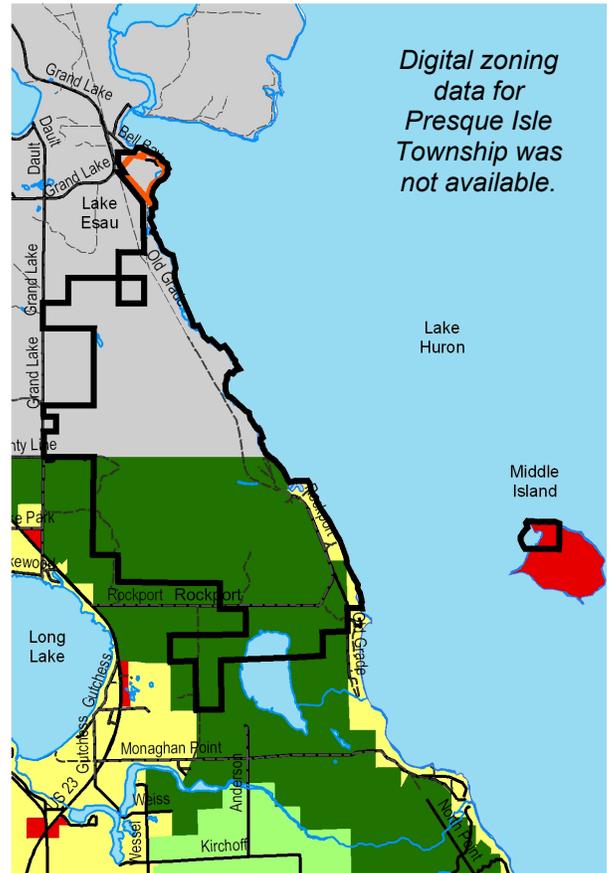
- Lowland Forests
- Non-Forested Uplands
- Non-Forested Wetlands
- Upland Forests
- Institutional/Recreational
- Agricultural
- Residential
- Commercial
- Industrial/Extractive/Transportation
- Besser Bell Natural Area
- Park Boundary
- Paved Roads
- Dirt Roads

Existing Land Use
Rockport Property

Source: NEMCOG. Note: the land uses shown on this map are generalized. Consult the local unit of government for the specific land use.



Map 4: Generalized Zoning Districts



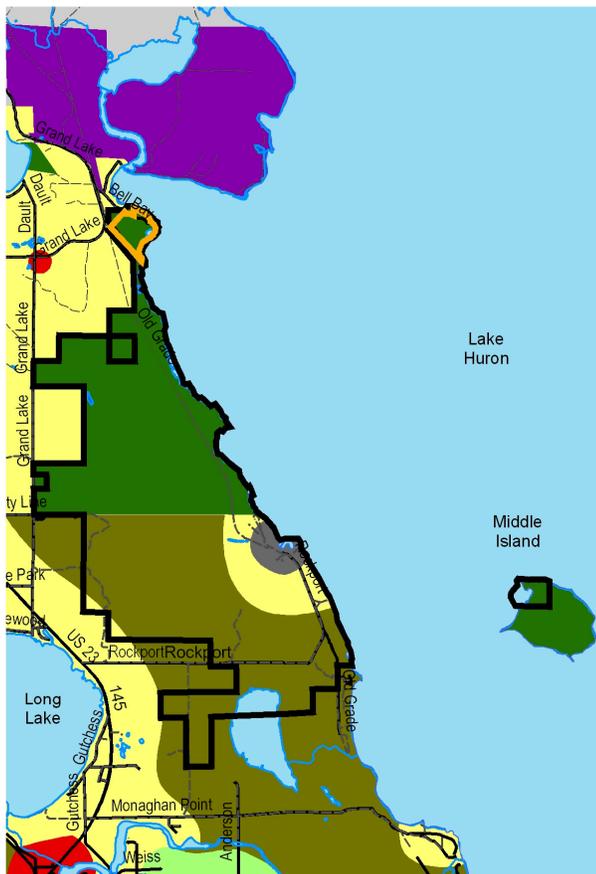
- Agricultural
- Forest / Conservation Area
- Residential
- Commercial / Business
- Industrial/Extractive/Transportation
- Besser Bell Natural Area
- Property Boundary
- Paved Roads
- Dirt Roads

Generalized Zoning Districts
Rockport Property

Source: NEMCOG. Note: the zoning districts shown on this map are generalized. Consult the local unit of government for the specific zoning district.



Map 5: Generalized Future Land Uses



- Agriculture
- Conservation
- Forest / Recreation
- Residential
- Commercial
- Industrial/Extractive/Transportation
- Mineral Extraction
- Park Boundary
- Besser Bell Natural Area
- Paved Roads
- Dirt Roads

Generalized Future Land Use Rockport Property



Source: NEMCOG. Note: the future land use classifications shown on this map are generalized. Consult the local unit of government for the specific land use classification.

Future land use maps express the community's. Future land uses are not meant to be parcel-specific, but lay out the general pattern of development patterns for a period of twenty years or more. Land development should conform to the Future Land Use plan over the long-term.

The future land use for the majority of Rockport is Conservation and Forest/Recreation (Map 5). Residential areas are located within and around the property boundary. The former limestone quarry is designated Industrial/Extractive on the Future Land Use map for Alpena Township. The major commercial node planned for this area is at the intersection of Long Lake Road and US-23.