	foundation for more detailed planning and design visioning, with four committees focused on trails, growth, waterfront development, and streetscapes and wayfinding projects. Future By Design consultants and volunteers held a number of public visioning and work sessions to dewlap draft goals related to these issue areas. The results of this effort helped guide development and public improvement activities in the Village.	
Designing and Achieving Our Potential	i. Leelanau Township, the Village of Northport, and the Leelanau Foundation developed an economic strategy called Designing and Achieving Our Potential. It includes input from residents, stakeholders, and businesses, and identifies important challenges and specific strategies for economic development. The need to enhance the Village's year-round business opportunities, improve the community, create jobs, and overnight accommodations, market the community, obtain grants for development, and explore incentives for business were identified as high priorities in the report.	2013

COMMUNITY PROFILE

Location and History

The Village of Northport is located nine miles from the tip of the Leelanau Peninsula on beautiful Grand Traverse Bay. The Village is a residential and resort community where people can enjoy a rural lifestyle and many recreational opportunities. In addition, it is less then 30 miles north of Traverse City and 20 miles northeast of Sleeping Bear Dunes National Lakeshore.

History

Centuries before the establishment of the Village of Northport, the Leelanau Peninsula was settled by Ottawa and Chippewa tribes. These settlements were located along the lakeshore of the peninsula, while the inland portions went largely unused.

The community that is now Northport was established by Reverend George Nelson Smith and a group of Native Americans, who came to the wilderness of Leelanau Township to establish a new settlement. Reverend Smith, born in 1807, organized a journey from his native Vermont to Detroit. In 1848, Reverend Smith, the first ordained congregational minister in Michigan, visited the Leelanau Peninsula. In 1849, the Reverend Smith and Chief Waukazoo established Waukazoo Village, a community composed entirely of Native Americans, on the south side of a freshwater stream. Abundant timber and a freshwater stream in a beautiful, peaceful cove serving as a natural harbor surrounded Waukazoo Village. The

Village of Northport was originally settled on the north side of this stream. The two Villages became part of the Village of Northport in 1852. It was incorporated in 1903.

By the mid 1850's, the town experienced a great population boom. This was largely due to one of the early settlers in the area, Deacon Joseph Dame, who wrote a letter to a New York paper describing the many virtues of the area. By 1859, Northport was the largest community in northwest Michigan, having 40 inhabitants, five general stores, three hotels, several saloons, a sawmill, and a number of general repair shops. This does not include the declining population of Waukazoo Village.

The first industry of the Village of Northport was a sawmill, established during the 1850's, which contributed to the production of cordwood needed by the early steamships. Twenty to fifty thousand cords of wood were shipped annually during this period.

By the 1950's, Northport had many active industries, primarily metal manufacturing and welding as well as a furniture and flag factory. However, the tourist and resort industry beginning in 1899 remains a major economic factor today.

[Insert Map of Michigan/Leelanau County/Village]

Environment and Existing Land Use

Leelanau County is a peninsula in itself. It is characterized by approximately 200 miles of lakeshore bordering Lake Michigan on the north and west, and Grand Traverse Bay on the east. The total land area of the County is approximately 350 square miles. The chief cash crops are fruit products. Resort development and recreational activities also substantially contribute to the economy of the County.

The Village of Northport is the northernmost incorporated Village in Leelanau County. Like the County, it is characterized by a relatively long shoreline (approximately 2.5 miles) as the entire eastern boundary abuts Grand Traverse Bay. There are approximately 1,137 acres within the Village Limits

Existing Land Use

The major land use for the Village is single-family residential, which accounts for [x%] of the total area. Vacant land is [x%] of the area, with half of the acreage containing wetlands. Parks and designated open space account for another [x%] of the land area. Commercial and industrial land use components account for [x%] and [x%], respectively, of the land use in Northport.

Single-family residential properties are found primarily in or surrounding the Village Center. Additional residential properties extend north and south along the lakeshore and along the major transportation corridors of the Village. Residential properties within the residential core are relatively small (one-fifth of an acre) with those in the periphery being noticeably larger (1-2 acres).

The downtown area is described as the Village Center and is comprised primarily of commercial properties, offering a mix of hospitality, general merchandise, and specialty shops. These activities are generally located between M-201 and Bay Street in the downtown area. Other commercial lands are located near M-201, north and south of the Village Center and closer to the lakeshore north of town.

Adjacent to the Village Center along the lakeshore lays a marina, beach and open space areas. The close proximity of these recreation-resort uses to the Village Center supports the business establishment and provides an aesthetically pleasing downtown environment.

Existing Land Use	Acres	%
Vacant non-wetland	144.5	16.4
Vacant wetland area	186.9	16.4
Single-family residential	538.8	47.4
Multi-family residential	8.7	0.7
Commercial	53.0	4.7
Industrial	65	5.7
Institutional (school, assisted living, Village property)	40.1	3.5
Park land or designated golf course	100	5.2
Total	1,137	

Physical Features

The land surrounding the residential and Village Center is generally open space, forested, or agricultural land. However, along M-201, north of the Village Center, is the major industrial area of the Village. These uses are located adjacent to the variety of uses found in the Village Center, and include residential, commercial, and open space areas. Other land uses northwest of the town are the recycling site, a church, cemetery, ball diamonds, dog park, pickleball courts, and the Village 9-hole public golf course. A public land or institutional area is located within the residential area of the Village. This area is comprised of the public school, athletic fields, playgrounds, the Highlands Senior Living Center, Village offices, library, post office, township offices, Fire Hall (which includes a deputy sheriff and Emergency Services), DPW garage, recycling center, marina, swimming beach, and parks.

Soils and Topography

The Village's topography consists largely of gently rolling terrain, with elevations at about 580' (275 meters) along the lakeshore with steadily increasing elevations further inland. Some very steep slopes are located in the southern portions of the village and along Northport Creek running through the central part of the village.

Soil types determine development potential, erosion hazards, agricultural suitability, drainage conditions, and the effectiveness of septic tank sewage disposal. Commonly, soil types on the landscape merge into one another as their characteristics gradually change. However, great differences in soil properties can also occur within short distances.

Some are too unstable to be used as a foundation for buildings or roads, while others are seasonally wet or subject to flooding. An understanding of soil types can help land users identify and reduce the effects of soil limitations on various land uses.

Soils within the Village belong to the East Lake - Eastport- Lupton soils association, which are characterized by well-drained and moderately wen- drained, near1y level to gently sloping sandy soils. Very poorly drained, nearly level mucky soils are found on lake terraces and beach ridges.

Wetlands

About 187 acres of wetlands are found in the Village of Northport, making up near1y 17% of the Village's land area.

Wetlands are areas where water is found, either on or near the surface, at any time during the year.

They provide vital ecological services, including sediment retention, filtration and groundwater recharge, flood mitigation, and wildlife habitat; and also support recreational activities such as fishing, hunting, boating, and birdwatching. They function best when maintained in large, continuous acreages.

Despite their many ecological benefits, wetlands face a number of threats related to development and land use: they have historically been dredged, drained, or filled in order to create more or improved development opportunities. Wetlands are also subject to pollution from stormwater runoff from nearby development. While state regulations require that wetlands over a certain size be replaced or restored, they rarely provide the same groundwater recharge functions as naturally occurring wetlands.

Under current regulations, federal and state agencies regulate development in wetlands which are 5 acres or greater, or which exhibit a hydrologic connection to the Great lakes. In addition, Michigan Law protects wetlands which are located within 500 feet of a water body or which are determined by MDEO to be essential to the preservation of natural resources.

Water and Water Quality

The Village of Northport includes 2.5 miles of Grand Traverse Bay shoreline. Among the Village's most recognized and beloved natural features, the waters of the Bay and its shoreline are fragile and sensitive resources.

Wat.er quality pollutants that may be of greatest concern in Northport include sediment; excess nutrients; invasive species; bacterial and parasitic pathogens; runoff from impervious surfaces; and to a lesser extent. agricultural chemicals and oil and gas products.

Sedimentation, nutrients, and pathogens often enter the Village's water systems via "non-point sources". Non-point sources of sedimentation include construction sites, shoreline or streambank erosion, road-stream crossings, urban storm runoff, logging operations, unmanaged recreational access sites, and non-vegetated open or agricultural land. Non-point sources of nutrient pollution include on- site septic systems, animal manure, bird droppings, runoff from agricultural and turf areas, and streams or storm sewer inlets into lakes.

In Northport, activities that impact non-point source pollution arising from construction activities are regulated by the Leelanau County Soil Erosion, Sedimentation, and Stormwater Control Ordinance, which requires erosion control for certain types or extents of development.

The Village of Northport is taking additional steps to address sedimentation and nutrient pollution by updating its stormwater management systems to treat stormwater more effectively before it enters nearby water resources, in partnership with the" "Watershed Center of Grand Traverse Bay, which received $500,000 in federal funds for the Village of Northport Stormwater Reduction Project. The grant is from the U.S. Environmental Protection Agency

Great Lakes Restoration Initiative, which strategically targets the biggest threats to the Great Lakes ecosystem via protection and restoration projects. The project will implement stormwater runoff reduction best management practices (BMPs) at the main sources of stormwater in the Village of Northport, with the goal of reducing sediment, nutrient and pathogen input to Grand Traverse Bay. Remediation techniques will use green infrastructure methods, including tree box filters, pervious pavement and rain gardens, to reduce the amount of stormwater that flows into Grand Traverse Bay. The sites selected for the project are locations outlined in a stormwater analysis The Watershed Center completed for the Village in 2010.

Invasive Species

Invasive species are plant or animal species that are not native to an area and cause negative effects on that area's environment, health, or economy.

Some high-profile invasive species, including zebra and quagga mussels, Phragmites, and the Round Goby, are outcompeting many native species and are significantly disrupting the food chain and ecology of Lake Michigan and many inland lakes. Some of the factors that introduce invasive species interregional ecosystems, such as ballast water discharges from sea-going vessels, have their roots in multi-state and international issues, and will continue to be problematic in the coming years.

Issues such as nutrient pollution can also exacerbate the spread of invasives, as exotic plant species like Eurasian Watermilfoil and Purple Loosestrife can better compete with native plants when nutrients are abundant.

Addressing nutrient pollution is one action that communities can take to mitigate the impacts of invasive species, while community-led initiatives and partnerships can, and have been, successful in addressing invasive species issues. Networks of volunteers and environmental organizations often work to identify and remove invasN8s from public properties. These groups and networks may partner with other communities to ensure that priority sites are addressed.

Green Infrastructure

"Green infrastructure" is a term used to refer to natural systems that maintain ecological processes and sustain air and water resources. Natural features provide many more benefits if they are maintained in larger units, such as in a complex, interconnected system of woodlands, wetlands, rivers, open spaces, fields, parks, and streams.

Larger, connected systems green infrastructure -are more successful at maintaining ecological diversity and integrity. Continuous systems of forests, wetlands, and other open areas maintain water quality and reduce the risk of flooding by controlling stormwater runoff, and also provide protection from storm

damage and erosion in coastal areas. Green infrastructure systems also provide invaluable wildlife habitat and foster ecological diversity.

Green infrastructure is also important to local economies: because greenway spaces like trails and natural areas are often seen as more valued amenities by residents than even golf courses or swimming pools. Green infrastructure can increase the value of nearby property, with corresponding increases in tax revenues. What's more, Northport's natural features, public lands, parks, trails, and preserves are some of the community's greatest draws for tourism, which serves as the foundation for its economy."

Water Quality Pollutants

Sedimentation - When rain and snowfall hit the ground, they naturally filtrate through the earth and recharge groundwater. However, hard, or paved surfaces like roads, parking lots, and driveways-known as impervious surfaces-prevent rain and snow from filtering into the ground. When precipitation hits impervious surfaces, it flows over the ground, picking up soils, debris, chemicals, and other pollutants, becoming what is known as "stormwater runoff." Runoff carries sediment, sand, nutrients, and other pollutants into a storm sewer system or directly into a lake, stream, river, or wetland, where it is discharged, untreated, into the water that is used by the community for swimming, fishing, and drinking. Sediment and sand smother the habitat that aquatic organisms need to survive and reproduce, causing a variety of ecological impacts. Nutrient pollution refers to contamination from excessive quantities of nutrients, such as nitrogen or phosphorus, which creates imbalances in oxygen supplies, subsequently stimulating weed and toxic algae growth, affecting the food web and contaminating drinking water. Nutrient pollution often enters water from upstream waters like creeks and streams, then flows into larger bodies of water like lakes, rivers, and bays. Failing and leaking septic systems, along with agricultural runoff from excess fertilizer and animal manure, are the greatest sources of nutrient pollution in Northwest Michigan. Other sources include stormwater runoff; fossil fuels entering the air through electric power generation, industry, transportation, and agriculture; and home fertilizers, yard and pet waste, and certain soaps and detergent.

Pathogens - Pathogens are disease-causing organisms that include various types of bacteria, viruses, protozoan parasites, and other organisms. Primary causes of pathogen contamination in Northwest Michigan waters include failing or undermaintained septic systems; poor storm water management; overflowing sewer systems; and animal waste, including that from geese and ducks along shorelines that is washed into nearby waterbodies. Summer storms, which flush large volumes of stormwater into waterbodies, typically raise the potential for pathogen-related issues in regional waterbodies.

Opportunities for Implementation: Addressing Water Quality through Local Policy

[insert Wetlands map, include flood plane area]

[insert soil associations map]

POPULATION PROFILE

More than just its physical features, the Village of Northport is defined by its people. Their needs and lifestyles drive new development, changes in the housing market, demand for services, and the Village's

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