



US Army Corps  
of Engineers®  
Detroit District

## HARBOR INFRASTRUCTURE INVENTORIES Charlevoix Harbor, Michigan



**Harbor Location:** Charlevoix Harbor is located on the east shore of Lake Michigan, 276 miles northeast of Chicago, IL and 75 miles northeast of Frankfort, MI.

**Authority:** River & Harbor Act of 14 Aug 1876, 2 Aug 1882, 13 Jun 1902, 20 Jun 1938, 24 Mar 1977.

**Project Description:** Charlevoix Harbor is a deep draft commercial harbor with over 4,100 feet of structures including piers and revetments and approximately one mile of maintained channel.

**Traffic:** 16,761 tons (5-Year average, 2006-2010)

**Transportation Importance:** This project serves as a locally significant receiving port on the Great Lakes, receiving asphalt and petroleum based products. It also supports over 200 recreational boat slips.

### Congressional Interest:

- Representative Dan Benishek, R-MI-1
- Senator Carl Levin D-MI
- Senator Debbie Stabenow D-MI

**Current Condition Assessment:** **B**



**Date of Site Visit:** 5 August 2013

**Summary of Impact:** If there was a failure or breach in the Charlevoix Harbor, the most significant would likely be to the US Coast Guard station on the north side of the federal structures. The station is directly protected by the revetment structures. Other significant impacts would likely be to the six marinas that are located around Betsie Lake. A significant increase in wave action could cause the boats and docks at the marinas to suffer damage. The water treatment facility could also be impacted if the wave action was focused across Betsie Lake.

**Examples of Protected Infrastructure:**



**1. St. Marys Cement Plant:** St. Marys Cement Plant is located on the south side of the Charlevoix Harbor outside of the federal structures. The Charlevoix Plant is primarily a cement manufacturer. According to the St. Marys Cement web site ([www.stmaryscement.com](http://www.stmaryscement.com)), St. Marys Cement is a leading manufacturer of cement and other construction materials for the United States and Canada, especially in the Great Lakes Region.



**2. Charlevoix Water Plant:** Charlevoix Water Plant is a City of Charlevoix water treatment plant that provides services to 5,000 people in the City of Charlevoix, Charlevoix Township, and Marion Township. The plant was built in 1972.



**3. Michigan Beach Park:** City of Charlevoix owned park that is located to the south of Charlevoix Harbor. The park has a beach, walking trails, playground equipment, volleyball nets, basketball courts, picnic tables, a covered pavilion, and restrooms.



**4. Charlevoix Fisheries Research Station:** Michigan's Department of Natural Resources and Environment has a Charlevoix Fisheries Research Station on the south side of the Charlevoix Harbor. The station is directly behind the federal structure.



**5. Beach Front Condominiums:** On the north side of the Charlevoix Harbor, there are several beach front structures. These structures are located behind riprap and a sandy beach. The structures include many multi-story condominium buildings and houses.



**6. Weather Vane Restaurant and Edgewater Inn:** The Weather Vane Restaurant and Edgewater Inn are both located on the north side of the Charlevoix Harbor. Both structures are located on the top of a hill. The Edgewater Inn has two and three story condominiums and hotel rooms. The Weather Vane Restaurant and Edgewater Inn are separated by the US 31 highway.





**7. US 31 Bridge:** The US 31 bridge in Charlevoix crosses the Pine River connecting Round Lake to Lake Michigan. This bridge has concrete foundations supported on each side of the channel. The bridge is a drawbridge, which opens several times a day in the summer to accommodate sail boats and the Beaver Island ferry.



**8. Pine River Building, Park Place of Charlevoix, and Captain's Watch Condominiums:** The Pine River Building, Park Place of Charlevoix, and Captains' Watch Condominiums are all buildings located on the south side of the Pine River. All the buildings are set on top of a hill which is protected by the federal revetment in the Charlevoix Harbor.



The Pine River building, pictured above, is a two story building that has shops on the first floor of the building. The second floor contains apartments and other small businesses. The Pine River building is located on US 31.



The Park Place of Charlevoix, pictured above, is a 3 story condominium complex. The condominiums vary in size and some of the condominiums listed for sale are listed at approximately \$300,000.



The Captain's Watch Condominiums, pictured above, is a three story, two building condominium complex. There are 12 units per building, totaling approximately 24 condominiums. According to real estate listings, the approximate price of each of these condominiums is approximately \$300,000.

- 9. Beaver Island Ferry:** The Beaver Island Ferry carries up to 200 passengers and 10 vehicles to Beaver Island in Lake Michigan. The ferry runs from April to December and up to four times a day in the summer. The Beaver Island Ferry dock is on the west side of Round Lake just to the south of the Pine River.



**10. East Park:** East Park is a City of Charlevoix park located on the west side of Round Lake. The park has open space with picnic tables, an interactive water fountain, a performance pavilion, a trout stream, and the marina access. At the base of East Park is the municipal marina, which has 67 floating docks.



**11. Ward Brothers Marina:** A private owned, full service marina that is located on the south side of Round Lake. The marina has floating wood slips and offers seasonal slip rentals along with boat rentals. Ward Brothers Marina also has several charter fishing boats docked there.



**12. Northern Shore Houses and Docks:** Along the northern shore of Round Lake, there are several houses with private docks. The houses are protected along the shoreline by rip rap. The docks in the lake are typically fixed wood docks.



**13. Southern Shore Houses and Condominiums:** Several houses and condominiums are located on the south shore of Round Lake. Many of these condominiums are multiple stories and provide weekly or monthly rentals for tourists. These structures also have fixed wood slips on Round Lake.



**14. Belvedere Club:** The Belvedere Club covers a large area of land on the south side of Round Lake. The Belvedere Club has many structures on its property including a marina, and several condominiums and houses.



**15. United States Coast Guard- Charlevoix Station:** United States Coast Guard has their Charlevoix Station located on the north side of the Charlevoix Harbor, located close to Lake Charlevoix. The Coast Guard has 18 active duty members, 2 reserve members, and 95 auxiliary members stationed in the Charlevoix station. There are also 3 boats in service at the Charlevoix station, including a 41 foot boat, a 25 foot boat, and a 14 foot ice skiff.



**16. Northwest Marina:** The Northwest Marina is located on the west side of Lake Charlevoix just south of the Pine River. The Northwest Marina has 207 slips, consisting of a combination of steel and wood docks. Seasonal rates ranged from \$3,300 to \$7,000 a season depending on the size of the boat.



**Potential Impact Area:** The following graphic displays property parcels that could be impacted within various zones defined by different setbacks from the shoreline behind existing Federal coastal structures. Values are based on real property tax assessments from these parcels, and don't reflect any detailed coastal zone damage assessments. Figures simply reflect property values at various setbacks.

