

*City of Buchanan
Michigan*



*Community Master Plan
2008*



*This Master Plan was prepared in cooperation with the City of Buchanan and
Southwest Michigan Planning Commission*

2008

DRAFT

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ACKNOWLEDGEMENTS

While remembering Buchanan's history and moving toward its future, the hopes, dreams, and realities of the community were carefully and thoughtfully considered by the steering committee. This committee was comprised of knowledgeable and devoted citizens, City leaders, and school representatives. Each member brought a unique perspective to the process and all brought their valuable time, skills, and opinions. As projects and plans become reality, every resident and visitor to the City of Buchanan will realize and appreciate the valuable contributions made by the following individuals:

City Support

Dr. Patricia Moore, Mayor
Meg Mullendore, City Manager
Joe VanderMeulen, Assistant City Manager
Gladys Bybee, Clerk
Laura Fox, Secretary

Steering Committee Members

Len Amat	Mark Skene
Kevin Barker	MaryEllen Robards
Jeff Curry	Jason Lietz
Rob Habicht	Dave Meister
Michelle Klarich	Mark Nixon
Alice Kring	Dick Proud
Monroe Lemay	Warren Weaver

EXECUTIVE SUMMARY

The City of Buchanan is located in the southeast corner of Berrien County, the most southwestern county in Michigan. From the center of town it is approximately a 1½ hour drive to Chicago and a 2½ hour drive to Detroit. The City has a resident population of 4,681 and covers a total area of 2.47 square miles (2.4 square miles of land and .07 square miles of water). Approximately 36 percent of the population is in the “Family Forming” age cohort, defined as 20-44 years of age, with a median age of 33.2 years for men and 37.3 years for women. The median household income is \$34,244 and the per capita income is \$16,600. The largest employment sector for men is manufacturing, and for women the largest sector is educational, health, and social services.



The City of Buchanan recognizes the importance of comprehensive planning for growth and long-term sustainability and has actively facilitated the process necessary for the development of a master plan. This plan will serve as the primary tool for guiding the future development of the City; for deciding where development will occur in the community (and in what form), and for framing decisions regarding the City’s capital improvement projects. When the City is faced with choices regarding issues such as growth, housing, transportation, neighborhood improvement, and service delivery, the master plan will serve as a guide by describing the long-term goals for the City’s future as well as defining the policies needed to determine day-to-day decisions.

The City of Buchanan’s Comprehensive Master Plan (2008-2013) strives to build a broad, unified vision of the City’s future from the many ideas of a multi-faceted population. The plan integrates the aspirations of the City’s residents, businesses, neighborhoods, and officials into a sound strategy for managing change. Throughout the wide variety of ideas publicly expressed, a number of consistent themes emerged - ultimately guiding the creation of a vision for the Community:

Community Vision

As a community we want the City of Buchanan to be a safe and beautiful City committed to the protection of the natural environment, we hope to build a City that is economically healthy and a good place to do business, and we foresee a City with diverse housing and employment opportunities and excellent public services. Buchanan will be a City where every resident can say, “*Life is better here*”.

To achieve this vision, members of the steering committee studied the results of the community surveys, public visioning sessions, current demographic data and other pertinent information, and then carefully constructed the following goals:

Community Goals

- Goal 1 To celebrate and further enhance the hometown atmosphere of the community.***
- Goal 2 To promote and fully develop the historic character and artistic qualities of the community.***
- Goal 3 To become a vibrant community meeting the social, leisure, cultural, and recreational interests of residents and visitors.***
- Goal 4 To develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.***
- Goal 5 To provide sufficient infrastructure for the recruitment of new business while supporting the expansion and retention needs of current businesses.***
- Goal 6 To develop tourism as a viable and sustainable industry designed to enhance the existing business community.***
- Goal 7 To provide the highest level of education and educational facilities possible.***
- Goal 8 To establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.***
- Goal 9 To provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.***
- Goal 10 To develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.***
- Goal 11 To plan land uses so future development and redevelopment will occur in an orderly manner and will be in the long-term best interest of the entire community.***
- Goal 12 To protect and enhance the natural resources within the City including wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features through educated and responsible use.***
- Goal 13 Represent the best interests of the City by providing active leadership regarding regional issues.***

Information incorporated throughout this plan reveals the rationale considered for each goal and subsequent objective developed in the Implementation Plan. It is the overall goal of this plan to remain relevant and responsive to residents, as well as City government, and thus be considered a vital resource for planning decisions now and in the future.

MASTER PLAN DEVELOPMENT

A comprehensive master plan is a public policy document designed to guide the future of a municipality. Master plans are developed and adopted through a defined process including public participation, research, analysis, and recommendations for current and future planning. The public participation process ensures that the desires of residents will be responded to and achieved whenever possible. A relevant articulate master plan can be used as a guide for making a variety of decisions such as those relating to land use, zoning, and infrastructure improvements. The outcome of these decisions should fulfill the basic purpose of the master plan which is to:

- Determine, develop, and preserve the community character
- Promote the public's health, safety, and increased quality of life
- Promote the responsible use of natural resources
- Promote intelligent land use that avoids sprawl and overcrowding
- Promote maximum mobility on public roads, streets, and sidewalks
- Facilitate systems to provide public transportation, water and sewer, recreation, and other public services

Planning Authority

The City of Buchanan has prepared this Master Plan under the authority of the Municipal Planning Act, Public Act 285 of 1931, as amended (2006).

Roles and Responsibilities

The City is organized under the Home Rule Act of Michigan, which authorizes cities to formulate their own charter provision, and operates under the Commission-Manager form of government as prescribed by the City of Buchanan's Charter. (See Organizational Chart following this section) Under this model the City Manager is responsible for managing the day-to-day operation of the City and the City Commission's main function is legislative; setting important policies that chart the future course of Buchanan. The City Commission is comprised of five (5) members who serve four (4) year terms. The Mayor and Mayor Pro-Tem are selected at the first meeting in November following the City election.¹

The City's Plan Commission is responsible for the development and implementation of the City's Master Plan. Because a master plan is, by design, an evolving and flexible document the plan should be reviewed annually to determine if any changes are needed. These reviews are necessary in order to be responsive to changes in growth trends and current community attitudes on growth and development. As part of the review process, the Plan Commission will look for completed projects and identify any areas where the plan's vision may or may not be working. Following the review, an annual report is prepared and delivered to the City

¹ City of Buchanan http://cityofbuchanan.com/City_commission.php

Commission. Every five years, the City and Plan Commissions will review and update the plan if the circumstances warrant. If the plan does not require any updates, this determination will be recorded in the Minutes of the City and Plan Commission meetings. If changes are recommended, the pre-determined guiding principles, vision, and overall goals will be examined and weighed against the proposed changes to be certain they uphold the intent, and vision of the plan. Any extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under the procedures stated in Michigan Public Act 285 (2006).²

The Buchanan Area Chamber of Commerce provides leadership in promoting the spirit of the community through increased communication and cooperation among businesses, organizations, and individuals in order to enhance the growth, prosperity, and quality of life in the Buchanan area.³

The Downtown Development Authority (DDA) was created in 1984 and includes the central business district as well as the adjacent industrial campus to the northeast of the City. The DDA formulates policy, plans public improvements to encourage development in Buchanan's central business district, and promotes economic development throughout the City. Examples of DDA activities include the formulation of downtown development, beautification plans, the conducting of market studies, promotion of special events, and technical assistance to downtown businesses to help them remain competitive in today's economy. The DDA works closely with other community development groups, such as the Tax Increment Finance Authority, Chamber of Commerce, Common Committee and Garden Club.⁴



View of Downtown Buchanan

The Southwest Michigan Planning Commission partnered with the City of Buchanan's government leaders and residents to collect and assess information about the needs and desires of the community. The data was then analyzed and, with public participation, became the foundation for the development of the master plan. This master plan is a compilation of background information, recommendations, goals, and objectives for each of the subject areas it covers. The Implementation Plan is a combination of the ***goals*** which are conceptual, broad, and long range and the ***objectives*** which are the steps leading to the achievement of the goals.

² <http://www.legislature.mi.gov/>

³ Chamber website <http://www.buchanan.mi.us/>

⁴ City of Buchanan website http://cityofbuchanan.com/boards_and_councils.php and the DDA TIF and Development Plan, 2007

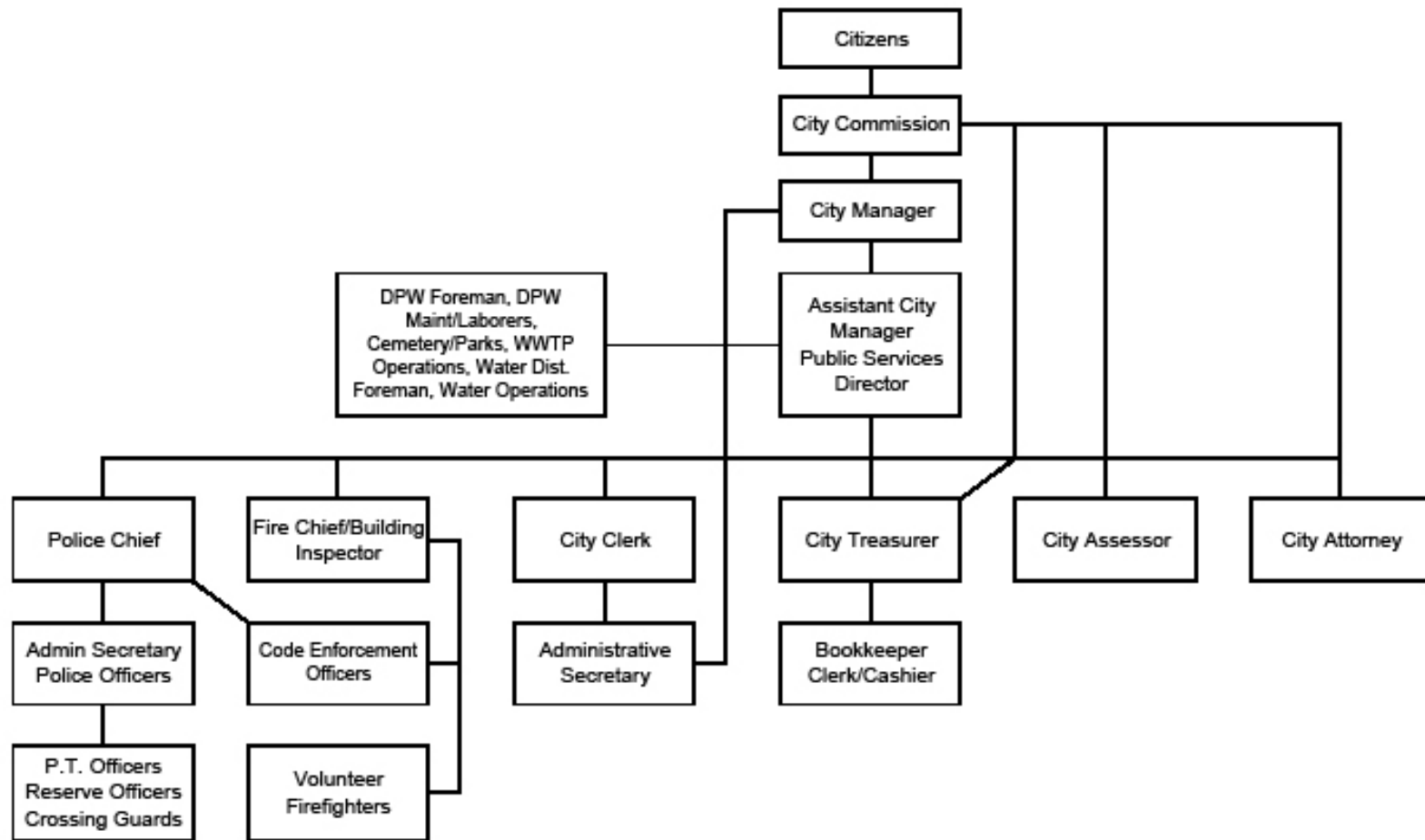
Throughout the planning and development process the following tenets of Smart Growth helped provide the foundation for the master plan by seeking to:

- Encourage community and stakeholder collaboration in development decisions
- Foster a distinctive, attractive community with a strong sense of place
- Make development decisions predictable, fair, and cost effective
- Mix land uses
- Create a range of housing opportunities
- Create walkable communities
- Take advantage of compact building design
- Provide a variety of transportation options
- Preserve open space, farmland, natural beauty and critical environment areas
- Strengthen and direct development towards existing communities

These objectives were considered and then customized to specifically meet the needs of Buchanan's residents. It is hoped that as changes are made through reviews and updates, that these objectives will once again be considered as they provide established guidance to help communities reach their fullest potential.

Public Opinions and Perspectives

Public participation is vital to the development and support of a Master Plan. In addition to a community survey, two public visioning sessions were also conducted. The complete compilation of this input is available in the Appendix.

*Organizational Chart*City of Buchanan Organizational Chart

Proposed: August 27, 2007

Approved: August 27, 2007

FOCUS AREAS

The following five focus areas: City Life, City Facilities and Services, Transportation and Circulation, Land Use, and Regional Considerations were defined and considered in the goal-planning process. Each area is described in terms of demographic data and physical elements with comments and opinions received from business owners and residents through surveys and visioning sessions. These comments enhance the statistical descriptions and humanize the data. Highlights and challenges are also presented with the suggestions that ultimately led to the development of the Goals and Implementation Plan.

City facilities and prior projects were reviewed and updated with the participation of Buchanan's City officials, Plan Commission, Chamber of Commerce, and Downtown

*Buchanan can be... "A social place where water, history, architecture, a trail, interesting family events, and great businesses draw lots of people."
~2003 Downtown Blueprint*

Development Authority. The 2003 Downtown Blueprint⁵ is also referenced for additional economic data, analysis, and information related to downtown

development. In addition to the important quantifiable data derived from these sources, the qualitative data received through public participation has also been invaluable to the development of the City's long-term goals.⁶

As appropriate in a community description, some comparisons will be made to surrounding communities. These comparisons will amplify the analysis of data by offering regional perspective and allowing the development of realistic expectations. Buchanan Township was selected for comparison due to its close relationship with the City of Buchanan. Other cities were chosen for either their similarities in population and/or other demographic characteristics. To gain a broader perspective, geographic levels ranging from county to national were also chosen for selected comparison purposes.

<i>Subject City:</i>	Buchanan
<i>Comparative Municipalities:</i>	Buchanan Township, Lawton Village, and the cities of Allegan, Bangor, Dowagiac, Hartford, Plainwell, and South Haven
<i>County:</i>	Berrien
<i>State:</i>	Michigan
<i>Region:</i>	Southwest Michigan
<i>Nation:</i>	United States

⁵ HyettPalma Downtown Blueprint, 2003

⁶ Resident opinions and comments are excerpted from the 2005 community survey and visioning sessions – full results are available in the Appendix.

CITY LIFE

Goal 1 To celebrate and further enhance the hometown atmosphere of the community.

Community Character

Residents feel a strong sense of home in Buchanan and appreciate the rich history of this quaint rural community. Almost 80 percent of survey respondents selected “small town atmosphere” as the number one element that makes Buchanan a desirable place to live.⁷ The spirit of volunteerism and community pride are evident in the many projects developed to enhance the appearance and appeal of the downtown area and the City in general. There is a desire to plan for the people and to design a walkable community with benches for conversation and attractive places to gather.



McCoy's Pond with Walkways and Benches

The vision for Buchanan's downtown area demonstrates the desire of residents to have “a quaint, homey, friendly downtown that is a slice of small town America, that is not like anywhere else, and that says *we care*.”⁸

This assessment of the community's character sets the tone for the master plan. Every goal will reflect this central vision of enhancing the appealing feel of Buchanan as a friendly, quaint hometown and the fulfillment of this vision will not only be a delight for residents but will also create an irresistible draw for visitors.

⁷ SWMPC Survey, 2005

⁸ HyettPalma Downtown Blueprint, 2003

Goal 2 To promote and fully develop the historic character and artistic qualities of the community.

Arts and Historic District

When describing the heart of a community, inevitably the history, culture, and artistic elements inspire the greatest dialogue. Members of the steering committee, public visioning session attendees, and survey respondents all mentioned the number of interesting and diverse sites that contribute to the quaint atmosphere of the City.

Pears Mill was constructed in 1857 as a water-powered flour mill along McCoy's Creek. The mill is the only one remaining of the original 13 water-powered mills. The mill was restored and continues to be maintained by the all-volunteer Buchanan Preservation Society and is listed on the Register of Michigan State Historic Sites.

A gift shop, tours, and periodic demonstrations of historic trades are part of the experiences available to visitors. The Downtown Development Authority (DDA) has developed plans to enhance the Pears Mill area and plaza by providing landscaping, seating areas, lighting, pathways, open space, and other amenities creating a pedestrian-oriented place for people to gather in the downtown.⁹

The Tin Shop Theatre was built between 1865 and 1866 by a Buchanan merchant and has been home to a variety of businesses including a furniture factory, a lumber dealer business, drill products manufacturing, and even served as a hospital during the 1918 flu epidemic. In 1982 the Buchanan Fine Arts Council began restoring the building into a fine arts center and in 1984 staged the first of over 80 productions performed during the last 23 years.



Sign in Downtown Buchanan

The Union Block Building was completed in 1863 during the height of Civil War prosperity. The Union Block building anchors the core of the downtown's nearly one hundred seventy year old commercial and mercantile center. Built by wealthy local merchants and political figures John Ross and Lorenzo Alexander, the Italian Renaissance Revival structure historically served the community with retail space on its first floor, professional offices on the second floor, and public meeting space on the third. The Union Block was listed on the National Register of historic buildings in 2007 and is currently undergoing renovation to once again house retail business.

⁹ City of Buchanan Downtown Development Authority Plan, 2007

The Buchanan Art Center is a non-profit organization housing a Main Gallery, a smaller Show Place Gallery and a gift shop. The mission statement of the Art Center is “To provide a place in our community dedicated to the nurturing of the arts by providing a quality education program for all ages.” To fulfill this mission, the Art Center offers classes and workshops to people of all ages.¹⁰

The Common is an outdoor amphitheatre used for plays and lunch-time and summer evening concerts featuring jazz, country, rock & roll, and bluegrass music. The Farmer’s Market is also held at the Common. The DDA has plans to maintain this area and to provide amenities that will create a pleasant, passive, park experience. Improvement projects that may be completed or assisted by the DDA include landscaping, sidewalks, paths, fences, flags, seating areas, and general maintenance. There are often evening and lunch-hour concerts featuring jazz, country, rock & roll, or bluegrass music.¹¹



The Common

The above-mentioned attractions could serve as the centerpiece for further artistic and cultural developments. Other DDA projects include downtown façade improvements, marketing activities to promote the downtown district, and participation in infrastructure improvements.

To further enhance the existing Arts and Historic District, the City is currently (2008) seeking formal recognition and designation as a Historic District from the National Register of Places.

“The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.”¹²

Every plan for development in the City of Buchanan contains language related to enhancing the downtown by renovating historic buildings and sites and increasing the quality and number of art and cultural attractions. To correspond with the Historic District designation, the City will seek to create a Historic District overlay map and develop suggestions and recommendations

¹⁰ <http://www.buchananartcenter.org/index.htm>

¹¹ *City of Buchanan Downtown Development Authority Plan, 2007*

¹² <http://www.nationalregisterofhistoricplaces.com/>

that will provide the tools to preserve the City's unique and historic architecture. All of the goals and objectives related to this subject are intertwined with the unified purpose of improving the overall appeal of Buchanan to residents and visitors.

A similar approach could also be used to promote the development of art and cultural places and events. An Arts and Cultural district identified with an overlay map would show current and potential locations for development as venues that could be used to emphasize the importance of arts and culture in this community.

Goal 3 To become a vibrant community meeting the social, leisure, cultural, and recreational interests of residents and visitors.

Population Characteristics

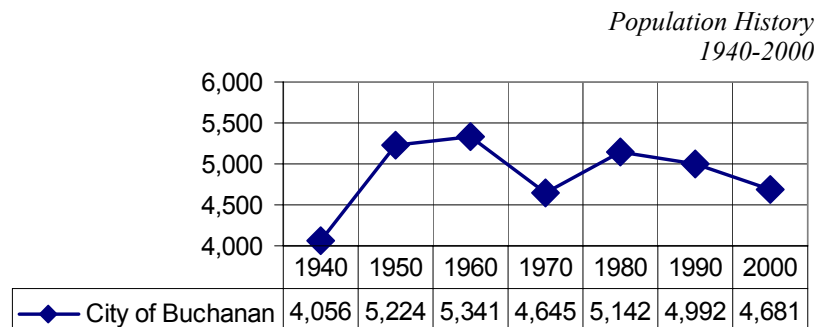
To fulfill the goal of meeting the varied interests of the community, it is necessary to understand the composition of the population. The following demographic information has been chosen to provide an overview of Buchanan's history and a basis to plan for its anticipated future.

Population Density

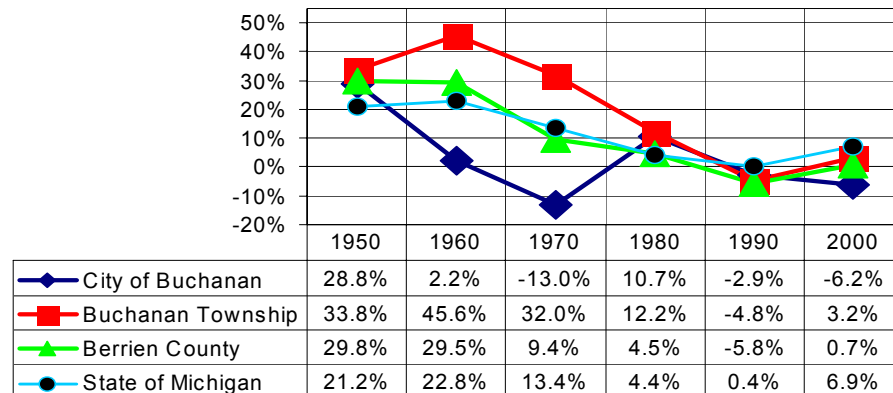
The City of Buchanan has a total area of 2.47 square miles (including 2.4 square miles of land and .07 square miles of water) with a total population of 4,681 representing a current population density of 1,950.8 people per square mile. The highest population density level for the City was recorded in the 1980 Census.

Population History

The City of Buchanan's highest population count since 1940 was recorded in the 1960 Census as 5,341 and the lowest count was 4,645 recorded in the 1970 Census. In each Census recorded since 1980, the City of Buchanan's population has declined, from 5,142 in 1980 to 4,994 in 1990, and is currently 4,681 per the 2000 Census.



A regional comparison of population histories (see following graph) shows an overall decline in population in the 1970s. The City of Buchanan had a more dramatic decrease in population but showed the most rapid recovery into the 1980s while the surrounding areas continued to decline. Since the 1980 Census however, the City of Buchanan has continued to show a decrease in population. Although the State of Michigan and Berrien County experienced a much slower rate of growth during the time period of 1970-2000, there has been an overall increase in population since the 1980 Census.

Population History – Percent of Change
Regional Comparisons

Population Projections

The population and household projections below were forecast by the Michigan Department of Transportation (MDOT) for purposes of transportation planning but can be used for other planning needs as well.¹³ The MDOT projections estimate a steady decline in population through 2030. The number of households is also expected to decrease through 2020 but then begin to increase through 2030.

City of Buchanan
Population Projections per MDOT

2000	2005	2010	2015	2020	2025	2030
4,681	4,531	4,451	4,400	4,365	4,340	4,329

City of Buchanan
Projected Number of Households per MDOT

2000	2005	2010	2015	2020	2025	2030
1,915	1,893	1,884	1,879	1,879	1,883	1,889

The population estimates through 2005 (below) were provided by the U.S. Census Bureau. The Census Bureau estimates also reflect a decline in population from 2000 through 2005. These estimates and projections are useful to anticipate and prepare for population fluctuations as well as plan and develop strategies to impact (and thus change) the estimates to achieve a more favorable outcome.

City of Buchanan
Population Estimates per U.S. Census Bureau – July 1, 2000

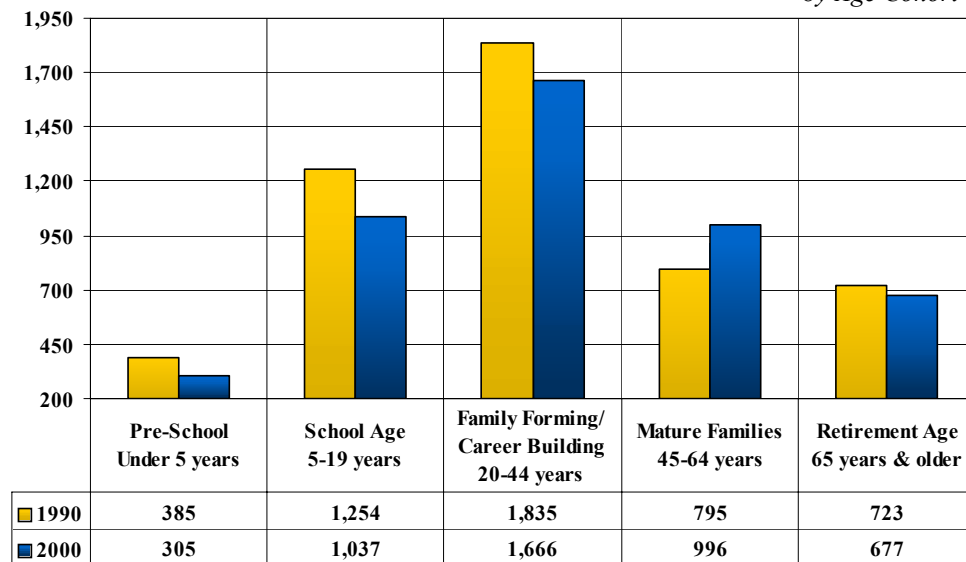
2000	2001	2002	2003	2004	2005
4,679	4,639	4,618	4,599	4,568	4,531

¹³ MDOT Bureau of Transportation Planning (Statewide & Urban Travel Analysis)

Age Distribution

Leaders in many different interest areas actively seek ways to provide a high quality of life for every age group in Buchanan. Moving through the stages of life often determines levels of interest in particular areas and has an impact on human needs. The following chart identifies the City's population by age cohort providing the first step toward understanding the population's interests and needs.

*Population Distribution
by Age Cohort*



Youth

The primary focus for youth (under age 20 years) is education along with physical and social development. When combined, the “Pre-School” and “School Age” cohorts constitute a large segment of the population even though there was a population decrease in both groups between 1990 and 2000. This decrease parallels the national trend of fewer children per family that is expected to continue at least through 2010.¹⁴ This group however, still comprises 29 percent of the total population. For many reasons, a close look at the needs and interests of this cohort is appropriate and desirable.

“Behavioral and motivational psychologists suggest that our values are “locked-in” at about 10 years of age. Consider the implications of this on attracting and re-attracting young adults to small communities. If people grew up in small towns (i.e. had their values locked-in in a small town atmosphere), they will most likely value what small towns offer. Our communities need to communicate the values these young adults will recall and respond to, and this, with genuine career opportunities, can bring our young adults back home.”¹⁵

¹⁴ <http://www.census.gov/population/projections/23PyrmdM1.xls>

¹⁵ From a Michigan Small Town and Rural Development Conference

Sports such as soccer and Little League, art programs offered at the Art Center, the Soap-Box Derby, Boy Scouts, and 4-H are among some of the youth-centered activities that make Buchanan a desirable place to live. Residents are pleased with the elementary schools, library programming, and the recreation committee. The library facilities and programming were rated on service provision as either “Well” or “Very Well” by over 60 percent of survey respondents.¹⁶

Suggestions for future youth-centered developments include the addition of Life Skills training in high school, youth stewardship of community amenities, and a summer youth program.

Survey responses indicate some gaps in programming for certain age groups such as those younger than 5 years of age. Safe and updated playground equipment designed for the very young would be a desirable addition to the City parks.

Family-Forming and Career Building

Individuals in this cohort (age 20-44 years) are often still focused on educational efforts but are also beginning careers and starting families. This group is developing interests in different cultural and recreational pursuits, (both family-centered and individual activities) and desire employment opportunities that pay well, are diverse, and secure. Contrary to some generally accepted ideas, where this age group wants to live may be somewhat surprising.

“In terms of dollar value, activity level and impact, the single largest economic force in rural America today is suburbanization. More and more Americans are pushing further out into the adjoining rural countryside to live and raise their families. This transformation brings competitive challenges as well as economic opportunities to rural communities.”¹⁷

In Buchanan, this cohort comprises almost 36 percent of the total population, even with a slight population decrease between 1990 and 2000. The median age for both men and women is within this age group – 33.2 years for men and 37.3 years for women.

For members of this group seeking higher education locally, there are two community colleges less than ten miles away (Lake Michigan College-Bertrand Crossing Campus and Southwestern Michigan College-Niles Campus) and several other colleges and universities (including Notre Dame and Andrews University) within a ½-hour to 1-hour drive.

For young families choosing to live in Buchanan, the young child and youth-friendly activities, especially education, are important considerations. There are career building opportunities in Buchanan in a moderate range of professions. Within the larger scope that includes the South

¹⁶ *SWMPC Survey, 2005*

¹⁷ *From Energizing Entrepreneurs: Charting a Course for Rural Communities*

Bend/Mishawaka and Niles areas, the variety of opportunities is greatly increased. As in many parts of Michigan however, employment opportunities and pay still lag behind the nation.

Mature Families/Retirement Age

The “Mature Families” cohort (age 45-64 years) may also be described as “Career Culminating”. This is generally the stage when job advancements peak. Careers and job responsibilities typically consume more time and attention at this stage than at any other time. The amount of time devoted to the pursuit of different recreation and leisurely activities is also affected as children grow and begin to leave home.



Pears Mill Water Wheel

As this group joins the “Retirement Age” cohort (over age 65) there is often a change in housing needs. Interest and available time for the pursuit of recreation, leisure, cultural experiences, and community involvement typically increases as this group begins to retire from full-time employment. However, some traditional thinking about “retirement age” is beginning to change. For many reasons, the age of retirement is no longer as certain as it once was. Studies show increasing trends of mature workers going back to work after “retiring” either for enjoyment, a career change, or necessity (not enough pension/savings); some seniors are not retiring at all – for the same reasons. A shortage of younger workers, improvements in health, and changes to company policies have made it much easier for many to continue working past age 65 years.¹⁸

Although there was a slight population decrease in the “Retirement Age” cohort in Buchanan, the increase in the “Mature Families” group parallels the nation’s trend toward an older

*“37 percent of those nearing retirement age express a preference for life in a small town.”
~AARP*

population leading to the expectation that there will be an increase in the “Retirement Age” cohort within the next decade. Because there is, and has been, a trend for Michigan retirees to seek warmer climates for either part or full-time residence, this expected increase could be altered.

“The single fastest-growing demographic group in *rural areas* are those 65 years of age and older. Most elders are relatively affluent and have resources, spending power, and considerable political power. The aging baby boom demographic (the single-largest group in American history) is driving the creation of entire new industries to meet their needs.”¹⁹

¹⁸ http://www.shrm.org/hrnews_published/articles/CMS_020960.asp

¹⁹ *Energizing Entrepreneurs: Charting a Course for Rural Communities*

The Senior Center, plenty of senior citizen housing, and assisted living facilities are amenities that help make Buchanan senior friendly. With the changes occurring in traditional thinking however, it is important to consider what new and improved amenities are necessary to increase the attractiveness of Buchanan as a year round residence and encourage the existing cohort to maintain permanent residency as well as attract other retirees to the City.

“Retirees are more apt to spend locally – especially on goods and services such as food, travel, recreation, entertainment, and healthcare. Retirees do not require large investments in infrastructure or tax abatements, nor do they pollute. They increase the number of volunteers and contributors that benefit many organizations. Obviously, the retirement industry is a good industry to recruit for economic development.”²⁰

As stated above the “retirement industry” boosts the local economy and is worth the investment of time and resources.

²⁰ *Attracting the Migratory Retiree, Alabama Cooperative Extension System*

Goal 4 To develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.

Economics

The economic picture of a community includes information about resident employment and income as well as the number and type of business (present and potential) located within the City.

Income and Employment

Local employment opportunities have improved in the last few years with the success of several businesses in the industrial park. Manufacturing is currently the largest employment sector for men and the second largest for women. The educational, health, and social services sector provides the most jobs for women.²¹

Top 5 Employment Sectors for Males and Females

Male Workers		Female Workers	
Manufacturing	394	Educational, health & social services	339
Transportation and warehousing, and utilities:	159	Health care and social assistance	258
Retail trade	120	Manufacturing	217
Transportation and warehousing	120	Retail Trade	163
Construction	118	Professional, scientific, management, administrative, and waste management services	113

As seen in the following tables, the median family income and per capita income has increased since the 1990 Census, but the percent increase is not as much as Berrien County or the State of Michigan.²²

Median Family Income Comparisons

	City of Buchanan	Berrien County	State of Michigan	United States
1989	33,502	32,219	36,652	35,225
1999	43,860	46,548	53,457	50,046
Percent Change	24%	31%	31%	30%

Per Capita Income Comparisons

	City of Buchanan	Berrien County	State of Michigan	United States
1989	11,014	12,636	14,154	14,420
1999	16,600	19,952	22,168	21,587
Percent Change	34%	37%	36%	33%

²¹ U.S. Census, 2000

²² U.S. Census, 2000

Poverty

The percentage of families and individuals reported at or below poverty has declined since the 1990 Census, however the family poverty rate is still greater than all chosen levels of comparison and the individual poverty rate is greater than that in the State of Michigan.²³ Efforts to improve the overall economic condition of the City will increase opportunities for all residents which may positively impact these poverty rates.

Family Poverty Rates

	City of Buchanan	Berrien County	State of Michigan	United States
1989	12.3%	11.6%	10.2%	10.0%
1999	10.9%	9.3%	7.4%	9.2%

Individual Poverty Rates

	City of Buchanan	Berrien County	State of Michigan	United States
1989	13.5%	14.7%	13.1%	13.1%
1999	12.4%	12.7%	10.5%	12.4%

²³ U.S. Census, 2000

Goal 5 To provide sufficient infrastructure for the recruitment of new business while supporting the expansion and retention needs of current businesses.

Business and Commercial Development

Buchanan has three main business areas: 1) The downtown area (primarily on W. Front Street west of Red Bud Trail), 2) A secondary business district on E. Front Street (east of Red Bud Trail), and 3) McCoy's Creek Industrial Park. Although the downtown area is often considered the center of the community and plays an important role in defining the City, goals should also encompass the City at-large creating a unified atmosphere and overall impression.

The 2003 Downtown Blueprint included a comprehensive analysis of Buchanan's downtown commercial markets and a description of the community's vision for the downtown as determined through resident surveys.²⁴ As in 2003, many residents still find Buchanan's location very desirable because it allows them to enjoy living in a small town and still have access to larger job markets such as Niles, Michigan and the South Bend/Mishawaka area in Indiana. The proximity to these larger cities also provides the majority of retail shopping experiences for Buchanan residents. The 2003 HyettPalma study found that 94 percent of those surveyed did most of their shopping (other than grocery) in South Bend, Mishawaka, or Niles. Ironically, 77 percent of those surveyed reported that they come to the Buchanan

"People always ask me what the biggest industry is going to be and I always say small businesses. That's where all the jobs are coming from."
~Ray Rasker, Economist Sonoran Institute

downtown area with great frequency – between one and seven times per week. This strongly suggests that residents would be willing to come downtown to do more local shopping if retail needs were met.

It is important that the City (and area businesses) understand what is and is not desirable for the downtown and commercial districts and develop plans to encourage growth accordingly.

When describing desirable future economic development the top five business types strongly supported by residents are small retail stores, full service restaurants, high-tech industry, health care facilities/providers, and tourist-related development.²⁵ Residents cited variety in the selection of these businesses as a "very important" factor in determining where to shop.²⁶

²⁴ "Buchanan Downtown Blueprint 2003" HyettPalma, <http://cityofbuchanan.com/MEDC.pdf>

²⁵ 2005 SWMPC

²⁶ 2003 Blueprint

Goal 6 To develop tourism as a viable and sustainable industry designed to enhance the existing business community.**Tourism**

Many rural communities are developing tourism into a thriving component of the local economy. Residents have expressed interest in the promotion of Buchanan as a “River City”. The Buchanan area does have a number of existing waterfront attractions and other interesting assets that could be incorporated into an overall tourism-economy plan.

Interesting attractions within the City include Pears Mill, the Tin Shop, the Common (an amphitheater), the Farmer’s Market, and McCoy’s Creek. Other nearby attractions also provide considerable tourist attention that could benefit Buchanan. Some of these attractions include Redbud Racetrack, Lake Michigan with several public waterfront parks, the St. Joseph River, wine tours and wineries, US 12 Heritage Trail, and Madeline Bertrand Park with 110 acres of all-season recreation including cross-country skiing, fishing, disc golf, and other special events. Nature lovers will appreciate the natural settings, trails, scenic vistas, and educational opportunities at places like Mud Lake Bog Nature Preserve, Love Creek County Park and Nature Center, and Fernwood Botanical Garden and Nature Preserve.



Bridge over McCoy’s Creek
Photo by Amanda Temple © Lake Magazine

Although these attractions have the potential to bring visitors into the City, there are several steps to be taken that will increase the appeal of the City as a tourist destination which can be addressed in a comprehensive tourism-economy marketing plan. Suggestions include identifying and mapping current assets, defining the type of tourist that would be the right “fit” for those assets, defining gaps or barriers preventing the growth and development of tourism, and addressing these and other related issues in a comprehensive tourism-economy marketing plan.

Community Leisure and Recreation Activities

In addition to simply viewing and enjoying the many beautiful vistas of rivers, rolling hills, and farmland, there are abundant opportunities to participate in outdoor recreational activities. McCoy’s Creek and the St. Joseph River are popular venues for water sports, recreation, and leisurely wildlife viewing. The City owns and operates four community parks with walkways and woodlands (over 60 total acres), three neighborhood parks (16.3 acres), and five block

parks (2.2 acres).²⁷ Residents appreciate the parks owned and maintained by the City stating that they add to the small town atmosphere by promoting socialization and encouraging outdoor exercise.

The Buchanan School District provides facilities for a number of sport and recreational activities in the community. There are also several festivals and events including a Soap Box Derby, Buchanan Fest, Arts and Historic Festival, Farmer's Market, and annual Community Yard Sale.

In the surveys and visioning session, residents have suggested recreational opportunities and amenities they would like to see in the future including: A spray park, skate park, ice rink, trail

"Physical fitness is not only one of the most important keys to a healthy body; it is the basis of dynamic and creative intellectual activity."

~John F. Kennedy

development along McCoy's Creek, links with other trail systems, and a bark park – an increasingly popular recreational and social activity for dogs and their owners.²⁸ The

Downtown Development Authority's Plan (2007) includes an ice rink and/or skate park and the development of a non-motorized trail along McCoy's Creek. This trail will eventually extend throughout the City and connect to a system of paths and trails. This specific set of improvements will include a portion of the North Parking Lot, a crossing of Red Bud Trail, enhancement of McCoy's Pond Park, and a connector railway along Dewey Street.²⁹

With the increasing popularity of biking, hiking, and wildlife viewing, plans that will enhance the availability of trails (while protecting natural resources such as greenways, waterways, and wildlife habitats) are very desirable. Healthy communities happen when they are planned for. For example, people who have access to walking and jogging trails are 55 percent more likely to be physically active.³⁰ Being able to participate in outdoor activities is important to a high quality of life, but recreational opportunities also provide collateral benefits that can lead to a healthy economy.

The 2006 Outdoor Industry Foundation report cited the number of Americans participating in outdoor recreation each year as follows:³¹

Adult American Participants

Wildlife viewing	66 million	Bicycling	60 million
Trails	56 million	Camping	45 million
Fishing	33 million	Paddling	24 million
Snow Sports	16 million	Hunting	13 million

²⁷ Buchanan Community Recreation Plan, 2006

²⁸ See DDA Plan 2007 pages 14 and 31

²⁹ City of Buchanan DDA Plan 2007

³⁰ Healthy Communities Toolkit, 2006

³¹ <http://outdoorindustry.org/images/researchfiles/RecEconomypublic.pdf?26>

For the region that includes Michigan (with Indiana, Illinois, Ohio, and Wisconsin), the above-mentioned activities made the following contributions to the economy:

Economic Contributions

Total Contribution: \$61,953 million
 Jobs Generated: 691,507 Gear Retail Sales: \$7,007 million
 Trip-related Sales: \$34,665 million Taxes (Federal, State): \$7,151 million

The fastest growing activities in the country include hiking, biking, camping, kayaking, climbing, and snowshoeing.³² Michigan is no exception to these trends. The following table shows the participation percentage per capita, the actual number of participants in Michigan, and the overall state ranking (compared with other states) for the most popular outdoor activities.³³

<u>Type of Activity</u>	<u>Participation per Capita</u>	<u># of Participants</u>	<u>Overall Rank in MI</u>
Biking (paved)	37%	2,791,910	7
Car Camping	29%	2,181,657	11
Biking (dirt)	21%	1,601,916	12
Trail Running	17%	1,312,045	31
Cross Country Skiing	13%	991,662	10
Bird Watching	11%	869,611	8

This information is clearly important for recreation planning; however, its relevance to overall City planning is equally important in many different areas. The subject of recreation and recreation facilities is included in several sections of the master plan including natural resources, economics, tourism, infrastructure, downtown development, and transportation.

A Community Recreation Plan was developed by the Buchanan Area Recreation Board in accordance with the Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway plans established by the Michigan Department of Natural Resources. The five-year plan was approved and adopted in 2006 and outlines the goals and objectives designed to maximize the potential of the parks and recreation lands in the Buchanan area. The mission of the Buchanan Area Recreation Board is to:



Lion's Park Pavilion

“Plan, acquire, develop and maintain, in cooperation with the City, township, school district and all interested individuals and groups, a responsive, efficient, and innovative community parks and recreation delivery system available to all citizens, composed of a variety of services, park areas, and special facilities that contribute to the well-being of the individual and the family, and the attractiveness, social, and economic health of the greater Buchanan community.”

³² Outdoor Industry Association, 2002

³³ http://dnr.wi.gov/planning/scorp/reports/outdoor_oif_by_state.pdf

The recreational facilities included in the 2006 Parks and Recreation plan include:

- *McCoy's Creek Recreation Area* a 27-acre community park
- *Memorial Field Complex* a 16.5-acre community park
- *Smith Park* a 5.0-acre community park
- *Kathryn Park* a 1.2-acre neighborhood park
- *North End Park* a 0.4-acre basketball court
- *Firehouse Park* a 0.3-acre neighborhood green space and picnic area
- *McCoy's Pond Park* a 1.1-acre open space and pond
- *City Hall Park* a 0.2-acre green space
- *Red Bud Riverfront Park* a 16.4-acre special purpose community park
- *Spafford Woods Nature Preserve* a 9.7-acre wooded natural area along McCoy's Creek
- *E.B. Clark Nature Preserve* a 12-acre wooded conservancy park

Note: More specific information regarding the parks and projects is available in the 2005 Community Recreation Plan.

Green Infrastructure

Building on the City's history and continued commitment to developing features that enhance the quality of life in the community, the inclusion of a green infrastructure plan creates a comprehensive method to connect parks, waterways, greenways, neighborhoods and business districts in ways that protect and preserve natural habitats and features while providing the greatest enjoyment possible for residents. Green infrastructure planning can be coordinated with ongoing planning efforts for roads, bike trails, water, electric, telecommunication, and other essential community support systems. Integrated planning and design can connect the City in an effective, economic, and sustainable network.

By considering methods of incorporating green infrastructure throughout the community, the City is also adding to the attractive natural landscape features recognized as an important element of tourism.

Goal 7 To provide the highest level of education and educational facilities possible.

Education and Work Force Training

An important aspect of the economic stability and overall health of a community is the level of education and skills in the work force. As the community seeks employment diversity including high tech and other skilled/professional businesses, having a capable labor force enhances the City's appeal and likelihood of attracting new business.

The Buchanan School District received a number of positive comments including appreciation for the new gym, solid programs with good staff, library, quality elementary schools, and the many athletic opportunities available. A snapshot of the school district in 2005 and 2006 is provided by "School Matters" a service of Standard and Poor's.³⁴



Buchanan High School

Buchanan School District

	Reading Proficiency	Math Proficiency	Students Per Teacher	Enrollment
2005	72.3%	60.0%	17.3	1,830
2006	76.5%	67.3%	18.9	1,745

The following table shows the percentage of residents at each level of education with relevant comparison geographies. Although fewer residents have attained a Bachelor's degree than those in the comparison areas, a greater percentage have earned an Associate degree when compared to the same geographic areas. Overall, nearly one quarter (25%) of residents have at least an Associate degree.

Level of Educational Attainment in 2000³⁵	City of Buchanan	Berrien County	State of Michigan	Midwest Region
Population age 25 years and older	3,138	106,690	6,415,941	41,537,007
High school graduate (includes equivalency)	34%	32%	31%	32%
12th grade, no diploma	4%	3%	3%	3%
Some college, 1 or more years, no degree	12%	14%	15%	14%
Some college, less than 1 year	11%	9%	8%	8%
Bachelor's degree	10%	12%	14%	15%
Associate degree	9%	8%	7%	6%
Master's degree	3%	5%	6%	5%
Professional school degree	1%	1%	2%	2%
Doctorate degree	0%	1%	1%	1%

³⁴ www.schoolmatters.com

³⁵ U.S. Census, 2000

The close proximity of several universities and community colleges and the types of jobs available are pertinent factors affecting the educational choices of residents. See list of colleges and universities within a thirty mile radius of Buchanan below:

In Michigan

Andrews University, Berrien County, Michigan

Lake Michigan College, Berrien County, Michigan (Branch Campuses in Niles and Benton Harbor)

Southwestern Michigan College, Cass County, Michigan (Branch Campuses in Niles and Dowagiac)

In Indiana

Bethel College, Saint Joseph County, Indiana

Goshen College, Elkhart County, Indiana

Indiana University South Bend, Saint Joseph County, Indiana

Ivy Tech Community College, Saint Joseph County, Indiana

Purdue University North Central, La Porte County, Indiana

Saint Mary's College, Saint Joseph County, Indiana

University of Notre Dame, Saint Joseph County, Indiana

Goal 8 To establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.

Housing

A valuable strength of a community is the ability to provide housing for households of varied incomes. In particular, lower to middle income households are affected either positively or negatively by the travel distance (and related costs) to employment and retail business areas. Employees in many service sector jobs are critically important to the well-being of a community yet, in many areas, do not receive wages adequate to afford housing in close proximity to their place of employment. With the lack of public transportation to many outlying rural areas (where housing is often more affordable) the cost burden of travel to work becomes especially onerous.

Planning, promoting, and facilitating housing development designed to accommodate all income levels will ensure appropriate housing for individuals in all life stages and in every category of employment. This commitment to diverse housing opportunities will also provide dividends to a community seeking growth.

“It is clear that having attractive job opportunities within driving distance of a community is an essential prerequisite for drawing in adults in their wage-earning years. However, among all the towns within driving distance of the job, **the community that has the best buys in housing and the most attractive quality of life is the one to realize the net gain in residents** – not necessarily the town where the jobs are located.”³⁶

In the 10 years between the 1990 and 2000 Census, the United States, the State of Michigan, and many cities in the southwest Michigan region reported an increase in the number of housing units. (See below) The City of Buchanan and the City of Bangor however, actually had a decrease in the number of housing units.

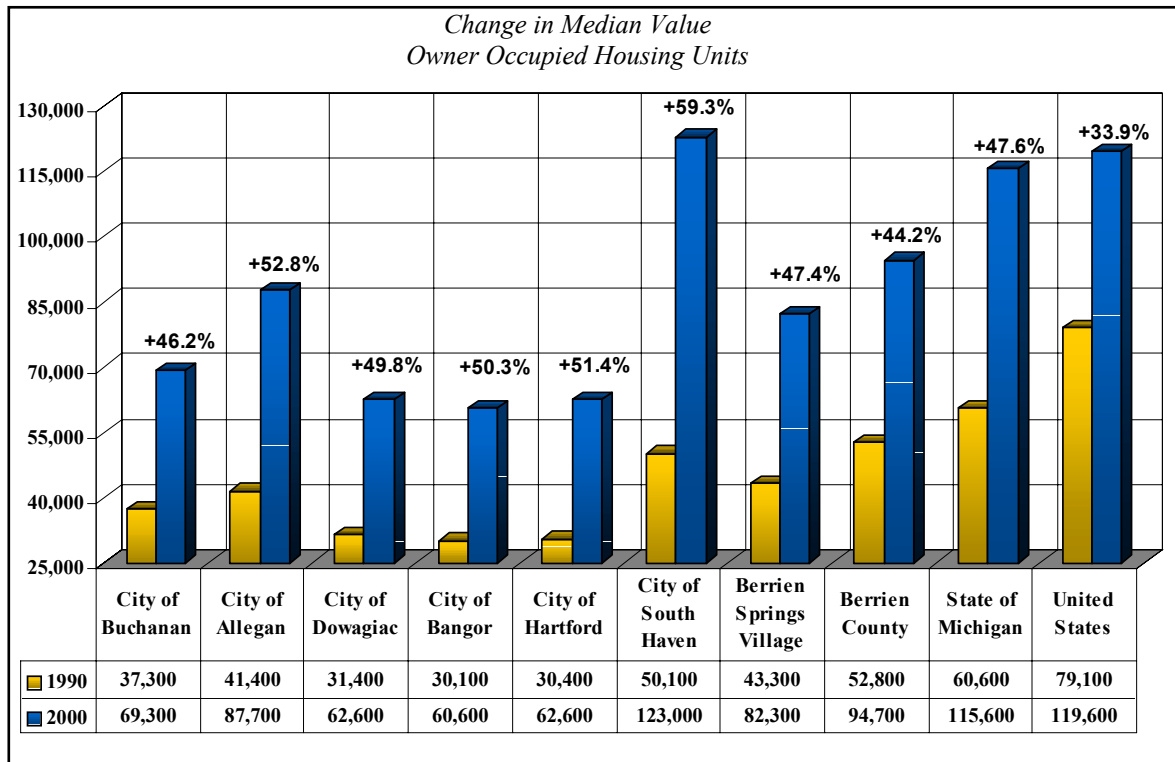
Total Housing Units - Regional Comparison

	1990	2000	Percent Change
City of Buchanan	2,117	2,098	-0.9%
City of Allegan	1,853	1,947	4.8%
City of Dowagiac	2,624	2,631	0.3%
City of Bangor	822	804	-2.2%
City of Hartford	913	1,023	10.8%
City of South Haven	2,819	2,979	5.4%
Buchanan Township	1,371	1,554	11.8%
Berrien County	69,532	73,445	5.3%
State of Michigan	3,847,926	4,234,279	9.1%
United States	102,263,678	115,904,641	11.8%

³⁶ Terry Besser, *Attracting new Residents to Small Towns*

Residents describe newer homes in Buchanan as being of good quality and express interest in new residential growth and higher value homes and apartments - 63 percent believe the City should encourage *moderate* growth in housing and population.

In almost every municipality, and at every geographic level compared, the *median housing value* of owner-occupied units grew by nearly 50 percent between 1990 and 2000. The cities of South Haven and Allegan experienced the greatest increase in value. (See graph below)



Affordable Housing

Residents believe there is enough affordable housing and are pleased with the renovation of downtown apartments and would appreciate continued efforts toward downtown rehabilitation efforts that include retail and residential.³⁷

The Housing and Urban Development (HUD) definition of affordability is for “a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.”³⁸ Using the

³⁷ Show median income vs. housing costs with 30% formula for affordable housing

³⁸ <http://www.hud.gov/offices/cpd/affordablehousing/>

guidelines from HUD, the following table demonstrates the affordability of housing in Buchanan per the 2000 Census.³⁹

Affordable Housing Calculation⁴⁰

Median Family Income (Gross)	\$43,860
Monthly Income (Gross)	\$3,655
30% Gross Housing Limit	\$1,097
Minus Utilities (\$250)	\$847
Minus Taxes/Insurance (\$150)	\$697
Maximum Affordable House Payment	\$697
Mortgage Amount	\$70,000
Payments (30-year fixed @ 7%)	\$466

In the City of Buchanan

Median Value in 2000 (owner-occupied)	\$69,300
Median Gross Rent in 2000	\$413

Median values were used for these calculations to represent the relationship of Buchanan's housing values to income levels. "Median" reflects the point where half of the category is above and half is below that point – it is not the average. As demonstrated by using this method it appears that by choosing the "Median" of family income and housing value in 2000, that half of the housing stock is below the affordable limit for half of the families and half is above. This is also true for the median gross rent received for rental units.

Approximately 38 percent of the housing units in Buchanan are occupied by renters. Although blight is not limited to rental properties, residents are concerned that too many rental properties appear to be unkempt contributing to areas being described as "blighted". Residents support rental inspection and code enforcement, and more defined ordinances to help alleviate this problem. The commitment to the removal of blight extends to owner-occupied housing units as well.

Although the City of Buchanan currently has an adequate amount of affordable housing, as the City plans for future growth and development, (especially related to second-home markets and tourism) the impact on housing values may have negative consequences on this status. There are zoning methods that can be utilized to ensure the availability of low- to moderate-priced homes for homebuyers in early career stages, service sector employees, and those wishing to "downsize" as they approach retirement age. One of these methods is inclusionary zoning. Inclusionary zoning focuses primarily on meeting workforce housing needs rather than

³⁹ Based on 1999 income

⁴⁰ These calculations are based on a number of assumptions such as the cost of utilities, taxes, and insurance and are only intended to be used as a guide by community planners seeking to develop policies to address the issue of maintaining affordable housing.

advancing social justice – in other words, “anyone good enough to work here is good enough to live here.”⁴¹ Social justice however, is also worthy of consideration as the quality and availability of affordable housing significantly impacts the educational opportunities for children.

⁴¹ *Information about Inclusionary Zoning from Nine Lessons for Inclusionary Zoning and Inclusionary Zoning: Opening up Opportunity-Based Housing by David Rusk* <http://www.gamaliel.org/DavidRusk/keynote%2010-5-05.pdf>

CITY FACILITIES AND SERVICES

Goal 9 To provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.

In general, when asked how the City has provided services, residents selected either “Well” or “Average” – very few respondents used the terms “Very Well” or “Very Poor”. Concerning long-term issues that may face the City, 69 percent of residents cited aging water and sewer systems as “Very Important”.⁴²

City Administration

Throughout discussions at the public visioning session, residents stated that they would like to see a new or updated City Hall. Although the current building is of adequate size and is in a good location, it shows signs of age and does not provide an attractive representation of the City. There are plans for a new City Hall, Fire, and Police Complex to be completed by 2009. Details of this plan will be further addressed in the Implementation Plan.

Ordinances

The current City ordinances are described as “builder friendly” but residents would like to see improved codes and code enforcement. As mentioned previously, the blighted areas of the City can be addressed and corrected with clearly written policies enforced fairly and consistently. This is an important part of the City’s overall improvement plan as it will increase the attractiveness of the area to tourists and future residents.

Fire and Police

The community indicated an appreciation for both the fire and police departments. The commitment of the volunteer security patrol and good ISO⁴³ rating were also recognized as being important to residents. As previously stated, the Fire Department and Police Station will be included in a new Complex to be completed by 2009.



Fire Station

The police department consists of the chief of police, two sergeants, six patrol officers, five part-time officers and twenty-three reserve officers, an administrative secretary, and five chaplains. The department operates 24 hours a day, every day including all holidays. In addition to the department’s normal duties, the officers and staff also organize and/or participate in a number of community events both locally and regionally.

⁴² 2005 SWMPC

⁴³ Insurance Services Office

The mission of the police department is to “serve mankind; to safeguard life and property; to protect the innocent against deception; the weak against oppression or intimidation; the peaceful against violence or disorder, and to respect the constitutional rights of all persons to liberty, equality, and justice.”

The fire department is comprised of the chief, an assistant chief, two captains, and twenty-two paid on-call members. The current equipment includes a pumper truck, an aerial truck, and a utility truck. The department responds to about 55-60 calls per year including those for mutual aid to the surrounding communities. The Insurance Services Office (ISO) establishes suggested fire flow protection standards based on various factors including firefighting capabilities, building construction type, area height, and type of development and density. These factors, combined with others, result in an ISO rating between 1 and 10. (1 is the highest rating and 10 is the lowest) Buchanan currently has an ISO rating of 5. Insurance companies use this rating to determine appropriate insurance rates for customers that live within the water supply system. The mission of the fire department states: “We the members of Buchanan City Fire Department dedicate our efforts to provide for the safety and welfare of the public through preservation of life, property, and environment.”⁴⁴

Emergency Management and Hazard Mitigation

The City has a current Emergency Management Plan that provides a detailed list of responsibilities, clearly defines lines of authority, promotes working relationships locally and regionally, and provides knowledge that will help prevent loss of life.

“Hazard mitigation” is defined as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. ~ FEMA

In 2005, Berrien County developed a Hazard Mitigation Plan and invited all of the municipalities to participate.

The City participated in this planning process by completing worksheets identifying critical facilities and specific hazards, and by passing a resolution of commitment to the plan development. The top 12 hazards as ranked throughout Berrien County are as follows:

- | | |
|---------------------------------|-----------------------------------|
| 1. Severe Winter Weather | 2. Structural Fires |
| 3. Nuclear Power Plant Accident | 4. Terrorism/Sabotage/CBRNE |
| 5. Extreme Temperature | 6. Dam Failure |
| 7. Tornado | 8. HazMat Transportation Accident |
| 9. Infrastructure Failure | 10. HazMat Fixed Site Accident |
| 11. Severe Wind | 12. Transportation Accident |

Berrien County plans to review the Hazard Mitigation Plan annually and make necessary updates every five years. The City will continue to stay current with the Hazard Mitigation Plan by actively participating and providing updates and other information as requested.

⁴⁴ http://cityofbuchanan.com/police_department.php

Public Works

The public works personnel include a foreman, four operators, and various seasonal part-time employees as needed. The department maintains over 16 miles of local streets and almost 12 miles of designated major streets. Daily operations are seasonal and include plowing, leaf and brush pickup, tree trimming/removal, sewer cleaning, Christmas tree disposal, mowing of parks, maintaining softball and little league fields, Miss Dig marking, and performing other necessary maintenance on City-owned buildings.

Sanitary Sewer System

The City of Buchanan built one of the first wastewater treatment plants on the St. Joseph River in 1938. The current Buchanan Wastewater Treatment Plant is operating at approximately 74 percent capacity serving 2,000 customers with 26 miles of sewer lines and 7 lift stations. The majority of City streets are served by storm sewers and there are a few streets served by ditch drainage systems. There are no combined sanitary and storm sewers in the City.

The City of Buchanan has a current storm water management program. There are two reports currently being prepared by the Abonmarche Group (anticipated completion date – 2008) which will prove useful to the City for future project planning. These reports are: 1) A Preliminary Engineering Report for the Buchanan Water Supply and Distribution Facilities, and 2) A Preliminary Engineering Report for the Buchanan Wastewater Treatment Facilities.

Public Water System

The public water system consists of three wells that deliver an average of 600,000 gallons per day with operators performing daily monitoring of the wells for pump run (hours), gallons pumped, and chemical additions. The Michigan Department of Environmental Quality (MDEQ) requires the City to sample several locations in the distribution system each month for bacteria. The City prepares a report once per year which is available upon request from City Hall. Hydrants are flushed twice per year to remove the accumulation of iron buildup in the system. The City has an ongoing Well Head Protection Program approved by the MDEQ. The program provides inspections for possible contamination sites, increases public awareness of water contamination, explores possible new well sites, and plugs abandoned wells.

Public Utilities

Survey respondents demonstrated a desire for buried utility lines and the development of a complete water/sewer plan. Current utility providers include:

Natural Gas Utility – Semco Energy Gas
Telephone Utility (*Land Line*) – AT&T

Electric Utility – Indiana/Michigan Power
Cable - Comcast

Recycling

Although there is no City-sponsored recycling program, many residents have expressed an interest in developing one. A recycling program is worthy of consideration in the future with either private or public sponsorship.

Public Places

District Library - The mission of the Buchanan District Library is “to promote, advocate, and consistently work to achieve the highest level of services that respond to the informational, cultural, and leisure needs of the community in an atmosphere that is welcoming, respectful, and businesslike to patrons of all ages.” The library is usually managed by two librarians and three staff members and offers several community services such as computer classes, children’s reading hour, and a summertime reading program. The library houses approximately 54,000 volumes and serves 34,000 visitors annually.⁴⁵

When asked how well the library’s services have been provided, 44 percent of survey respondents indicated “Well” and 32 percent responded “Very Well”. Visioning session participants also described the library and its programs as “very good” and as one of the things most appreciated about the community.

Oak Ridge Cemetery - The City-owned cemetery is maintained by one foreman and two full-time City employees, with assistance from part-time employees during summer mowing, and fall leaf removal. Burials, funeral assistance, and foundation installations are also performed by City employees. The cemetery has a total of 45 acres and a columbarium.

⁴⁵ http://cityofbuchanan.com/buchanan_library.php

TRANSPORTATION/CIRCULATION

Goal 10 To develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.

There is excellent access to and from Buchanan via regional roadway transportation systems such as I-94, I-80/90, US-12, and US-31. These roadways provide the main routes to and from the following major urban areas:

Kalamazoo, MI	73 miles	Indianapolis, IN	155 miles
Grand Rapids, MI	90 miles	Toledo, OH	157 miles
Chicago, IL	80 miles	Detroit, MI	200 miles

Buchanan has three interchanges on US-31; a scenic highway (also known as the St. Joseph Valley Parkway) which is quickly becoming a popular transportation link between I-80/90 and I-94 (connected via Napier Avenue). US-31 is expected to have continued increases in traffic flow as it becomes more well-known; even more so when it is directly connected to I-94 within the next few years. This traffic flow presents a good opportunity for the City. A signage/wayfinding plan, in cooperation with the Michigan Department of Transportation, designed to encourage travelers to become visitors could be incorporated into all tourism and marketing plans.

The arterial system in the Buchanan area consists of US-31, a *principal arterial* (defined as a divided and limited access highway serving the region) and US-12, South Red Bud Trail, and E. Front Street, classified as *minor arterials* (designed for lower traffic volumes).⁴⁶

Collector roads provide important linkages between arterial systems and local roads. The major collector roads in Buchanan are Main Street, North Red Bud Trail, Terre Coupe Street, W. Front Street (Niles-Buchanan Road), River Street (Walton Road), and Bakertown Road.⁴⁷

Local roads provide the largest component of the local circulation system and primarily serve the movement of traffic between neighborhoods and collectors. Most of the local roads have followed a “grid” pattern. The City maintains policies and ordinances concerning the design and construction of local roads to assure their compatibility with existing roads in the community.

⁴⁶ Michigan Center for Geographic Information, Framework v6

⁴⁷ Michigan Center for Geographic Information, Framework v6

Other area transportation includes:

- Passenger Rail Service - Two miles to Amtrak Station in Niles with service to Detroit or Chicago; five miles to South Shore Rail providing commuter service to Chicago
- Freight Rail Service - Norfolk Southern facilities located throughout the area
- Bus Lines - Stations in Benton Harbor
- Commercial Passenger Air - Five miles to South Bend Regional Airport (major connecting hub to O'Hare International Airport) and two miles to Jerry Tyler Municipal Airport, Niles
- Air Freight - Five miles to FedEx and UPS dedicated terminals, South Bend Regional Airport
- Great Lakes Port - Twenty-five miles north to the deepwater Port of St. Joseph; access to 90 percent of the world's merchant fleet on both domestic and international sea carriers
- Local public transportation is provided by Buchanan Dial-A-Ride and Berrien Bus. Continued, and improved, accessibility to multi-modal methods of transportation is a key factor to the growth and economic stability of the City.

Seeking and supporting local and regional efforts to establish additional and/or improved methods of transportation that will increase access to and from Buchanan, is a priority for the City. A complete list of current area transportation modes is available in the *Appendix*.

Gateway Corridors

The 1995 Comprehensive Plan describes the corridors along the major collector roads as being a mixture of residential, commercial, industrial, and as having highly-rated scenic qualities. These corridors provide “gateways” into the community and the first general impression of the community as a whole. To improve the safety and image of the community, it is suggested that three sensitivity zones be established. These zones would include:

- A scenic sensitivity zone designed to protect scenic vistas, pastoral settings, woodlands, and open space
- A design/access sensitivity zone to encourage quality design and architectural compatibility within new and existing developments and ensure safe egress and ingress
- A residential sensitivity zone to protect the character and property values of residential properties and structures within the zone

As the City further develops an economic plan that includes a significant focus on tourism, the development of these “gateway” corridors is even more valid. Guidelines and



Front Street (westbound)

recommendations for the management and improvement of these corridors are found in the Implementation Plan.

Access Management

Access management is the “systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway”.⁴⁸ Access management takes into consideration the location and design of access from a roadway to adjacent land uses and ensures safe and efficient operation while providing reasonable access. Some of the key components of an effective access management program include, but are not limited to, the following:

- Using the available roadway functional classification system to assign standards in accordance with the level of importance to mobility represented by each classification.
- Planning, designing, and maintaining road systems based on this access classification system and related road geometry.
- Establishing criteria for the spacing of signalized and non-signalized access, as well as access setback distances from intersections (corner clearance) and interchanges.
- Establishing policies, regulations, and permitting procedures to implement the listed components.
- Ensuring coordination with and supportive actions by local jurisdictions exercising their land use planning authority as well as their development permitting and review authority.⁴⁹

As the City continues to seek controlled growth and development and continues its commitment to providing safe and attractive streets, access management becomes an important component of planning for the future.

Walkable Community

The streets in Buchanan were described by many residents at the visioning session as “incredible” with reference given to the lack of dirt streets and lack of downtown congestion;

Walking remains the cheapest form of transport, and the construction of a walkable community provides the most affordable transportation system any community can plan, design, construct, and maintain.
~Dan Burden, *Walkable Communities*.

however, street and sidewalk repair were only described as “average” by the majority of community survey respondents. Street repair was also cited as the service/resource that should receive the highest priority.

There are opportunities and a desire to create a more walkable community that is also bicycle friendly. There are currently safety concerns involving truck traffic and speeding through residential areas. The condition of the sidewalks and curbs also provide safety concerns. The goal for this

⁴⁸ http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_548.pdf

⁴⁹ http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_548.pdf

Transportation/Circulation section includes *safety* for all types of traffic (motorized, non-motorized, and pedestrian). Becoming safer and more walkable is an important aspect of Buchanan's commitment to developing tourism as a viable part of the economy and maintaining the hometown atmosphere that is desired by residents. Studying the current traffic and pedestrian patterns and developing a specific plan to create safer streets and sidewalks is a priority for the City as the City recognizes that attractive, pedestrian-friendly streetscapes with benches and places to walk to and gather are vital to the downtown area.⁵⁰ Objectives to achieve this goal are outlined in the Implementation Plan.

As the City continues to improve the transportation system, issues such as appropriate access management, environmental concerns, emergency management, and asset management will be carefully considered with both short and long-term plans to increase the overall quality of life in the City.

⁵⁰ See "Healthy Communities" p.11 for inserts

LAND USE

Goal 11 To plan land uses so future development and redevelopment will occur in an orderly manner and will be in the long-term best interest of the entire community.

Several factors are considered when determining the future of various land uses. Among these are the existing distribution of land, location of infrastructure including streets and roads as well as proximity to other transportation methods (such as rail, water, and air), location of environmentally sensitive areas, density standards, public opinion, and overall objectives – i.e. “What do we want our City to look like?” and, “How do we want our City to perform?” Land use decisions in some cities have led to the creation of zoning ordinances that separate and isolate employment, shopping, schools, and housing from each other. These types of zoning ordinances coupled with low-density planning have greatly reduced the possibility for residents to walk from any site to another. Buchanan residents favor a more walkable community which is desirable for many reasons including reduced traffic and parking infrastructure needs, retention of open space, healthier citizens, and a greater sense of living in a hometown atmosphere.

*“Land really is the best art.”
~Andy Warhol*

To continue in the positive direction already established by the City, and to provide the greatest quality of life for residents, some common land use challenges can be addressed with the suggested ideals listed below:⁵¹

- Encourage appropriate intensity and location of new development served by adequate public facilities
- Minimize the spread of low density, non-contiguous development
- Encourage a wide range of housing opportunities which serve all segments of the population
- Recognize the value and encourage the preservation of natural resources
- Encourage the preservation and/or restoration of the natural and built heritage environment
- Encourage development in accordance with this adopted community master plan
- Recognize that land use decisions may have impacts beyond community boundaries

At this point it is worth noting that establishing goals and objectives for future land use is very different from the creation of zoning classifications and supporting ordinances. The following table outlines some of these differences.

⁵¹ www.planningmi.org/resources4560087.asp

Differences Between Land Use Planning and Zoning

Master Plan (<i>Land Use Planning Section</i>)	Zoning Ordinance
Provides general policies and goals for the City to act as a guide	Sets forth specific zoning regulations – the actual law
Flexible, designed to be responsive to changing conditions	Rigid, requiring formal amendment and details of administration and enforcement
Provides community background, issues, goals, and potential actions	Focuses on physical development and appearance as administered in the zoning ordinance
Includes input from other agencies, groups, and neighboring municipalities	Addresses only the development-related issues under the municipality's control
Provides recommendations for future land use decisions	Defines what is currently allowed based on existing conditions

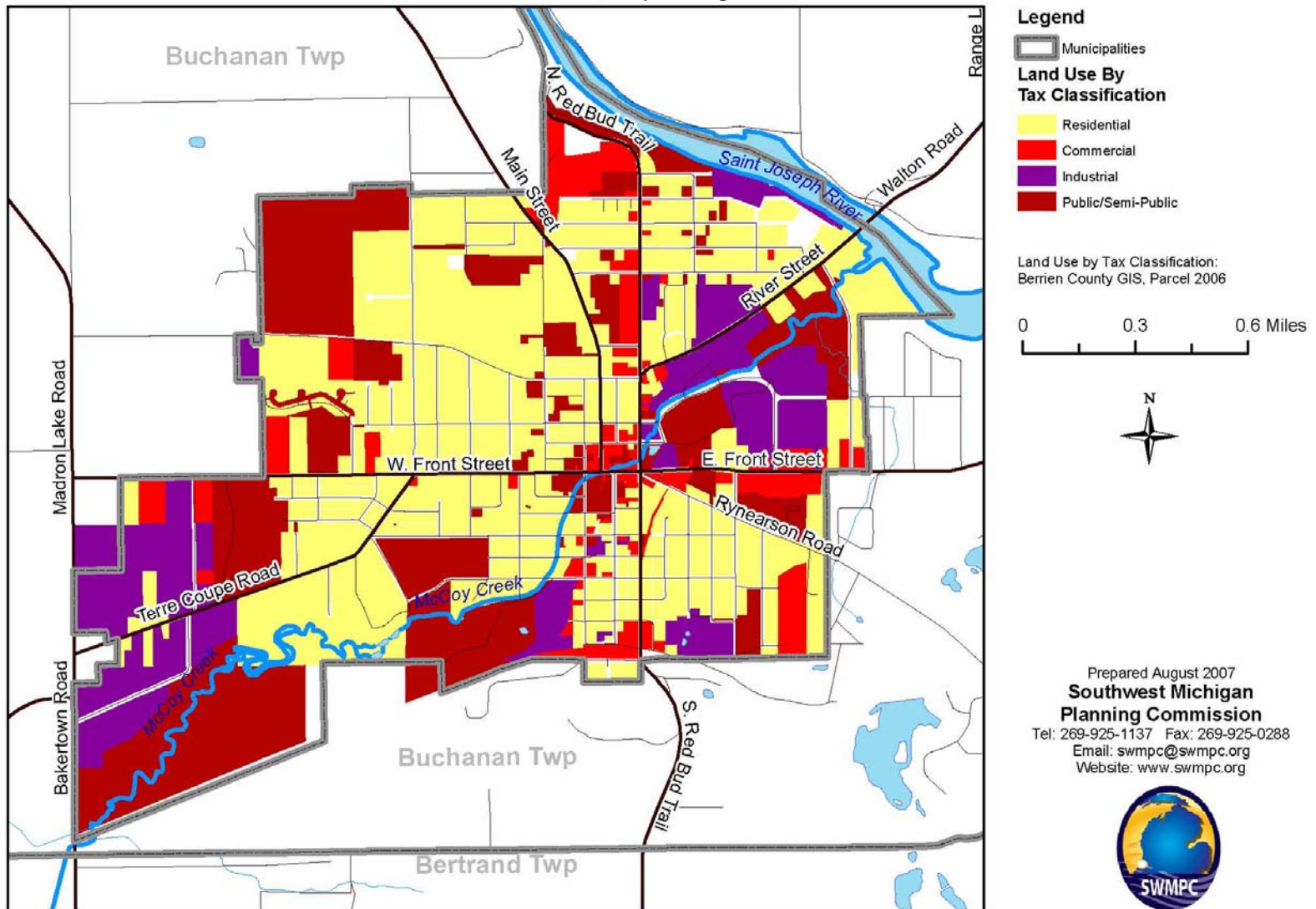
The first step toward determining land use designations is the assessment and inventory of established land use patterns. It is important to remember that current conditions are not always permanent or irreparable. Part of the assessment should include determination of land conditions, location, and use compatibility. If the current use meets the standards established by the City then the land use could remain as is. If the current factors are deemed incompatible, a more suitable use can be prescribed for future land use development. Recommendations for future land use in a master plan serve only as a guide. The recommendations will become reality only as present zoning allows or as future zoning decisions are made to allow for desired changes.

In addition to providing an overview of existing land use trends, this section will also provide a description of the City's long term plans for future land use. This description will include the type and intensity of development that will achieve the goals designed to establish the community's character and meet citizen needs and desires.

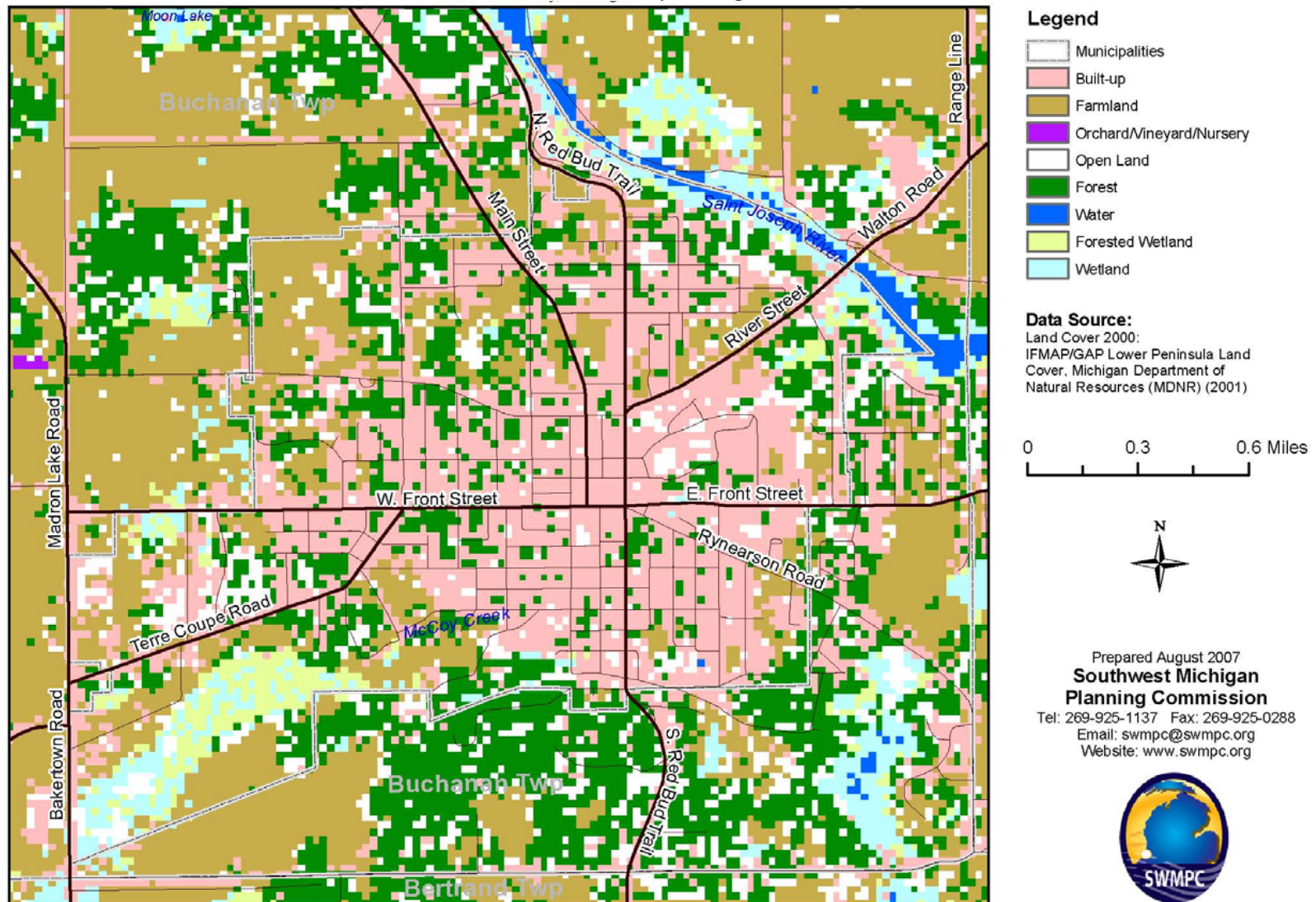
Land Use Inventory/Analysis

By studying the *Land Cover* and *Land Use by Tax Classification* maps (following), planners can assess and analyze the way land within the City limits is currently being used. Land Cover maps are generated through satellite imagery and the Land Use by Tax Classification identifies each parcel by the tax classification per County records.

Map - Land Use by Tax Classification
City of Buchanan
 Berrien County, Michigan



Map - Land Cover, 2000
City of Buchanan
 Berrien County, Michigan



The following tables identify the land uses by tax classification and land cover (as shown on previous maps) and are broken down by number of acres and percent of total acres. Because the land cover information is derived from satellite imagery, the interpretation of how the land is categorized may create confusion. For instance, almost 20 percent of the land cover is identified as *Farmland*; however, by definition, this is only land that appears to be suitable for farming; it does not mean the land is actually being farmed. With an understanding of the terms the information is useful as it provides an overall picture of built-up land versus non-built-up land.

**City of Buchanan
Land Use by Tax Classification**

Tax Class	Acres	% of City
No Tax Class	195.55	12.15%
Commercial	120.7	7.50%
Industrial	222.14	13.80%
Residential	657.72	40.87%
Exempt (<i>Public/Semi-Public</i>)	413.133	25.67%

**City of Buchanan
2001 Land Cover**

Land Cover Category	Acres	% of City
Built-up	740.2608	44.64%
Farmland	319.1027	19.24%
Orchard/Vineyard/Nursery	0	0.00%
Open Land	158.3535	9.55%
Forest	283.4073	17.09%
Water	14.374	0.87%
Forested Wetland	66.35995	4.00%
Wetland	76.42175	4.61%

Topography

The suitability of any use for a particular area of land will be determined by several factors; however, one factor should be examined first and that is the physical condition of the land itself. Assessing the condition of the land will consider the topography, soil, geology, hydrology, and any other natural feature located on it.

The history of Buchanan's topography offers an explanation of current conditions and ramifications. The general rolling topography of the Buchanan area was formed by the glacial deposits through several advances and retreats of the continental glaciers that covered Michigan many thousands of years ago. The most recent glacier retreated about 14,000 years ago leaving the land formation as it is today. Vegetation was tundra-like and eventually became covered with spruce forests and bogs. The hilly topography southeast and northwest of the City was caused by deposits left by these receding glaciers. The broad flatlands west of the

City originated as outwash areas caused by glacial meltwaters depositing sand and gravel. The lakes west of Buchanan were formed as “kettle moraines” by these glacial deposits.⁵²

Geology

The local geology in the Buchanan area also reflects the glacial history of the region. Glacial sand and gravel dominate the subsurface geology ranging in depth between an average of 200 and 225 feet. These sand and gravel deposits provide conditions that allow relatively shallow wells in the area. Most private wells are less than 100 feet in depth.

Within the glacial sand and gravel deposits, at an average depth of about 60-80 feet, is a dense layer of “blue clay.” The clay layer ranges in thickness between 10 and 15 feet and is generally consistent throughout the southwest portion of the Buchanan area. To the north of Buchanan, borings reveal only laminated sands and gravels with no blue clay.

Beneath these glacial deposits, at a depth of approximately 150 to 250 feet is the top of the bedrock unit consisting of the Antrim Shale formation. The shale is generally a dark grey to black, organic-rich rock, known for producing natural gas in much of northern lower Michigan. Below the shale are a number of older geologic formations consisting of limestone, dolomite, and other regional formations.

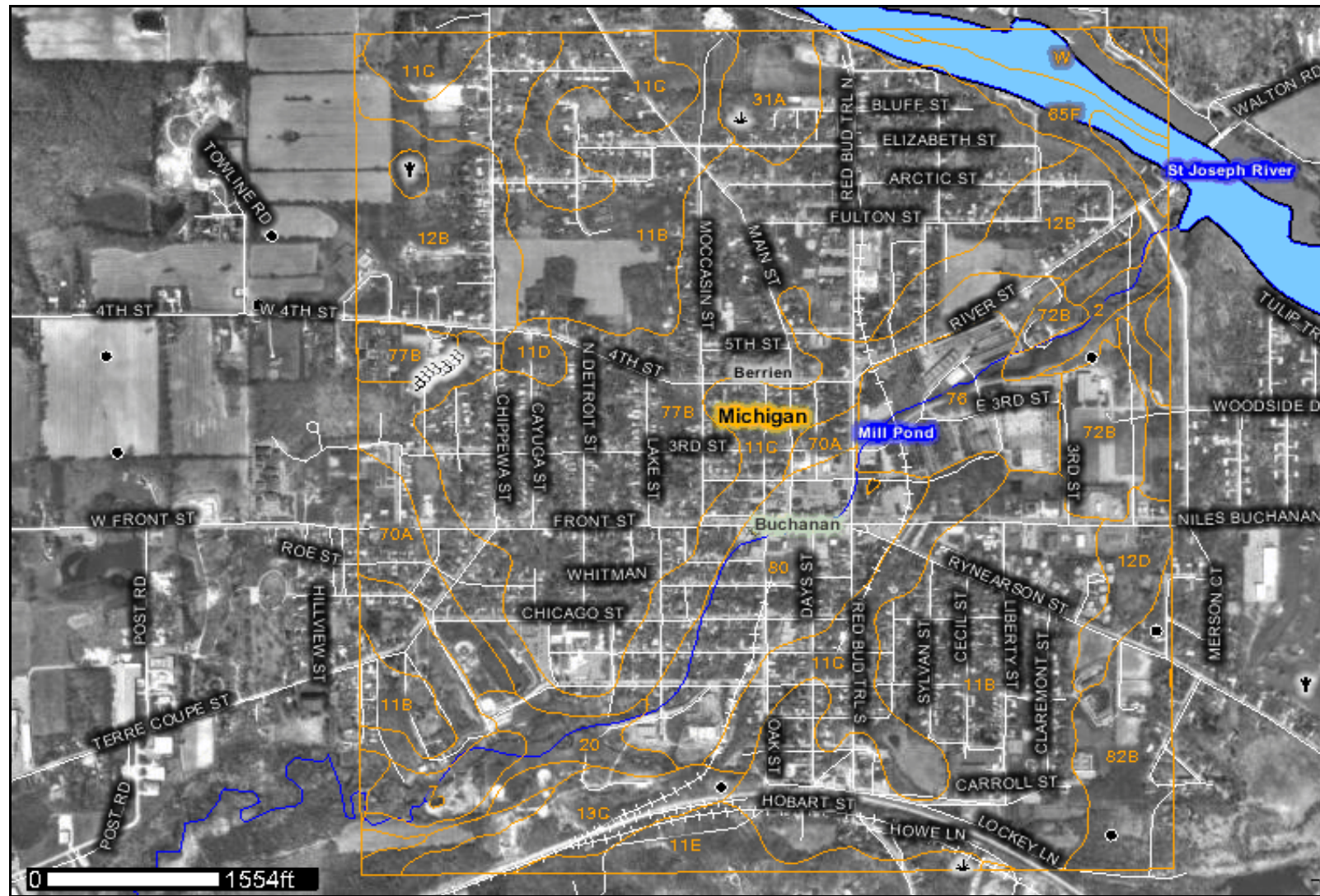
Soils

The following map identifies the predominant soil types in Buchanan. (Note locations of soil types 77B, 11B, 12B, and 80, 82B, 76, and 65 as these comprise the greatest percentage of soil types). Understanding the characteristics of different soils within the City will assist with the determination of appropriate future land use and development. A description of these soils and suitable uses follows the map⁵³

⁵² http://www.michigan.gov/hal/0,1607,7-160-17451_18670_18793-94369--,00.html and the 1995 Comprehensive Plan

⁵³ <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Map – Soil Classifications
City of Buchanan
Berrien County, Michigan



Soil Descriptions

Oshtemo-Urban land complex (77B) is the predominant soil unit in the City and is defined as 0-6 percent slopes, nearly level and gently sloping, well-drained soils and Urban land.

Oshtemo soil is used for parks, open spaces, building sites, lawns, gardens, orchards, and specialty crops. The soil has good potential for lawns, vegetable and flower gardens, trees, and shrubs. It has good potential for most building site developments and recreation uses.

Permeability of the Oshtemo soil is moderately rapid in the upper part of the subsoil and very rapid in the lower part. Surface runoff is slow. The available water capacity is moderate.

Caving cutbanks is a severe limitation for shallow excavations. Trench walls should be reinforced to offset this limitation. All sanitary facilities should be connected to commercial sewers and treatment systems to prevent possible pollution of shallow water supplies.

Oshtemo sandy loam (11B) is characterized as *0-6 percent slopes*, nearly level and gently sloping, well-drained soil on irregularly shaped convex areas. Closely associated is **Oshtemo sandy loam (11C)** has *6-12 percent slopes*, sloping, and well-drained soil on elongated irregularly shaped convex areas. Many areas with Oshtemo soil are farmed. The soil has fair potential for cultivated crops and has good potential for specialty crops commonly grown in the county. The main concerns of management are controlling soil blowing, conserving soil moisture, and maintaining soil fertility and content of organic matter. This soil is suited to building site developments. The poor filtering capacity is a severe limitation for septic tank absorption fields. Seepage is a limitation for sewage lagoons. Caving cutbanks is a limitation for shallow excavations. Trench walls should be reinforced to control this action. The bottom and sides of lagoons need to be covered with impervious material.

Ockley loam (12B) has 2-6 percent slopes with well-drained soil on slightly convex plains or ridgetops. Most areas of this soil are farmed. The soil has good potential for cultivated crops, specialty crops, hay, pasture, woodland, and septic tank absorption fields. It has fair to good potential for most building site developments. The shrink-swell potential is a limitation for building site developments. This limitation can be controlled by replacing the upper layers of the soil with suitable base material.

Cohoctah-Urban land complex (80) consists of nearly level with poorly-drained soil and Urban land on the low flat river bottoms and flood plains near Lake Michigan. This soil is subject to frequent flooding. Urban land is covered by streets, parking lots, buildings, and other structures that obscure or alter the soils and supporting material so identification is not feasible. Permeability of this Cohoctah soil is moderately rapid and surface runoff is very slow or ponded. The available water capacity is high. The soil is poorly suited to grasses, flowers, vegetables, trees, and shrubs. Because of the nature of the underlying material, artificial drainage is difficult. The water table is very near the surface and outlets are difficult to find. Flooding is a major problem. Building site developments are not practical on these soils. The high water table and flooding are limitations that are extremely difficult to overcome.

Oshtemo-Ockley complex (82B) is nearly level with gently sloping well-drained soils on flat to slightly convex plains and deltas. Most areas of these soils are used for crops but some areas are left idle or used for non-farm purposes. The Oshtemo soil has fair potential and the Ockley soil has good potential for cultivated crops. They both have good potential for most building site developments and fair to good potential for septic tank absorption fields. Caving cutbanks is a limitation for shallow excavations. Trench walls should be reinforced to offset this limitation. Poor filtering capacity is a limitation for septic tank absorption fields on the Oshtemo soil. The Ockley soil should be used for this purpose. On the Ockley soil the shrink-swell potential is a limitation for dwellings and small commercial buildings and low strength is a limitation for local roads and streets. These limitations can be offset by replacing the upper layers of the soil with suitable base material.

Urban land (76) consists of areas of urban land on nearly level plains. Areas of this unit are mainly covered by streets, sidewalks, parking lots, driveways, buildings, and other structures.

Udorthents and Udipsammets (65F) consist of 18-90 percent slopes, moderately steep to very steep well-drained soils on steep bluffs and in deep, narrow gully-like areas bordering the floodplains of rivers and connecting tributaries. Most areas of these soils are left idle or are wooded. The soils have poor potential for cultivated crops, pasture, woodland, recreation uses, wildlife habitat, or building site developments. The main limitation is the very steep slopes. The main problem of management is controlling erosions.

Surface Waters and Wetlands

The St. Joseph River which flows north to Lake Michigan is the predominant water body in the Buchanan area. The river and its floodplain form part of the north and eastern boundaries for the City. The majority of developed neighborhoods in the City are located on high bluffs above the floodplain. Most of the areas subject to flooding are north and east of the City and immediately along the banks of the St. Joseph River.⁵⁴

McCoy's Creek is a tributary of the St. Joseph River flowing northwesterly through the City winding through residential and industrial districts. The headwaters of McCoy's Creek are located approximately south and west of the City limits and flow through Clear Lake, Pike Lake, and Weaver Lake. This coldwater stream supports both salmon and brown trout. Because McCoy's Creek is recognized as one of the most attractive natural features of the City, it is suggested that a Riparian Overlay be established that would identify a buffer area to protect the water and banks from any development that might compromise this attraction.

⁵⁴ 1995 Comprehensive Plan

Watersheds in Berrien County include Lake Michigan, the Little Calumet-Galien, St. Joseph, Black-Macatawa, and the Kankakee. Glacial aquifers are the primary source of ground water in Berrien County. In general, the glacial aquifer is unconfined, except where clay-rich, glacial-lake deposits act as a confining layer. According to the February 2005 Wellogie database, approximately 99 percent of the 5,260 water well logs in Berrien County are completed in the glacial deposits, and less than 1 percent in the bedrock units. (4 percent of the water well logs in Berrien County have sufficient lithologic information to make the same distinction)⁵⁵

Climate

The proximity of Buchanan to Lake Michigan, as well as the area's general topography, has a moderating influence on climate conditions. There have been occasional extreme weather events, but in general there are four distinct seasons with predictable average temperatures and amounts of precipitation. The following information provides greater detail:⁵⁶

	Average Maximum Temperature	Average Minimum Temperature	Mean Temperature	Average Precipitation
January	32°F	18°F	23°F	2.27"
July	82°F	61°F	73°F	3.73"

July is the warmest month (average)

January is the coolest month (average)

The most precipitation occurs in June (average)

Average annual snowfall - 70"

The highest recorded temperature was 109°F in 1934

The lowest recorded temperature was -22°F in 1943

Average annual rainfall - 37"

Growing season - 162 days

Woodlands

Dominant woodland types in the Buchanan area include deciduous hardwoods such as oak, hickory, and maple along with some regional species such as beech, basswood, butternut, and elm. There are also cherry, peach, and apple orchards in the Buchanan area. The City of Buchanan has shown its interest and commitment to tree preservation by meeting the criteria to receive the "Tree City, USA" designation and plan to continue meeting the criteria to maintain that designation. There are many tree covered areas sprinkled throughout the City including, but not solely confined to, the parks adding significantly to the natural rural beauty and small town appeal of the City.

⁵⁵ <http://pubs.usgs.gov/of/2007/1236/pdf/OFR2007-1236.pdf>

⁵⁶ <http://www.weather.com/outlook/travel/vacationplanner/wxclimatology/monthly/49107> and <http://www.City-data.com/City/Buchanan-Michigan.html>

Existing Land Use

The residential neighborhoods of Buchanan are well-distributed around the core downtown area with the exception of the east-central portion of the City, (East of Red Bud Trail between River Street and Rynearson Road) which is predominantly commercial and very little residential. The older neighborhoods are platted in a traditional grid pattern while the newer neighborhoods are characterized by curving streets and cul-de-sacs. As previously mentioned, most of the neighborhoods have substantial mature tree cover with small parks and open spaces interspersed throughout the City.

The downtown business area is distinct and concentrated along Front Street (primarily on W. Front Street with commercial businesses developing more toward the east along E. Front Street) and intersected by Red Bud Trail. There are also several pockets of neighborhood businesses distributed throughout the City including a concentration of commercial uses on the south side of the City (South of Smith Road on either side of Red Bud Trail).

Primary industrial sites include the McCoy Creek Industrial Park (northeast of the downtown business district) and Andrews Farm Industrial Park (southwest corner of the City).

Single-Family Residential Uses⁵⁷

The condition of the single family residences varies greatly throughout the City. Much of the housing stock was constructed more than 30 years ago. Some of the older residential neighborhoods have deteriorated and are considered blighted while other older neighborhoods have maintained the integrity of their historic architecture. Most of the newer (less than 20 years) housing stock is in good condition with mid to high value appraisals.

Multifamily Residential Uses

The majority of the multifamily housing was constructed in the 1960s and 1970s and has been kept up in relatively good condition. The majority of apartments are located on the west side of the City between Fourth Street and West Front Street, on both sides of Rynearson Road, and along North Red Bud Trail in the Ravish Park neighborhood.⁵⁸

Commercial Uses

The downtown business district (defined primarily as those businesses along Front Street, Main Street and Red Bud Trail) has seen a number of improvements since 1995. In addition to streetscape improvements and ongoing historic building renovations, the Downtown Development Authority has provided funds for a façade program with design standards that is being utilized by a number of merchants.

⁵⁷ Updated from 1995 Comprehensive Plan

⁵⁸ 1995 Comprehensive Plan

The East Front Street commercial corridor, also referred to as the Hilltop area, has grown in the last ten years with a number of new businesses including restaurants, bank branches, grocery and hardware stores, and other personal service businesses such as real estate and medical offices.

Industrial Uses

The McCoy Creek Industrial Park is a 13-acre tax-free Renaissance Zone (expires in 2014) complete with fiber optic capabilities and is zoned to accommodate manufacturing, office, and warehousing functions. This Park currently has sites available for further development.

The Andrews Farm Industrial Park is a 144-acre site with 81.5 acres currently occupied by Premier Die Cast. The Park is zoned for light industrial use and has fiber optic capabilities. The remaining 62 acres are a designated nature preserve managed by the Nature Conservancy as a wildlife habitat and stormwater management area.

Future Land Use

After reviewing existing land use conditions and analyzing the future goals of the City, the Master Plan Steering Committee and Plan Commission developed a *Future Land Use Map* (see following page). Buchanan has exhibited conscientious efforts to develop carefully and responsibly for many years. City leaders and residents have shown continual support for the preservation and restoration of natural features as balanced with the social and economic needs of the community. Accordingly, the Future Land Use Map indicates an increased effort to provide attractive green and open spaces as well as allow for more mixed-use developments that bring compatible residential and commercial opportunities together. The City plans to continue encouraging development in areas with existing infrastructure which will be more cost effective and provide less impact on the natural environment. Community wide efforts are also increasing that encourage the preservation of open spaces and natural features along with the inclusion of bike paths, park areas, and sidewalks will further enhance the walkability and quality of life in the community. The following land use classifications represent the community's desire for Buchanan's future growth and development patterns.

Future Land Use Map Classifications

Residential

Single-Family Residential – The principal use of land in this classification is for single-family dwellings.

Multi-Family Residential – The principal use is for two-family and multi-family dwellings which includes elderly and assisted-use housing; duplexes, condominiums, or small apartment buildings. Single family dwellings are also permitted.

Residential Planned Unit Development – Development under this classification can allow for site-condominium or planned unit development residential projects that encourage the inclusion of affordable housing as well as encourage mixed-use development/redevelopment with compatible commercial uses but remain *primarily residential*.

Commercial and Industrial

Commercial Planned Unit Development - Principal use is to incorporate non-residential uses such as office, business park, commercial, industrial, and institutional, and could be used to encourage a compatible mix of non-residential and residential uses although emphasis is *primarily commercial*.

Commercial – The principal use is for retail commodities that are more likely to require automobile traffic and are best served when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.

Neighborhood Commercial – The principal use is to provide a wide variety of retail opportunities typically found in a traditional downtown setting. This classification allows and encourages the mix of residential and commercial uses.

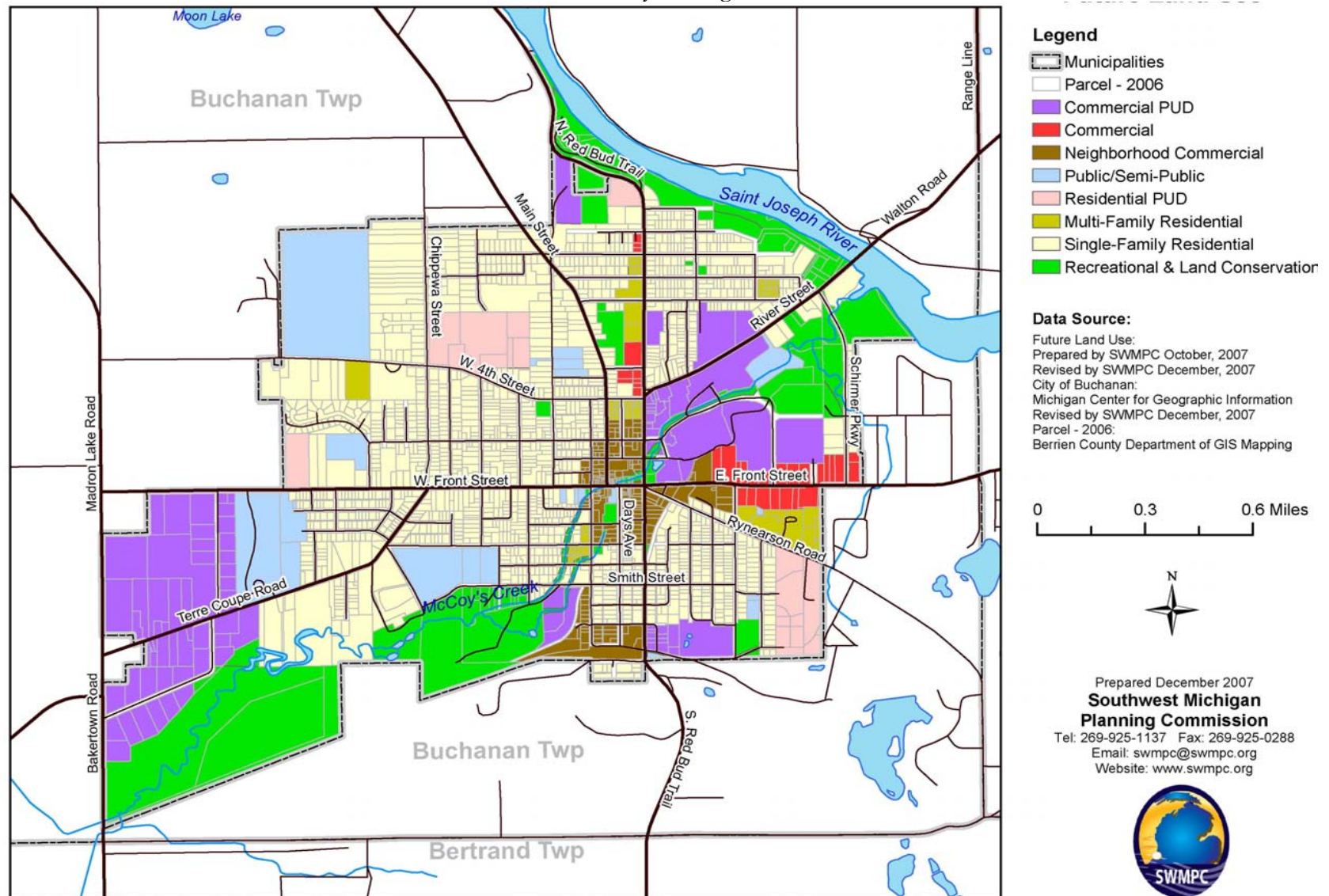
Public/Semi-Public Lands

Public/Semi-Public - Principal definition and uses include government, education, senior centers, libraries, *indoor* recreation and cultural venues, and public assembly.

Non-Built-Up Land

Recreational and Land Conservation - Principal use is for *outdoor* cultural, recreational, and leisure pursuits. Also includes active and passive recreation, public assembly, (i.e. The Common) open and green space, sensitive environment areas, and cemeteries.

Map – Future Land Use 2008
City of Buchanan
 Berrien County, Michigan



Land Use Classifications and Descriptions

Residential

Single Family Residential - The Single Family Residential land use designation is intended to accommodate strictly single-family residential development. Accessory and support uses are often permitted such as churches, parks, schools, home occupations and small-scale care facilities. Future development is permitted in Single Family Residential areas provided the scale and character of the neighborhood is considered and maintained. It is desirable for neighborhood streetscapes to include an interconnected street system (where feasible), sidewalks, (especially along busy streets to make connections with Commercial areas), street trees, and lighting. Landscaping is encouraged to establish a street edge. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Multi-Family Residential - The principal use is for two-family and multi-family dwellings; single family dwellings are also permitted. Recommended uses within Multi-Family Residential areas include a variety of multiple-family developments such as apartments, loft apartments, duplexes, townhouses, condominiums, stacked condominiums, and elderly and assisted-use housing. The majority of Multi-Family Residential sites in the City have already been developed. Redevelopment of these Multi-Family Residential areas should encourage design diversity and modernization while assuring that the building's mass remains relatively in character with the neighborhood's bulk characteristics.

Residential Planned Unit Development - Development in this classification can allow for site-condominium or planned unit development residential projects. Suggestions for this classification include the encouragement of mixed-use development/redevelopment (a compatible mix of residential and commercial with planned open and green spaces) and inclusionary zoning (provision of affordable housing). Benefits of a residential PUD include preservation of the natural topography and resources, maintaining tree cover (Buchanan is a Tree City USA), possible reduced need for additional infrastructure, and with the connection to recreational areas provides an amenity that has a great appeal to homebuyers and small business owners. City zoning ordinances can be created/adapted to guide the decision-making process that will provide the highest quality of life results.

Commercial and Industrial

Commercial Planned Unit Development - Principal use is to incorporate non-residential uses such as office, business parks, commercial, industrial, and institutional, and could also be used to encourage a compatible mix of non-residential and residential uses with primary emphasis remaining commercial. Examples of desirable uses include high technology, research, medical offices, light manufacturing, light industrial, and related support services. It is suggested that

Commercial Planned Unit Developments (or redevelopment) be encouraged to include attractive architectural features and excellent site design that includes landscaping, strong buffers between possible incompatible uses, environmentally friendly practices, and well-managed access.

Commercial – The principal use is for retail commodities classified as “convenience goods” such as groceries and drugs, beauty/barber shops, medical/dental offices, laundry/cleaning and includes limited types of “durable goods” such as household furnishings and hardware, variety stores, gasoline stations, and branch banks. Distinct from “Neighborhood Commercial”, the Commercial areas are more likely to require automobile traffic and are best when located on or near arterial streets and within convenient driving distance of adjacent neighborhoods.

Neighborhood Commercial – The principal use is to provide a wide variety of retail opportunities (including those often found in Commercial districts) such as, office space, parking, and personal business services of all kinds typically found in a traditional downtown setting satisfying the needs of residents in the community and outlying areas. Some retail commercial uses typically found in Commercial districts may also be compatible with this classification. This classification allows and encourages the mix of residential and commercial uses. Consideration of pedestrian and non-motorized traffic in these areas is critical in development decisions. The cohesive appearance of buildings in the downtown area and those in outlying commercial areas greatly maximizes the appeal and vitality of the City as a whole as does the capability for pedestrian connectivity between residential and commercial areas.

Public/Semi-Public

Principal definition and uses include government, education, senior centers, libraries, indoor recreation and cultural venues, and public assembly. This use is generally not involved in commerce but is established to promote public enjoyment and safety, as well as government efficiency.

Non-Built-Up Land

Recreational and Land Conservation - Principal use is for *outdoor* cultural, recreational, and leisure pursuits. Also includes active and passive recreation, trails, public assembly, open and green space, sensitive environment areas, and cemeteries. Recognizing the importance of these amenities to the high quality of life Buchanan desires, it is highly recommended that areas in this classification remain as they are (if currently used as described) or redeveloped/converted to one of the described uses as the land becomes available.

Overlays

Historic Residential District or Historic District - Goal #2 of this Master Plan expresses the community’s desire “to *promote and fully develop the historic character and artistic qualities*

of the community.” In keeping with this goal, a suggested additional designation of “Historic Residential District” and/or “Historic District” may, in the future, be considered to encourage the preservation or restoration of the existing historic architecture that will celebrate Buchanan’s history.

Arts and Cultural District Overlay – Goal #3 of the City’s Implementation Plan is “*To become a vibrant community meeting the social, leisure, cultural, and recreational interests of residents and visitors*”. Establishing an Arts and Cultural District Overlay acknowledges the importance and benefit of the arts and promotes land uses that encourage further development of arts, cultural places, and events in the downtown area.

Riparian District Overlay – Goal #12 aims “*To protect and enhance the natural resources within the City including wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features through educated and responsible use*”. The use of a riparian district overlay could be used for areas along the St. Joseph River and McCoy’s Creek Linear Park to strengthen guidelines for the conservation and protection of those riparian resources.

General Recommendations

Throughout the City, in areas that are currently built-up and developed, it is recommended that serious consideration be given to the encouragement of redevelopment rather than new development and consistently requiring site upgrades as any development or redevelopment occurs, including improved site design, access management, building façades and landscaping.

Goal 12 To protect and enhance all natural resources within the City including wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features through educated and responsible use.

Natural Resources and Features

Buchanan is ideally located for residents to appreciate natural resources and features within the City limits, and enjoy easy access to a spectacular array of woodlands, hills, farmlands, wetlands, dunes, greenways and waterways in nearby areas. Some of these natural areas are established as refuges for wildlife viewing and for the preservation of habitats; others are open and available for sport and leisure activities. All of these natural areas play an important part in the definition of Buchanan as a desirable place to live. Attention should be given to ensure continued preservation efforts, and restoration efforts when necessary, to keep these resources at their highest possible quality and sustainability.

“One quality that has always instilled a sense of place is a desirable natural landscape. Another is an attractive social environment. Efforts to protect the landscape and enhance the social environment have to be looked at as integral to any economic development strategy.”⁵⁹

In addition to McCoy’s Creek and the St. Joseph River mentioned previously, a 62-acre wetland area within the Andrews Farm Industrial Park has been preserved as the Andrews Farms nature preserve and is managed by the nature conservancy. The preserve includes a “fen” area that is an important and unique wetland habitat.

⁵⁹ Thomas Power, Economist University of Montana

REGIONAL CONSIDERATIONS

Goal 13 Represent the best interests of the City by providing active leadership regarding regional issues.

Regional Plans

The Niles-Buchanan-Cass Area Transportation Study (NATS) was conceived to implement current federal initiatives at a level that benefits the local community by seeking to improve the area's transportation decision-making process. The NATS committee strives to improve the area transportation system through data collection, short- and long-range planning, public transportation, and other specialized projects and issues. The NATS area covers communities in both Berrien and Cass counties; the cities of Niles and Buchanan and the townships of Buchanan, Bertrand, and Niles are in Berrien County while the Village of Edwardsburg and the townships of Howard, Ontwa, and Milton are in Cass County. This transportation study is staffed and implemented by the Southwestern Michigan Commission.

Hazard Mitigation Plan

"Hazard mitigation" is defined as any sustained action taken to reduce or eliminate long term risk to life and property from a hazard event."⁶⁰ To address and prepare for possible threats to life and property, Berrien County completed a *Hazard Mitigation Plan* in January 2005. The plan reveals vulnerability in Berrien County, including the City of Buchanan, to a wide range of hazards. Periodic disasters resulting from severe winter weather, severe windstorms, flooding, and other similar events can cause significant property damage, interruption of services, personal injury, loss of life, and disrupt the stability of the local economy. The *Berrien County Hazard Mitigation Plan* will help Berrien County and its municipalities develop into disaster resistant communities where residents and businesses will be protected from the effects of disasters by damage prevention and preparation.

A *Hazard Mitigation Plan* identifies, analyzes, and prioritizes hazards in the area (severe weather, tornadoes, fires, hazardous materials incidents, etc.) and strives to reduce the impacts of hazards on people and property through the coordination of resources, programs, and authorities. Impacts include injuries, loss of life, property damage, and costs associated with disasters such as business closures, interruption of essential services, and higher insurance rates.

Since land use and other regulations are mostly conducted at the township, City, and village level, each municipality in the county should include hazard mitigation actions into their planning and zoning documents to accomplish the goal of becoming a disaster resistant

⁶⁰ Federal Emergency Management Agency, 2003

community. The City of Buchanan will be involved in the ongoing efforts to better deal with hazards and disasters. Berrien County, Office of Emergency Management facilitates a countywide disaster committee and invites each municipality to participate. In addition, the City of Buchanan will continue to adopt policies and ordinances that are consistent with the *Hazard Mitigation Action Plan* and will continue to provide the county with potential hazard mitigation projections in their jurisdiction. The County Office of Emergency Management ranked the twenty-five hazards that have the potential to affect Berrien County. This ranking is based on the scoring of six evaluation criteria. (For more information on the ranking process, refer to the Berrien County Hazard Mitigation Plan.) Every municipality in Berrien County had the opportunity to rank the hazards differently or to accept the County's ranking - the City of Buchanan accepted the County's ranking. (See Appendix for Matrix of Hazard Rankings)

Economic Development Organizations

Southwestern Michigan Economic Growth Alliance, Inc. is a nonprofit economic development corporation promoting industrial retention and the creation of jobs in the Greater Southwest Michigan area. The Greater Southwest Michigan area encompasses the City of Niles, Niles Township, City of Buchanan, Buchanan Township, Bertrand Township, Milton Township, Howard Township, Three Oaks Township, Three Oaks Village, Galien Township and Galien Village with its primary emphasis on the Greater Niles area.⁶¹ This organization has been instrumental in much of the positive economic development in the region including the City of Buchanan.

Economic Development Attributes of the Southwest Michigan Region

The City of Buchanan continues to build partnerships within the southwest Michigan region to further enhance the economic development climate. By considering and promoting the positive attributes of the region, more opportunities for job growth may be developed. Some of the positive aspects of the region that have the potential to attract growth and development include:

- An integrated transportation network of highways, airports, railways, and a commercial deep water port providing accessibility and connectivity to more than 36 percent of the U.S. population.
- Broadband technology offering transmission speeds ensuring the fastest, real-time e-commerce and co-location logistics for any company ready to hook-up. This results in large-market speed capacity in a cost-savings small town setting.
- A four-season outdoor lifestyle with more than two-dozen picture-perfect golf courses, over 300 area lakes and rivers, and the lure of nearby Lake Michigan with miles of beautiful sand beaches.

⁶¹ SMEGA 2004 Strategic Plan Mission Statement

- A cost of living far below the national average gives Southwestern Michigan a strong financial incentive when recruiting workers and retaining management.
- A housing market featuring a wide range of diverse, affordable choices.
- Health care facilities including six acute-care accredited hospitals.
- Arts and cultural venues that attract world class professional performances.⁶²

The Southwest Michigan Planning Commission (SWMPC) is one of fourteen planning and development regions in the state of Michigan. Planning and development regions were created under a 1968 Governor's Executive Order for the purpose of improving intergovernmental cooperation and developing regional perspectives in planning and development decisions. The Commission's primary function is to assist units of government and public and private entities within Berrien, Cass, and Van Buren Counties by providing technical assistance for federal, state, and local programs and projects. The Commission also acts as an intergovernmental forum to address many regional issues such as economic development. As the Economic Development District, the SWMPC develops a five-year Comprehensive Economic Development Strategy (CEDS) with goals for the region. These goals are established to direct program activities and address regional economic issues. The CEDS Committee reviews these goals annually with careful consideration of the region's changing economic environment. The goals below are categorized by focus areas affecting overall economic health in the region which includes Buchanan.

Employment

- Retain, expand, and attract jobs at every economic level.
- Reduce unemployment and poverty especially in communities with greatest distress.

Workforce

- Coordinate partnerships to develop educational opportunities and job skills training to improve the quality and capabilities of the local workforce.
- Develop a desirable work and labor force climate in the region that will attract and retain young adults.

Transportation

- Address transportation issues that create impediments to quality of life pursuits such as steady employment, education, socialization, and healthcare by increasing transit services and transportation options.
- Provide leadership and facilitate partnerships for transportation-related initiatives benefiting the region.

⁶² <http://www.michigan-business.info/location.html>

Housing

- Address the lack of affordable housing and its impact on society and the economy by encouraging the development of mixed-income affordable housing in areas accessible to infrastructure, (including transportation) in close proximity to job centers, and as part of all urban or rural development plans.
- Encourage the inclusion of affordable housing design into municipal comprehensive and master planning efforts.

Urban Development

- Encourage urban redevelopment and re-use through renovation and rehabilitation and through the establishment of mixed-use zoning that includes commercial, retail, and residential components.
- Encourage the rehabilitation of unsafe, aging, and insufficient infrastructure and encourage creation of new infrastructure when in accordance with a plan designed to alleviate or prevent urban sprawl.

Tourism

- Strengthen tourism by promoting recreation through the enjoyment of local natural amenities.
- Encourage the development of agriculture as a competitive tourism industry including agri-tourism and agri-tainment.
- Encourage the development of tourism highlighting cultural and historic preservation.

Environment

- Promote responsible use and enhancement of natural amenities to protect and improve the quantity and quality of water, farmland, forests, and other natural habitats to ensure their sustainable attractiveness to businesses, residents, and tourists.
- Promote educational opportunities that will increase levels of awareness and dedication to the preservation and enjoyment of the region's natural areas and resources.

Data and Technology

- Increase capacity to gather and provide data and technology services for community and regional planning projects.

Fiscal Health

- Alleviate local government fiscal limitations through regional coordination and cooperative partnering efforts.

The 21st Century Workforce Initiative was the catalyst for the creation of 13 Workforce Planning Regions with the primary goal of building stronger regional economies. These regions are working collaboratively with state agencies, businesses, unions, and local leaders to build a workforce embracing innovation, support the development of new industries, and to strengthen Michigan's economy. Working through Michigan Works! Agencies (MWAs) the

13 regions are coordinating efforts to address immediate workforce needs through the following goals:

- Prevent Michigan's traditional industries and jobs from leaving the state by adopting a surviving to thriving strategy.
- Support community-led efforts to address plant closings and lay-offs through the development of strategies that link workforce and economic development.
- Create regional workforce development teams to implement these strategies and make a successful transition to new markets, new jobs, and talent development.

Legislative Representation

Legislators and Districts as of 2007

Berrien County Commissioner Don Ryman, District 11

State Senate Ron Jelinek, District 21

State Representative Neal Nitz, District 78

U.S. Representative Fred Upton, 6th Congressional District

U.S. Senators Debbie Stabenow and Carl Levin

IMPLEMENTATION PLAN

The Implementation Plan has the best chance of being the tool for successful change when it is reviewed annually by the Plan Commission for the purpose of focusing on important tasks and determining specific action steps (with time frames and accountability measures) to accomplish the goals and objectives of the master plan. The work of implementing the plan is primarily the responsibility of the Plan Commission, City staff, and related Boards, Commissions, and Councils either directly or through delegation. The ultimate success of this plan however, relies on the involvement and support of the residents of Buchanan working in concert with officials to achieve the goals outlined throughout this plan.

The following goals and objectives were developed after careful analysis of the focus areas and form the basis of the master plan's implementation strategies. The goals reflect the community's interest in setting the course for Buchanan's future; the objectives are the necessary steps for City and community participation in the fulfillment of the goals

City Life

Goal 1: To celebrate and further enhance the hometown atmosphere of the community.

The City seeks to achieve this goal by encouraging:

- Cooperation and coordination with the Downtown Development Association plan and Chamber of Commerce activities.
- The physical restoration and enhancements of downtown structures through the façade program and design standards review committee.
- The use of artwork to enhance the appearance of the downtown.
- Improvements to the parking lots in the downtown area.
- The maintenance and continued promotion of the City's "Tree City, USA" designation.
- The development of attractive, pedestrian-friendly streetscapes with attractive places to gather.
- Encourage and support zoning ordinances that use design guidelines to maintain an attractive community.

Goal 2: To promote and fully develop the historic character and artistic qualities of the community.

The City seeks to achieve this goal by encouraging:

- The promotion of the designated Arts & Historic District as a valuable resident and visitor experience
- The development and promotion of the arts, cultural events, and historic sites and structures as an important economic factor (Arts includes both visual and performing)
- The preservation, restoration, and enhancement of historic sites and structures

- Maintenance and regular updates to a City-wide historic site and structure database for the purpose of identifying, registering, and promoting structures of historic significance
- The utilization of available financial programs to encourage historic preservationist activities in the community and the continued research for new funding opportunities
- Study and consider the viability of developing design standards to enhance the downtown area
- Study and consider the establishment of a Historic Residential District for the preservation of historic homes within the City. Elements to consider include the development of design standards and incentives that would not only preserve the history and architecture but would also guard against blight.

Goal 3: To become a vibrant community meeting the social, leisure, cultural, and recreational interests of residents and visitors.

The City recognizes the importance of social interaction, leisure activities, and recreational programming as vital components of a high quality of life and encourages:

- Support for groups and organizations providing recreational programs for all age groups and capacities.
- Support for programs for the visual and performing arts that will enhance social experiences for residents and visitors.
- The implementation of the 2006 Community Recreation Plan recommendations.
- The development and maintenance of safe and high quality parks, greenways, open spaces, and recreation lands for the public while protecting natural resources.
- The future expansion of park and recreation lands to accommodate the growing and changing demand in recreational opportunities including leisure and fine art activities.
- The continued development of a linear parkway system along McCoy's Creek.
- The development of non-motorized, hiking, and biking trails with connections to regional trail systems.
- The consideration and development of necessary steps to incorporate green infrastructure whenever possible.

Goal 4: To develop a proactive approach to achieve a thriving business climate and create a sustainable economic environment.

To encourage a thriving economy in Buchanan, the City will consider the following steps as "high priority":

- Support and encourage implementation of the recommendations in the 2007 Downtown Development Authority's Plan.
- Encourage and promote efforts that support the continued economic growth and revitalization of the City creating a business environment compatible with the City's character.

- Discourage linear expansion of commercial development along Red Bud Trail.
- Encourage development (redevelopment) on Front Street (East and West).
- Encourage the continued expansion of a diversified commercial base in the community that includes industry, retail, tourism, technology, and professional services.
- Cultivate “clean” industries that will not have any negative impact on the community or quality of life.
- Actively promote Buchanan’s quality of life and rural atmosphere as valuable attributes to southwest Michigan’s appeal to developers. (Specifically second-home markets)
- Encourage developers to include Buchanan’s quality of life and rural atmosphere in marketing materials highlighting southwest Michigan.
- Support the region’s economic development efforts while preserving Buchanan’s unique character.
- Provide leadership and actively support the economic development efforts of SMEGA, SWMPC, and other economic development organizations.

Goal 5: To provide sufficient infrastructure for the recruitment of new business while supporting the expansion and retention needs of current businesses.

The City recognizes the changing infrastructure needs of existing and future businesses and plans to:

- Promote the expansion of telecommunication infrastructure (Fiber optics, broadband, etc.) within and surrounding the community as well as encouraging continual maintenance and upgrades of existing infrastructure.
- Encourage the renovation and re-use of existing commercial property.
- Maintain sufficient capacity and quality of public services such as water standards, wastewater capacity, and storm water management.

Goal 6: To develop tourism as a viable and sustainable industry designed to enhance the existing business community.

With the desire to have a thriving all-season economy, the City seeks to develop a tourism economy to supplement rather than replace the existing business community. Efforts include plans to:

- Promote tourism-related businesses and attractions that will enhance existing businesses.
- Capitalize on existing resources to develop a tourism-economy plan that addresses local community needs and which may include (but not be limited to) the following:
 - Define the greatest potential tourist market by conducting an inventory of existing and future planned assets to determine selected target markets. (Describe each type of attraction in terms of quality and quantity.)

- Determine what tourist market is primary and which is secondary. (i.e. determine if “day” tourists, tourists within a 50-mile radius, or weekend tourists are best suited to current assets)
- Identify natural resources and green infrastructure as an attractive component of the tourism plan
- Coordinate planning and develop infrastructure to manage seasonal tourism to minimize negative impacts and maximize benefits
- Maintain Buchanan’s character and environment while developing quality visitor experiences
- Strive to attract tourists who will appreciate and support Buchanan’s natural and cultural assets
- Plan to accommodate vehicles and traffic in downtown and business areas
- Provide opportunities for youth in tourism industries
- Improve local marketing and promotion of tourism activities.
- Coordinate tourism development with other activities in the region.
- Continue partnership with Four Flags Tourist Council (Niles) while encouraging the activities of the Buchanan Area Tourism Council.

Goal 7: To provide the highest level of education and educational facilities possible.

The City will support the schools within the Buchanan Area School District and:

- Encourage programs that address the educational needs of all persons and age groups.
- Encourage a strong educational system that will achieve a continued high level of academic standards for K-12 students.
- Support future expansion and improvements to local educational facilities necessary to maintain a high quality learning environment.
- Promote a skilled labor force to attract new and diversified businesses.
- Encourage training programs that will develop a highly skilled workforce able to provide the skills required by local business and industry.

Goal 8: To establish a wide spectrum of appropriate housing opportunities meeting the needs of residents in any social or income group at every stage of life.

A housing market that is attractive to a wide spectrum of individuals represents a vibrant and healthy community. To accomplish this goal the City will:

- Encourage development of a broad range of housing styles and prices.
- Encourage development of multi-functional housing for persons with healthcare and/or mobility needs.
- Encourage renovation and re-establishment of residential units in the downtown district.

- Improve the physical appearance and structural integrity of rental units throughout the City.
- Implement a rental inspection ordinance.
- Improve the physical appearance of all housing units in the City through continued enforcement of property code ordinances.
- Encourage the rehabilitation of existing housing units throughout the City.

City Facilities and Services

Goal 9: To provide leadership, responsive governance, and high quality public services in an efficient and cost-effective manner.

To maintain the confidence of residents and to continually seek the highest quality of life possible, the City will:

- Encourage continuation of public awareness efforts to communicate plans and policies to the general public.
 - Hold regular Townhall meetings
 - Keep website updated with current information
- Continually strive to coordinate planning activities with affected units of government
- Proceed with plans to incorporate a new City Hall with Fire and Police Stations into a single complex
- Work closely with local, county, state, and federal officials to coordinate planning and development efforts for the community.
- Develop a plan to improve the efficiency, quality, and availability of the existing and future public water and sewer system.
 - Conduct feasibility studies regarding upgrading and engineering of water and sewer systems.
 - Regularly evaluate the privatization of municipal services.
 - Continue to seek efficiencies and savings that could be achieved through joint provision of services with other units of government or organizations.
- Implement current Asset Management Plan which includes street maintenance, replacement, and expansion.
- Develop an Emergency Management Plan (See Berrien County Hazard Mitigation Plan which is part of the City's proposed new Master Plan, the sheriff's plan and the school's emergency plan)
- Support and implement goals and strategies of the Stormwater Management Plan.
- Support and submit information as requested to maintain an up-to-date Berrien County Hazard Mitigation Plan.

Transportation/Circulation

Goal 10: To develop and maintain a coordinated circulation system that efficiently and safely provides for existing and future circulation of all traffic (motorized, non-motorized, and pedestrian) in the Buchanan area.

The safety and ease of mobility for both residents and visitors is important to the City. The following steps will help set the course for the achievement of this goal:

- Actively participate and work with NATS (Niles-Buchanan Area Transportation Study) to plan for transportation projects.
- Promote safety and security through the management of traffic volumes and speeds relative to location.
- Enable choice in modes of transportation by encouraging a variety of transportation options such as public transit and non-motorized trail systems.
 - Ensure that public transportation connects homes to jobs, community centers, and cultural, recreational, educational and institutional facilities.
 - Ensure non-motorized transportation is accommodated in new road corridors and strategically retrofitted into existing transit corridors and greenway linkages when possible.
- Promote use of coordinated wayfinding signage.
- Provide for improved signalization of intersections to maintain safe and efficient traffic circulation.
- Seek improved pedestrian access and increased walkability throughout the community, especially in the downtown and business areas, through the installation of:
 - Walk/Don't Walk signs
 - Well-marked crosswalks
 - New street lights
 - Effective signage (wayfinding and promotional)
 - Non-motorized trails
- Plan for people – create a pedestrian-friendly, walkable community with benches for conversation and attractive places to gather.
- Seek opportunities to establish and connect non-motorized trails creating mobility options throughout the City.
- Consider access management by minimizing number of automobile access points along road corridors.
- Encourage development toward areas already serviced by adequate roads, water, sewers, and utilities.
- Encourage further expansion and upgrading of public roads, water and sewer services to strategically direct growth.

Land Use

Goal 11: To plan land uses so future development and redevelopment will occur in an orderly manner and will be in the long-term best interest of the entire community.

The City will promote responsible land use by encouraging:

- Community and stakeholder collaboration in development decisions
- Development decisions that are predictable, fair, and reflect the goals of the master plan
- The concentration of compatible land uses when feasible
- The renovation and reuse of existing structures (residential or commercial) and previously developed land
- The establishment of new commercial and residential development in appropriate, accessible, and available areas
- Future development by planning for logical and efficient extensions of all infrastructure systems such as roads, public utilities, and telecommunications
- The protection of natural resources and environmentally sensitive areas
- The consideration of the 2008 Future Land Use map when making zoning or other land use decisions.

Goal 12: To protect and enhance the natural resources within the City including wildlife habitats, woodlands, rivers, streams, watersheds, fens, scenic vistas, and unique geologic features through educated and responsible use.

The City seeks to:

- Be an active partner in the preservation and enhancement of the region's natural resources, environment, and water quality
- Enhance and protect the natural environment within the corridors of the St. Joseph River and McCoy's Creek
- Incorporate a riparian overlay along McCoy's Creek and banks of the St. Joseph River into Future Land Use map
- Enhance the boat docking area along the St. Joseph River to provide safe river access and to protect the river banks
- Explore acquisition and annexation of riverfront property south of the park
- Develop a green infrastructure linking parks, open space, and natural habitats that will promote environmental sustainability

Regional Cooperation

Goal 13 Represent the best interests of the City by providing active leadership regarding regional issues.

Recognizing the importance of cooperation and collaboration with neighboring communities, the City will:

- Maintain positive relationships with neighboring municipalities
- Seek opportunities for intergovernmental projects or other cooperative efforts
- Consider neighboring municipalities when planning developments or projects to ensure compatibility and cooperation

RESOURCES FOR PLAN IMPLEMENTATION

The following are suggested tools and resources to facilitate the implementation of the Master Plan's goals and objectives.

Zoning Ordinances – While Master Plans are not ordinances or laws, they do guide decisions and are therefore the basis for developing zoning ordinances, which are the laws. The City can use its zoning ordinances to shape new development and redevelopment projects by ensuring that the regulations require what the City desires regarding location, scale, and placement of particular land uses. The zoning ordinances can also provide for incentives that would enable or encourage desired development. Desirable physical characteristics can be achieved through ordinances that include development standards (regulations that guide the form and density of development), amenities (landscaping, design, signs, historic preservation, site planning, etc.), and the review process.

Districts – The establishment of Districts will enable the City to identify, preserve, and/or develop specific areas that meet expressed needs and desires of the community. Suggested Districts include a Historic District and an Arts and Culture District.

Overlays - An overlay zone is a zoning ordinance tool that can be used to establish additional regulations to the requirements of an existing zoning district or other specified districts. Overlay zones can include areas such as historic districts or environmentally sensitive areas. Overlay zones could also be used to encourage specific types of development within an area (for instance a central commercial district) by allowing appropriate mixed-uses without having to change the existing zone.

Design Guidelines – The City of Buchanan is carefully considering not only the type of growth and development within the City limits, but also the appearance of buildings and open spaces. Appearance is important to both residents and visitors and is a major factor to overall quality of life. Often, it is the appearance of the space that makes the actual use more or less compatible with other uses in the area. In the areas designated Commercial PUD, Residential PUD, and in districts such as the Historic District, it is especially important to establish design guidelines that will provide the tools to maintain cohesive and attractive landscapes and building façades.

Successful Rural Community Characteristics - As a small rural community in a fiscally-distressed State, the City of Buchanan has experienced a number of challenges in the past and could face new ones in the future. In the book, *“Clues to Rural Community Survival”*, the authors have identified twenty characteristics of communities that have survived, and thrived, in spite of difficult economic conditions. While the City currently displays a number of these

points, these points could be considered a complement to this Implementation Plan and used as a guide to evaluate and measure the City's progress and vitality.

20 CLUES TO RURAL COMMUNITY SURVIVAL⁶³

- 1. Evidence of Community Pride:** Successful communities are often showplaces of care, attention, history and heritage.
- 2. Emphasis on Quality in Business and Community Life:** People believe that something worth doing is worth doing right.
- 3. Willingness to Invest in the Future:** In addition to the brick-and-mortar investments, all decisions are made with an outlook on the future.
- 4. Participatory Approach to Community Decision Making:** Even the most powerful of opinion leaders seem to work toward building consensus.
- 5. Cooperative Community Spirit:** The stress is on working together toward a common goal, and the focus is on positive results.
- 6. Realistic Appraisal of Future Opportunities:** Successful communities have learned how to build on strengths and minimize weaknesses.
- 7. Awareness of Competitive Positioning:** Local loyalty is emphasized, but thriving communities know who their competitors are and position themselves accordingly.
- 8. Knowledge of the Physical Environment:** Relative location and available natural resources underscore decision-making.
- 9. Active Economic Development Program:** There is an organized, public/private approach to economic development.
- 10. Deliberate Transition of Power to a Younger Generation of Leaders:** People under 40 regularly hold key positions in civic and business affairs.
- 11. Acceptance of Women in Leadership Roles:** Women are elected officials, plant managers, and entrepreneurial developers.
- 12. Strong Belief in and Support for Education:** Good schools are the norm and centers of community activity.
- 13. Problem-Solving Approach to Providing Health Care:** Health care is considered essential, and smart strategies are in place for diverse methods of delivery.
- 14. Strong Multi-Generational Family Orientation:** The definition of family is broad, and activities include younger as well as older generations.
- 15. Strong Presence of Traditional Institutions that are Integral to Community Life:** Churches, schools and service clubs are strong influences on community development and social activities.
- 16. Sound and Well-Maintained Infrastructure:** Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.
- 17. Careful Use of Fiscal Resources:** Frugality is a way of life and expenditures are considered investments in the future.

⁶³ Luther, V. and Wall, M. (1987). *Clues to Rural Community Survival*. Retrieved from <http://www.heartlandcenter.info/visionssite/spring2002/clues.html>

18. Sophisticated Use of Information Resources: Leaders access information that is beyond the knowledge base available in the community.

19. Willingness to Seek Help from the Outside: People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.

20. Conviction that, in the Long Run, You Have to Do It Yourself: Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.

APPENDIX AND REFERENCE MATERIALS

Visioning Sessions Summary

Visioning Sessions were held June 15 and June 22, 2005.

Economy/Jobs/Growth/Tourism

What I Like About the City of Buchanan:

Strong sense of “roots” and a rich history is evident
Close proximity to other job markets (South Bend, etc.)
Redevelopment/Reuse of vacant properties
30-somethings with families are returning
Many existing industries are clean with solid workforce and reputation (Bosch, Fapco, Express1)
Teacher pay is high
Downtown improvements
Access to St. Joseph River and McCoy’s Creek (creates environment for tourism and community enjoyment)
Tin Shop Theaters
We have a lot of open space that can be developed
Close to Fernwood
Great wineries (award winning)
Golf Courses
Only 18 miles to Lake Michigan

What I Don’t Like About Buchanan:

Abandoned industrial properties
Low-paying jobs and they are hard to come by
The river is not used to draw tourism
Loss of young adults because of no jobs
Large companies have left
A lot of small companies – lack of pay and benefits
Lack of marketing the local attractions

What I Would Like to See in the Future for Buchanan:

Attract a nice destination restaurant
Market trails, arts, and historic districts
Bring in “clean” businesses – non-polluting
Small business development
Maintain all public spaces immaculately
Redevelop abandoned property/demolish old factories
Buchanan as a multiple stop destination
Develop trail/creek to draw tourists
Fill storefronts
Hotel/Motel/Bed and Breakfast
Movie Theater
Attract and keep soapbox derby visitors
Capitalize on Red Bud Racetrack

Housing/Development/Affordable Housing

What I Like:

Quaint neighborhoods
We do have affordable housing
Rental rehabilitation of downtown apartments
Good lot sizes
Nice housing stock (owner-occupied)
Senior Center
Newer homes are high quality
Plenty of senior citizens housing (Mill Pond)
Assisted living facilities
Community ordinances are builder friendly

What I Don't Like:

Too many rentals create unkempt look (absent landowners)
Code enforcement needs to be strengthened
Lack high end housing market
Housing blight
Lack of lots for residential/New subdivisions
St. Joseph riverfront property is not developed
Not many large lots in City limits

What I Would Like to See in the Future:

Rental inspection enforcement/better ordinances
Main entrance corridors as inviting models for City
Nursing home/senior housing
Condo-style living
New residential growth is needed (subdivisions)
Increased code enforcement
Higher end rental apartment
Ottawa Ridge is the only place to grow
Maintenance of streetscapes in neighborhoods
Extend utilities into Township for more housing
Develop downtown apartments over storefronts and provide financial assistance

Schools/Youth

What I Like:

Good youth sports (soccer, Little League)
Quality elementary schools
Families choose Buchanan
Great new gym
Schools are financially stable
Really solid programs and good staff
Athletic opportunities abound
Library and programs are good
Art programming for all age groups in the Art Center
Recreation committee does a good job
Church youth/Boy Scouts/4-H programs

What I Don't Like:

Not enough for teens to do
Incompatible uses downtown – creates loitering environment
Vandalism
Middle school open classroom model
No “gifted/talented” programming
Lack of life skills in High School (i.e. how to do a checking account)
Nothing for young 3-5
No advertising of available activities to Buchanan residents
School bus route is inconvenient (unsafe)

What I Would Like to See in the Future:

Pool/water attraction (spray park)/winter ice rink
More parent involvement
Art education opportunities
Provide transportation to Niles YMCA
Youth ownership (stewardship) of community amenities
Maintain or increase student population
Community recreation center (renovate Teen Center)
Summer Youth Program
Learning programs for 0-3 year old group and 0-5
Get suggestions from teens for teens
Continue development of Middle School

Natural Resources/Recreation

What I Like:

Human capacity (volunteerism)
McCoy's Creek, St. Joseph River
Agriculture (wine industry)
Spafford - E.B. Clark Woods
Lots of Parks
Surrounding hills and farmlands
Small town with big City access
Pears Mills/Tin Shop/Amphitheater
Close to Lake Michigan
Close to campgrounds and inland lakes
Close to Mud Lake Bog
Berrien County Park System
Successful garden tours
Senior Center
Fernwood

What I Don't Like:

We don't access the river or use it as a City draw
Parks need updating, maintenance, and beautification
Lack of farmland preservation
Too much tree trimming inappropriately

What I Would Like to See in the Future:

Farmer's Market
Create a Spray Park/Ice Rink
Promote Buchanan as a "River City" (fishing, kayaking, etc.)
Trail Development along creek (fish ladder)
Develop links with greater trail systems
Create a Bark Park
More emphasis on quality of life as an attraction
Continue Tree USA program – promote proper forestry management
Skateboard Park
Market Buchanan via the Internet/use technologies/widen net of marketing
Use residents to help market City "Be proud and brag"
Bookstore
Pool
More playground equipment designed for the very young
Internal marketing to residents
Capture Redbud tour visitors
Develop public access TV channel
Need identity
Utilize senior citizens to teach skills/recreational pursuits/hobbies
Gymnastics Center

Transportation/Roads

What I Like:

Excellent access to regional transportation systems
Dial-A-Ride
No dirt streets
Incredible streets
Senior Centers and churches provide transportation for seniors
Close to South Bend airport
No major road downtown means it is not congested or overdeveloped
Easy access to trains into Chicago (i.e. South Shore Line)
Close to Indianapolis Airport

What I Don't Like:

Sidewalks unfinished/need repairs/overgrowth of brush/people parking over sidewalks
Unsafe for pedestrians at intersection of Front, Oak, and Red Bud
Not enough signage on highways to direct traffic to businesses
Not bike friendly downtown
No major road through town – does not encourage “accidental tourism”
Alleys are bad downtown
Bad truck traffic
Potholes
Speeding on residential streets
Alleys are bad downtown
Curbs limit accessibility

What I Would Like to See in the Future:

Walkable community
Transportation for youth to activities/services
Adopt-A-Park and Adopt-A-Roadside
Promote US 12 Heritage Route
Clean the streets
Bike lanes downtown
Enforce truck routes
Support tie-in to I-94
Bus route between Niles-Buchanan
Support tie-in to I-94
More awareness of Public Transit options

Infrastructure/Utilities/Fire/Police

What I Like:

Great fire department and police department
Streetscapes
Current City manager is outstanding
Good ISO rating
Volunteer security patrol

What I Don't Like:

Poor medical emergency services - long response times
Clogged catch basins
Need significant water/sewer improvements
City crews "seem" indifferent to City pride
Growth along roads not cleaned enough (weeds/trees/shrubs)
Buzzing streetlights
Water is expensive
AEP line trimming

What I Would Like to See in the Future:

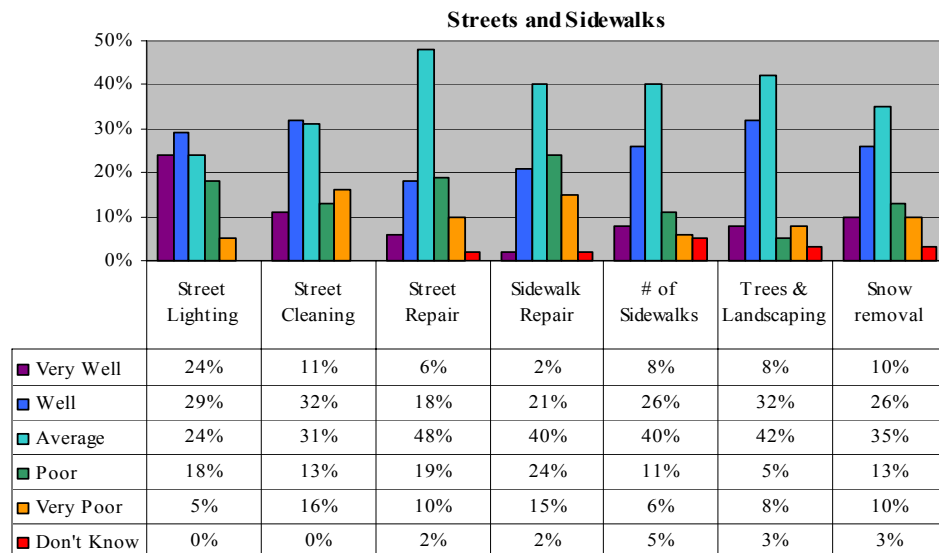
New police/fire station
Fire District with Township
Complete CIP – water/sewer plan
SMCAS substation in Buchanan (Ambulance)
Keep parks litter free
Bury utility lines
New/updated City Hall
Proper forestry techniques utilized
Safe House for kids
Fill vacancies on City Boards/Committees

Community Survey

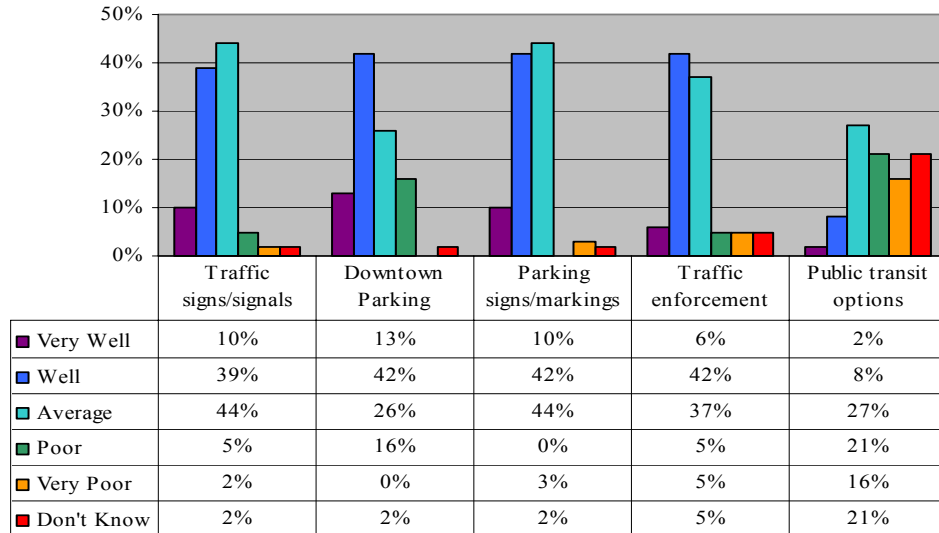
The community survey was distributed to all residents in July 2005.

Question 1 - Below is a list of services and resources. From your own experience, please indicate how well you think the City has provided each of the services listed below. (Circle the appropriate rating)

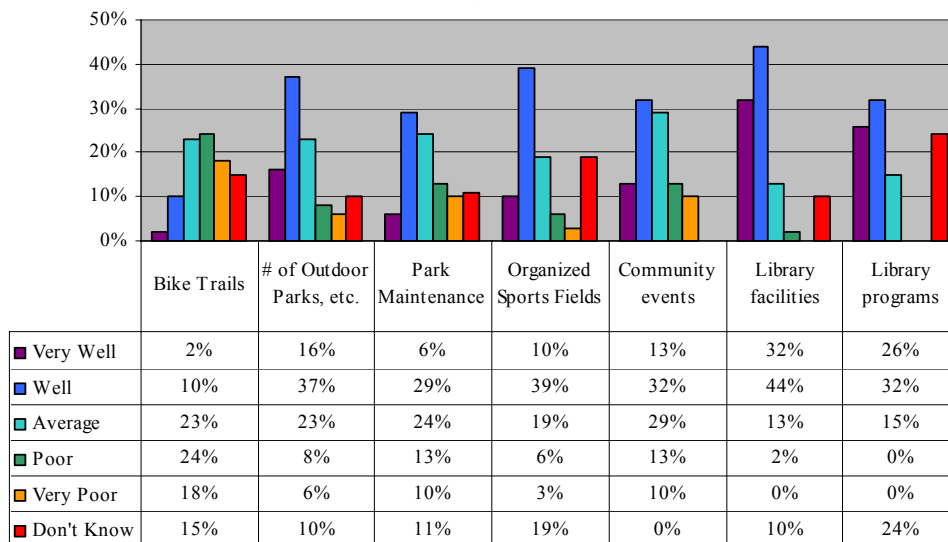
Street lighting	Storm drainage	Adequate public transit options	Water service
Street cleaning	Building permits and assistance	Enforcement of zoning, design & nuisance ordinances	# of outdoor parks, trails, open spaces
Street repair	Building inspection	Timeliness of police response	Organized sports fields and facilities
Sidewalk repair	Traffic signs and signals	Crime prevention and safety	Park maintenance and upkeep
Number of sidewalks	Downtown parking	Snow removal	Community events and festivals
System of bike lanes and trails	Parking signs and markings	Fire response	Library facilities
Landscaping and street trees	Traffic enforcement	Fire prevention programs	Library programs
Sewage lines and treatment			

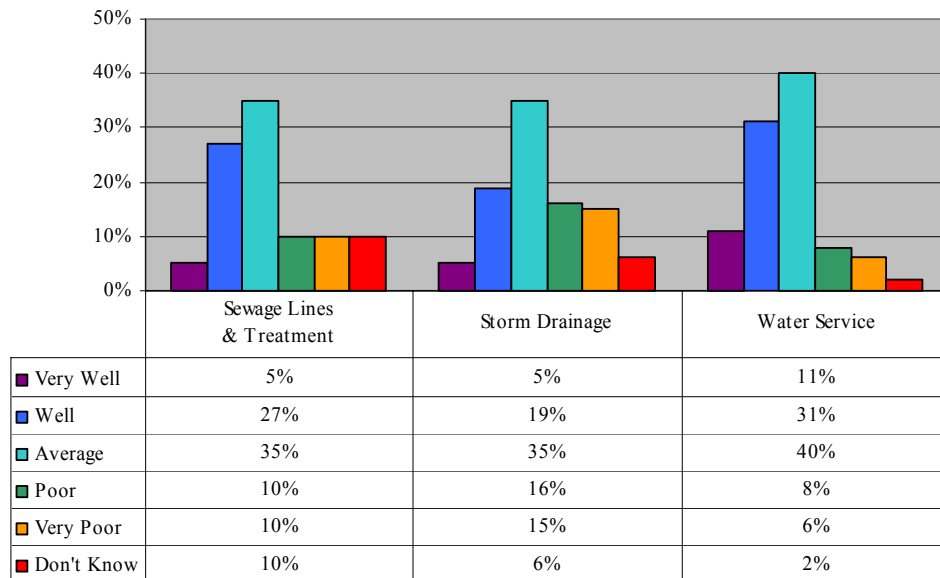
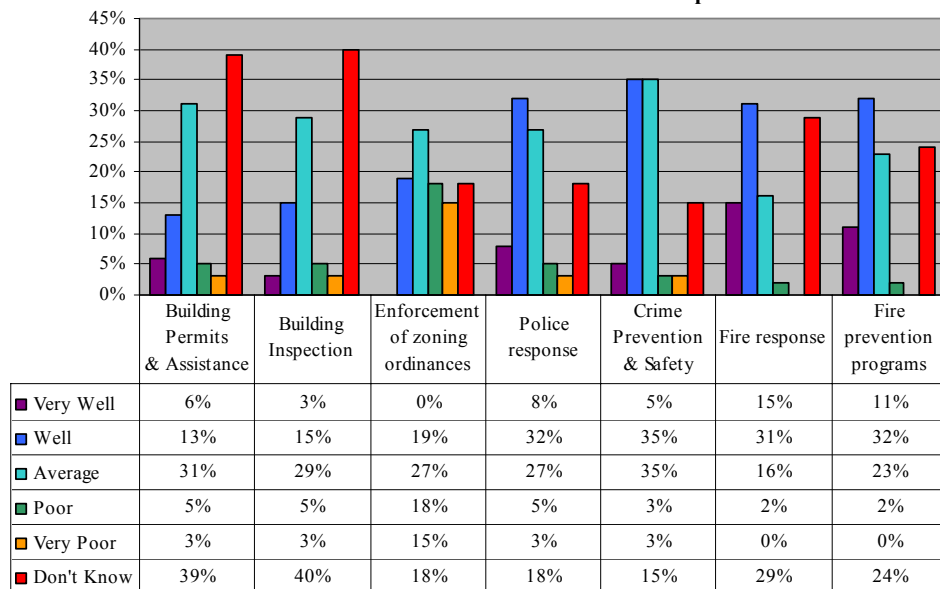


Transit and Parking



Community Parks and Recreation



Water and Sewer**Code Enforcement/Police and Fire Response**

Question 2 - Which of the services/resources listed above do you feel should receive the highest priority? (Please list three)

Top 10 responses:

Street repair
Park maintenance and upkeep
Enforcement of zoning, design & nuisance ordinances
Timeliness of police response
Snow removal
Fire response
Crime prevention and safety
Storm drainage
Street cleaning
Water service

Question 3 – Assuming City revenues will increase, what services/resources would you most like to see receive additional funds? (Please list three)

Top 10 responses:

Street repair
Park maintenance and upkeep
Crime prevention and safety
Street lighting
Storm drainage
Enforcement of zoning, design & nuisance ordinances
Sidewalk repair
Snow removal
Fire response
Water service

Question 4 – Assuming there are shortfalls in revenues, what services/resources do you feel should receive funding cuts or should be eliminated? (Please list three)

Top 10 responses

System of bike lanes and trails
Number of outdoor parks, trails and open space
Landscaping and street trees
Community events and festivals
Organized sports fields and facilities
Parking signs and markings
Adequate public transit options
Downtown parking
Park maintenance and upkeep
Street cleaning

Question 5 – Do you feel City employees treat you fairly and professionally? (Circle the appropriate rating)

Employee Category	Very Fairly	Fairly	Average	Unfairly	Very Unfairly	No Opinion
City Management	29%	23%	26%	5%	6%	15%
Office Staff	34%	31%	21%	5%	5%	3%
Police	35%	27%	18%	6%	5%	5%
Fire	39%	24%	10%	2%	0%	23%

Question 6 – In your opinion, which of the following elements make the City of Buchanan a desirable place to live? (Check all that apply)

Small town atmosphere	79%
Quality school system	58%
Friendly people	58%
Low crime rates	53%
Library	44%
Surrounding farmland and open space	42%
Lakes and rivers	39%
Affordable housing	37%
Community spirit	32%
Reasonable tax rate	27%
Outdoor recreation opportunities	26%
Attractiveness of town	24%
Ease of commute	21%
Community Events and Festivals	18%
Availability of shopping	2%
Employment opportunities	0%

Question 7 – Overall, do you feel the quality of life in Buchanan is...? (Check only one)

Holding steady	34%
Declining	32%
Improving	31%

Question 8 - Below is a list of issues Buchanan may face in the next 20 years. Please circle the number that best reflects how important the issue will be. (Top five in *italics*)

Very Important	
<i>Aging water and sewer systems</i>	<i>69%</i>
<i>Local employment opportunities</i>	<i>61%</i>
<i>Protection of rivers, natural areas, open spaces and water quality</i>	<i>53%</i>
<i>Downtown business vitality</i>	<i>53%</i>
<i>Community appearance</i>	<i>52%</i>
Lack of medical services	45%
Cleaner outdoor air	44%
Services for seniors	42%
Loss of small town/rural atmosphere	37%
Preserving historic sites and districts	34%
Public transportation	24%
Availability of industrial sites	21%
Availability of commercial sites	21%
Lack of sidewalks, bike lanes, trails	21%
Lack of public recreation facilities/parks	16%
Availability of housing sites	10%
Housing for lower income residents	10%
Size and height of commercial signs	6%

Important	
<i>Availability of commercial sites</i>	<i>52%</i>
<i>Availability of industrial sites</i>	<i>47%</i>
<i>Protection of rivers, natural areas, open spaces and water quality</i>	<i>37%</i>
<i>Availability of housing sites</i>	<i>37%</i>
<i>Community appearance</i>	<i>37%</i>
Services for seniors	37%
Downtown business vitality	34%
Lack of medical services	34%
Cleaner outdoor air	29%
Lack of public recreation facilities/parks	29%
Housing for lower income residents	26%
Local employment opportunities	26%
Public transportation	24%
Loss of small town/rural atmosphere	24%
Lack of sidewalks, bike lanes, trails	23%
Aging water and sewer systems	21%
Preserving historic sites and districts	21%
Size and height of commercial signs	11%

Somewhat Important	
<i>Housing for lower income residents</i>	<i>34%</i>
<i>Lack of sidewalks, bike lanes, trails</i>	<i>32%</i>
<i>Preserving historic sites and districts</i>	<i>32%</i>
<i>Size and height of commercial signs</i>	<i>29%</i>
<i>Public transportation</i>	<i>27%</i>
Availability of housing sites	26%
Lack of public recreation facilities/parks	24%
Loss of small town/rural atmosphere	19%
Cleaner outdoor air	18%
Availability of industrial sites	16%
Availability of commercial sites	10%
Community appearance	10%
Lack of medical services	8%
Services for seniors	8%
Local employment opportunities	8%
Downtown business vitality	5%
Aging water and sewer systems	5%
Protection of rivers, natural areas, open spaces and water quality	0%

Not Important	
<i>Size and height of commercial signs</i>	<i>37%</i>
<i>Availability of housing sites</i>	<i>16%</i>
<i>Lack of public recreation facilities/parks</i>	<i>16%</i>
<i>Public transportation</i>	<i>15%</i>
<i>Lack of sidewalks, bike lanes, trails</i>	<i>13%</i>
Loss of small town/rural atmosphere	11%
Lack of medical services	11%
Availability of commercial sites	8%
Services for seniors	6%
Housing for lower income residents	5%
Availability of industrial sites	5%
Preserving historic sites and districts	5%
Downtown business vitality	2%
Aging water and sewer systems	2%
Local employment opportunities	2%
Protection of rivers, natural areas, open spaces and water quality	0%
Cleaner outdoor air	0%
Community appearance	0%

Question 9 – Economic development is important to sustaining the local economy and keeping tax rates manageable. How strongly do you support the City of Buchanan in seeking the following kinds of economic development? Circle the appropriate rating. (Top five in italics.)

Strongly Support	
<i>Small retail stores</i>	55%
<i>Sit down restaurants</i>	50%
<i>High tech industry</i>	47%
<i>Health care facilities/providers</i>	47%
<i>Tourism development</i>	42%
Light industry	40%
Grocery stores	37%
Professional offices	37%
Small inns/Bed and Breakfasts	29%
Large retail stores (Wal-Mart)	29%
Heavy industry	27%
Specialty/gift stores	26%
Hotels or motels	23%
Convenience stores	19%
Fast food restaurants	16%
Art galleries	16%
Bars or taverns	10%

Support	
<i>Specialty/gift stores</i>	55%
<i>Small inns/Bed and Breakfasts</i>	48%
<i>Fast food restaurants</i>	47%
<i>Grocery stores</i>	45%
<i>Light industry</i>	44%
Sit down restaurants	42%
Professional offices	42%
Health care facilities/providers	40%
Small retail stores	37%
Convenience stores	37%
Art galleries	37%
High tech industry	37%
Heavy industry	34%
Hotels or motels	32%
Tourism development	27%
Bars or taverns	24%
Large retail stores (Wal-Mart)	16%

Oppose	
<i>Fast food restaurants</i>	21%
<i>Convenience stores</i>	21%
<i>Large retail stores (Wal-Mart)</i>	19%
<i>Bars or taverns</i>	19%
<i>Hotels or motels</i>	16%
Art galleries	15%
Heavy industry	15%
Grocery stores	8%
Tourism development	8%
Small inns/Bed and Breakfasts	6%
Small retail stores	6%
Specialty/gift stores	6%
Light industry	3%
High tech industry	3%
Professional offices	3%
Health care facilities/providers	2%
Sit down restaurants	0%

Strongly Oppose	
<i>Bars or taverns</i>	19%
<i>Large retail stores (Wal-Mart)</i>	18%
<i>Art galleries</i>	6%
<i>Heavy industry</i>	5%
<i>Hotels or motels</i>	3%
Convenience stores	3%
Sit down restaurants	2%
Fast food restaurants	2%
Specialty/gift stores	2%
Light industry	2%
High tech industry	2%
Professional offices	2%
Tourism development	2%
Small inns/Bed and Breakfasts	0%
Small retail stores	0%
Grocery stores	0%
Health care facilities/providers	0%

Question 10 – In your opinion, how adequate is the current availability of housing options in Buchanan? (Circle one)

Very Adequate	
Mobile/Manufactured home parks	24%
Multi-family apartment buildings	21%
Upscale single family homes	15%
Affordable single family homes	10%
Duplexes/Two-family houses	10%
Assisted living units for seniors	10%
Condominiums/Townhouses	8%
Individual housing units for disabled persons	5%

Adequate	
Affordable single family homes	58%
Upscale single family homes	50%
Multi-family apartment buildings	47%
Mobile/Manufactured home parks	37%
Assisted living units for seniors	31%
Duplexes/Two-family houses	29%
Condominiums/Townhouses	16%
Individual housing units for disabled persons	8%

Inadequate	
Upscale single family homes	18%
Affordable single family homes	21%
Multi-family apartment buildings	11%
Mobile/Manufactured home parks	5%
Duplexes/Two-family houses	19%
Condominiums/Townhouses	32%
Assisted living units for seniors	34%
Individual housing units for disabled persons	37%

Very Inadequate	
Upscale single family homes	3%
Affordable single family homes	5%
Multi-family apartment buildings	2%
Mobile/Manufactured home parks	5%
Duplexes/Two-family houses	2%
Condominiums/Townhouses	10%
Assisted living units for seniors	6%
Individual housing units for disabled persons	6%

No Opinion	
Upscale single family homes	5%
Affordable single family homes	5%
Multi-family apartment buildings	15%
Mobile/Manufactured home parks	23%
Duplexes/Two-family houses	34%
Condominiums/Townhouses	27%
Assisted living units for seniors	15%
Individual housing units for disabled persons	37%

Question 11 – The current population of the City of Buchanan is approximately 4,600. Planning for future population growth, which statement most closely matches your opinion? (Check only one)

The City Government should <i>encourage moderate growth</i> in housing & population.	63%
I favor <i>keeping the same</i> housing & population.	18%
The City Government should <i>encourage rapid growth</i> in housing & population.	8%
The City Government should <i>limit growth</i> in housing & population.	8%

Question 12 – How should Buchanan address the accommodation of affordable housing for individuals with limited and/or fixed incomes?

Encourage new multi-family housing ownership opportunities (townhouses or condominiums)	39%
Sufficient housing already exists	32%
Encourage new rental housing (apartments)	23%
Permit one accessory apartment within a single-family residence, garage or barn	21%
Encourage new affordable units to be interspersed with higher priced homes	18%
Permit conversion of large homes into apartments	18%
Permit greater residential density for projects designated as affordable housing	15%

Question 13 – Is there an area in the City that needs safer pedestrian access? If yes, where?

(Multiple answers available in full survey report)

Question 14 – Would you or your family use bicycle lanes and trails if more were provided?

(Check one)

Yes - 40% No - 40% Don't know - 16%

Question 15 – What is the biggest challenge that the community faces as you look toward Buchanan's future?

(Multiple answers available in full survey report)

Question 16 – How many years have you lived in the City of Buchanan?

More than 25 years	60%
7-15 years	18%
16-25 years	11%
1-3 years	6%
4-7 years	6%
Less than a year	0%

Question 17 – Marital status (Check one)

Married	65%
Divorced	15%
Widowed	11%
Single	8%

Question 18 – How many adults are in your household? How many children (under age 18 years) are in your household?

(Answers available in full survey report)

Question 19 – Check the category that identifies your age in years. (Check one)

36-50 years	27%
65-75 years	21%
51-64 years	19%
26-35 years	18%
Over 75 years	15%
18-25 years	2%

Question 20 – Check the category that best describes your education level. (Check one)

High school graduate	27%
Some college/no degree	26%
Master's degree	16%
Bachelor's degree	13%
Associate degree	10%
Beyond a Master's degree	5%
Some graduate school/no degree	3%
Some high school	0%

Question 21 – Check one answer that best describes your occupation. (Check one)

Retired	27%
Professional	23%
Manager	11%
Semi-skilled laborer	8%
Sales	8%
Educational	6%
Skilled labor/craftsman/foreman	6%
Clerical	5%
Homemaker	2%
Student	2%
Home-based business	2%
Farmer	0%
Artist	0%

Question 22 – Out of 10 trips to work or school, how many times did you go: (Place number of trips beside the answer)

Alone in a vehicle	397
With friends or family in a vehicle	105
By walking	24
In a carpool/rideshare	14
By bicycle	9
By taxi	0
By Dial-A-Ride	0

Question 23 – Out of 10 trips for other purposes, how many times did you go: (Place number of trips beside the answer)

Alone in a vehicle	334
With friends or family in a vehicle	228
By walking	58
By bicycle	12
By Dial-A-Ride	11
In a carpool/rideshare	6
By taxi	0

Question 24 – Please check the category that best describes your annual household income. (Check one)

\$35,001 - \$75,000	44%
\$16,001-\$35,000	18%
\$75,001 - \$100,000	13%
Over \$100,000	8%
Under \$16,000	3%

Question 25 – How many meetings held by City-elected or appointed officials have you attended in the past 12 months? (Check one)

0 meetings	73%
1-3 meetings	18%
4-7 meetings	5%
Over 13 meetings	2%
7-10 meetings	0%
11-13 meetings	0%

Question 26 – Do you have a computer with Internet service at home?

Yes - 65%

No - 31%

Question 27 – Have you ever visited the City’s website? If yes, how many times per year?

Yes – 37%

No – 56%

Total reported visits – 156

Average number of visits – 7 (156/23)

Question 28 – What three sources of information are most effective for keeping you informed of public decisions, meetings, and community participation opportunities? (Check top three answers)

South Bend Tribune	38
Mail flyers	32
Community Newspaper	27
Word of mouth/Friends	24
Local Channel on Cable TV	18
Public School System	12
Internet	9
Local radio station	3
I don’t know	1

Transportation

Highways serving Buchanan include the Indiana Toll Road (I-80/90) accessible just south of the city; the US 12 Heritage Route that provides an alternate east-west route from New Buffalo through Buchanan to Detroit; and I-94 and traverses much of the Midwest, is just 15 miles west of the city limits. I-94 can be also be accessed via US 31. (St. Joseph Valley Parkway).

Airports certified for carrier operations near Buchanan include the Indiana airports of South Bend Regional (approximately 8 miles southeast), Elkhart Municipal (27 miles southeast) and Porter County in Valparaiso (52 miles southwest). Public-use airports in Michigan include Andrews University Airpark in Berrien Springs (9 miles north), Jerry Tyler Memorial in Niles (11 miles east), and Dowagiac Municipal (21 miles northwest). The larger international airports, Midway and O'Hare in Chicago, Illinois are approximately two hours drive away and Detroit Metro Airport in Detroit, Michigan is approximately three hours away.

Bus Lines providing out-of-state transportation include Indian Trails Motorcoach and Greyhound Bus Lines. Both lines share one station located locally on M-139 in Benton Charter Township.

Railway Transportation can be accessed at the newly renovated station in the City of Niles. The Amtrak line running from Chicago to Toronto (including a stop in Niles) is the only passenger route in the area. The Michigan Department of Transportation (MDOT) and Amtrak have put significant funding toward the achievement of high-speed rail. If this were accomplished, it would enable residents in the region to readily commute to both Detroit and Chicago.

Public Transportation needs are primarily met by Buchanan Dial-A-Ride and the Berrien County Bus. Buchanan Dial-A-Ride service, which began in 1980, is a demand-response service within the city limits of Buchanan. Regular shuttle service is provided to Niles and linkages are also coordinated with Berrien Bus. Berrien County Bus, which began in 1983, is a transit service sponsored, and under contract, by the Berrien County Board of Commissioners. The service provided consists of both semi-fixed route service and demand-response service within Berrien County, coordinating with all three Dial-A-Ride services in Berrien County (Twin Cities Area Transportation Authority, Buchanan, and Niles) and also with the Michigan Works! Program.

*Hazard Mitigation Information***All Hazard Ranking and Scoring Summary – Berrien County**

Rank	Hazards	Score	Rank	Hazards	Score
1	Severe Winter Weather	6.95	14	Lightning	3.80
2	Nuclear Power Plant Accident	6.60	15	Pipeline Accidents	3.70
3	Extreme Temperature	6.35	16	Drought	3.60
4	Tornado	6.25	17	Shoreline Flooding/Erosion	3.25
5	Infrastructure Failures	6.15	18	Hail	3.20
6	Severe Winds	5.60	19	Riverine Flooding	3.00
7	Structural Fires	4.95	20	Civil Disturbance	2.65
8	Terrorism/Sabotage/CBRNE	4.75	21	Wildfires	2.45
9	Dam Failures	4.70	22	Oil and Gas Well Accidents	2.20
10	HazMat Transportation Accident	4.60	23	Earthquakes	2.05
11	HazMat Fixed Site Accident	4.30	24	Scrap Tire Fires	1.55
12	Transportation Accidents	4.00	25	Subsidence	1.15
13	Public Health Emergencies	3.95			

A composite hazard ranking for the hazards in Berrien County is shown in the following table. The combination of two factors (Risk and Vulnerability Assessment) resulted in the composite hazard ranking of high, medium, or low. Risk Assessment is defined as either: **High** - very likely to occur over the hazard mitigation-planning horizon of twenty years, **Medium** - somewhat likely to occur, or **Low** - not likely to occur. Vulnerability Assessment is defined as: **High** - severe impacts over large geographic areas or more densely populated areas and a serious financial impact on county residents and businesses, **Medium** - confined impacts on the safety of residents but with a financial impact on county residents and businesses, or **Low** - very minimal impact on the safety of county residents and minimal financial impact on county residents and businesses.

Hazards	Risk Assessment	Vulnerability Assessment	Composite Hazard Ranking
Severe Winter Weather	High	High	High
Nuclear Power Plant Accident	Low	High	High
Extreme Temperature	High	Medium-High	High
Thunderstorms (tornados, severe winds, lightning, hail)	High	High	High
Infrastructure Failures	High	High	High
Structural Fires	High	Low-High	Moderate
Terrorism/Sabotage/CBRNE	Medium	Medium-High	Moderate
Dam Failures	Medium	Medium-High	Moderate
HazMat Transportation Accident	High	Medium	Moderate
HazMat Fixed Site Accident	Medium	Medium	Moderate
Transportation Accidents	High	Medium	Moderate
Public Health Emergencies	Low-Medium	Medium-High	Moderate
Pipeline Accidents	Low	Medium-High	Moderate
Drought	Low	Medium	Moderate
Shoreline Flooding/Erosion	High	Low-Medium	Moderate
Riverine Flooding	High	Low-Medium	Moderate
Civil Disturbance	Low	Low	Low
Wildfires	Low	Low	Low
Oil and Gas Well Accidents	Low	Low	Low
Earthquakes	Low	Low	Low
Scrap Tire Fires	Low	Low	Low
Subsidence	Low	Low	Low

An excerpt from the Berrien County Hazard Mitigation Action Plan is included below; however, for a more detailed analysis, please refer to the Berrien County Hazard Mitigation Plan available on Berrien County's website www.berriencounty.org or Southwest Michigan Planning Commission's website www.swmpc.org.

Legend for Hazard Mitigation Action Plan Table

* Hazards		
CD – Civil Disturbance	FL – Flooding	PN – Petroleum/Natural Gas Pipeline/Well
D – Drought	HM – Hazardous Materials Accidents	SWW – Severe Winter Weather
ES – Earthquake/Subsidence	IF – Infrastructure Failure	SSW – Severe Summer Weather
EXT – Extreme Temperatures	NPP – Nuclear Power Plant Accident	TA – Transportation Accidents
FI - Fires	PH – Public Health Emergencies	TE – Terrorism/Sabotage/WMD
* Agencies		
EM – Emergency Management	HLS – Homeland Security Grant	MSUE – MI State University Extension
FEMA – Federal Emergency Management Agency	MDEQ – MI Dept. of Environmental Quality	NRCS – Natural Resource Conservation Service
GIS Dept. – County Planning and GIS Department	MDOT – MI Dept of Transportation	SWMC – Southwestern Michigan Commission

HAZARD MITIGATION ACTION PLAN FOR BERRIEN COUNTY

Action	Priority	Hazard Mitigated*	Jurisdiction(s)	Partnering Agencies	Potential Funding Sources	Time Frame
Municipal officials should encourage new developments (especially in densely populated areas) to bury utility lines.	High	SWW, SSW	County-wide	Local municipalities (planning commissions), Berrien County Planning Commission	Developers (cost depends on many factors)	On-going
Replace undersized culverts to reduce flooding, increase accessibility for emergency vehicles and to lessen erosion and possible future failure of the road. 1. Pipestone Twp, Sec 15, Bailey Road north of Town Hall Road and 2. Pipestone Twp, Sec. 4, Black Lake Road, East of Michael Road	High	FL	Pipestone Township	County Road Commission, Drain Commission, EM	Drain Commission, Road Commission, EM, hazard mitigation grants 1. \$15,000-\$20,000 2. \$20,000-\$25,000	1. 2005-2006 2. 2006
Evaluate the need for expanded warning siren coverage.	Low	All	County-wide	EM, Local Municipalities	EM staff time, local officials	2006

HAZARD MITIGATION ACTION PLAN FOR BERRIEN COUNTY

Action	Priority	Hazard Mitigated*	Jurisdiction(s)	Partnering Agencies	Potential Funding Sources	Time Frame
Encourage home and business owners to secure roofs, walls and foundations with adequate fasteners or tie downs, strengthen garage doors and other large openings, install storm shutters and storm windows, install/incorporate backup power supplies. Proper building site design and code enforcement for snow loads, roof slope, etc. Home and public building maintenance to prevent roof and wall damage from ice dams.	High	SWW, SSW	County-wide	EM, Red Cross, Economic Development staff, Municipal Officials, code enforcers	Homeowners	On-going
Investigate building codes/incentives for adequacy for tornadoes, high winds and other natural disasters.	Medium	SSW, SWW, EXT	County-wide (priority faster growing communities)	SWMC, EM, Mitigation Sub-committee, municipal officials	Staff and committee time	2005-2009
Encourage housing codes requiring and enforcing heating requirements.	Medium	EXT	County-wide	Local municipalities, Area Agency on Aging, mitigation sub-committee	Staff and committee time	2006
Examine local government master plans, zoning ordinances and other documents and policies for level of preventative and other measures to be a disaster resistant community.	Medium	All	County-wide (priority faster growing communities)	SWMC, EM, mitigation Sub-committee, municipal officials	Staff and committee time	2005 - 2009
Encourage local governments to include hazard mitigation concepts in the development of their comprehensive plans. Distribute progress report to all units of government, encouraging further involvement in mitigation planning. Integrate report into a comprehensive biannual plan evaluation. Assist interested local governments in pursuing hazard mitigation plans.	High	All	County-wide	EM, hazard mitigation sub-committee, local municipalities	Unknown	2005-2009
If not already in place, encourage local governments to require that mobile home parks have storm shelters with enough capacity to adequately protect all residents of the development. Assist local governments in applying for pre-disaster mitigation funds to construct tornado shelters in mobile home parks when needed.	Medium	SSW	County-wide (see Figure 15 for locations of mobile home parks)	EM, Red Cross, local municipalities	Staff time	2006

HAZARD MITIGATION ACTION PLAN FOR BERRIEN COUNTY

Action	Priority	Hazard Mitigated*	Jurisdiction(s)	Partnering Agencies	Potential Funding Sources	Time Frame
Install back flow prevention devices on fire hydrants.	Low	TE, PH	County-wide (in populated areas)	Fire Departments, Local Municipalities	Fire departments, HLS grants	2007
Encourage and promote homeland security training of responders and government officials.	High	All	County-wide	EM, Lake Michigan College	Responders, HLS grants	On-going
Conduct annual damage assessment training for local officials and others in need of training.	High	All	County-wide	EM, Disaster Committee, Local Municipalities	HLS grants	2005 (on-going)
Purchase and install generator at Eau Claire Village Hall for public safety services.	High	IF, SSW, SWW, EXT	Eau Claire Village	Eau Claire Village, SWMC (assistance with grant writing)	Hazard Mitigation Grant, Eau Claire Village	2005-2006
Expand the County GIS capabilities to assess critical facilities that are affected by several hazards.	High	All	County-wide	County GIS Dept., EM, local municipalities, SWMC	HLS grants, Berrien County, local municipalities, SWMC	2005-2009
Develop comprehensive watershed management plans and policies for Berrien County, considering the connections between land-use, urban growth, and surface water, and ground water issues.	Medium	FL, PH	County-wide	Berrien County, local municipalities, drain commissioner, MDEQ, watershed groups, SWMC	MDEQ, Berrien County, local municipalities, SWMC	2004-2009
Update FEMA flood prone maps for Berrien County.	High	FL	County-wide (participating municipalities)	FEMA, GIS Dept., local municipalities	FEMA	2004-2005
Identify (map), conserve, and restore land of potential flood mitigation value. Lands of potential flood mitigation value are wetlands, floodplain corridors, upland storage, and areas of high infiltration potential.	Medium	FL	County-wide	Berrien GIS Dept., local municipalities, drain commissioner, MDEQ, watershed groups	MDEQ grants, FEMA, County, local	2006
Discuss formation of a policy that guides or further restricts development around flood prone areas and areas of high flood mitigation value. Lands of potential flood mitigation value are wetlands, floodplain corridors, upland storage, and areas of high infiltration potential.	Medium	FL	County-wide	Berrien County, local municipalities, drain commissioner, MDEQ, watershed groups	MDEQ grants, FEMA, County, local	2007

HAZARD MITIGATION ACTION PLAN FOR BERRIEN COUNTY

Action	Priority	Hazard Mitigated*	Jurisdiction(s)	Partnering Agencies	Potential Funding Sources	Time Frame
Evaluate the County's and other units of governments' erosion control and stormwater management, floodplain zoning, and shore land zoning ordinances, and NFIP status to determine regulatory deficiencies, necessary improvements, enforcement shortcomings in order to bring governments into compliance and to strengthen and maximize the benefits of current regulations.	High	FL	County-wide (priority on Galien Watershed)	SWMC, local municipalities, county planning dept., FEMA, MDEQ, watershed groups	MDEQ, SWMC, Local Municipalities	2005-2009
Improve regional stormwater management practices to minimize localized flooding. Flood management and stormwater management should form a single integrated system over the entire watershed. The streams and waterways of a watershed must be capable of carrying present and future runoff loads generated by all of the existing and future planned development patterns within the watershed. The County is uniquely situated to coordinate and facilitate projects that involve watershed or multi-jurisdictional efforts.	High	FL	County-wide (especially in Phase II regulated area)	Drain commissioner, MDEQ, local municipalities, watershed groups	County, local, grants for innovative stormwater management practices (Great Lakes Basin, etc.)	2004-2009
Promote low impact development techniques that reduce stormwater run-off and lessens flooding.	High	FL, PH	County-wide	SWMC, watershed groups, drain commissioner, local municipalities, MDEQ	MDEQ, local	2005-2009
Improve citizen and local elected officials understanding of floodplain maps and floodplain regulations, flood proofing options, development and stormwater management considerations, and other information to assist in good decision-making.	High	FL	County-wide (priority on Galien Watershed)	SWMC, local municipalities, county planning dept., FEMA, MDEQ, watershed groups	Unknown	2005-2009
The County should encourage local units of government to apply structural hazard mitigation and sustainability concepts when building or remodeling their facilities.	Medium	All	County-wide	EM, County Planning Dept.	Unknown	On-going

HAZARD MITIGATION ACTION PLAN FOR BERRIEN COUNTY

Action	Priority	Hazard Mitigated*	Jurisdiction(s)	Partnering Agencies	Potential Funding Sources	Time Frame
Encourage all critical facilities to employ hazard mitigation and sustainability concepts when building or remodeling their facilities. Encourage critical facilities to plan for power outages and install back up power supplies. This should include an assessment of the applicability of renewable energy sources as a potential power supply.	Medium	All	County-wide	EM, County Administration, local municipalities	Unknown	On-going