

2016 Master Plan



City of Plainwell

CITY OF PLAINWELL MASTER PLAN 2016

PURPOSE AND GOALS

- ✓ Review and update based on changing conditions since last plan was adopted (2009)
- ✓ Set the stage for certification as a Redevelopment Ready Community through the MEDC
- ✓ Adhere to best practices (e.g., extensive public involvement, identify redevelopment priority areas, include a zoning plan)
- ✓ Prepare for redevelopment at targeted locations

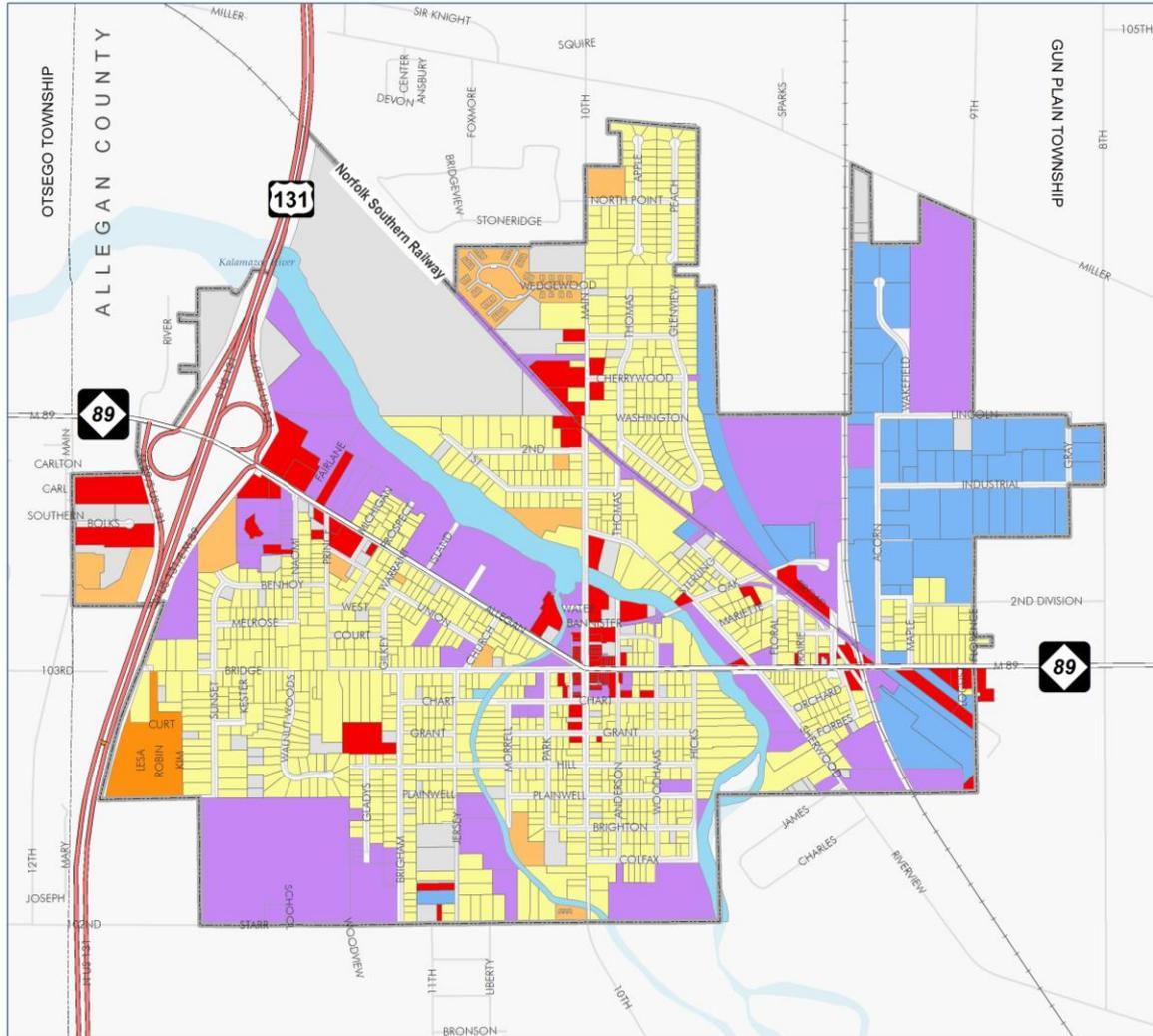
TECHNICAL REVIEW

- ✓ List major findings: reorganization, adding key elements, etc.
- ✓ Reviewed 2009 plan's compliance with SPEA, RRC Best Practices and added key elements
 - SPEA, 2.b: General location, character, and extent of transportation systems, waterways and waterfront developments, sanitary sewers and water supply systems, flood prevention facilities, and other public facilities (Mostly addressed)
 - RRC Best Practices, 2. Identify strategies for priority redevelopment areas (Generally addressed; more specific and detailed plan for redevelopment included in plan, including a redevelopment site map)
 - RRC Best Practices, 3. Addresses land use and infrastructure, including complete streets elements. (Generally addressed; included recommendations for complete streets, expanded upon non-motorized transportation section)
 - RRC Best Practices, 6. Progress on the master plan is annually reported to the governing body (Not addressed; master plan now includes an annual review as a policy)
- ✓ Crafted public participation plan based on RRC recommendations
 - Digital public survey, shared outcomes
 - Project updates and announcements on social media
 - Increased public notice for open house

DEMOGRAPHICS AND MAPPING

- ✓ Marginal decrease in population from 2010 to 2014 (3,804 to 3,798)
- ✓ Population of Plainwell is getting older
- ✓ 92% high school graduation rate, 19.4% bachelor's degree or higher (catching up but still outpaced by surrounding townships)
- ✓ Family households with children 18 and under comprise 55% of households in the city (higher than county and state figures)
- ✓ Median HH income, 1999: \$45,625; 2014: \$41,417 (impacts on city's tax revenues, economic development, and capital expenditures)
- ✓ 66% of housing units are single-family detached; less than 2% of city's housing stock built since 2000.
- ✓ Over one-fifth of the employed population engaged in educational services, health care, and social assistance; manufacturing next highest category (19%)

DEMOGRAPHICS AND MAPPING



MAP 1 EXISTING LAND USE

Master Plan
City of Plainwell
Allegan County, MI

Note: Existing land use based on tax assessor classification and remote sensing techniques.

- Single-Family Residential
- Multi-Family Residential
- Manufactured Home Residential
- Commercial
- Industrial
- Public/Quasi-Public
- ROWs
- Vacant

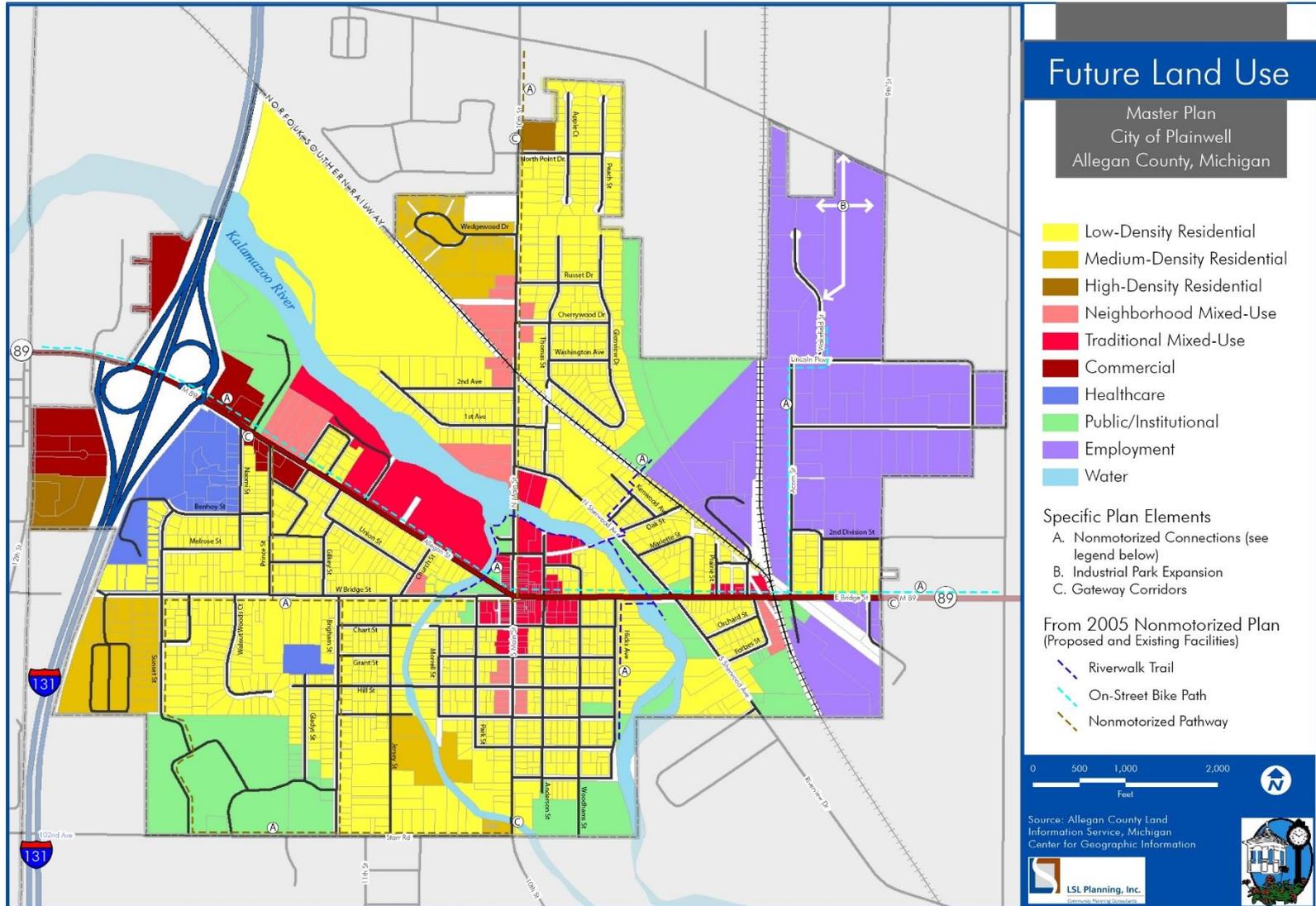
21 September 2016



Sources: Michigan Geographic Data Library
Allegan County Equalization Department



DEMOGRAPHICS AND MAPPING

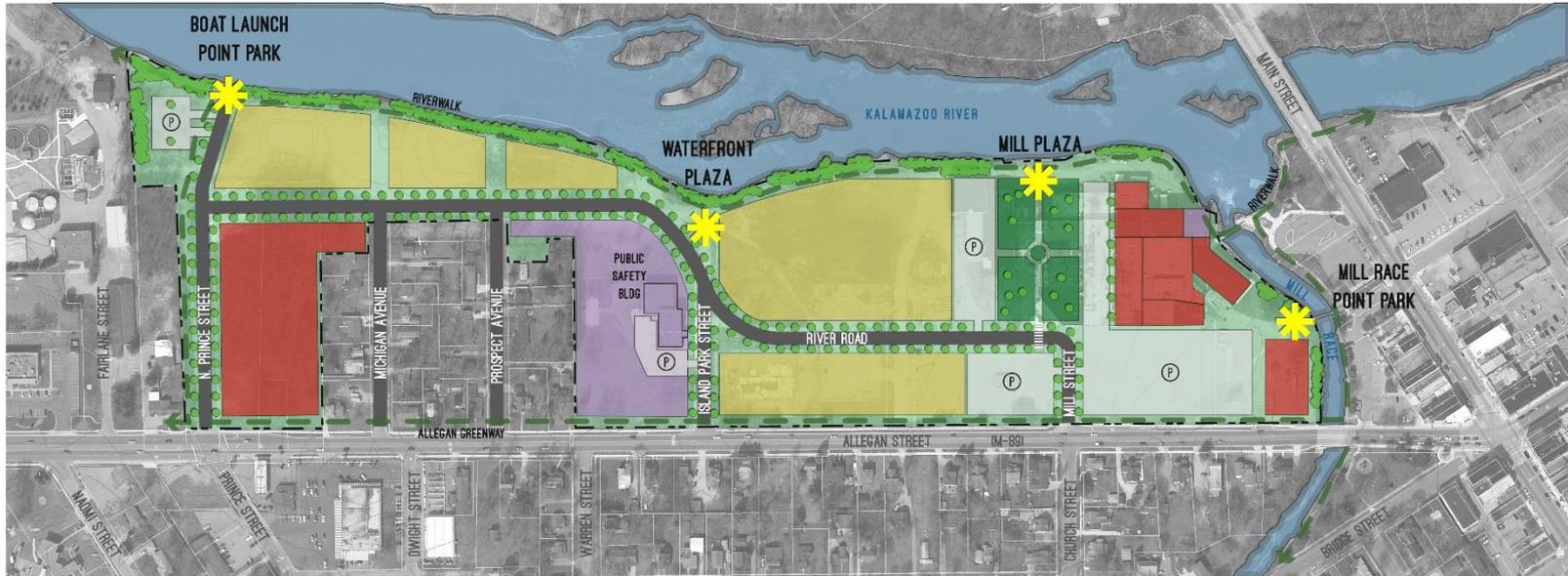


DEMOGRAPHICS AND MAPPING

Major redevelopment sites: former Plainwell Paper (west) and Harding's Market (east)



DEMOGRAPHICS AND MAPPING



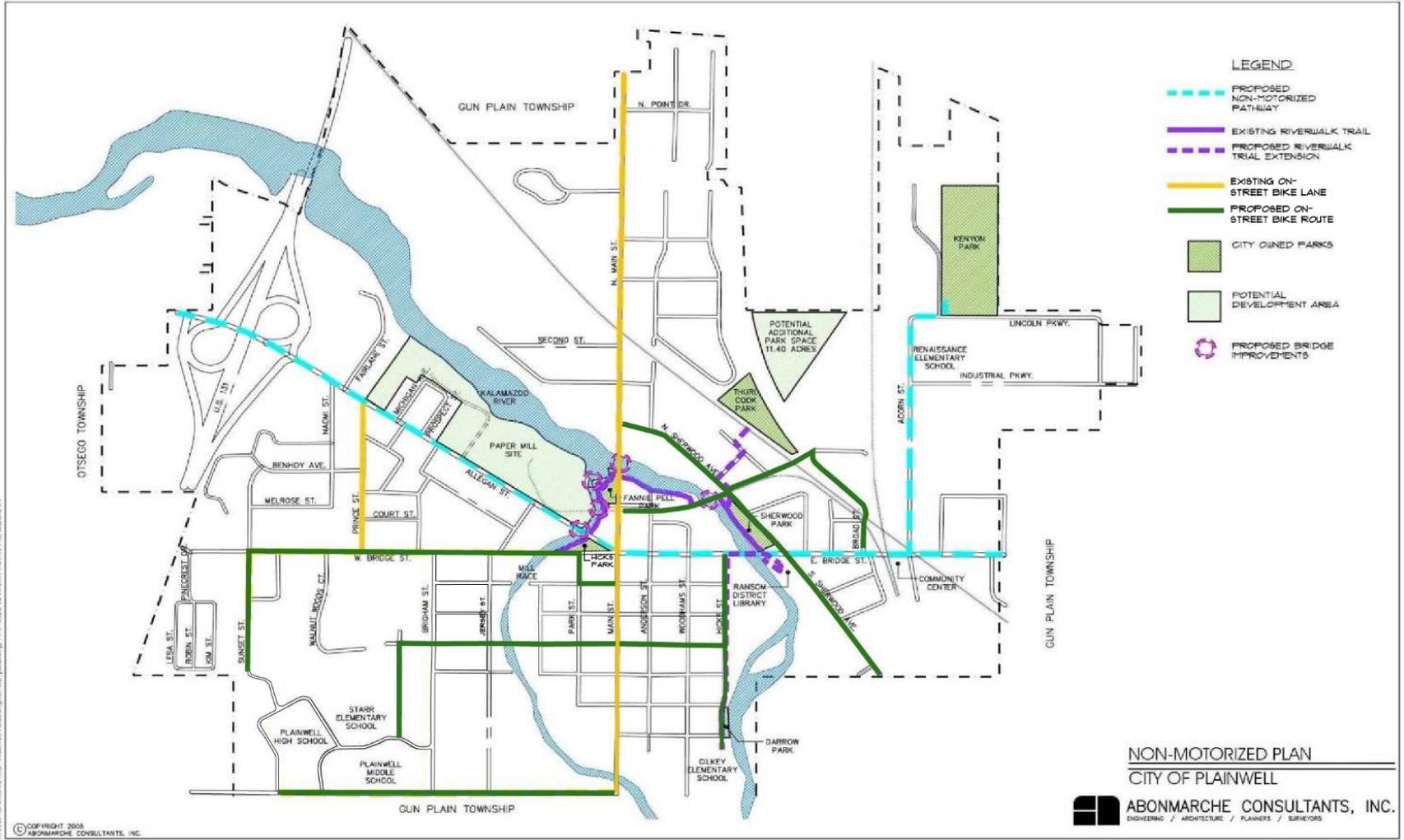
LEGEND

- COMMERCIAL
- RESIDENTIAL
- GOVERNMENT / INSTITUTIONAL
- OPEN SPACE
- P PARKING



FORMER PLAINWELL PAPER MILL REDEVELOPMENT CONCEPT PLAN

DEMOGRAPHICS AND MAPPING



PUBLIC INPUT

✓ Public Survey results highlights

- Residents largely feel Plainwell afford a high quality of life, very satisfied with downtown's appearance and city services
- Residents feel the US-131/M-89 interchange could be improved
- Want to see more specialty businesses in downtown (e.g., furniture or clothing store, coffee shops, health and fitness facilities)
- Top priorities for the future according to Plainwell residents were to expand the Riverwalk, develop a location for a Farmers' Market, extend bike and non-motorized facilities, expand housing opportunities for senior citizens and elderly populations and redevelop the former paper mill site.

✓ Public Workshop results highlights

- Most residents believe Plainwell affords a high quality of life and is a great place to raise children
- Most important policies from the previous master plan include: supporting downtown and existing commercial areas, expanding the riverwalks, and preserving and enhancing a strong and diversified retail base
- Some concerns and opportunities for the City: improving and eliminating gaps in the sidewalk network, improving regional trail connections, lack of bike lanes, and traffic and congestion at the M-89/US 131 interchange.

MAJOR CHANGES SINCE 2009 PLAN

- ✓ Created a 'Redevelopment' section in the plan detailing the two major redevelopment sites: Harding's Market and the Paper Mill
- ✓ Bolstered emphasis on pedestrian-friendly development, redevelopment to be compatible with existing downtown form
- ✓ Included new sections:
 - Riverfront Planning, Access and Ecotourism
 - Green Infrastructure and Low Impact Development
 - Complete Streets
 - "Missing Middle" Housing
 - Form Based Code
- ✓ Reorganized Policies into one section

POLICIES AND ACTIONS

- ✓ Removed completed actions
- ✓ Included action items regarding:
 - Complete streets
 - Form-Based Code
 - Annual review of the master plan
 - Review zoning ordinance to allow for a variety of housing types

OBJECTIVE FOR TONIGHT

- ✓ Final adoption by City Council