Plainwell Paper Mill Redevelopment Plan
Development Forum

Plainwell, Michigan

January 31, 2007






Plainwell Paper Mill Redevelopment Plan Development Forum

Plainwell, Michigan

January 31, 2007

CITY OF PLAINWELL

141 N. Main Street
Plainwell, Michigan 49080

The Island City

Phone: 269-685-6821
Fax: 269-685-7282

December 29, 2006

RE: January 31, 2007 Developers Forum – Plainwell Paper Mill

Dear Attendees:

On behalf of the City of Plainwell, we would like to welcome you to our community and thank you in advance for your participation in this very important project. As a community in which pride and high quality of life is evident throughout, our city's leadership team embraces innovation and recognizes the potential for opportunities to develop from challenges. The Plainwell Paper Site represents one such challenge.

For over one hundred years, the Plainwell Paper Mill has been a significant contributor to Plainwell's economy, culture, and history. It is because of these facts that the City aggressively sought acquisition. With acquisition comes the responsibility of developing the property in a way that is consistent with the community's values. We look forward to gleaning important information from you on reuse possibilities that will add to the high quality of life already enjoyed within the City.

We believe it is an exciting time to live in our community. Aside from the Plainwell Paper Mill project we have seen many examples of private investment in the City. Some of these examples include:

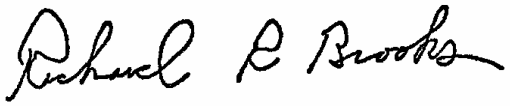
- Investment dedicated to the London Grill restaurant and Arie's Café
- a 65 acre plat which will include 100 new homes and a 20-25 acre lake
- a dilapidated feed mill structure that has recently been transformed into a community gathering space offering coffee/deli and a banquet facility
- Co-op space for our artist community
- Old Allegan Canoe Rental and Livery (located on the Mill Race), which has ensured residents and visitors alike the opportunity to enjoy Plainwell's greatest natural resource—the Kalamazoo River

In addition to the information contained in this packet, you may obtain additional information about the Plainwell Paper Mill project on the economic development section of our website at www.plainwell.org/development.

We anticipate a fruitful day on January 31 structured around an introduction to our community including tours of the Plainwell Paper Mill and surrounding areas. Most importantly we hope to facilitate an environment in which creative, free-flowing discussion can occur and all ideas, reactions, and perspectives are welcomed.

Once again, we thank you in advance for your participation.

Sincerely,





Richard Brooks, Mayor
City of Plainwell

Erik Wilson, Manager
City of Plainwell

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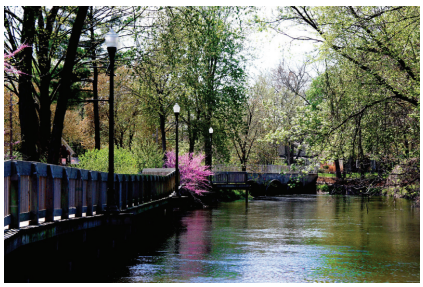
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SECTION I · FORUM AGENDA

CITY OF PLAINWELL

141 N. Main Street
Plainwell, Michigan 49080

The Island City

Phone: 269-685-6821
Fax: 269-685-7282

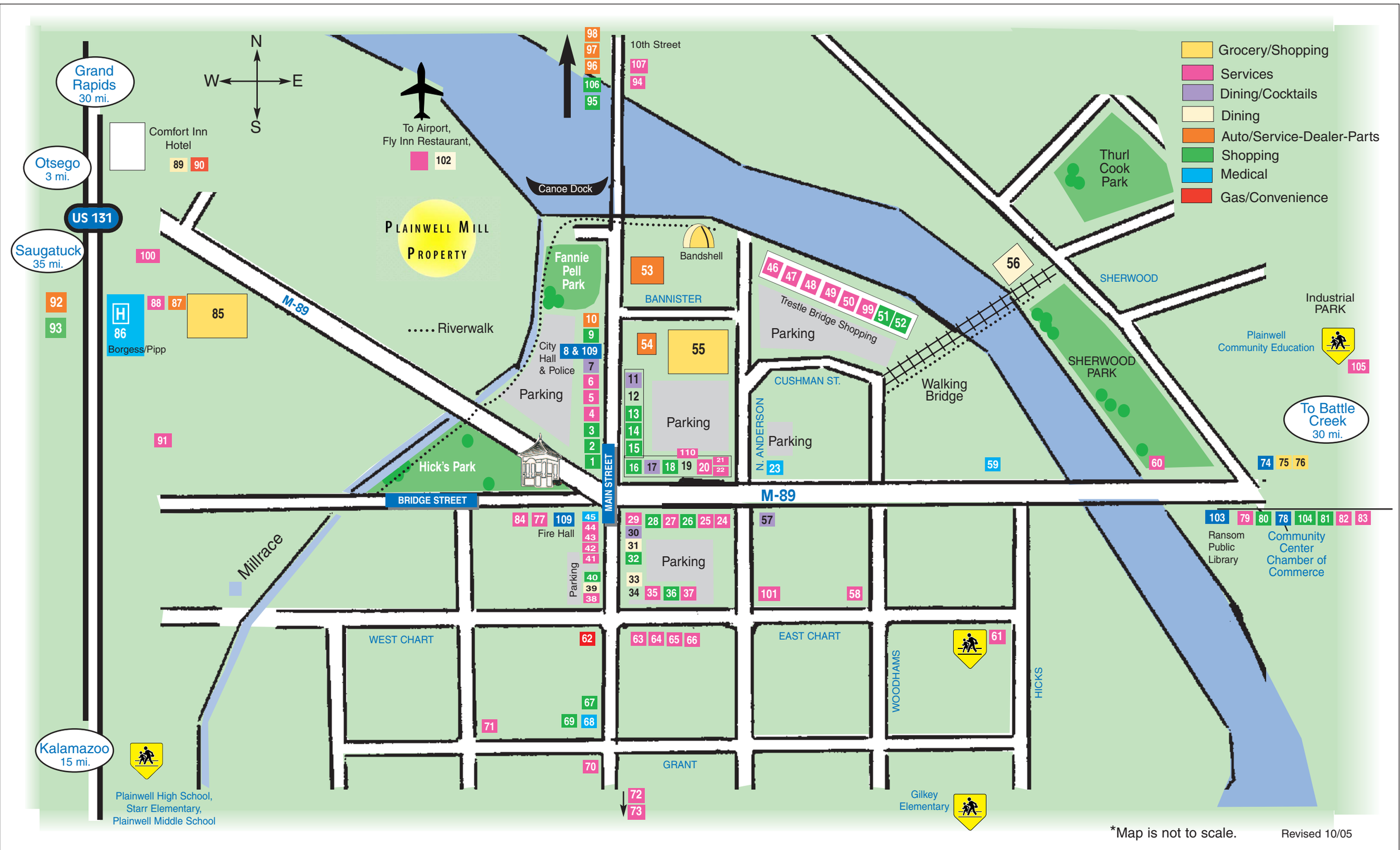
Plainwell Paper Mill - Redevelopment Plan Development Forum

Wednesday, January 31, 2007
9:30 AM – 6:30 PM (EST)
Plainwell Mill Office

Agenda

9:30 – 10:00 a.m.	**Break** (Light Breakfast Served)
10:00 – 11:00 a.m.	**Introductions**. Detailed review of background information concerning the community and the mill site. Brief presentations by Plainwell and Weyerhaeuser. Review forum goals.
11:00 a.m. – 12:30 p.m.	**Site/Downtown Tour**. Discuss health and safety considerations. Conduct a detailed site walk highlighting key spaces to gain a better understanding of the site and its neighborhood context. *(Please be prepared for cold weather.)*
12:30 – 1:30 p.m.	**Lunch**
1:30 – 4:30 p.m.	**What is possible?** Conduct a workshop to quantify developer reactions and ideas for the Plainwell Mill site. Topics to be covered include economic conditions, incentives, historic preservation and environmental considerations. The goal of the workshop is to determine points of developer agreement so as to create a framework for action/next steps.
4:30 – 5:00 p.m.	**Break**
5:00 – 6:30 p.m.	**Wrap-up dinner.** Detailed discussion on next steps; getting ready for redevelopment.

SECTION II · CITY MAP / VISITOR GUIDE / DRIVING DIRECTIONS


Grocery/Shopping
Services
Dining/Cocktails
Dining
Auto/Service-Dealer-Parts
Shopping
Medical
Gas/Convenience
N
W
E
S
Grand Rapids 30 mi.
Otsego 3 mi.
US 131
Saugatuck 35 mi.
Kalamazoo 15 mi.
Comfort Inn Hotel
89 90
To Airport, Fly Inn Restaurant,
102
Canoe Dock
10th Street
98 97 96 106 95
107 94
PLAINWELL MILL PROPERTY
Fannie Pell Park
Bandshell
53
BANNISTER
46 47 48 49 50 99 51 52
Trestle Bridge Shopping
Parking
56
SHERWOOD
Thurl Cook Park
Industrial PARK
Plainwell Community Education
105
100
M-89
Riverwalk
92
93
H
86
Borgess/Pipp
88 87
85
City Hall & Police
8 & 109
10 9 7 6 5 4 3 2 1
54
55
11 12 13 14 15
16 17 18 19 20 21 22
110
Parking
CUSHMAN ST.
N. ANDERSON
Parking
23
Walking Bridge
SHERWOOD PARK
60
59
74 75 76
To Battle Creek 30 mi.
91
Hick's Park
MAIN STREET
BRIDGE STREET
M-89
84 77 109
Fire Hall
45 44 43 42 41
40 39 38
Parking
29 28 27 26 25 24
30 31 32 33 34 35 36 37
Parking
57
101 58
103 79 80 78 104 81 82 83
Ransom Public Library
Community Center
Chamber of Commerce
Millrace
WEST CHART
62
63 64 65 66
EAST CHART
61
WOODHAMS
HICKS
67
69 68
71
70
GRANT
72
73
Plainwell High School, Starr Elementary, Plainwell Middle School
Gilkey Elementary
*Map is not to scale.
Revised 10/05

SHOPPING

1. **Plainwell Flower & Gift Shoppe**
Gifts, coffees, chocolates (269)685-0500
2. **The Treasure Chest** *(269)685-6538*
Resale
3. **Susie's Sew & Sew** *(269)685-8204*
Alterations, handmade baskets, gifts, wedding floral.
9. **Riverwalk Antique's** *(269)685-6237*
15. **Riverwalk Antiques**
2nd location
13. **Hart's Jewelry** *(269)685-5274*
14. **Another Man's Treasure** *(269)685-1990*
Shabby Cottage Decor
18. **Artful Attic** *(269)685-2010*
Collectibles, Unique Gifts
26. **The Crop Corner** *(269)685-2489*
Scrap-booking retail & classes
28. **Brandy's Boutique** *(269)685-9446*
Woman's Apparel & Gifts
36. **Nelson Music** *(269)685-1147*
Musical Instruments
40. **Lucille's II Book Store** *(269)685-9114*
45. **Campbell's Pharmacy** *(269)685-6808*
51. **Fascinations Fiber Gallery & Studio**
(269)685-7077
52. **The Little Red Hen** *(269)685-8864*
67. **Plainwell Antiques** *(269)685-9030*
69. **Purple Iris Studio** *(269)685-9015*
93. **Stock Building Supply** *(269)685-9234*
95. **Boylan Sales & Service** *(269)685-6828*
Golf Cart Sales & Service
106. **Warren Barber Antiques** *(269)685-9241*

GROCERY

85. **Big Top Market** *(269)685-5883*
55. **Hardings Market** *(269)685-4164*
75. **Eastside Grocery** *(269)685-8772*

BARBER / SALON / MASSAGE

4. **Rosenberg Barber Shop**
21. **Relax, Relax Therapeutic Massage**
(269)685-0655
22. **Heather's Cutting Corners** *(269)685-6715*
Beauty Salon
48. **Travalo Beauty Salon** *(269)685-8711*
(269)685-5228
65. **Kay E. Nuyen Massage** *(269)685-3433*

REALTY/HOME

16. **Lull's Hardware** *(269)685-9505*
35. **Chicago Title** *(269)685-3666*
38. **Cornell & Associates Realtors** *(269)685-5866*
70. **Jaqua Realty** *(269)685-6858*
90. **Chebar Construction** *(269)685-5717*

DINING ESTABLISHMENTS

7. **J.R.s Restaurant** *(269)685-6244*
Lunch & Dinner
11. **10th Street Saloon** *(269)685-8507*
Bar & Grill
17. **Arie's Italian Cafe** *(269)685-9495*
Casual & Fine Dining
30. **Rhino's** *(269)685-2220*
Dining & Cocktails
57. **London Grill** *(269)685-1877*
Fine Dining

31. **Joe's Pizza** *(269)685-1162*
Dining & Carry Out
33. **Arlene's Island City Restaurant**
Breakfast & Lunch (269)685-0900
39. **Kristine's Kafe** *(269)685-2201*
Breakfast & Lunch
89. **Big Boy Restaurant** *(269)685-6801*
102. **Fly-Inn Restaurant** *(269)685-1554*
Breakfast & Lunch

ICE CREAM

56. **Deans Ice Cream** *(269)685-6641*
Grill Food, Ice Cream
76. **Plainwell Ice Cream** *(269)685-8586*
Ice Cream

SERVICES

6. **Fran's Dry Cleaning** *(269)685-9960*
20. **Stephen L. Hasslett, P.C.** *(269)685-9877*
27. **Integrity On-Line Services** *(269)685-9054*
Computer Services
Clark Financial *(269)685-5298*
Financial Consulting
41. **Ron Jackson Insurance** *(269)685-6804*
43. **Allstate Insurance** *(269)685-2226*
47. **Aaron J. Cassette Piano Studio** *(269)267-5999*
50. **Pink Dreams Training Center** *(269)685-6997*
Mary Kay Cosmetics
58. **Life Story Funeral Home**
Rupert, Durham, Marshall & Gren *(269)685-5881*
60. **State Farm Insurance** *(269)685-5861*
61. **Early Childhood Education Center**
(269)685-3103
66. **Shangra La Travel** *(269)685-2250*
71. **Cherish The Children Daycare** *(269)685-1960*
73. **Creative Totland Preschool** *(269)685-8175*
77. **Warnament's Farm Implements** *(269)685-8571*
79. **Landscape Designworks** *(269)685-2850*
82. **Root's Canvas & Upholstery** *(269)685-5063*
83. **Plainwell Monument** *(269)685-6621*
84. **Photographic Artistry** *(269)685-6010*
88. **Wash Well** Coin Laundry/Drycleaning
(269)685-6374
91. **Nelson Accounting Service** *(269)685-8701*
94. **Amy's Daycare** *(269)685-8313*
99. **Prospectus Business Systems** *(269)685-8701*
101. **Thorne Research** *(269)685-2161*
105. **Plainwell Store-A-Way** *(269)668-2529*
107. **Premiere Printing** *(269)685-5811*
110. **Rideau Interiors** *(269)685-5935*

AUTO-DEALER/SUPPLY & PARTS

10. **Plainwell Auto Supply** *(269)685-5817*
53. **Koestners Pontiac/GMC** *(269)685-6854*
54. **Donnies Auto Repair** *(269)685-1666*
92. **Midway Chevy/Olds/Geo** *(269)685-6871*
96. **H&H Autobody** *(269)685-5832*
97. **Twin City Tires** *(269)685-8794*
98. **Unlimited Auto Transmission** *(269)685-4058*
100. **2-Morrow Detail** *(269)685-2211*

MEDICAL

59. **Dr. Paul Wolfson Chiropractic** *(269)685-9233*
64. **Pathways Phsycological Service** *(269)685-6363*
68. **Hiemstra Optical** *(269)685-9511*
72. **Hoard Chiropractic** *(269)685-5486*
86. **Borgess/Pipp Hospital** *(269)685-0700*

FINANCIAL INSTITUTIONS & SERVICES

5. **National City Bank** *(269)685-2620*
24. **Fifth Third Bank** *(269)685-6877*
27. **Clark Financial** *(269)685-5298*
Financial Consulting
29. **Edward Jones & Company** *(269)685-1181*
Financial Consulting
38. **Star Accounting** *(269)685-9675*
42. **West Michigan Financial Services**
(269)685-1170
49. **Centennial Securities Company**
(269)685-9905

PET CARE

23. **Companion Animal Clinic/Veterinarian**
(269)685-5484
46. **Blue Ribbon Dog Grooming** *(269)685-8333*

FLOWERS

32. **Plainwell Flowers** *(269)685-8055*
Flowers & Gifts
80. **Harvest Thyme Market**
Seasonal
81. **Hodapps Flowers** *(269)685-5024*
Greenhouse, Flowers, Arrangements
104. **Plainwell Garden Center** *(269)685-1223*
Greenhouse, Flowers, Outdoor retail items

GAS/CONVENIENCE

62. **Clark Gas Station** *(269)685-6042*
63. **Amoco Station** *(269)685-8141*
87. **Wesco Gas Convenience** *(269)685-6678*

LAW SERVICES

25. **Ramsey & Bauer Law Offices**
(269)685-6883
37. **Gary V. Tucker, Attorney** *(269)685-8739*

GOVERNMENT/COMMUNITY

8. **City Hall** *(269)685-6821*
Police *(269)685-9858*
74. **Post Office***(269)685-8661*
78. **Community Center** *(269)8911*
& Chamber of Commerce
(269)685-8877
103. **Ransom District Library** *(269)685-8024*
109. **Fire Hall** *(269)685-9858*

Visit us at: www.plainwell.org

Plainwell

"The Prettiest Little City in Michigan"

Content is continually updated.
For updates please contact the City of Plainwell at (269)685-6821.





Welcome to our City
Enjoy Your Stay!

Directory of Businesses

Brought to you by the City of Plainwell
& the Plainwell Chamber of Commerce

Plainwell City Hall: 269-685-6821
141 N. Main Street
Plainwell, MI 49080

Notes:
Please park at Fannie Pell Park (directly north of City Hall – entry off Main Street).

Meet between 9:00 and 9:30 a.m. in City Hall lobby.



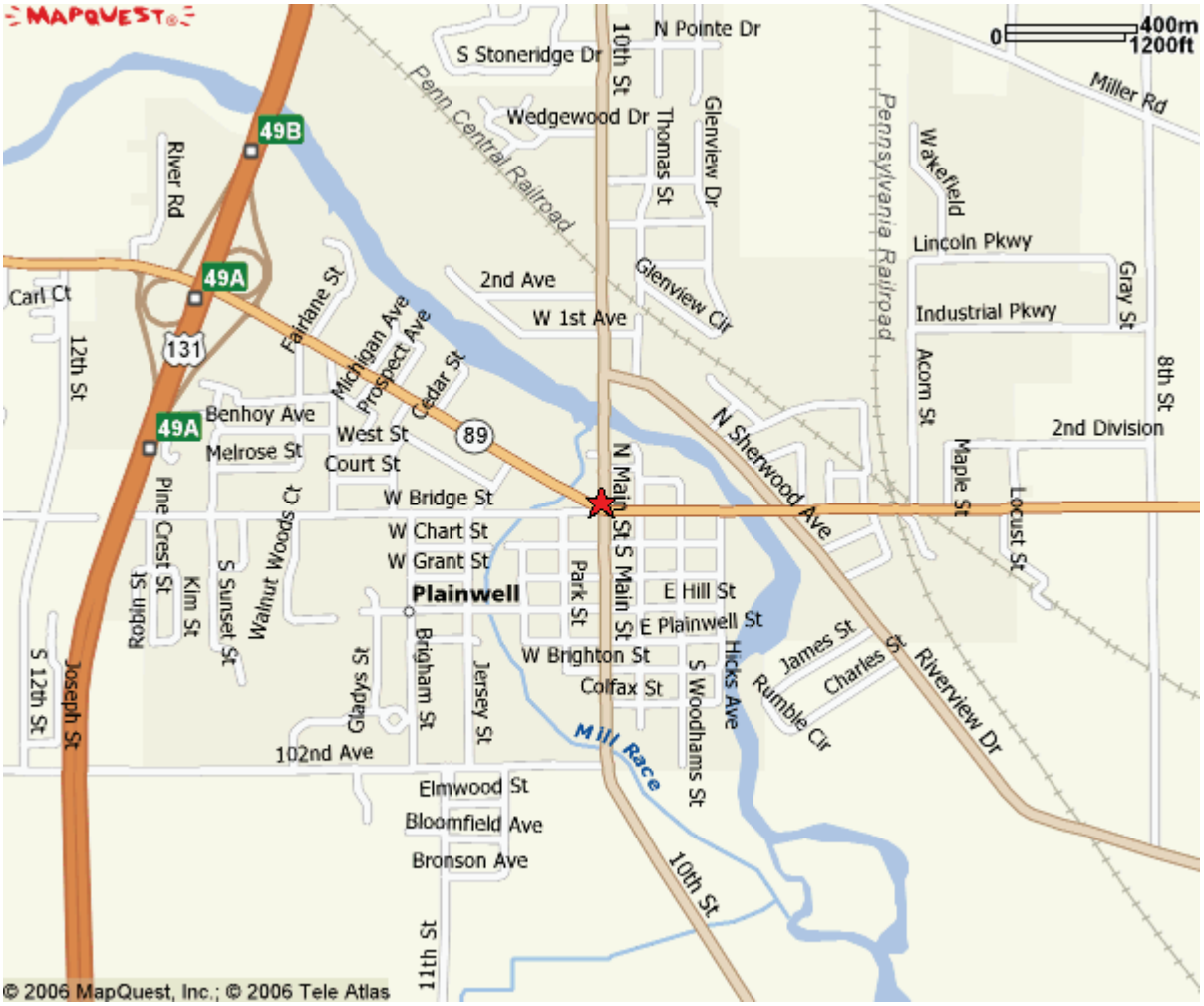
Driving Directions

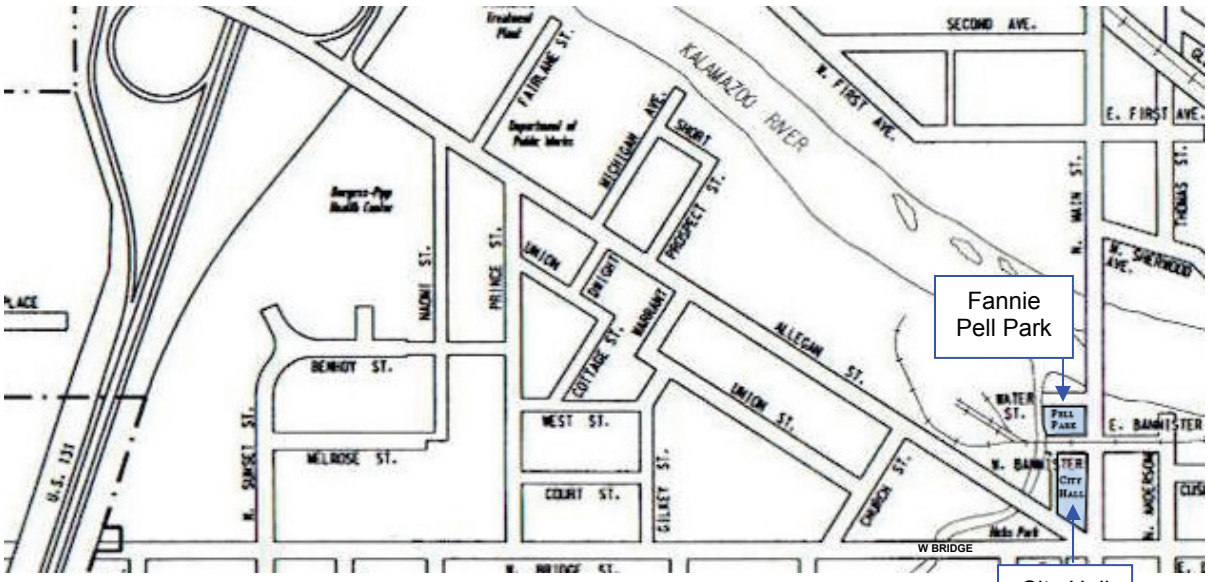
From DETROIT:

 I-94 W	97.2 miles
 Merge onto US-131 N via EXIT 74B toward GRAND RAPIDS	14.8 miles
 Take the M-89 E exit- EXIT 49A- toward PLAINWELL	0.3 miles
 Turn RIGHT onto ALLEGAN ST / MI-89 E	0.7 miles
 Turn LEFT onto N MAIN ST / CR-A45	<0.1 miles
 End at **141 N Main St.,** Plainwell, MI 49080-1350	

From CHICAGO:

 I-90 E / I-94 E / DAN RYAN EXP E toward EXIT 59A / INDIANA TOLL RD	0.8 miles
 I-90 E via EXIT 59A toward INDIANA TOLL RD (Portions toll) (Crossing into IN)	27.9 miles
 Merge onto I-94 E via EXIT 21 toward DETROIT (Crossing into MICHIGAN)	104.1 miles
 Merge onto US-131 N via EXIT 74B toward KALAMAZOO / GRAND RAPIDS	15.5 miles
 Take the M-89 E exit- EXIT 49A- toward PLAINWELL	0.3 miles
 Turn RIGHT onto ALLEGAN ST / MI-89 E	0.7 miles
 Turn LEFT onto N MAIN ST / CR-A45	<0.1 miles
 End at **141 N Main St.,** Plainwell, MI 49080-1350	


MAPQUEST
0
400m
1200ft
S Stoneridge Dr
N Pointe Dr
10th St
Penn Central Railroad
Wedgewood Dr
Thomas St
Glenview Dr
Pennsylvania Railroad
Wakefield
Miller Rd
Lincoln Pkwy
Gray St
Industrial Pkwy
8th St
2nd Division
Acorn St
Maple St
Locust St
N Sherwood Ave
49B
River Rd
49A
131
Carl Ct
12th St
Fairlane St
Michigan Ave
Prospect Ave
Cedar St
2nd Ave
W 1st Ave
Glenview Cir
Benhoy Ave
West St
89
Melrose St
Court St
W Bridge St
W Chart St
W Grant St
N Main St
S Main St
Plainwell
E Hill St
E Plainwell St
W Brighton St
Colfax St
Park St
Hicks Ave
S Woodhams St
James St
Charles St
Riverview Dr
Rumble Cir
Mill Race
Pine Crest St
Robin St
Kim St
S Sunset St
Walnut Woods Ct
S 12th St
Joseph St
Gladys St
Brigham St
Jersey St
102nd Ave
Elmwood St
Bloomfield Ave
Bronson Ave
10th St
11th St
© 2006 MapQuest, Inc.; © 2006 Tele Atlas


SECOND AVE.
KALAMAZOO RIVER
E. FIRST AVE.
N. FIRST AVE.
MICHIGAN AVE.
SHORT
PROSPECT ST.
FAIR AVE ST.
UNION
DWIGHT
MARQUETTE
COTTAGE ST.
ALLEGAN ST.
UNION ST.
WATER ST.
PELL PARK
CITY HALL
CHURCH ST.
GILBERT ST.
WEST ST.
COURT ST.
BENHOY ST.
MELROSE ST.
PRINCE ST.
NAOMI ST.
W BRIDGE
Fannie Pell Park
City Hall

SECTION III · PLAINWELL DEMOGRAPHIC SUMMARY



City of Plainwell Demographic Summary Report

1,25,50 mile radius: 141 N MAIN ST, PLAINWELL, MI 49080

Prepared For:

City of Plainwell

Prepared By:

Brad Deneau

City of Plainwell

September 13, 2006

The information contained herein is from sources believed reliable, but neither the CCIM Institute nor its members, including the author of this report, have confirmed this information. Any warranty or representation of accuracy is expressly disclaimed. The Recipient of this report is cautioned that it is the Recipient's responsibility to confirm the accuracy and completeness of the information provided, including such independent investigation of this information as may appear necessary to determine its suitability for Recipient's needs.

REPORT PROVIDED BY... STDBONLINE · The Site To Do Business POWER UP

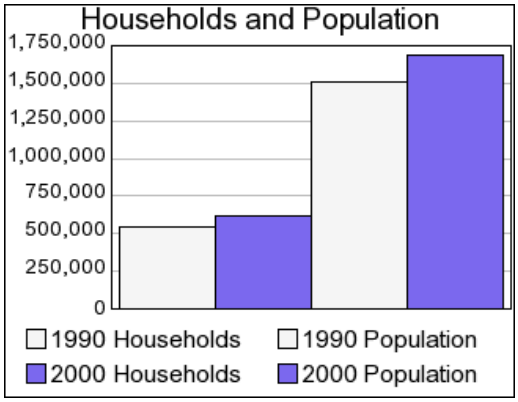
Date: 09/13/06
Current Geography Selection:
1,25,50 mile radii: 141 N MAIN ST, PLAINWELL, MI 49080
Current Index Base: Entire US

Lat: 42.443168999999997 ***Long:*** −85.641650999999996
City: Plainwell city ***Pop:*** 4,006
County: Allegan County ***Pop:*** 113,751
Zip: 49080 ***Pop:*** 15,709

Executive Summary Report with Charts

Index Base Average = 100 Index Base File: US

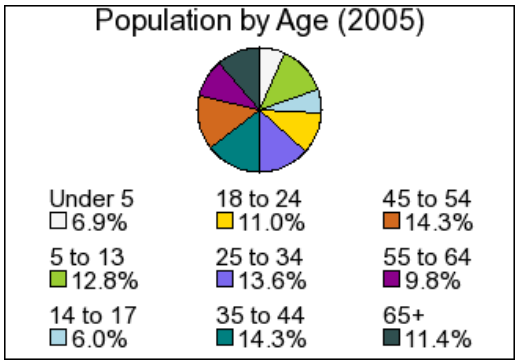
Population Demographics



The number of households in the study area in 1990 was **543,642** and changed to **622,756** in 2000, representing a change of **15%**. The household count in 2005 was **667,970** and the household projection for 2010 is **712,780**, a change of **7%**. The population in the study area in 1990 was **1,508,049** and in 2000 it was **1,685,550**, roughly a **12%** change. The population in 2005 was **1,749,833** and the projection for 2010 is **1,809,417** representing a change of **3%**.

	1990 Census	2000 Census	2005 Estimate	2010 Projection	Percent Change 1990 to 2000	Percent Change 2005 to 2010
Total Population	1,508,049	1,685,550	1,749,833	1,809,417	11.8%	3.4%
Total Households	543,642	622,756	667,970	712,780	14.6%	6.7%

Population by Age



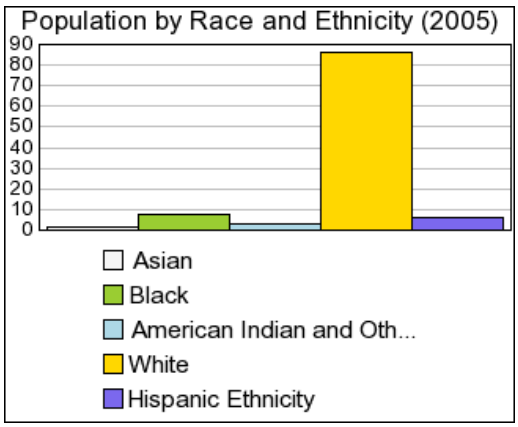
In 1990, the median age of the total population in the study area was **31.5**, and in 2000, it was **33.8**. The median age in 2005 is **34.8** and it is predicted to change in five years to **35.6** years.In 2005, females represented **50.5**% of the population with a median age of **36.0** and males represented **49.5%** of the population with a median age of **33.6** years.

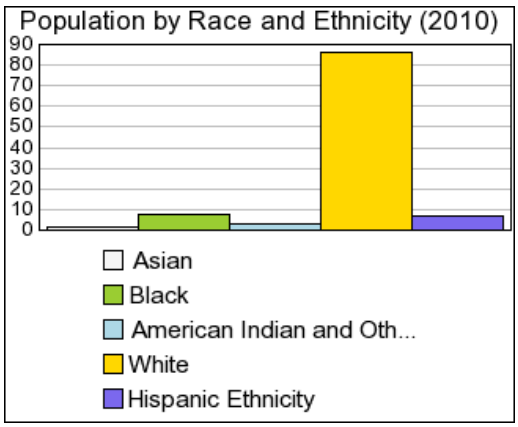
Age Groups

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990 to 2000	Percent Change 2005 to 2010
0 to 4	121,842	8.1%	121,438	7.2%	120,122	6.9%	122,302	6.8%	−0.3%	1.8%

5 to 13	213,289	14.1%	234,951	13.9%	224,231	12.8%	217,626	12.0%	10.2%	−2.9%
14 to 17	83,988	5.6%	103,829	6.2%	105,660	6.0%	101,782	5.6%	23.6%	−3.7%
18 to 24	169,340	11.2%	181,068	10.7%	191,769	11.0%	190,098	10.5%	6.9%	−0.9%
25 to 34	258,679	17.2%	230,989	13.7%	237,892	13.6%	257,795	14.2%	−10.7%	8.4%
35 to 44	225,023	14.9%	267,711	15.9%	249,589	14.3%	234,707	13.0%	19.0%	−6.0%
45 to 54	146,530	9.7%	221,579	13.1%	249,684	14.3%	257,278	14.2%	51.2%	3.0%
55 to 64	119,049	7.9%	134,827	8.0%	170,678	9.8%	209,281	11.6%	13.3%	22.6%
65 to 74	96,773	6.4%	98,401	5.8%	101,763	5.8%	120,488	6.7%	1.7%	18.4%
75 +	73,459	4.9%	90,757	5.4%	98,512	5.6%	98,190	5.4%	23.5%	−0.3%

Population by Race/Ethnicity

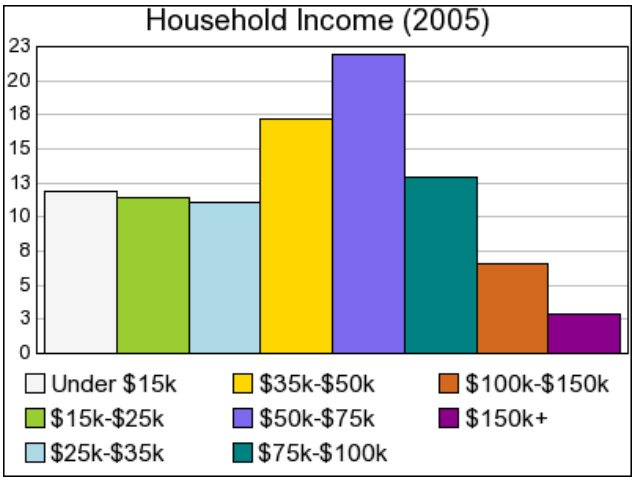




This geography varies from the US Index base average of 100 as follows for race and ethnicity categories; Hispanic population Index: **43**, White population Index: **113**, Black population Index: **63**, Asian population index: **38**, American Indian, Eskimo and Aluet population Index: **58** and the Hawaiian, Pacific Islander population Index: **20**.

Race Ethnicity Groups									**Percent Change**	
	1990 Census		**2000 Census**		**2005 Estimate**		**2010 Projection**		**1990 to 2000**	**2005 to 2010**
White	1,353,588	89.8%	1,448,806	86.0%	1,501,993	85.8%	1,553,045	85.8%	7.0%	3.4%
Black	112,440	7.5%	128,855	7.6%	133,530	7.6%	136,357	7.5%	14.6%	2.1%
Am Indian or Alaska Native	7,785	0.5%	8,590	0.5%	8,441	0.5%	8,235	0.5%	10.3%	−2.4%
Asian/Pacific Islander	14,410	1.0%	25,122	1.5%	28,857	1.6%	32,065	1.8%	74.3%	11.1%
Other	19,811	1.3%	74,177	4.4%	77,013	4.4%	79,714	4.4%	274.4%	3.5%
Hispanic Ethnicity	39,251	2.6%	89,309	5.3%	109,715	6.3%	128,777	7.1%	127.5%	17.4%

Households by Income



The Median Household Income Index for this geography is **105** compared to the US Index base average of 100.

HH Income Categories	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990 to 2000	Percent Change 2005 to 2010
$0 − $14,999	120,142	22.1%	80,195	12.9%	79,441	11.9%	78,284	11.0%	9.1%	−1.5%
$15,000 − $24,999	95,699	17.6%	78,239	12.6%	76,227	11.4%	71,838	10.1%	−18.2%	−5.8%
$25,000 − $34,999	94,923	17.5%	80,317	12.9%	74,363	11.1%	75,139	10.5%	−15.4%	1.0%
$35,000 − $49,999	111,197	20.5%	112,730	18.1%	114,740	17.2%	142,987	20.1%	1.4%	24.6%
$50,000 − $74,999	68,438	12.6%	140,065	22.5%	146,157	21.9%	146,827	20.6%	104.7%	0.5%
$75,000 − $99,999	21,830	4.0%	68,625	11.0%	86,006	12.9%	97,116	13.6%	214.4%	12.9%
$100,000 − $149,999	10,345	1.9%	30,332	6.9%	43,174	9.5%	95,910	8.8%	317.3%	51.2%
$150,000 +	5,641	1.0%	19,411	3.6%	27,604	4.1%	43,804	6.1%	244.1%	125.7%
Average Hhld Income	$36,525		$54,442		$60,449		$66,838			10.6%
Median Hhld Income	$30,813		$44,311		$48,463		$54,058		43.8%	11.5%
Per Capita Income	$13,328		$20,114		$23,843		$27,200		50.9%	14.1%

REPORT PROVIDED BY... STDBONLINE · The Site To Do Business POWER UP

Date: 09/13/06
Current Geography Selection:
1,25,50 mile radii: 141 N MAIN ST, PLAINWELL, MI 49080
Current Index Base: Entire US

Lat: 42.443168999999997 ***Long:*** −85.641650999999996
City: Plainwell city ***Pop:*** 4,006
County: Allegan County ***Pop:*** 113,751
Zip: 49080 ***Pop:*** 15,709

Demographic Trend Comparison Report

	1 Miles:	25 Miles:	50 Miles:
Percent Change from 2005 to 2010			
Population	1.7%	3.2%	3.4%
Household	4.0%	7.3%	6.7%
Median Age	2.5%	2.8%	2.5%
Owner Occupied Housing	4.9%	7.9%	6.8%
Renter Occupied Housing	1.2%	5.8%	6.5%
Percent Change from 1990 to 2000:			
Population	−3.6%	8.6%	11.8%
Household	0.6%	12.6%	14.6%
Median Age	10.8%	7.7%	7.4%
Owner Occupied Housing	8.8%	16.0%	17.1%
Renter Occupied Housing	−17.2%	4.3%	8.1%
2005 Demographics			
Total Population	4,475	461,643	1,749,833
Total Households	1,745	183,630	667,970
Female Population	2,325	234,983	883,810
% Female	52.0%	50.9%	50.5%
Male Population	2,151	226,660	866,023
% Male	48.1%	49.1%	49.5%
Age			
0 − 4	6.5%	6.4%	6.9%
5 − 13	12.1%	12.2%	12.8%
14 − 17	5.2%	5.9%	6.0%
18 − 20	4.3%	4.6%	4.7%
21 − 24	5.6%	6.4%	6.3%
25 − 34	12.4%	14.1%	13.6%
35 − 44	14.5%	13.9%	14.3%
45 − 54	15.4%	14.5%	14.3%
55 − 64	9.6%	10.1%	9.8%
65 − 74	6.5%	6.1%	5.8%
75 − 84	5.3%	4.0%	4.0%
85 +	2.7%	1.7%	1.7%
Median Age	38.2	35.3	34.8
Housing Units			
Total Housing Units	1,823	197,854	722,160
Owner Occupied Housing Units	71.8%	68.0%	68.1%
Renter Occupied Housing Units	24.0%	24.9%	24.4%

Vacant Housing Units	4.3%	7.2%	7.5%
Race and Ethnicity			
Am Indian, Eskimo, Aleut	0.4%	0.5%	0.5%
Asian	0.3%	1.3%	1.6%
Black Population	0.5%	7.3%	7.6%
Hawaiian, Pac Islander	0.0%	0.0%	0.0%
Multi−Race Population	1.2%	1.9%	1.9%
Other Population	0.6%	1.4%	2.5%
White Population	97.0%	87.6%	85.8%
Hispanic Ethnicity	1.6%	3.2%	6.3%
Not of Hispanic Ethnicity	98.4%	96.8%	93.7%
Household Income			
$ 0 − $ 14,999	15.36%	12.66%	11.89%
$ 15,000 − $24,999	8.80%	12.04%	11.41%
$ 25,000 − $34,999	11.00%	11.36%	11.13%
$ 35,000 − $49,999	21.14%	17.16%	17.18%
$ 50,000 − $74,999	20.42%	21.21%	21.88%
$ 75,000 − $99,999	13.51%	12.23%	12.88%
$100,000 − $124,999	5.38%	6.40%	6.58%
$125,000 − $149,999	2.28%	2.97%	2.91%
$150,000 − $200,000	1.22%	1.97%	1.97%
$200,000 to $249,999	0.19%	0.61%	0.64%
$250,000 +	0.70%	1.38%	1.52%
Average Household Income	$57,799	$58,085	$60,449
Median Household Income	$45,035	$46,873	$48,463
Per Capita Income	$23,079	$23,852	$23,843
2010 Demographics			
Total Population	4,550	476,568	1,809,417
Total Households	1,815	197,117	712,780
Female Population	2,361	241,798	910,723
% Female	51.9%	50.7%	50.3%
Male Population	2,190	234,770	898,693
% Male	48.1%	49.3%	49.7%
Age			
0 − 4	6.5%	6.4%	6.8%
5 − 13	11.0%	11.4%	12.0%
14 − 17	4.9%	5.4%	5.6%
18 − 20	4.2%	4.2%	4.4%
21 − 24	5.9%	5.9%	6.1%
25 − 34	13.1%	15.1%	14.2%
35 − 44	12.2%	13.0%	13.0%
45 − 54	15.5%	14.2%	14.2%
55 − 64	11.5%	12.0%	11.6%
65 − 74	7.4%	7.0%	6.7%
75 − 84	5.1%	4.0%	3.8%
85 +	2.6%	1.6%	1.6%
Median Age	39.1	36.3	35.6

Housing Units Trend			
Total Housing Units	1,892	212,308	770,171
Owner Occupied Housing Units	72.6%	68.3%	68.1%
Renter Occupied Housing Units	23.4%	24.5%	24.4%
Vacant Housing Units	4.1%	7.2%	7.5%
Race and Ethnicity			
Am Indian, Eskimo, Aleut	0.3%	0.5%	0.5%
Asian	0.3%	1.3%	1.8%
Black Population	0.5%	7.3%	7.5%
Hawaiian, Pac Islander	0.0%	0.0%	0.0%
Multi−Race Population	0.7%	1.7%	1.7%
Other Population	0.4%	1.6%	2.7%
White Population	97.6%	87.8%	85.8%
Hispanic Ethnicity	1.6%	3.2%	6.3%
Not of Hispanic Ethnicity	98.4%	96.8%	93.7%
Household Income			
$ 0 − $ 14,999	13.99%	11.73%	10.98%
$ 15,000 to $ 24,999	8.22%	10.74%	10.08%
$ 25,000 to $ 34,999	10.99%	10.82%	10.54%
$ 35,000 to $49,999	16.62%	14.68%	14.57%
$ 50,000 to $74,999	20.65%	20.09%	20.60%
$ 75,000 to $ 99,999	12.89%	12.95%	13.62%
$100,000 to $124,999	9.32%	8.32%	8.76%
$125,000 to $149,999	3.53%	4.63%	4.70%
$150,000 to $199,999	2.59%	3.45%	3.38%
$200,000 to $249,999	0.45%	0.94%	0.96%
$250,000+	0.74%	1.65%	1.80%
Average Household Income	$63,707	$63,937	$66,838
Median Household Income	$50,121	$52,146	$54,058
Per Capita Income	$25,994	$27,265	$27,200
2000 Census Demographics			
Total Population	4,398	445,669	1,685,550
Total Households	1,677	170,176	622,756
Female Population	2,285	227,657	854,664
% Female	51.9%	51.1%	50.7%
Male Population	2,113	218,012	830,886
% Male	48.1%	48.9%	49.3%
Age			
0 − 4	7.3%	6.7%	7.2%
5 − 13	14.0%	13.4%	13.9%
14 − 17	5.7%	5.8%	6.2%
18 − 20	3.8%	5.6%	5.0%
21 − 24	3.9%	6.2%	5.7%
25 − 34	13.1%	13.2%	13.7%
35 − 44	16.6%	15.7%	15.9%
45 − 54	13.7%	13.6%	13.1%
55 − 64	8.1%	8.3%	8.0%

65 − 74	6.3%	6.0%	5.8%
75 − 84	5.4%	4.0%	4.0%
85 +	2.2%	1.4%	1.4%
Median Age	36.5	34.4	33.8
Housing Units Trend			
Total Housing Units	1,768	184,594	675,753
Owner Occupied Housing Units	70.3%	67.1%	67.8%
Renter Occupied Housing Units	24.6%	25.1%	24.4%
Vacant Housing Units	5.1%	7.8%	7.8%
Race and Ethnicity			
Am Indian, Eskimo, Aleut	0.4%	0.5%	0.5%
Asian, Hawaiian, Pac Islander	0.4%	1.2%	1.5%
Black	0.5%	7.4%	7.6%
White	97.0%	87.6%	86.0%
Other	1.9%	3.3%	4.4%
Hispanic Ethnicity	1.5%	2.9%	5.3%
Not of Hispanic Ethnicity	98.5%	97.1%	94.7%
Household Income			
$ 0 − $9,999	9.3%	7.7%	7.2%
$ 10,000 − $14,999	7.0%	6.0%	5.7%
$ 15,000 − $24,999	9.3%	13.1%	12.6%
$ 25,000 − $34,999	12.0%	13.1%	12.9%
$ 35,000 − $49,999	22.1%	18.0%	18.1%
$ 50,000 − $74,999	21.4%	21.6%	22.5%
$ 75,000 − $99,999	12.2%	10.6%	11.0%
$100,000 − $124,999	3.5%	4.8%	4.9%
$125,000 − $149,999	1.8%	2.2%	2.1%
$150,000 − $199,999	0.5%	1.5%	1.5%
$200,000 or More	0.8%	1.4%	1.6%
Average Household Income	$48,167	$53,106	$54,442
Median Household Income	$41,384	$43,006	$44,311
Per Capita Income	$18,367	$20,278	$20,114
1990 Demographics			
Total Population	4,562	410,416	1,508,049
Total Households	1,667	151,189	543,642
Female Population	2,423	210,579	772,367
% Female	53.1%	51.3%	51.2%
Male Population	2,139	199,837	735,682
% Male	46.9%	48.7%	48.8%
Age			
Total Population	4,562	410,416	1,508,049
0 − 4	7.8%	7.6%	8.1%
5 − 13	13.8%	13.4%	14.1%
14 − 17	5.7%	5.4%	5.6%
18 − 20	4.9%	5.8%	5.1%
21 − 24	4.7%	6.6%	6.1%
25 − 34	16.8%	16.6%	17.2%
35 − 44	14.7%	15.3%	14.9%

45 − 54	9.9%	10.0%	9.7%
55 − 64	7.5%	8.0%	7.9%
65 − 74	6.9%	6.4%	6.4%
75 − 84	4.8%	3.6%	3.7%
85+	2.6%	1.2%	1.2%
Median Age	33.0	31.9	31.5
Housing Units Trend			
Total Housing Units	1,725	164,902	592,990
Owner Occupied Housing Units	66.2%	64.8%	66.0%
Renter Occupied Housing Units	30.4%	26.9%	25.7%
Vacant Housing Units	3.4%	8.3%	8.3%
Race and Ethnicity			
Am Indian, Eskimo, Aleut	0.6%	0.5%	0.5%
Asian, Pac Islander	0.4%	1.0%	1.0%
Black	0.1%	7.4%	7.5%
White	98.6%	90.3%	89.8%
Other	0.2%	0.8%	1.3%
Hispanic Ethnicity	0.9%	1.8%	2.6%
Not of Hispanic Ethnicity	99.1%	98.2%	97.4%
Household Income			
Less than $5,000	2.49%	5.06%	4.59%
$5,000 to $9,999	7.94%	9.21%	8.93%
$10,000 to $14,999	10.61%	9.01%	8.57%
$15,000 to $24,999	22.13%	17.60%	17.60%
$25,000 to $34,999	18.98%	17.05%	17.46%
$35,000 to $49,999	19.69%	19.52%	20.45%
$50,000 to $74,999	12.71%	15.37%	15.43%
$75,000 to $99,999	3.81%	4.22%	4.02%
$100,000 to $149,999	1.96%	2.00%	1.90%
$150,000 or More	0.20%	1.02%	1.04%
Average Household Income	$33,320	$36,134	$36,525
Median Household Income	$29,057	$30,370	$30,813
Per Capita Income	$12,256	$13,457	$13,328

REPORT PROVIDED BY... STDBONLINE · The Site To Do Business POWER UP

Date: 09/13/06
Current Geography Selection:
1,25,50 mile radii: 141 N MAIN ST, PLAINWELL, MI 49080
Current Index Base: Entire US

Lat: 42.443168999999997 ***Long:*** −85.641650999999996
City: Plainwell city ***Pop:*** 4,006
County: Allegan County ***Pop:*** 113,751
Zip: 49080 ***Pop:*** 15,709

Demographic Detail Summary Report

Population Demographics

	1990 Census	2000 Census	2005 Estimate	2010 Projection	Percent Change 1990−2000	Percent Change 2005−2010
Total Population	1,508,049	1,685,550	1,749,833	1,809,417	11.8%	3.4%
Population Density (Pop/Sq Mi)	192.0	214.6	222.8	230.4	11.8%	3.4%
Total Households	543,642	622,756	667,970	712,780	14.6%	6.7%

Population by Gender

Male	735,682	48.8%	830,886	49.3%	866,023	49.5%	898,693	49.7%	12.9%	3.8%
Female	772,367	51.2%	854,664	50.7%	883,810	50.5%	910,723	50.3%	10.7%	3.0%

Population by Race/Ethnicity

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
White	1,353,588	89.8%	1,448,806	86.0%	1,501,993	85.8%	1,553,045	85.8%	7.0%	3.4%
Black	112,440	7.5%	128,855	7.6%	133,530	7.6%	136,357	7.5%	14.6%	2.1%
American Indian or Alaska Native	7,785	0.5%	8,590	0.5%	8,441	0.5%	8,235	0.5%	10.3%	−2.4%
Asian/Pacific Islander	14,410	1.0%	25,122	1.5%	28,857	1.6%	32,065	1.8%	74.3%	11.1%
Some Other Race	19,811	1.3%	41,792	2.5%	43,201	2.5%	48,448	2.7%	111.0%	12.1%
Two or More Races			32,386	1.9%	33,811	1.9%	31,266	1.7%		−7.5%
Hispanic Ethnicity	39,251	2.6%	89,309	5.3%	109,715	6.3%	128,777	7.1%	127.5%	17.4%
Not Hispanic or Latino	1,468,788	97.4%	1,596,241	94.7%	1,640,118	93.7%	1,680,640	92.9%	8.7%	2.5%

Population by Age

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
0 to 4	121,842	8.1%	121,438	7.2%	120,122	6.9%	122,302	6.8%	−0.3%	1.8%
5 to 13	213,289	14.1%	234,951	13.9%	224,231	12.8%	217,626	12.0%	10.2%	−2.9%
14 to 17	83,988	5.6%	103,829	6.2%	105,660	6.0%	101,782	5.6%	23.6%	−3.7%
18 to 24	169,340	11.2%	181,068	10.7%	191,769	11.0%	190,098	10.5%	6.9%	−0.9%
25 to 34	258,679	17.2%	230,989	13.7%	237,892	13.6%	257,795	14.2%	−10.7%	8.4%
35 to 44	225,023	14.9%	267,711	15.9%	249,589	14.3%	234,707	13.0%	10.9%	−6.0%
45 to 54	146,530	9.7%	221,579	13.1%	249,684	14.3%	257,278	14.2%	70.4%	3.0%
55 to 64	119,049	7.9%	134,827	8.0%	170,678	9.8%	209,281	11.6%	43.4%	22.6%
65 to 74	96,773	6.4%	98,401	5.8%	101,763	5.8%	120,488	6.7%	5.2%	18.4%
75 to 84	55,365	3.7%	66,687	4.0%	69,410	4.0%	69,028	3.8%	25.4%	−0.6%
85+	18,095	1.2%	29,101	1.7%	24,070	1.4%	29,162	1.6%	60.8%	0.2%

Median Age

Total Population	31.5	33.8	34.8	35.6

Households by Income

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
$0 − $15,000	120,142	22.1%	80,195	12.9%	79,441	11.9%	78,284	11.0%	−33.9%	−1.5%
$15,000 − $24,999	95,699	17.6%	78,239	12.6%	76,227	11.4%	71,838	10.1%	−20.3%	−5.8%
$25,000 − $34,999	94,923	17.5%	80,317	12.9%	74,363	11.1%	75,139	10.5%	−21.7%	1.0%
$35,000 − $49,999	111,197	20.5%	112,730	18.1%	114,740	17.2%	103,862	14.6%	3.2%	−7.0%
$50,000 − $74,999	83,877	15.4%	140,065	22.5%	146,157	21.9%	146,827	20.6%	74.3%	0.5%
$75,000 − $99,999	21,830	4.0%	68,625	11.0%	86,006	12.9%	97,116	13.6%	294.0%	12.9%
$100,000 − $149,999	10,345	1.9%	43,174	6.9%	63,433	9.5%	95,910	13.5%	513.2%	51.2%
$150,000 +	5,641	1.0%	19,411	3.1%	27,604	4.1%	43,804	6.1%	389.3%	58.7%
Average Hhld Income	$36,525		$54,442		$60,449		$66,838		49.1%	10.6%
Median Hhld Income	$30,813		$44,311		$48,463		$54,058		43.8%	11.5%
Per Capita Income	$13,328		$20,114		$23,843		$27,200		50.9%	14.1%

Employment and Business

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
Age 16 + Population	1,130,862		1,276,426		924,769		969,820		12.9%	4.9%
Employed	715,707	93.6%	828,369	95.0%	864,248	93.5%	906,180	93.4%	15.7%	4.9%
Unemployed	47,916	6.3%	43,544	5.0%	59,989	6.5%	63,080	6.5%	−9.1%	5.2%
In Armed Forces	1,183	0.1%	501	0.1%	532	0.0%	560	0.0%	−57.6%	5.2%
Not In Labor Force	764,844	32.4%	404,012	31.7%	428,381	31.7%	449,655	31.7%	−47.2%	5.0%

No. of Employees (Daytime Pop)		864,540	
No. of Establishments		69,093	
Emp in Blue Collar Occupations	377,928	45.6%	
Emp in White Collar Occupations	450,440	54.4%	

Housing Units

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
Total Housing Units	592,990		675,753		722,160		770,171		14.0%	6.6%
Owner Occupied	391,283	66.0%	458,020	67.8%	491,495	68.1%	524,753	68.1%	17.1%	6.8%
Renter Occupied	152,361	25.7%	164,736	24.4%	176,475	24.4%	188,028	24.4%	8.1%	6.5%
Vacant	49,350	8.3%	52,997	7.8%	54,189	7.5%	57,390	7.5%	7.4%	5.9%

Vehicles Available

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
Average Vehicles Per Household	1.79		1.70		1.94		2.20		−5.7%	11.0%
0 Vehicles Available	41,582	7.2%	39,849	6.4%	37,851	5.7%	37,004	5.2%	−4.2%	−2.2%
1 Vehicle Available	174,372	30.3%	198,426	31.9%	202,017	30.2%	207,883	29.2%	13.8%	2.9%
2+ Vehicles Available	360,325	62.5%	384,480	61.7%	428,103	64.1%	467,894	65.6%	6.7%	9.3%

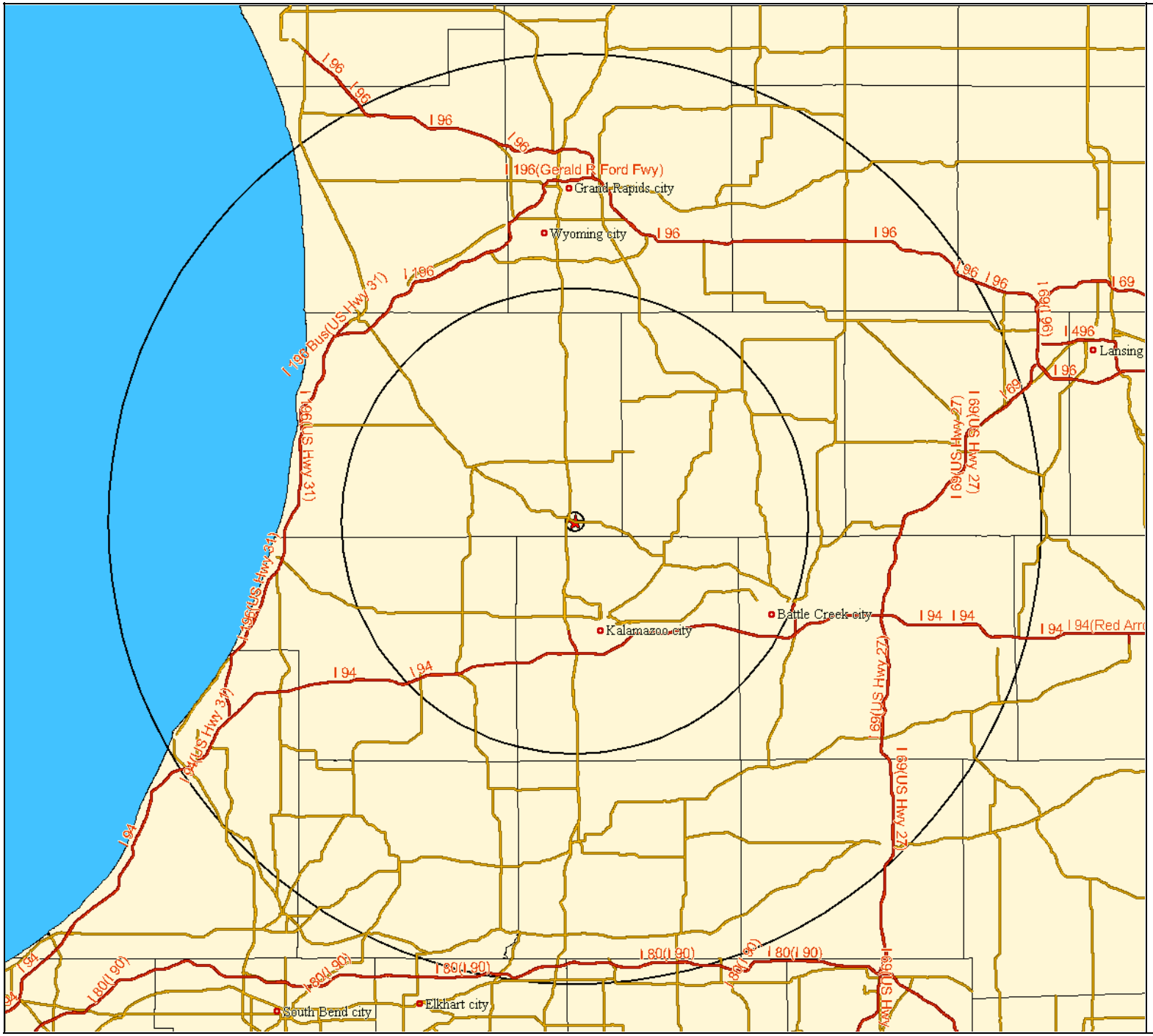
Marital Status

	1990 Census	2000 Census	2005 Estimate	2010 Projection	Percent Change 1990−2000	Percent Change 2005−2010

Age 15+ Population	1,152,257		1,302,662		1,379,632		1,445,144		13.1%	4.7%
Married, Spouse Present	657,607	57.1%	694,955	53.3%	732,207	53.1%	745,535	51.6%	5.7%	1.8%
Married, Spouse Absent	19,197	1.7%	50,669	3.9%	57,829	4.2%	72,781	5.0%	163.9%	25.9%
Divorced	100,305	8.7%	127,941	9.8%	137,979	10.0%	153,276	10.6%	27.6%	11.1%
Widowed	74,090	6.4%	74,276	5.7%	76,760	5.6%	77,669	5.4%	0.2%	1.2%
Never Married	301,102	26.1%	354,822	27.2%	375,063	27.2%	396,132	27.4%	17.8%	5.6%

Educational Attainment

	1990 Census		2000 Census		2005 Estimate		2010 Projection		Percent Change 1990−2000	Percent Change 2005−2010
Age 25+ Population	919,513		1,044,265		1,108,119		1,177,591		13.6%	6.3%
Grade K − 8	70,712	7.7%	42,464	4.1%	42,554	3.8%	34,674	2.9%	−39.9%	−18.5%
Grade 9 − 12, no diploma	128,439	14.0%	114,422	11.0%	83,044	7.5%	62,608	5.3%	−10.9%	−82.9%
High School Graduate	306,351	33.3%	333,138	31.9%	366,570	33.1%	398,369	33.8%	8.7%	379.7%
Some College, No Degree	183,581	20.0%	240,977	23.1%	251,137	22.7%	258,908	22.0%	31.3%	3.1%
Associates Degree	66,978	7.3%	75,717	7.3%	98,852	8.9%	121,840	10.3%	13.0%	23.3%
Bachelor's Degree	106,830	11.6%	151,915	14.5%	177,884	16.1%	202,899	17.2%	42.2%	14.1%
Graduate Degree	56,643	6.2%	77,350	7.4%	88,077	7.9%	98,294	8.3%	36.6%	11.6%



STDBONLINE

A Non−Themed Radii Map

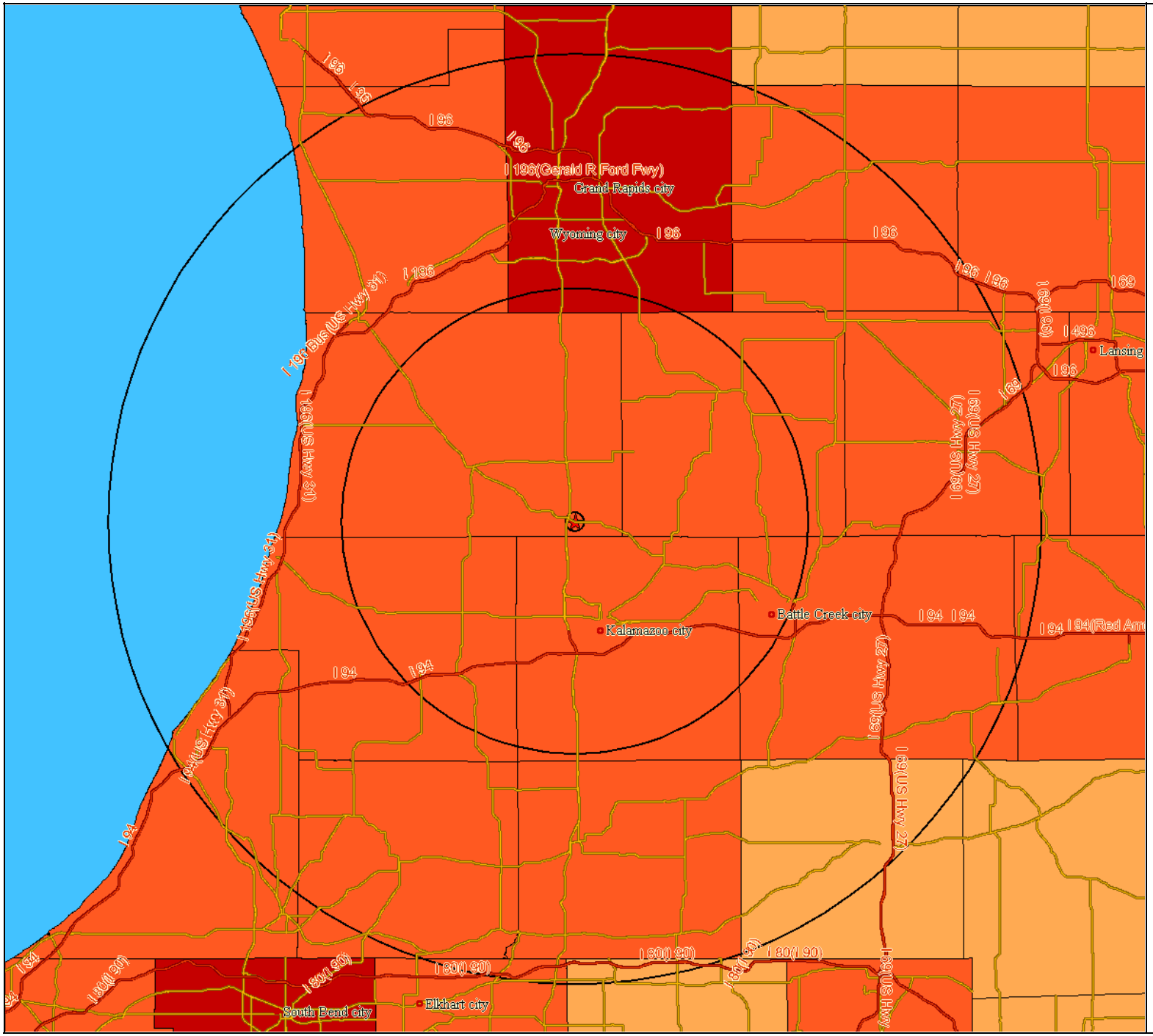
141 N MAIN ST, PLAINWELL, MI 49080

Map Legend

(map is displaying)

- Subject Site
- 1,25,50 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

09/13/06



STDBONLINE

Current Year Population Density

141 N MAIN ST, PLAINWELL, MI 49080

Map Legend

(map is displaying)

- Above 570
- 100 to 570
- 17.5 to 100
- 3.05 to 17.5
- Below 3.05
- No Data
- Subject Site
- 1,25,50 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

09/13/06

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.
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Addendum
Data Methodology

The demographic data used in STDB Online are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from Experian's INSOURCEtm household level data file, the Census Bureau's American Community Survey (ACS) results, current year estimates from the Census Bureau, Postal Service delivery counts, and economic forecasts from private sources. In addition:

***** A unique bottom−up approach using household data is complemented by a rigorous, standard demographic cohort−component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10−year projections (other than total population and households) introduce unacceptable levels of uncertainty.

***** Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county−to−county migration trends are established. AGS also takes into account undocumented immigration.

***** AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.

***** Also included are Medicare eligible population counts at the ZIP code level, including population by sex and 5−year age cohorts, provided by the Health Care Financing Administration of Social Security. These counts provide a very accurate local count of the population aged 65 and higher.

***** With a foundation of the Experian household level databases and over fifteen years of experience in demographic forecasting, AGS offers the highest quality demographic estimates in the marketplace today.

***** AGS made extensive efforts to incorporate the Census Bureau’s American Community Survey (ACS) results in the 2005 estimates. The ACS is an annual survey which over the course of several years will result in a national rolling estimates database which is eventually intended to replace the decennial SF3 sample database. The ACS results at the county scale are an excellent means of tracking demographic attributes over the course of the decade. ACS results were used at the state level and for two hundred and forty−one counties accounting for just over 60% of the nation’s population.

The information contained herein is from sources believed reliable, but neither the CCIM Institute nor its members, including the author of this report, have confirmed this information. Any warranty or representation of accuracy is expressly disclaimed. The Recipient of this report is cautioned that it is the Recipient's responsibility to confirm the accuracy and completeness of the information provided, including such independent investigation of this information as may appear necessary to determine its suitability for Recipient's needs.

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SECTION IV · DEVELOPMENT SUCCESSES & PLANNED PROJECTS

INDUSTRIAL PARK INVESTMENT

1995-Present

Concept Manufacturing

1996 & 2000
10 New Jobs
$278,776 in New Investment



Hy-Tech Spring & Machine

1996-2005
44 New Jobs
$4,783,486 in New Investment



Motan

1997
8 New Jobs
$411,933 in New Investment



Preferred Plastics

1995 & 2001
27 New Jobs
$1,765,483 in New Investment



Rizzo Packaging

1993 - 2004
37 New Jobs
$1,591,034 in New Investment



Select Millworks

(Transfer from Decorative Veneer)
1996 & 2000
9 New Jobs
$481,860 in New Investment



TMD Machining

1998 & 1999 & 2001 & 2006
24 New Jobs
$2,307,595 in New Investment

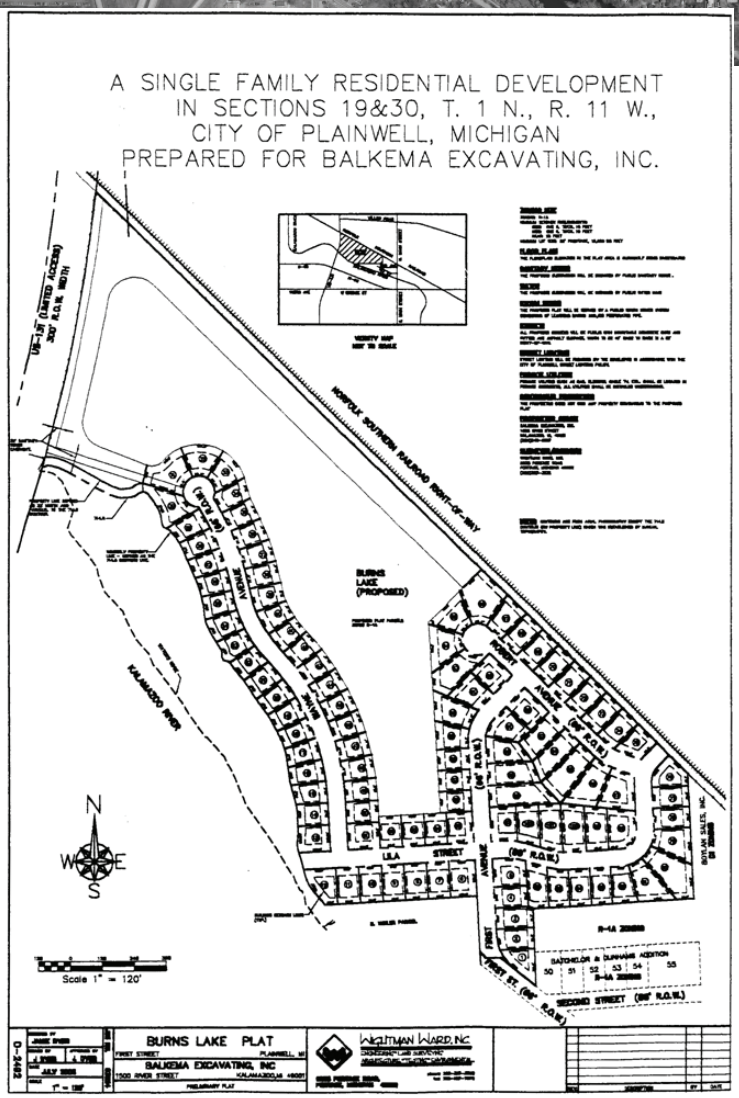


Tustin Asphalt

1998
3 New Jobs
$107,295 in New Investment



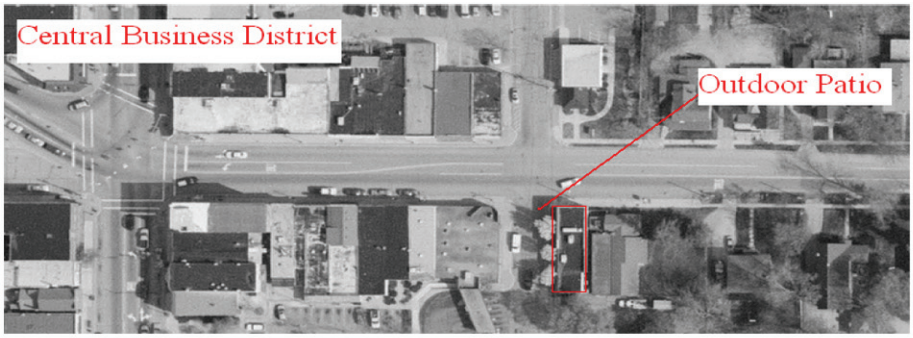




Balkema Residential Project

The proposed project would include 100 new homes on a 20-25 acre lake. Developers have received City of Plainwell approvals (pending a development agreement).

The developer will be installing water, sewer, storm, and roads.

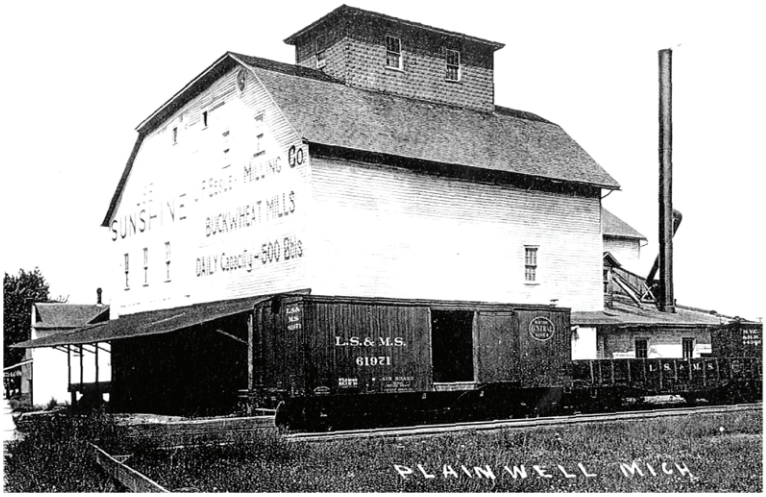


London Grill Project

London Grill Restaurant, a historic anchor in downtown Plainwell, will be expanding in the spring of 2007. Working cooperatively with the City of Plainwell, AT&T and 5/3 Bank, London Grill will be constructing an outdoor patio along Anderson Street.







J.F. Eesley Mill/Elevator Project

This 11,000 sq. ft. building consists of three barns that were combined to one location (and one building) in 1900. Currently residing in the building is a coffee shop, banquet facility and catering service. A flower shop is planned in the spring. Anticipated investment is $600,000 to $700,000 with applicable historic tax credits.

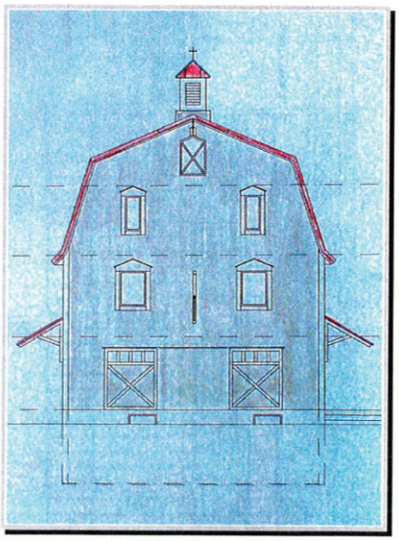








EXISTING VIEW



PROPOSED VIEW

The Beanery

Renovations to this 5,400 sq. ft. building have already begun. Plans include loft apartments on the second and third floors, and commercial on the first floor. This property is located directly east of the J.F. Eesley Mill/Elevator project.





SECTION V · PLAINWELL CAPITAL IMPROVEMENT PROJECTS

1995-2006 City Capital Improvement Projects
(partial)

Amount	Year	Description
$517,014.00	2006	Plainwell Paper Acquisition (w/some holding costs)
$32,000.00	2006	Wellhead Protection Plan
$40,512.00	2005	Benhoy Street Improvements
$35,389.00	2005	Property Acquisition and Demolition - S. Anderson
$9,792.00	2005	Cook Park Play Equipment
$6,270.00	2005	City Entrance Signs
$2,912.00	2005	Hicks Park Electrical Upgrades
$50,000.00	2004	Property Acquisition - Chart/S. Main
$40,000.00	2004	Nelson/Gilkey Drain Improvements
$7,820.00	2004	2004-05 Water Reliability Study
$6,883.00	2004	Chart/S. Main Parking Lot Repairs
$2,450.00	2004	Stormwater Pollution Plan
$1,910,000.00	2003	Digestor Improvements
$110,230.00	2003	East Bridge Street
$28,490.00	2003	2003-2006 Sewer Agreements
$28,035.00	2003	2003-05 GIS
$17,716.00	2003	Airport Fuel Pump
$5,640.00	2003	SCADA Improvements
$800,000.00	2002	Broad Street Reconstruction - Water/Sewer
$700,000.00	2002	2002-04 Brigham Street Paving & Walking Path
$480,000.00	2002	Naomi Street Reconstruction
$3,300.00	2002	Water Rate Study
$580,000.00	2001	Biosolids Storage Improvements - WWTP
$150,000.00	2001	W. Bridge Street Resurfacing
$115,000.00	2001	WWTP Design Development
$46,000.00	2001	Acorn & Bridge Street Improvements
$35,000.00	2001	Gladys Street Improvements
$25,000.00	2001	Big Boy/Comfort Inn Water Improvements
$15,887.00	2001	Chemical Feed and Bio Improvements -WWTP
$5,000.00	2001	Lift Station Controls
$2,800.00	2001	RBC Loading & Flow Splitter
$80,000.00	2000	Property Acquisition - Jersey Street
$12,555.00	2000	Hicks Park Playground Equipment
$4,200.00	2000	Sewer Rate Study
$567,069.00	1999	Riverwalk
$30,000.00	1999	Access Road (Preferred Plastics)
$20,000.00	1999	Water Main Loop (Wells 1 & 2)
$20,000.00	1999	Airport Fuel Tank
$12,000.00	1999	Four (4) Heart Defibrillators - Public Safety
$7,105.00	1999	Ambient Air Sampling
$5,833.00	1999	Biosolids Management Plan
$1,000,000.00	1998	Water Wells
$700,000.00	1998	750,000 Gallon Water Tower
$425,000.00	1998	WWTP Improvements
$58,502.00	1998	Various Street Repairs
$53,481.00	1998	Fire Hall Building Improvements
$33,106.00	1998	North Anderson Parking Lot Acquisition
$20,667.00	1998	Drinking Water Reliability Fund (study + application)
$15,256.00	1998	Sherwood Park Upgrades
$365,000.00	1997	Russet & Cherrywood - Water/Sewer Improvements
$340,640.00	1997	Fire Truck - Public Safety
$264,971.00	1997	Orchard Acres Street Construction
$26,500.00	1997	Community Center Roof Replacement
$22,660.00	1997	DDA Property Purchase
$10,710.00	1997	Wellhead Protection Plan
$108,700.00	1996	Sherwood Park "Play Area"
$30,100.00	1996	Benhoy & Prince Street Improvements
$7,338.00	1996	Cook Park Tennis Courts
$500,000.00	1995	1995-97 Sherwood and Main St. Reconstruction
$172,144.00	1995	1995-2006 Sidewalks
$54,000.00	1995	Mini-Pumper - Public Safety
$49,000.00	1995	Hicks Park Lighting and Electrical Upgrades
$27,245.00	1995	Fire Hall Roof Replacement
$18,000.00	1995	DDA Property Purchase
$10,870,922.00		

APPENDIX A

APPENDIX A

A. REGIONAL AND SITE CONTEXT

Regional Relationship

The project site is situated in southwest Michigan, Allegan County, within the city limits of Plainwell. Plainwell is one of several historic mill communities that utilized the Kalamazoo River for its industrial activities. Plainwell is centrally located between several western Michigan communities including Kalamazoo (15 miles south), Battle Creek (25 miles southeast), and Grand Rapids (40 miles north).

Traffic and Circulation

The project site is well connected to the region. Access to US-131 is available directly to the west (less than 1,000 feet). US-131 connects to Interstate 94 to the south and Interstate 96 to the north, providing links to Chicago, Detroit, and Lansing. These highway links provide an opportunity to attract regional commerce, business, and residents.

The site's primary access is Allegan Street (M-89), an east/west state designated highway that generates large volumes of traffic carrying mid to long distance travel movements, particularly during morning and evening rush hours. Allegan Street is the main traveled route into downtown Plainwell from the west and is considered to be the gateway to the community.

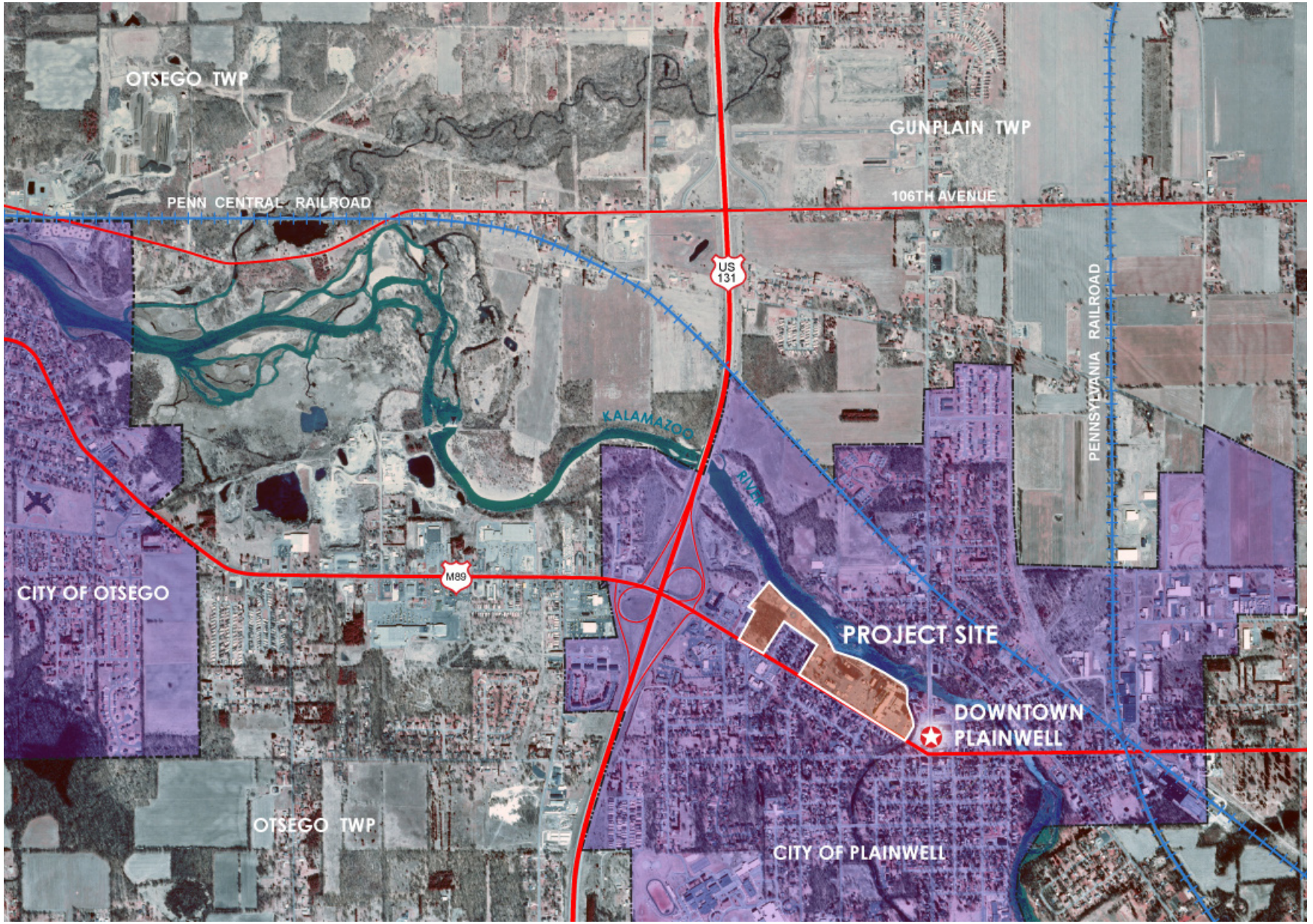
Regional Open Space/Natural Systems

The Kalamazoo River defines the north edge of the site and creates regional open space/recreational opportunities for the community of Plainwell. The project site lies directly west of Plainwell's recently constructed riverwalk system. Extending the riverwalk through the project site would link more of the community to the downtown and further expand the regional trail system.

The mill race defines the site's eastern boundary. Although manipulated by man, this mill race winds naturally through Plainwell, providing another recreational and aesthetic amenity. Redevelopment of the project site provides opportunities to enhance the connections to the mill race.



Regional Context Map



Site Context Map

Adjacent Land Use

The project site is a major western gateway influence for the Plainwell community. At thirty-five acres, the vacant industrial land lies within the midst of a vibrant residential and commercial community. Seamless redevelopment of the site will involve careful connection to the many surrounding land uses.

Mill Site *(Figure 1)*:
Existing zoning: manufacturing and commercial
Future land use: mixed use and institutional

A. Residential neighborhood bounded on three sides by the mill property; primarily single family homes; well maintained.
Existing zoning: single family residential
Future land use: low density single family residential

B. Residential neighborhood south of Allegan Street; primarily single family homes; well maintained.
Existing zoning: single and two family residential
Future land use: low density single family residential

C. Highway commercial area with service retail oriented toward the US-131 interchange with Allegan Street.
Existing zoning: commercial
Future land use: commercial

D. Downtown Plainwell; central business district; a variety of retail, commercial, and service businesses on four city blocks.
Existing zoning: central business district
Future land use: central business district

E. Kalamazoo River and mill race, with a recreational trail, defines the northeast edge of the mill property.

F. Allegan Street (M-89), a state highway, is one lane each direction with center turn lane; major regional collector road; defines the southern boundary of the mill property.

G. High bluff; deciduous vegetation screens residential in summer.
Existing zoning: single family residential
Future land use: low density single family residential



Downtown Plainwell (see D)


Trail at Mill Race (see E)



Figure 1: Adjacent Land Use

B. EXISTING CONDITIONS AND SITE ANALYSIS

Topography
Existing topographic and hydrology patterns do not limit development opportunities on the site. The majority of the site slopes gently toward the Kalamazoo River. The site's high point is located along Allegan Street east of Prospect Avenue *(see Figure 2, note 9)*. The low point is on the north side of the mill building adjacent to the mill race.

Vegetation
This industrial site has been cleared of vegetation many times in its history. Noteworthy vegetation is limited to a few landmark trees and the woodlot located in the west study area.

Floodplain
According to the FEMA Flood Insurance Rate Map #260008, the floodplain is generally contained within the banks of the Kalamazoo River and the mill race.

Buildings
There are a number of vacant industrial buildings on the site. The buildings vary in their condition, historic significance, and potential for reuse. An architectural assessment of these buildings has been conducted as part of this planning process to determine opportunities for redevelopment *(see Architectural Assessment, Appendix C)*.

Structures
In addition to the mill buildings, there are several non-habitable structures on the site. These structures are typically limited in their reuse potential. However, some of the structures, like the two water towers, are unique in their design, add character, and reflect the site's history *(see Figure 3)*. Planning solutions may consider opportunities to integrate these legacy elements.

Infrastructure
City sources indicate that the site has the water and sanitary sewer capacity necessary for redevelopment. Electrical lines run along the entire northern boundary (along the river edge). A large electrical substation, located at the northeast corner of the site, blocks views of the river and presents development challenges.



Railroad Bridge Over Mill Race



Power Lines at River



River View to West



View of Water Tower From Short Street

Vehicular Access

Vehicular access to the site is currently possible by seven existing driveways along Allegan Street. Future development solutions should consider the consolidation of these access points because of ingress/ egress conflicts caused by high traffic volumes. In an effort to minimize traffic conflicts, vehicular site access along Allegan Street should be located at existing traffic lights (Prince Street) or aligned with other existing cross streets (Dwight Street, Warrant Street, or Church Street). Potential vehicular access points also exist on the northern boundaries of the site to Fairlane Street and Short Street. Additionally, a southern connection may be possible across the mill race utilizing the existing railroad crossing.

Pedestrian Access

Although the site does not currently encourage pedestrian access to the community, many opportunities exist to create pedestrian links:

South – Connect to the sidewalk along Allegan Street. Utilize the existing crosswalks at Prince Street and Warrant Street, and consider the addition of other crosswalks if appropriate.

East – Connection to the downtown can be strengthened by providing pedestrian access in two locations across the mill race. Extension of the riverwalk can begin at the site's eastern boundary.

West – The residential neighborhood of Michigan Avenue and Prospect Avenue can be linked with the addition of sidewalks along Short Street that extend into the project site. Future westerly extension of a riverwalk could add pedestrian links to the community.



Figure 2: Site Analysis – West

Site Analysis – West

1. Abandoned Cedar Street right-of-way has remnants of curbs, sidewalks, and driveways where houses once stood.
2. The aboveground concrete circular lagoon defines this area that sits above the river and lies adjacent to a grouping of pine trees. Power lines obstruct views along the river's edge.
3. Existing residences are buffered by a mature stand of deciduous and evergreen trees along this westerly property line.
4. This area is recessed below natural adjacent grade, and the riverbank is elevated approximately 20 feet, apparently caused by the excavation activities of the mill. Power lines extend along the riverbank, which are lined with small trees.
5. Two large, circular, concrete lagoons stand out in this relatively flat area along the riverbank. Short Street, lined with Linden trees, defines the south edge of this area.
6. The aboveground square tank dominates the space between the river and the woodlot. There are noteworthy westerly views of the river in this area.
7. A relatively flat area with scattered masses of low shrubs, this area is overshadowed by the noise, odor, and visual appearance of the wastewater treatment facility to the west. Future planning solutions should address screening and buffering strategies to minimize the impact.
8. This woodlot is dominated by small to mid-size (2- to 12-inch) deciduous trees. Many of these trees are dead ash, presumably caused by the Emerald Ash Borer. The woodlot provides little screening protection for adjacent residences because of dead trees and a lack of understory vegetation.
9. This area is the high point along Allegan Street, sloping toward the river. Two partially demolished buildings sit within the area. Several mature maple trees are scattered around and should be considered for protection.



Cedar Street (see #1)



Concrete Lagoon (see #5)

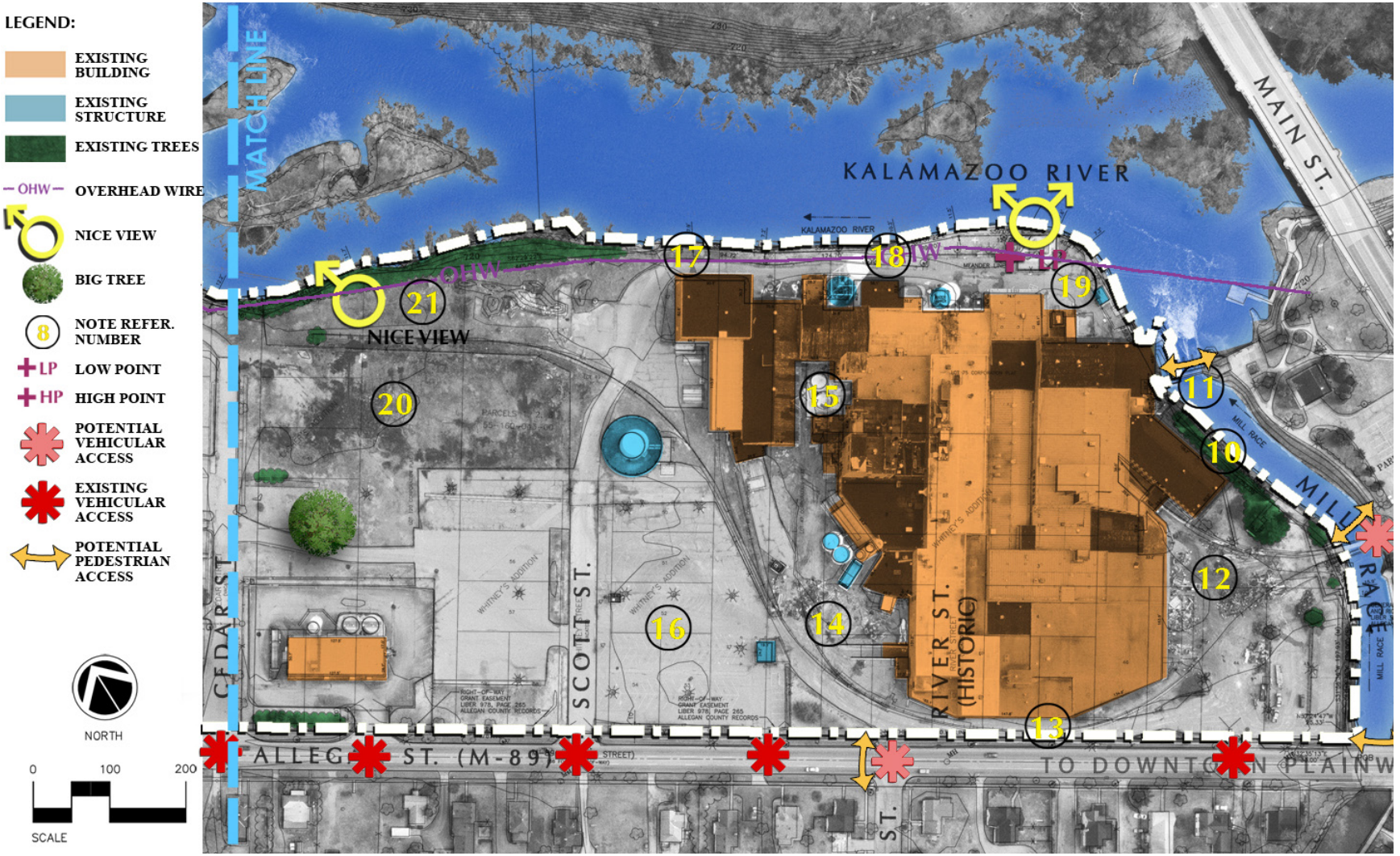


Figure 3: Site Analysis – East

Site Analysis – East

10. An intimate space with mature trees and a sunny eastern exposure, this area gently slopes from the mill building to the mill race.
11. Scenic views in all directions and the sound of rushing water characterize the walkway over the mill race dam (current pedestrian access point to the mill's office building).
12. Currently a loading dock and parking lot area with pavement in disrepair, this wide open area is defined by the mill race to the east and the mill building to the west, and can be accessed by Allegan Street to the south. The sound of traffic on Allegan Street is louder than the sound of water flowing over the mill race dam.
13. The area between the sidewalk and the mill building is elevated approximately 4 feet, limiting access to Allegan Street.
14. A loading dock and parking area on the west side of the mill building create an open area with potential access from Allegan Street.
15. A three-sided courtyard space with southern exposure and circular ruins could potentially be utilized in the redevelopment.
16. Currently an expanse of asphalt parking, this area is open, relatively flat, and has access to Allegan Street.
17. The river dominates the experience along the north side of the mill building. In this area, a paved access drive runs east/west, low grass lines the riverbank, and overhead power lines obstruct river views.
18. Two water towers are situated on the north side of the mill building, adding a unique character to the mill property.
19. Nearly a peninsula—created by the intersection of the mill race with the Kalamazoo River—this area is generally low and flat. The mill race dam, with its scenic whitewater and rushing sound, is visible to the east. Wonderful views up and down the river would be improved with the removal of the electric substation and other small utility structure.
20. Previously the location of the coal storage piles, this area is open, flat, and non-vegetated.
21. Debris, scrub vegetation, and small trees at the riverbank characterize this area to the north of the railroad tracks.



Mill Building at Mill Race (see #10)



Power Lines at Water Tower Next to River (see #18)

APPENDIX B

ZONE A characteristics

- approx. 5.38 acres
- primarily wooded
- adjacent to regional gateway
- adjacent to existing commercial (west)
- approx. 340' of Allegan St. frontage
- vehicular access from Allegan St. @ existing signal

ZONE B characteristics

- approx. 5.30 acres
- long, narrow area
- area of potential environmental concern - location of former wastewater sludge dewatering lagoons & aeration basin
- primarily open
- adjacent to wastewater facility (west)
- adjacent to existing residential (south)
- approx. 1,275' of river frontage

ZONE X characteristics

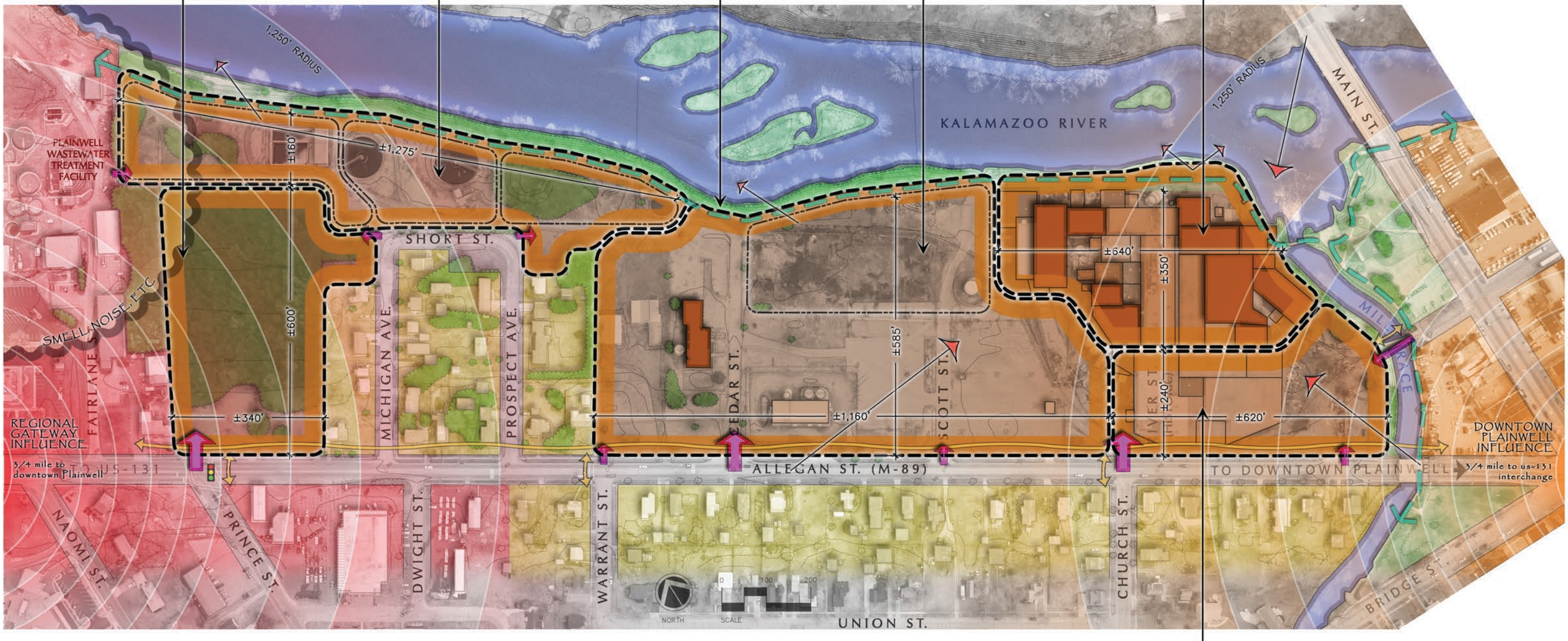
- area of potential environmental concern *(Off-Site)* - PCB concentrations may be above regulatory levels of concern in a gray seam of bank soil along the river

ZONE C characteristics

- approx. 13.31 acres
- area of potential environmental concern - location of coal-fragment and ash-containing fill material, a spill near a 200,000-gallon No. 6 fuel oil tank, and a former coal storage area
- primarily open
- adjacent to ex. residential (south & west)
- approx. 1,160' of Allegan St. frontage
- vehicular access from Allegan St.

ZONE D characteristics

- approx. 4.75 acres
- may be an area of potential environmental concern - location of former mill operations
- high concentration of historic structures
- adjacent to river and mill race (north & east)
- approx. 640' of river frontage



OPPORTUNITIES & CONSTRAINTS

PLAINWELL PAPER MILL
200 ALLEGAN STREET
PLAINWELL, MI 49080

August 2006

- ADJACENT COMMERCIAL
- ADJACENT CBD
- ADJACENT RESIDENTIAL
- ADJACENT PARK
- BUILDING - HIGH REUSE POTENTIAL
- BUILDING - MEDIUM REUSE POTENTIAL
- BUILDING - LOW REUSE POTENTIAL
- RIVER BANK
- RIVERFRONT TRAIL
- PEDESTRIAN PATH @ ROAD
- SECONDARY VEHICULAR ACCESS
- VIEW FROM MILL SITE
- ZONE EDGE
  zones defined by common characteristics
- PRIMARY VEHICULAR ACCESS
  minimize traffic conflicts, align with existing roads & signals
- VIEW INTO MILL SITE

ZONE E characteristics

- approx. 3.69 acres
- primarily mill buildings
- adjacent to downtown & mill race (east)
- adjacent to existing residential (south)
- approx. 620' of Allegan St. frontage
- main vehicular access from Allegan St. @ Church St.
- potential access accross mill race

APPENDIX C

APPENDIX C
ARCHITECTURAL ASSESSMENT

Assessment Methodology

An on-site investigation of the Plainwell Mill site was conducted by the planning team on May 16, 2006. Existing buildings and structures were visually assessed from the exterior and interior wherever possible. No invasive or destructive methods were used, and assessments are based only on what could be seen from the ground. The intent of the assessment is to preliminarily determine the potential for reuse of the existing structures. Each building was evaluated on the following criteria:

Integrity

Each building is designated as low or high based on historic significance and extent of remaining historic material.

- Buildings with high integrity are historic structures that retain much of their original material and character or significantly contribute to the historic mill character of the site.
- Buildings with low integrity are modern structures that, because of their style and materials, do not contribute to the historic character of the site, or historic buildings that have been so significantly altered that their original character is not discernible.

Adaptability

Each building is designated as limited or flexible based on the potential of the space to be reused for non-industrial functions.

- Buildings with limited reuse potential are designed specifically for an industrial use that can not be easily adapted, are too small to practicably be reused, have spaces that are divided by frequent columns, have few or no exterior windows, are built of materials that would be difficult to modify, or have low ceiling heights.
- Flexible buildings have large undivided spaces, plenty of windows for natural light (or potential for new/reopened windows), and adequate ceiling heights.

Condition

Each building is designated as poor, fair, or good based on the condition of the structure and materials.

- Buildings in poor condition exhibit substantial material damage, such as roof or brick failure, that would require significant repairs.
- Buildings in fair condition are materially sound, but show maintenance issues such as missing windows and minor water infiltration problems.
- Buildings in good condition are sealed from the elements and require few repairs.



Overall View of the Mill Buildings From the Southwest



Carved Stone Indicating Date of Construction of One of the Early Mill Buildings



Timber Roof Structure Typical in Older Buildings on the Site



View of the River Facade, Made Up of Early Mill Buildings

Assessment Summary

A cohesive related grouping of historic mill buildings remains on the Plainwell Mill site. These buildings are a lasting symbol of Plainwell's industrial history, and are prominently located on the Kalamazoo River and adjacent to downtown. Overall, the buildings were found to be in relatively good condition considering their age and that they have been vacant for a number of years. Due to their function, most spaces are open and flexible for adaptive reuse. Each building and structure is described in more detail in Appendix A: Architectural Surveys.

Buildings 1, 2, 6, 11, 11A, 12, 16, 17, 18, 19, 20, and 20A *(see Figures 1 & 2)* form the bulk of the historic mill complex. They front on the river and present a unified facade. The highest priority for retention should be given to these buildings, as they have high integrity, are flexible for adaptability, and are in good or fair condition.

Buildings 5 and 5A contribute to the historic character, but are in poor repair.

Buildings 3, 9, and 10, while of the same vintage as the above buildings, are low in integrity due to significant modifications to exterior walls and roofs.

Buildings 9A, 9B, 9C, 9D, 9E, 9F, and 23, while in good condition and flexible to adaptability, are low in integrity. They have the most street presence, but do not contribute to the historic mill character, nor do they soften the transition to the surrounding residential neighborhood.

Various buildings around the perimeter have limited potential for adaptability, including the train shed, 1A, 3A, 4, 4A, 25, 28, and the guard house, as well as two small outbuildings on the east and west sides of building 11A. Additionally, these buildings obstruct views of buildings with high integrity.

Structures such as the two water towers and two silos offer limited flexibility, but contribute to the industrial character of the site.

The Water Treatment building and Specialty Minerals building are both in good condition, although neither have high integrity. Specialty Minerals offers less flexibility because of its lack of windows.

The designations are intended to inform the next step of the planning process. Ultimately, buildings with low integrity or in poor condition could be retained, or buildings with high integrity could be removed in order to make the best use of the buildings for redevelopment. The advantages and disadvantages will need to be considered in each case depending on future use.

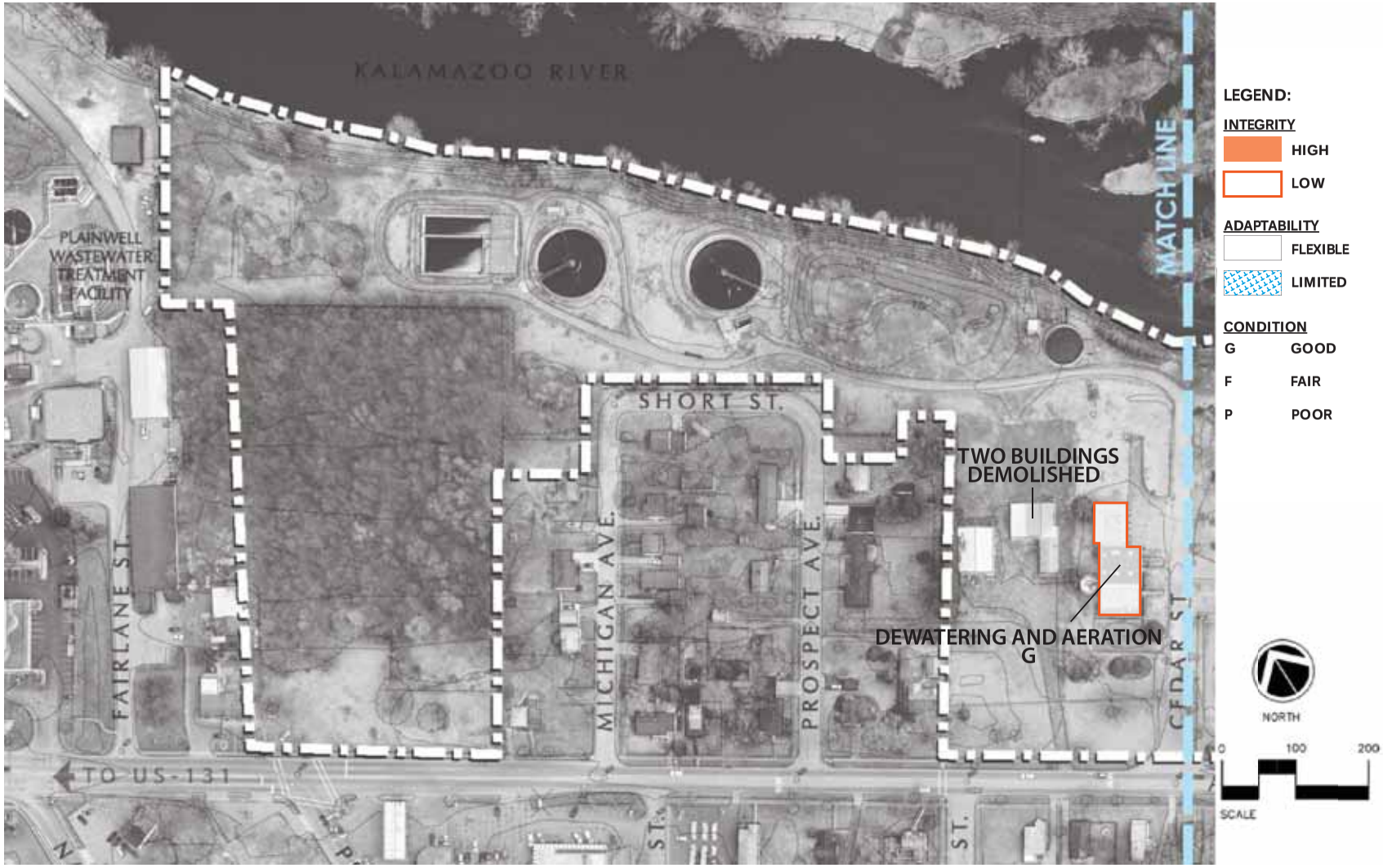


Figure 1: Architectural Assessment – West



Figure 2: Architectural Assessment – East

APPENDIX D

Environmental Summary
Developer's Forum for the Plainwell Mill Property
January 31, 2007

The Plainwell Mill property is a former paper manufacturing site located on approximately 34 acres along the Kalamazoo River in the City of Plainwell, Michigan. The facility operated from the late 1800s to 2000, and was purchased by the City of Plainwell in 2006. The Mill property is part of the Allied Paper, Inc./Portage Creek/Kalamazoo River Superfund site. This site includes five disposal areas, five paper mill properties, an approximately 80-mile stretch of the Kalamazoo River from Morrow Dam to Lake Michigan, and a 3-mile stretch of Portage Creek. Weyerhaeuser Company, a former owner of the Plainwell Mill, has entered into a consent decree with the United States Environmental Protection Agency (U.S. EPA) to perform investigation and remediation activities, under the authority of the federal Superfund program, at the Plainwell Mill and the nearby 12th Street Landfill. The Remedial Investigation activities began in 2006 with the preparation of a draft Remedial Investigation/ Feasibility Study Work Plan (RI/FS Work Plan) for the Plainwell Mill, which is currently under review by the U.S. EPA.

Multiple Phase I and Phase II Environmental Site Assessments (ESAs) have been completed on the property, from the mid-1990s to 2006. Based on the available information, several areas of the site, including those areas located along Allegan Street, appear to have not been used for mill operations or were not identified as having recognized environmental conditions. Recognized environmental conditions have been identified in the three locations illustrated on Figure 1. These locations include:

- the former wastewater sludge dewatering lagoon area, including fourteen former belowground dewatering lagoons and a former belowground aeration basin;
- the northcentral portion of the site, which includes a former coal pile storage area; several feet of fill materials below the ground surface; and a spill area near a 200,000-gallon above ground No. 6 fuel oil tank; and
- the mill buildings area, where there were former kerosene, diesel, and gasoline storage tanks; storm sewer and wastewater lines; and a concrete coal conveyance tunnel.

Results from investigations in these three areas are summarized in attached Table 1 (from the Draft RI/FS Work Plan). A recent Phase II ESA was completed in October 2006 to support the City's Category N Baseline Environmental Assessment. The data from this most recent study are not included in Table 1, but were generally consistent with the previous investigations. Based upon the available data, which includes the results of soil samples and groundwater samples collected from temporary groundwater monitoring wells, the overall environmental site conditions can be summarized as follows:

- Groundwater is present at 6 to 10 feet below ground surface in the natural sand soils present on site. A groundwater flow direction could not be determined from the temporary wells. However, given the setting, groundwater is expected to flow north to northwest, toward the river, except possibly if the river is in flood for an extended period of time, in which case, the groundwater flow direction could reverse toward the mill property.

- Groundwater samples collected at all locations show no organic constituents above potentially relevant criteria established by the State of Michigan, and generally minimal impacts from various metals. Most of the elevated metals measured in groundwater samples from temporary wells were similar in concentration to background. Mercury was the most notable constituent quantified above background levels in groundwater. Concentrations of mercury or other metals in groundwater samples collected from permanent, developed monitoring wells may be different.
- Soil sampling in the former wastewater lagoons confirmed variable thicknesses of sludge material and clean soil fill. Concentrations of polychlorinated biphenyls (PCBs) were below the criterion established by the state. Metals were detected above criteria established by the state, but were generally similar to background.
- Fill material present in the northcentral area was visually characterized to include cinders, ash, and coal fragments; coal fragments were also observed at the ground surface. At some locations, metals concentrations in the fill and the near-surface soil were above criteria established by the state.
- Soil staining was observed near the 200,000-gallon fuel oil tank, and organics concentrations were above criteria established by the state in the near surface soil.
- Soil samples in the mill buildings area were analyzed for PCBs, with results below the criterion established by the state. PCBs were discovered in a storm sewer manhole and pipe near the mill building, and localized cleanups were completed in 1996 and 1997, with residuals removed and taken off site for disposal.

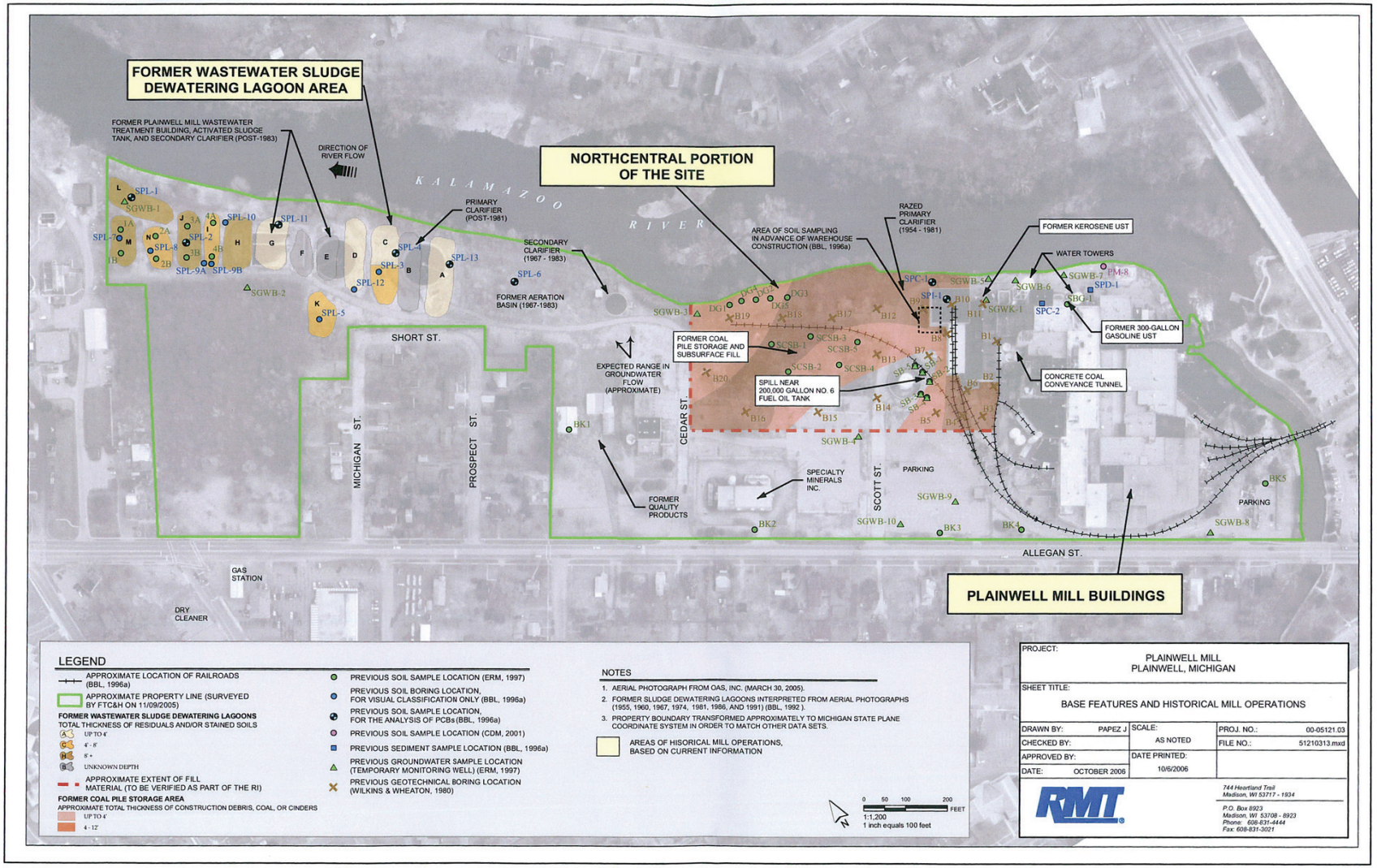
The potential presence of asbestos, lead-based paint, or other demolition-related constituents of potential concern is unknown.

Table 2-1
Summary of Previous Investigations for the Plainwell Mill

SPECIFIC AREA OF INVESTIGATION	SAMPLES COLLECTED	COCs ANALYZED	SAMPLING RESULTS	SAMPLING YEAR
Former Wastewater Sludge Dewatering Lagoon and Aeration Basin Area				
Wastewater treatment dewatering Lagoons	13 Soil Borings in 11 of 14 lagoons	PCBs	Five samples were analyzed for PCBs. All PCB results were below the lowest potentially applicable Part 201 criteria of 4 mg/kg.	1996[a]
	8 Soil Samples of Overburden Material and 5 Background Samples	Metals	Mercury in two background and four overburden samples exceeded the lowest potentially applicable Part 201 criteria (50 ug/kg). Arsenic concentrations in four soil and one background sample exceeded the lowest potentially applicable Part 201 criteria of 4.6 mg/kg.	1997[b]
	2 Shallow Groundwater Wells (Upgradient and Downgradient)	VOCs, PAHs, & Dissolved Metals[1]	The only chromium was detected at low levels.[1]	1997[b]
Former Aeration Basin	2 Soil Samples	PCBs	All PCB results were below the lowest potentially applicable Part 201 criteria of 4 mg/kg.	1996[a]
North Central Portion of Site				
Former Coal Stockpile Area	10 Soil Samples	Metals & PAHs	Only three of the ten samples were above the lowest potentially applicable Part 201 criteria. COCs where concentrations exceeded the potentially applicable Part 201 criteria include Arsenic, Copper, Lead, Mercury, for benzo(a)pyrene, and dibenzo(a,h)anthracene.	1997[b]
	2 Shallow Groundwater Wells (Upgradient and Downgradient)	VOCs, PAHs, & Dissolved Metals[1]	No VOCs or PAHs were detected. Of the metals only chromium was detected at low levels.[1]	1997[b]
No. 6 Fuel Oil AST	5 Surface Soil Samples	VOCs, PAHs, & Lead	Three samples did not exceed Part 201 soil standards. Part 201 soil standard exceedances were present for PCE and three PAHs at two separate locations.	1997[b]
	5 Shallow Groundwater Wells	VOCs, PAHs, & Dissolved Lead (2 of 5 for additional metals)[1]	No VOCs or PAHs were detected. Of the metals only chromium was detected at low levels.[1]	1997[b]
	5 Samples after Excavation of Soil associated with Spill	Petroleum VOCs & PAHs	Three samples had no exceedances of the lowest potentially applicable Part 201 criteria. The remaining two samples had exceedances for 4 of the 23 compounds.	1999[c]
Fill Material in Subsurface	20 Soil borings	Visual Characterization	At 17 of 20 boring locations, a layer of fill material that contained coal fragments, ash, and/or cinders was observed.	1980[d]
Mill Buildings and Immediate Proximity of the Mill Buildings				
Concrete Coal Conveyance Tunnel	2 Shallow Groundwater Wells (Downgradient)	VOCs, PAHs, and Dissolved Metals[1]	No VOCs or PAHs were detected. Of the metals only chromium was detected and remained below the lowest potentially applicable Part 201 criteria.[1]	1997[b]
	No Soil Sampling as Tunnel is below Groundwater	-	-	1997[b]
Former 10,000 Gallon Kerosene UST	2 Shallow Groundwater Wells (Downgradient)	VOCs, PAHs, and Dissolved Metals[1]	No VOCs or PAHs were detected. Of the metals only chromium was detected and remained below the lowest potentially applicable Part 201 criteria.[1]	1997[b]
Former 300 Gallon Gasoline UST	2 Shallow Groundwater Wells (Downgradient)	VOCs, PAHs, and Dissolved Metals[1]	No VOCs were detected and all PAHs were below the lowest potentially applicable Part 201 criteria. Of the metals only cadmium was detected (11 ug/L) above the lowest potentially applicable criteria (2.5 ug/L).[1]	1997[b]
	1 Soil Sample	VOCs, PAHs, and Lead	Soil sampling results were below all of the lowest potentially applicable Part 201 criteria.	1997[b]
Storm Sewers and Wastewater Discharge Pipe	1 Sample from each Location prior to Cleanup Activities	PCBs (Wastewater Discharge also analyzed for PCDD/PCDFs)	PCBs were detected in the storm sewer manhole and former wastewater discharge pipe at 3.9 mg/kg and 240 mg/kg, respectively. Cleanup activities were subsequently conducted to remove the sediment and to plug and backfill the wastewater discharge pipe.	1996[a]

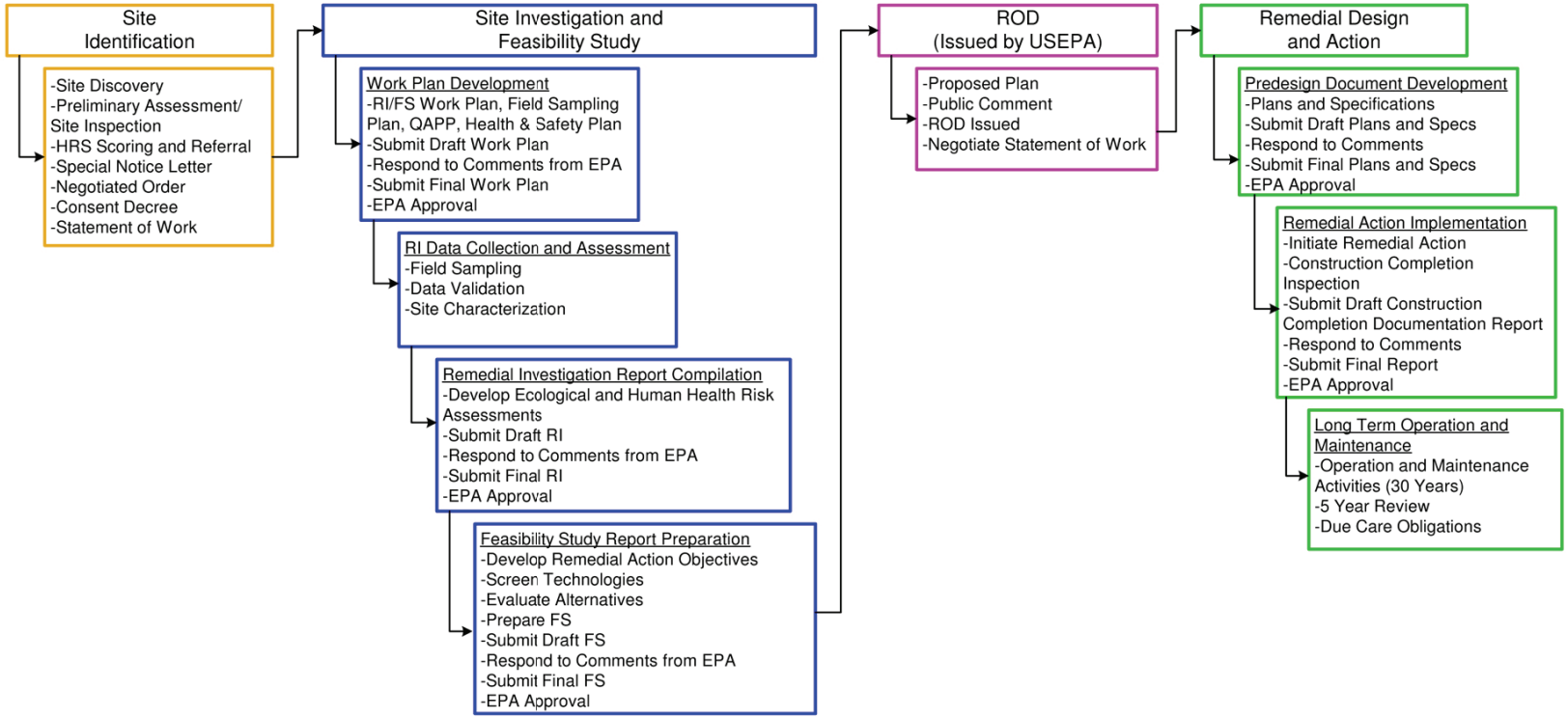
Footnotes:
(1) ERM filtered the groundwater samples there were analyzed for dissolved metals (ERM, 1997). Only total metals (i.e. unfiltered) can be compared with Michigan Part 201 groundwater criteria.

References
(a) BBL, 1996a. Allied Paper, Inc./Portage Creek/Kalamazoo River Superfund Site Remedial Investigation/Feasibility Study, Technical Memorandum 15, Mill Investigation. Blasland & Bouck Engineers, P.C. July 1992.
(b) ERM, 1997. Simpson Plainwell Paper Company Phase I Environmental Site Assessment and Phase II Investigation, Plainwell, Michigan. Environmental Resources Management. June 6, 1997.
(c) Taplin, 1999. Taplin and Plainwell Paper - Fuel Oil Spill and Remediation, 1999.



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Figure 1



DRAFT COPY

PROJECT:	WEYERHAEUSER COMPANY PLAINWELL MILL PLAINWELL, MICHIGAN
SHEET TITLE:	USEPA CERCLA PROCESS OVERVIEW (BASED ON PLAINWELL SOW)
DATE: NOVEMBER 2006	FIGURE
DRAWN BY: NCW	

RMT

APPENDIX E

Phase II
Environmental Site Assessment

Former Plainwell Paper Mill
200 Allegan Street
Plainwell, Michigan

Prepared for:
City of Plainwell, Michigan

October 2006
Project No. G06523

FTC&H
Fishbeck, Thompson, Carr & Huber
engineers • scientists • architects • constructors

fTC&h

PHASE II

ENVIRONMENTAL SITE ASSESSMENT

FORMER PLAINWELL PAPER MILL

200 ALLEGAN STREET

PLAINWELL, MICHIGAN

PREPARED FOR:
CITY OF PLAINWELL
MICHIGAN

OCTOBER 2006
PROJECT NO. G06523

Fishbeck, Thompson, Carr & Huber, Inc. Engineers • Scientists • Architects • Constructors
4775 Campus Drive, Kalamazoo, MI 49008 Telephone: 269-375-3824

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- #6 Fuel-Oil AST Area 6
- AST/UST Areas 7

CONCLUSIONS 7

INTRODUCTION

Fishbeck, Thompson, Carr & Huber, Inc. (FTC&H) has performed a Phase II Environmental Site Assessment (ESA) on the former Plainwell Paper Mill Site located at 200 Allegan Street, Plainwell, Michigan (subject property).

The subject property is located on approximately 34 acres containing the former Plainwell Paper Mill, associated wastewater treatment plant, and the vacant Specialty Minerals, Inc. property. The subject property is located north of Allegan Street and south of the Kalamazoo River. A Site Location Map is provided as Figure 1. A Site Diagram is provided as Figure 2.

During the course of the Phase I ESA investigation (January 2004), FTC&H encountered evidence of the following recognized environmental conditions (RECs) in connection with the subject property:

A. The subject property, plus three other paper mills, are included on the National Priorities List as part of the Superfund site known as Allied Paper, Inc./Portage Creek/Kalamazoo River and could potentially be included in the Record of Decision. The potential exists for polychlorinated biphenyls (PCBs) to be present at the subject property in concentrations exceeding Part 201 Generic Residential Cleanup Criteria (GRCC).

B. The presence of sludge and fly ash in the former wastewater lagoons containing metals in concentrations exceeding Part 201 GRCC from papermaking operations.

C. The presence of sediments (gray seam) containing levels of PCBs above Part 201 GRCC in the Kalamazoo River, floodplain, and river bank.

D. Fill material observed in the river bank and aeration pond banks containing concrete, brick, metal, and other solid waste materials from an unknown source.

E. Fill material present at the subject property consisting of cinders, ash, and stained soils that have the potential to cause a material release of hazardous substances to underlying soils and groundwater.

F. The potential for a material release of hazardous substances to soils from waste coal on the ground surface and in storage piles in the former coal storage area located west of the mill buildings.

G. Near surface soils between the coal storage area and the Kalamazoo River containing arsenic, mercury, lead, benzo(a)pyrene, phenanthrene, and dibenzo(a,h)anthracene in concentrations exceeding Part 201 GRCC.

H. The potential for a material release of hazardous substances from solid waste piles located between the former coal storage area and the Kalamazoo River.

I. The #6 fuel-oil spill remediation area due to a confirmed release of petroleum products, the documented presence of contaminants above Part 201 GRCC in soils collected from the excavation base, and the potential for residual contamination in the excavation sidewalls.

J. A release of tetrachloroethene to soils south of the fuel-oil pump house in concentrations exceeding Part 201 GRCC.

K. A release of #6 fuel oil within the pump house and the potential for a materials release to underlying soils.

L. The potential for a material release from the former 10,000-gallon kerosene underground storage tank (UST) used in the de-inking process.

M. A material release of hazardous substances to soils present within the #6 fuel-oil aboveground storage tank (AST) containment and soils adjacent to the railroad spur, near the main courtyard.

N. A material release of kerosene in December 1987 to surface soils from an excavated UST.

O. The potential for a material release from the use of a 17,000-gallon brine UST system.

The Phase II ESA was conducted on September 5 and 6, 2006.

BACKGROUND

Located adjacent to the Kalamazoo River floodplain and mill race, the subject property has been used for papermaking operations since the early 1880s. The paper mill buildings and improvements occupy the majority of the eastern one-half of the subject property. The wastewater treatment plant and Specialty Minerals, Inc. occupy the center portion of the subject property. The western portion of the subject property is undeveloped and contains former wastewater lagoons that have been filled with residual waste material and covered.

INVESTIGATION METHODS

Nine soil borings (SBs) were installed using a Geoprobe to evaluate the RECs at the subject property. SB-1 through SB-4 were installed in the former wastewater lagoon area. SB-5 was installed in the former coal storage area. SB-6 was installed adjacent to the rail spur in the #6 fuel-oil AST and brine UST area. SB-7 was installed in an area showing evidence of having been filled with waste coal, coal ash, cinders, and other solid waste. SB-8 and SB-9 were installed between the north side of the mill and the Kalamazoo River, downgradient of several former AST/UST areas. The SB locations are shown on the Site Diagram provided as Figure 2.

Geoprobe drilling services were provided by Great Lakes Geotechnical Services, Galesburg, Michigan. The SBs were installed using a Geoprobe equipped with 2-inch-diameter macro-core samplers and single-use acetate liners. A continuous core of soils was collected at each SB location until the total depth of the boring was encountered. The total depth of each boring ranged from 10 to 20 feet below ground surface (bgs). The soil cores were described by a FTC&H geologist and field screened for the presence of total organic vapors (TOVs) using a photoionization detector (PID).

Temporary monitoring wells TW-3 and TW-5 through TW-9 were installed in SB-3 and SB-5 through SB-9, respectively, to collect groundwater samples. The temporary monitoring wells were constructed of one-inch-diameter polyvinyl chloride (PVC) risers equipped with a 5-foot-long PVC screen installed into the upper portion of the uppermost water-bearing unit. The borehole logs are provided as Appendix 1. The wells were sampled using a peristaltic pump equipped with disposable tubing following low-flow methods.

One to two soil samples were collected from waste residuals or impacted soils at each of the soil borings (SB-1 through SB-4) located in the former wastewater lagoons. The soil samples were collected at varying depths, depending on the location of the waste residuals encountered. These soil samples and the groundwater sample collected from TW-3 were analyzed for PCBs and the metals (total analysis): arsenic, cadmium, chromium, copper, lead, mercury, selenium, and zinc.

In the former coal storage area, one soil sample was collected from the unsaturated soils underlying the coal at SB-5, at a depth of 2.5 to 3.5 feet. In the fill area, two soil samples were collected from the unsaturated soils at SB-7, at depths of 0 to 0.5 feet and 7 to 7.5 feet. These soil samples and the groundwater samples collected from TW-5 and TW-7 were analyzed for polynuclear aromatic hydrocarbons (PNAs), phenols (acid fraction), and the metals (total analysis): arsenic, cadmium, chromium, copper, lead, mercury, selenium, and zinc.

In the #6 fuel-oil AST area, one soil sample was collected from the unsaturated soils at SB-6, from 0 to 1 foot bgs. A deeper soil sample was not collected, since visible staining was not present, and TOVs were not detected in the soils using a PID. Soil and groundwater samples collected from SB/TW-6 were analyzed for the Method 8260 Plus Scan of volatile organic compounds (VOCs), PNAs, PCBs, and the metals (total analysis): arsenic, cadmium, chromium, copper, lead, mercury, selenium, and zinc. The groundwater sample was also analyzed for chloride.

No soil samples were intended to be collected from borings SB-8 and SB-9, located downgradient of the former AST/UST Areas. The groundwater samples collected from TW-8 and TW-9 were analyzed for VOCs, PNAs, and the metals (total analysis): arsenic, cadmium, chromium, copper, lead, mercury, selenium, and zinc.

One trip blank was submitted for analysis of VOCs to verify that cross contamination between the samples did not occur while stored in the cooler during transportation to the laboratory. A field blank of the methanol used to preserve the VOC soil samples was also submitted for analysis of VOCs. Duplicate and matrix spike/matrix spike duplicate samples from each matrix (soil and groundwater) were collected for analysis. These additional samples are required by Michigan Department of Environmental Quality (MDEQ) Operational Memorandum No. 2 to ensure that representative data are used to evaluate precision and accuracy of the analytical data.

The samples were collected directly into laboratory-prepared bottles, stored on ice in an insulated cooler, sealed, and transported under chain-of-custody documentation to TriMatrix Laboratories, Inc., (TriMatrix), Grand Rapids, Michigan, for analysis.

ANALYTICAL RESULTS

The Analytical Report provided by TriMatrix is included in Appendix 2. Soil and groundwater analytical results for the detected parameters are summarized on Tables 1 and 2, respectively, and compared to applicable MDEQ Part 201 Generic Residential and Commercial I Cleanup Criteria (GRCCC).

DATA ANALYSIS

FORMER WASTEWATER LAGOON AREA

SB-1 was installed in the former wastewater lagoon area, between the two clarifiers. One soil sample was collected from a depth of 12.5 to 13 feet bgs. No TOVs were detected during field screening of the recovered soils in SB-1. Arsenic and chromium were detected in concentrations exceeding Part 201 GRCCC. Cadmium, copper, lead, mercury, selenium, and zinc were detected in concentrations below Part 201 GRCCC. PCBs were not detected above laboratory reporting limits in the sample collected at SB-1.

SB-2 was installed in the western portion of the former wastewater lagoon area. Two soil samples were collected at SB-2, one from the paper waste (at 9 to 10 feet bgs) and one from ash and cinders (at 12 to 13 feet bgs). TOVs were detected during field screening of the recovered soils at 9 feet bgs (1.0 parts per million [ppm]). Selenium was detected in the soil sample collected at 9 to 10 feet bgs in concentrations exceeding Part 201 GRCCC. Arsenic, chromium, and mercury were also detected in the soil sample collected at 9 to 10 feet bgs, exceeding one of the Part 201 GRCCC, but are at or below Statewide Default Background Levels for each of the metals. Cadmium, copper, lead, and zinc were detected in concentrations below Part 201 GRCCC, while PCBs were not detected above laboratory reporting limits in the sample collected from 9 to 10 feet bgs. Chromium was detected in the soil sample collected from SB-2 (12 to 13 feet bgs) exceeding one of the Part 201 GRCCC, but is below Statewide Default Background Levels for chromium. Arsenic, cadmium, copper, lead, selenium, and zinc were detected in concentrations below Part 201 GRCCC. The remaining tested parameters were not detected above laboratory reporting limits in the sample collected from 12 to 13 feet bgs.

SB-3 was installed in the western portion of the former wastewater lagoon area. Two soil samples were collected from the paper waste encountered at SB-3, from 2 to 2.5 feet bgs and from 4 to 5 feet bgs. No TOVs were detected during field screening of the recovered soils in SB-3. Arsenic, chromium, and mercury were detected in the soil sample collected from 2 to 2.5 feet bgs in concentrations exceeding Part 201 GRCCC. The remaining tested parameters were detected in concentrations below Part 201 GRCCC. Mercury was detected in the soil sample collected from 4 to 5 feet bgs in concentrations exceeding Part 201 GRCCC. Chromium was detected in the soil sample collected from 4 to 5 feet bgs exceeding one of the Part 201 GRCCC, but below Statewide Default Background Levels for chromium. The remaining tested parameters were detected in concentrations below Part 201 GRCCC. TW-3 was screened between 8 and 13 feet bgs, and a groundwater sample was collected. Arsenic was the only tested parameter detected in concentrations exceeding Part 201 GRCCC.

SB-4 was installed in the western portion of the former wastewater lagoon area. One soil sample was collected from a depth of 9 to 10 feet bgs. No TOVs were detected during field screening of the recovered soils in SB-4. Selenium was detected in concentrations exceeding Part 201 GRCCC. Chromium was detected in the soil sample exceeding one of the Part 201 GRCCC, but below Statewide Default Background Levels for chromium. Arsenic, cadmium, copper, lead, mercury, and zinc were detected in concentrations below the Part 201 GRCCC. PCBs were not detected above laboratory reporting limits in the sample collected at SB-4.

FORMER COAL STORAGE AND FILL AREA

SB-5 was installed in the former coal storage area. One sample was collected from the soils underlying the coal at a depth of 2.5 to 3.5 feet bgs. No TOVs were detected during field screening of the recovered soils in SB-5. Arsenic, copper, mercury, selenium, and zinc were detected in concentrations exceeding Part 201 GRCCC. Chromium was detected in the soil sample exceeding one of the Part 201 GRCCC, but below the Statewide Default Background Levels for chromium. Cadmium, lead, and several PNAs were detected in concentrations below Part 201 GRCCC. TW-5 was screened between 10 and 15 feet bgs, and a groundwater sample was collected. None of the tested parameters were detected in concentrations exceeding Part 201 GRCCC.

SB-7 was installed in the area where fill material is known to exist. Two soil samples were collected from SB-7, from 0 to 0.5 foot bgs and from 7 to 7.5 feet bgs. TOVs were detected during field screening of the recovered soils in SB-7 at 6 feet bgs (4 ppm). Mercury and selenium were detected in the soil sample collected from 0 to 0.5 foot bgs in concentrations exceeding Part 201 GRCCC. Arsenic and chromium were detected in the soil sample collected from 0 to 0.5 foot bgs in concentrations exceeding one of the Part 201 GRCCC, but are at or below Statewide Default Background Levels for arsenic and chromium. Cadmium, copper, lead, zinc, and several PNAs were detected in concentrations below Part 201 GRCCC. Arsenic, chromium, copper, mercury, and zinc were detected in the soil sample collected from 7 to 7.5 feet bgs in concentrations exceeding Part 201 GRCCC. Cadmium, lead, selenium, and several PNAs were detected in concentrations below Part 201 GRCCC. TW-7 was screened between 8 and 13 feet bgs, and a groundwater sample was collected. Mercury was the only tested parameter detected in concentrations exceeding Part 201 GRCCC.

#6 FUEL-OIL AST AREA

SB-6 was installed adjacent to a rail spur, near the #6 fuel-oil AST and a brine UST. One sample was collected from a depth of 0 to 1 foot bgs. No TOVs were detected during field screening of the recovered

soils in SB-6. Naphthalene, xylenes (total), and arsenic were detected in concentrations exceeding Part 201 GRCCC. Chromium, mercury, and selenium were detected in the soil sample exceeding one of the Part 201 GRCCC, but are below the Statewide Default Background Levels for each of the metals. Cadmium, copper, lead, zinc, and several VOCs and PNAs were detected in concentrations below the Part 201 GRCCC. TW-6 was screened between 10 and 15 feet bgs, and a groundwater sample was collected. None of the tested parameters were detected in concentrations exceeding Part 201 GRCCC.

AST/UST AREAS

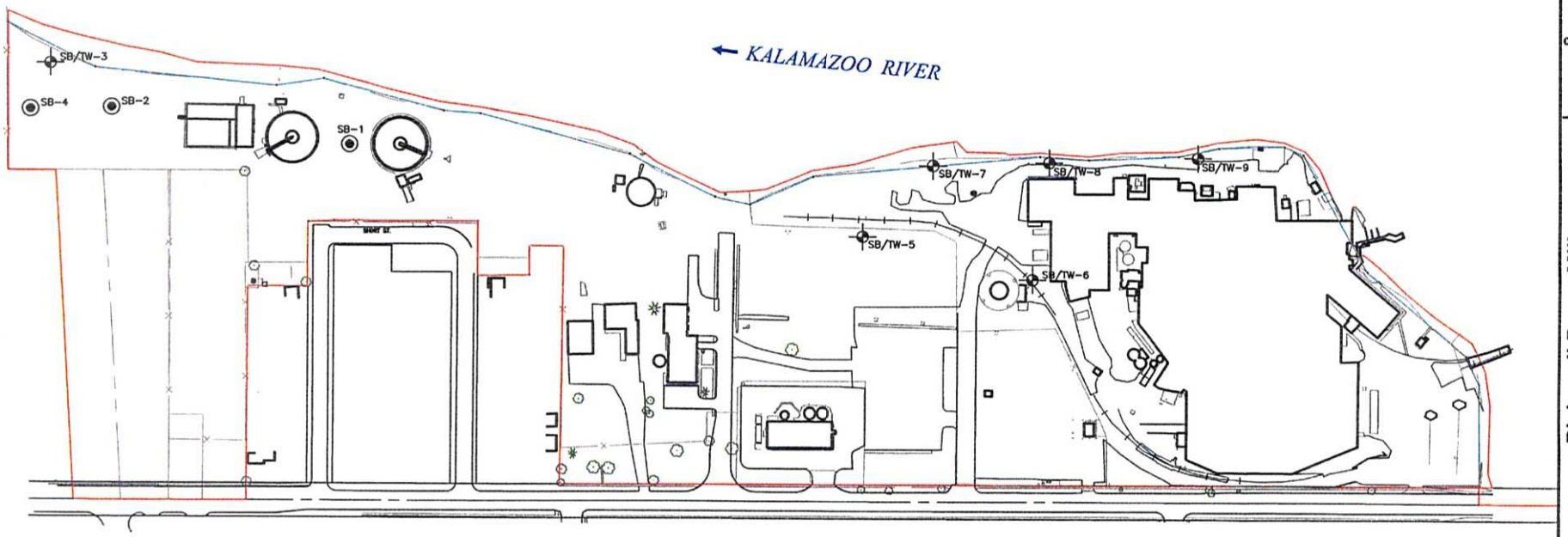
SB-8 was installed downgradient of the former AST/UST Areas, between the mill and the Kalamazoo River. No soil samples were collected at SB-8, and no TOVs were detected during field screening of the recovered soils. TW-8 was screened between 6 and 11 feet bgs, and a groundwater sample was collected. Copper, lead, and mercury were detected in concentrations exceeding Part 201 GRCCC.

SB-9 was installed downgradient of the former AST/UST Areas, between the mill and the Kalamazoo River. No soil samples were collected at SB-9. and no TOVs were detected during field screening of the recovered soils. TW-9 was screened between 6 and 11 feet bgs, and a groundwater sample was collected. Copper, lead, mercury, and zinc were detected in concentrations exceeding Part 201 GRCCC.

None of the tested compounds were detected in the trip blank and field blank samples in concentrations exceeding laboratory reporting limits.

CONCLUSIONS

FTC&H has conducted a Phase II ESA for the subject property. The purpose of the Phase II ESA was to further evaluate the RECs identified in the January 2004 FTC&H Phase I ESA. Based on the data collected during this investigation, the site is a *facility*, as defined in Part 201 of P.A. 451, 1994, as amended, due to the presence of naphthalene, xylenes (total), arsenic, chromium, copper, mercury, selenium, and zinc in the soils and arsenic, copper, lead, mercury, and zinc in groundwater in concentrations exceeding their respective Part 201 GRCCC.



LEGEND

- SOIL BORING
- SOIL BORING/TEST WELL

SITE DIAGRAM

fresh 50 years

engineers
scientists
architects
constructors

Plainwell Paper Mill
Plainwell, Michigan
Phase II
Environmental Site Assessment

PROJECT NO.
G06523

FIGURE NO.
2

PLOT INFO: N:\06523\CD\20010523.DWG DATE: 9/28/2006 TIME: 10:50:55 AM USER: ACS

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Fishbeck, Thompson, Carr & Huber, Inc.

APPENDIX F

JJR
landscape architecture
planning
urban design
civil engineering
environmental science

September 6, 2006

Linda Hicken, Project Manager
RMT, Inc.
744 Heartland Trail
Madison, WI 53717

Subject: Draft: Market Overview Report
Plainwell Mill Redevelopment Plan, Plainwell MI
JJR project No. 24805.000

Dear Linda:

Please find the attached draft of the Market Overview report prepared for the former Plainwell Mill property, in Plainwell Michigan. The purpose of the overview is to suggest potential land uses that are based on the market realities of Plainwell and the region. It has been prepared as part of the redevelopment planning process and is understood to be one of the many planning influences, along with environmental, site factors, adjacent land uses, etc. that are and/or will be considered during the planning process for the site.

At a preliminary level, the Market Overview provides an understanding of the demographics of the region, including Allegan and Kalamazoo counties, and the cities of Kalamazoo and the Grand Rapids. Statistical data on the state and national levels are included to provide comparative perspective of the demographic trends.

Demographic shifts are one of the indicators of land use trends. The Market Overview includes a preliminary discussion about these land use trends and considers how they may or may not be suitable for the redevelopment of mill property.

Further, the Market Overview:

- Identifies potential land use types (i.e., residential, retail, office, etc.)
- Does not provide more detailed analysis within each land use type. (i.e., multi-family versus single family)
- Is not intended to identify the location of the potential land uses on the site.
- Offers a statistical overview within the potential market area up until 2004. Development after 2004 is not part of this overview.

- Does not factor in environmental issues on the mill site, when considering potential land uses.

- Is meant to be used in conjunction with, and balanced by, other site influences considered in the planning process.

Please let us know if you have any questions regarding this overview.

Sincerely,



Cheryl Zuellig

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cc: MOF

Economics Research Associates

Draft Report

Market Overview
Former Plainwell Mill Property
Plainwell, Michigan

Submitted to:
JJR

Submitted by:
Economics Research Associates

September 6th, 2006

ERA Project Number: 16598

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Introduction

Economics Research Associates (ERA) was engaged to provide a market overview for the market area including a demographic analysis and trend assessments for a site in downtown Plainwell, Michigan.

Site Setting

The site is the former Plainwell Mill containing over 230,000 square feet of former paper mill buildings. It sits on 34.5 acres of land along approximately 2,400 feet of the Kalamazoo River. The property is located on the north side of M-89, a local east-west carrier (Allegan Street). It is directly east of the US-131 interchange, a major north-south route that links the cities of Kalamazoo and Grand Rapids. The site, while close to US-131, is not visible from the highway so is not ideal for users that prefer highway visibility and immediate access. The existing Comfort Inn blocks the view of the site from US-131 even though the subject property is quickly reached off of the highway. For this reason, while ERA considered some of the highway-related uses, they did not become high priorities in our evaluation. The site is approximately 15 miles from downtown Kalamazoo. Currently, Plainwell residents tend to visit the Kalamazoo area for services and attractions. Redevelopment of the site could potentially attract more residents and visitors to the downtown Plainwell area. The former mill property is located directly across the mill race from the main area of Plainwell and is highly visible from downtown. The river itself is a strong amenity for a mix of activities that would draw from its beauty and energy.

Scope of Study

This analysis includes a characterization of the current demographic characteristics, past trends, and future forecasts for the population within surrounding geographic areas. The proposed mixed-use development would draw largely from the Kalamazoo and Allegan counties. To reflect this, data from these two counties are compared to other highlighted jurisdictions. ERA compiled information from the following sources:

US Census
ArcView Business Analyst
State of Michigan
Michigan Department of Treasury
Michigan Department of Revenue
Michigan Department of Labor

Specific Limiting Conditions

This report is based on ERA's judgment and preliminary data to identify mixed-use and tenure concepts that could be realistic for the site – based on the market characteristics as identified in this study and our experience with current development trends in other communities. The report does not take into consideration select site attributes such as its status on the National Priorities List (NPL) (federal Superfund) or potential environmental concerns. The report is intended only to provide direction for the decisions regarding the preliminary land use scenarios and does not take into account planned developments across the river and in the township, or any effects of the Kalamazoo Promise.

Demographic Assessment

Population Change

The former Plainwell Mill property is located in the southeast corner of Allegan County. The closest population center is the city of Kalamazoo, which is approximately 15 miles south of the city of Plainwell in Kalamazoo County. The city of Grand Rapids is approximately 35 miles north of Plainwell, in Kent County. The following table shows population change factors for Kalamazoo and Allegan counties in comparison with other select jurisdictions. The Grand Rapids Metropolitan Statistical Area (MSA) includes Allegan County, Kent County, Muskegon County and Ottawa County. Allegan County is large, extending westward to Lake Michigan.

Allegan County's compound annual growth rate (CAGR '90-'00) of 1.6% is high relative to the state (0.7%), and is closer to the CAGR ('90-'00) for the nation (1.2%) and the Grand Rapids MSA (1.5%). Kalamazoo County shows a CAGR ('90-'00) closer to that of the state. Allegan and Kalamazoo counties each added roughly 1,500 residents per year from 1990 to 2000 and Allegan County represented roughly 10% of overall MSA growth over the period of record. Importantly, from 2000 to 2004, the table suggests that growth in Kalamazoo County has accelerated. From 1990s to 2000, the county added roughly 1,500 residents per year. From 2000 to 2004, the county added about 1,700 residents per year. The rate of change in Allegan County remained at roughly 1,500 new residents per year from 1990 through 2004 while Plainwell's population has been essentially stable for this study.

Table 1. Population

Jurisdiction	1990	2000	2004	CAGR ('90-'00)	Annual Change ('90-'00)	CAGR ('00-'04)	Annual Change ('00-'04)
USA	248,709,873	281,421,906	293,646,842	1.2%	3,271,203	1.1%	3,056,234
Michigan	9,295,297	9,938,444	10,104,206	0.7%	64,315	0.4%	41,441
Grand Rapids MSA	937890	1,088,513	1,140,897	1.5%	15,062	1.2%	13,096
Kalamazoo County	223,411	238,603	245,470	0.7%	1,519	0.7%	1,717
Allegan County	90,509	105,665	111,784	1.6%	1,516	1.4%	1,530
Kalamazoo	80,277	77,145	77,471	-0.4%	-313	0.1%	82
Plainwell	4,057	3,933	4,088	-0.3%	-12	1.0%	39

Source: US Census, ESRI and ERA

Population By Age

The following two tables highlight population by age shifts between 1990 and 2000 for noted jurisdictions. Table 2 shows that, in 1990, 32% of Allegan County's population consisted of residents up to the age of 19, which is above state and US averages. In Kalamazoo County, 29% of the population is part of this age cohort, which is in line with national data. In addition, Allegan and Kalamazoo counties display a percentage of residents between the ages of 35 and 54 equal to the nation and the state.

Table 2. Population by Age, 1990

Age Cohort	USA	Michigan	Grand Rapids MSA	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
≤ 19	29%	30%	32%	29%	32%	30%	30%
20-24	8%	8%	8%	11%	6%	17%	7%
25-34	17%	17%	18%	17%	17%	18%	17%
35-54	25%	25%	24%	25%	25%	19%	24%
55-64	9%	9%	8%	8%	8%	6%	7%
65+	13%	12%	11%	11%	12%	11%	16%

Source: US Census and ESRI

Table 3 shows the corresponding population by age statistics for the year 2000. Between 1990 and 2000, in Allegan and Kalamazoo counties, the percentage shares of the two youngest age groups declined while the share of those aged 35 to 54 increased. In 1990, there were 7,051 residents in Allegan County between 55 and 64. By 2000, this segment increased to 8,895, which represents a 26% increase, higher than any other listed jurisdiction. Based on nationwide trends in development, this segment of the population would be a likely target market for more urban, walkable downtown development. The data in Table 3 shows some noticeable differences between Plainwell and Kalamazoo County. For example, Plainwell shows an older population with a larger proportion of the 35-54 and 65+ age groups.

Table 3. Population by Age, 2000

Age Cohort	USA	Michigan	Grand Rapids MSA	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
≤ 19	29%	27%	31%	26%	29%	27%	26%
20-24	7%	6%	7%	10%	5%	17%	5%
25-34	14%	21%	14%	21%	19%	23%	22%
35-54	29%	27%	29%	26%	28%	19%	26%
55-64	9%	8%	7%	7%	8%	5%	7%
65+	12%	11%	11%	10%	10%	9%	14%

Source: US Census and ESRI

Growth in the younger family-correlated cohorts, seen mostly in the 25-34 age cohort, as well as senior / retiree cohorts (65+) is a significant consideration looking to the future, raising relevant planning considerations, including:

- Younger families with children and retirees generate rather different demand for residential services
- Related implications for per capita income growth, population change, household size, and retail demand based on growth in younger families versus retirees.

Educational Attainment

Tables 4 and 5 summarize educational attainment for residents aged 25 years or older in 1990 and 2000. In 1990, Plainwell and Allegan County, overall, supported the highest percentages of residents with a

high school degree, along with a lower percentage of graduate or professional degrees compared to noted jurisdictions.

Table 4. Educational Attainment (Ages 25+, 1990)

Level	USA	Michigan	Grand Rapids MSA	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
Less than 9th Grade	10%	8%	8%	5%	10%	7%	8%
9th to 12th Grade	14%	15%	14%	11%	15%	14%	11%
High School Graduate	30%	32%	33%	28%	39%	23%	40%
Some College	19%	20%	20%	21%	17%	20%	22%
Associate Degree	6%	7%	8%	7%	6%	7%	5%
Bachelor's Degree	13%	11%	12%	16%	8%	17%	10%
Graduate or Prof. Degree	7%	6%	6%	11%	4%	13%	4%

Source: US Census and ERA

Table 5 summarizes attainment statistics for 2000. The table shows the change in the percentage distribution associated with Allegan and Kalamazoo counties. Like the nation overall, the percentage shares of those with bachelor's or graduate degrees increased while the shares of those with education levels below high school decreased. As was the case in 1990, Kalamazoo shows the highest percentage share of residents with bachelor or graduate level degrees. Plainwell shows a high proportion of high school graduates, or those with some college but falls below the other areas in regards to associate, bachelor or graduate degrees obtained.

Table 5. Educational Attainment (Ages 25+, 2000)

Level	USA	Michigan	Grand Rapids MSA	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
Less than 9th Grade	8%	5%	5%	3%	6%	5%	6%
9th to 12th Grade	12%	12%	11%	8%	12%	11%	15%
High School Graduate	29%	31%	31%	26%	39%	24%	32%
Some College	21%	23%	23%	24%	21%	22%	24%
Associate Degree	6%	7%	8%	7%	6%	6%	5%
Bachelor's Degree	16%	14%	16%	19%	11%	18%	14%
Graduate or Prof. Degree	9%	8%	7%	12%	5%	14%	4%

Source: US Census and ERA

Household Change and Household Size

Table 6 summarizes changes in household formations (family and non-family households) from 1990 to 2000. Allegan County's CAGR of 1.9% is above the national, state and MSA growth rates. The table below indicates that Allegan County saw an annual increase of about 650 new household formations per year between 1990 and 2000. This rate of growth increased the county's share of MSA households from 3.5% to 3.6% between 1990 and 2000. Plainwell, again, had essentially a flat trend in household growth.

Table 6. Household Change (Family and Non-Family)

Jurisdiction	1990	2000	CAGR	Annual Change
USA	91,947,410	105,480,101	1.4%	1,353,269
Michigan	3,419,331	3,785,661	1.0%	36,633
Grand Rapids MSA	913,562	1,058,970	1.5%	14,541
Kalamazoo County	83,702	93,479	1.1%	978
Allegan County	31,709	38,165	1.9%	646
Kalamazoo	29,409	29,413	0.0%	0
Plainwell	1,488	1,506	0.1%	2

Source: US Census, ESRI and ERA

In terms of overall household formations, the growth and emergence of non-family households is a key driver of housing demand. US Census data reveals the following details about family and non-family household change between 1990 and 2000:

- Nationally, non-family households increased from 30% to 32% of total households
- In Allegan County, non-family households increased from 23% to 25%
- In Kalamazoo County, the increase was from 34% to 38%

Growth in non-family housing is reflected in on-going reductions in average household size. Table 7 highlights how this trend is occurring nationally and locally. Plainwell, which saw a decline in average household size, is also likely to be experiencing shifts in household characteristics.

Table 7. Average Household Size

Jurisdiction	1990	2000	CAGR
USA	2.63	2.59	-0.2%
Michigan	2.66	2.56	-0.4%
Grand Rapids MSA	2.74	2.67	-0.3%
Kalamazoo County	2.54	2.43	-0.4%
Allegan County	2.81	2.72	-0.3%
Kalamazoo	2.41	2.30	-0.5%
Plainwell	2.59	2.48	-0.4%

Source: US Census and ERA

Tables 8 and 9 show changes by age of household for Allegan and Kalamazoo counties. Allegan County experienced a notable increase in the more senior age cohorts from 1990 to 2000. The highest percentage increases occurred in the 35 to 54 and 55 to 64 year old age cohorts. Family households show increases of 3.4% and 2.0% and non-family households show increases of 5.0% and 4.5%.

Table 8. Allegan County Households by Age, 1990

Family households	1990	2000	CAGR
15 to 24	1,044	1,034	-0.1%
25 to 34	6,002	5,206	-1.4%
35 to 54	10,422	14,545	3.4%
55 to 64	3,100	3,761	2.0%
65 to 74	2,428	2,532	0.4%
75+	1,336	1,530	1.4%
Total	**24,332**	**28,608**	**1.6%**
Non-Family Households			
15 to 24	423	631	4.1%
25 to 34	1,250	1,281	0.2%
35 to 54	1,953	3,168	5.0%
55 to 64	8,68	1,354	4.5%
65 to 74	1,437	1,223	-1.6%
75+	1,463	1,980	3.1%
Total	**7,394**	**9,637**	**2.7%**

Source: US Census and ERA

Like Allegan County, a significant portion of the growth in Kalamazoo County households was among the 35 to 54, and 55 to 64 year old age segments. From 1990 to 2000, family households within these cohorts show 1.1% and 0.4% growth while the same non-family household cohorts show growth rates of 3.9% and 3.7%.

Table 9. Kalamazoo County Households by Age, 2000

Family households	1990	2000	CAGR
15 to 24	2,725	2,471	-1.0%
25 to 34	12,807	10,751	-1.7%
35 to 54	25,151	28,160	1.1%
55 to 64	7,605	7,924	0.4%
65 to 74	5,271	5,464	0.4%
75+	2,507	3,500	3.4%
Non-Family Households			
15 to 24	4,796	7,356	4.4%
25 to 34	6,510	6,371	-0.2%
35 to 54	6,608	9,645	3.9%
55 to 64	2,377	3,425	3.7%
65 to 74	3,432	3,578	0.4%
75+	4,232	4,850	1.4%

Source: US Census and ERA

Per Capita Income

Table 10 summarizes per capita income trends for 1989, 1999 and 2004. Plainwell shows the strongest five-year annual growth rate of 3.7%, which is higher than all other jurisdictions. In 2004, Kalamazoo County shows the largest per capita income of any jurisdiction. Plainwell, with per capita income at $20,406 falls below the U.S. and Michigan averages of $24,020 and $23,594, respectively.

Table 10. Per Capita Income

Jurisdiction	1989	1999	2004	CAGR ('99-'04)	Annual Change ('99-'04)
USA	$14,420	$21,587	$24,020	2.2%	487
Michigan	$14,154	$22,168	$23,594	1.3%	285
Grand Rapids MSA	$13,671	$20,899	$23,598	2.5%	540
Kalamazoo County	$14,548	$21,739	$25,015	2.8%	655
Allegan County	$12,498	$19,918	$22,384	2.4%	493
Kalamazoo	$11,956	$16,897	$19,634	3.0%	547
Plainwell	$11,761	$16,982	$20,406	3.7%	685

Source: US Census, ESRI and ERA

Demographic Summary

The demographic assessment highlights several notable features of Allegan and Kalamazoo counties.

- Population growth in Kalamazoo County appears to have accelerated since 2000, from a 1990 to 2000 rate of 1,519 new residents per year, to a 2000 to 2004 rate of about 1,716 residents per year. Plainwell's population has been stable.
- Given the smaller size of Plainwell, recent age cohort shifts appear to be significant, and raise implications about community character and lifestyle, including potential demand for more urban, walkable environments.
- In Plainwell, income growth has been strong at 3.7%, which is higher than all the comparative areas.

Looking to the future, key planning issues will include:

- An understanding of regional growth in population and housing demand
- Baby boomer retirement implications