





Site Analysis Notes:

1. Abandoned right-of-way – remnants of curbs, sidewalks, and driveways.
2. Aboveground concrete circular lagoon. Power lines obstruct views along the river's edge.
3. Residences buffered by a mature stand of deciduous evergreen trees.
4. Area is recessed below natural adjacent grade. Riverbank is elevated approximately 20 feet.
5. Two large, circular, concrete lagoons stand out in this relatively flat area along the riverbank.
6. Aboveground square tank dominates the space between the river and the woodlot.
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.

8. This woodlot is dominated by small to mid-size (2- to 12-inch) deciduous trees. Provides little screening protection for adjacent residences.
9. High point along Allegan Street, sloping toward the river. Several mature maple trees should be considered for protection.
10. Intimate space with mature trees and a sunny eastern exposure.
11. Scenic views in all directions and the sound of rushing water characterize the walkway over the mill race dam.
12. Currently a service area, this wide open area can be accessed by Allegan Street. The sound of traffic on Allegan Street is noticeable.
13. Elevated area between the sidewalk and the mill building limits access to Allegan Street.
14. Service area on the west side of the mill building create an open area with potential access from Allegan Street.
15. Three-sided courtyard space with southern exposure and circular ruins could potentially be utilized in the redevelopment.

16. Asphalt parking lot, this area is open, relatively flat, and has access to Allegan Street.
17. River dominates the experience along the north side of the mill building. 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 river views 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.

SITE ANALYSIS

Plainwell Mill Redevelopment
Plainwell, MI 49080

PRELIMINARY

June 13, 2006





Regional Context Map



Site Context Map



Adjacent Land Use

Adjacent Land Use

The project site is a major western gateway influence for the Plainwell community. At 35 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:

Existing zoning: manufacturing/commercial
Future land use: mixed use/institutional

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

PRELIMINARY

SITE CONTEXT

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