

An aerial photograph of Buchanan, Michigan, during a winter sunset or sunrise. The town is covered in a light layer of snow, and the sky is a mix of soft pinks, oranges, and blues. The town's layout is visible, with a central street running north-south. Various commercial and residential buildings are scattered throughout the scene.

A **Vision** For

# BUCHANAN

---





An aerial photograph of a city area. A river flows from the top right towards the center. To the left of the river is a dense residential area with many small houses and streets. To the right of the river is a large, dark, irregularly shaped area, possibly a wetland or a large field. In the center, there are several large, light-colored buildings and parking lots. The text 'Northside' is written in white with a pink outline, and 'Downtown' is written in white with a pink outline. There are also some blue and green highlights on the map.

**Northside**

**Downtown**



# CONTENTS

04

A Vision for Buchanan  
Introduction

06

Process &  
Collaboration

08

Chapter 1:  
**Downtown**

36

Chapter 2:  
**Northside**

52

Acknowledgments  
and Resources

## Welcome

---

BY SEAN DENISON, *Mayor*

I would like to thank Professor Andrew von Maur and the Andrews University Design Studio students for the extraordinary amount of time and effort that they put into this project for the City of Buchanan. They have provided us with an exceptional tool that we can use as a catalyst to action. It is a plan on which we can start discussions, not only amongst ourselves in the community, but with developers, investors and community stakeholders. The ideas and concepts presented in this project show us what is possible when you think outside the box and consider input from all facets of the community. It shows us how to make better use of the amenities that we have and highlights the natural resources that we can sometimes overlook or take for granted.

I believe one of the greatest things to come out of this project may not even be the finished product. But rather, the numerous conversations, meetings, and discussions that happened during the project. The amount of people who were interested in participating was staggering. The discussions were deep, meaningful conversations that showed just how much our citizens care about our community, and how committed they are to making it even better. If we can harness that commitment and apply it to the ideas provided to us by the Andrews University Design Studio, the City of Buchanan will have a very bright future.

Thank you again to Professor von Maur, the Design Studio students, the members of our stakeholder groups and all the members of the public who participated in and gave feedback on the ideas presented. You have become a distinct part of Buchanan's history and our much-anticipated future. You have all proven once again, that *Life is Better Here.*

# A Vision For Buchanan

## The Buchanan Brand

BY RICHARD MURPHY,  
*Community Development Director*

Where else in American does a clean running creek with aqueducts wind their way through a beautifully historic and architecturally significant old downtown? We are Buchanan Michigan!

Our vision of the Buchanan Brand is a dynamic quality-of-life center. Our goal is to build a strong and diverse economy that leverages our uniquely special sense of place in a world where business can be done from anywhere and virtually, where we thrive on innovation and seek to build economic engines which evoke high quality of life, health and wellness, historic significance, and our relationship with our special natural resources, while doing so we protect the authenticity, character, and soul of our American small town.

Buchanan is a beautiful and special place that can compete in the global market due to the way business is done in today's virtual world and due to its proximity to important metro areas and transportation hubs.

Our ultimate success is defined as a 360 degrees approach. A young person living in Buchanan enjoys a lifetime of all these assets and upon receiving a good education in order to enter the workplace is afforded the opportunity to stay in Buchanan to put down roots into the community they grew up in if they so choose.

**"Life is better here."**





## Shaping a Buchanan Vision

BY ANDREW VON MAUR,  
*Professor, Andrews University*

The vision illustrated in the following pages is the result of an intense collaborative process initiated by the Buchanan City Commission. A broad diversity of voices have been part of this process.

A steering committee appointed by the City and led by Mayor Sean Denison worked with the Andrews University School of Architecture & Interior Design to reimagine redevelopment opportunities in Buchanan. The process challenged stakeholders to think in ways that highlight Buchanan's unique strengths while remaining true to its community identity. Central themes include placemaking, pedestrian-oriented design, family-friendliness, historic preservation, and inclusive economic development.

Given the semester-based availability of the Andrews University team, the decision was made to focus the work

on Downtown, the heart of Buchanan, and the Northside neighborhood - a proud, historically black neighborhood that has been neglected too often. The process was intended to build consensus, identify community priorities, and shape a collective vision by intentionally engaging a broad diversity of citizens, property and business owners.

The ultimate goal of the project is to provide a roadmap for the next wave of redevelopment and revitalization in Buchanan. It is also a celebration of the future of the city and a tool for city leaders to facilitate implementation in the marketplace.



*The Andrews University team with City Manager Heather Grace and Community Development Director Rich Murphy*

## Guiding Questions

### **for Buchanan**

- How can Buchanan be better for the next generation?
- How can Buchanan invite more businesses and residents to choose Buchanan?
- How can Buchanan leverage its assets in order to create jobs and rev up its economy?
- How can Buchanan live up to its recent recognition by Reader's Digest as *The Nicest place in America*?



# PROCESS & COLLABORATION



**Steering  
Committee**

## Guiding the Process

Beginning in January 2021, the project team met regularly with the steering committee appointed and led by Mayor Sean Denison, as well as with City Manager Heather Grace and Community Development Director Rich Murphy. The process began with an extensive review of existing plans, surveys, and initiatives, studying site conditions on the ground, and preparing a preliminary assessment of challenges and opportunities.

The team then proposed a broad range of redevelopment concepts that were reviewed and refined through an iterative process which included extensive discussions and review with various stakeholder groups.



**Downtown  
Proprietors**

## Heart of the City

A key stakeholder group is the community of proprietors of Downtown businesses and properties. This group has a long history of committing investment and personal dedication into maintaining, growing, and restoring the heart of the city, where tax-base productivity is highest per acre.

The team met with this group to review and discuss various redevelopment concepts, to understand business concerns, and to seek consensus on a variety of issues. This includes public space design, facade improvements, parking, dining options, tree planting, historic properties, and municipal cooperation.



**Northside  
Residents**

## Proud but Neglected

The Northside of Buchanan is a proud, historically black neighborhood that has been neglected too often. Early on, local residents and property owners were invited to voice their concerns, review preliminary assessments, and share their knowledge and vision for the area. Redevelopment concepts were later made available for open feedback and critique. Issues discussed included improved municipal cooperation and intentional strategies to avoid displacement.

The team also consulted with the Pokagon Band of Potawatomi to understand how redevelopment can honor indigenous history and improve cultural relations.





## High Schoolers

### How Young People see it

To better understand cross-generational issues, the design team engaged a group of local students at Buchanan High School. The students were presented preliminary redevelopment concepts and asked to provide feedback, as well as general comments on their perception of Buchanan's future.

A topic of great concern was recent change in the Downtown, as experienced by the students over the course of their own lifetime. Issues prioritized by the students included opportunities for entrepreneurship, as well as living, dining, shopping, and activity options for local citizens.



## Buchanan Preservation Society

### Architectural Integrity

The City of Buchanan is defined by a tremendous historical and architectural heritage, as duly recognized by its listings in the National Register of Historic Places. The Buchanan Preservation Society has been a leader in community development, and the project team met with various members on multiple occasions to visit historic locations and learn about Buchanan history, past and planned projects, and ongoing challenges in preservation.

This project seeks to compliment the society's efforts by affirming the vital link between historic preservation and economic development in Buchanan.



## Real Estate

### Understanding the Market

To understand real estate challenges and opportunities in Buchanan, the project team met with various groups with a pulse on the local market. This includes real estate agents with extensive local experience, as well as local property developers and investors.

Topics of great interest include the need for a broader range of new housing options within the city, including the Downtown area and the Northside. There is strong consensus that Buchanan is an attractive place for buyers, and that redevelopment projects can serve a market that seeks the city's good schools, quality of life, walkability, and pleasant environment.



# CHAPTER 1

# DOWNTOWN

## The Heart of the City

### AN INTRODUCTION

The heart of the city is the anchor for any redevelopment effort. A strong body requires a strong heart, and Downtown Buchanan is that heart.

The image on this page includes some of the principal assets of Downtown:

- Historic Front Street, its pedestrian-friendly, mixed-use environment
- Buchanan Common, its events stage and farmers market
- Pears Mill and the Downtown historic district architecture
- Two branches of McCoy Creek winding through Downtown
- Easy walking distance to surrounding neighborhoods
- Plenty of underutilized space - opportunities for growth

The following chapter is not a masterplan for Downtown, but a “menu” of redevelopment scenarios that build on these assets.

Buchanan is a “lifestyle center” where Downtown Buchanan is a thriving urban eatery and small business district, an outdoor theater dining experience where restaurant terraces and public spaces with arts and cultural events are nestled between historic facades and rushing waters of McCoy Creek and where this hub is connected locally via green and blue trails to the surrounding neighborhoods of Buchanan and to the St. Joe River and regionally to Pure Michigan natural resources, vineyards, orchards and agro-tourism.”

### A Vision Statement for Downtown Buchanan

• • •









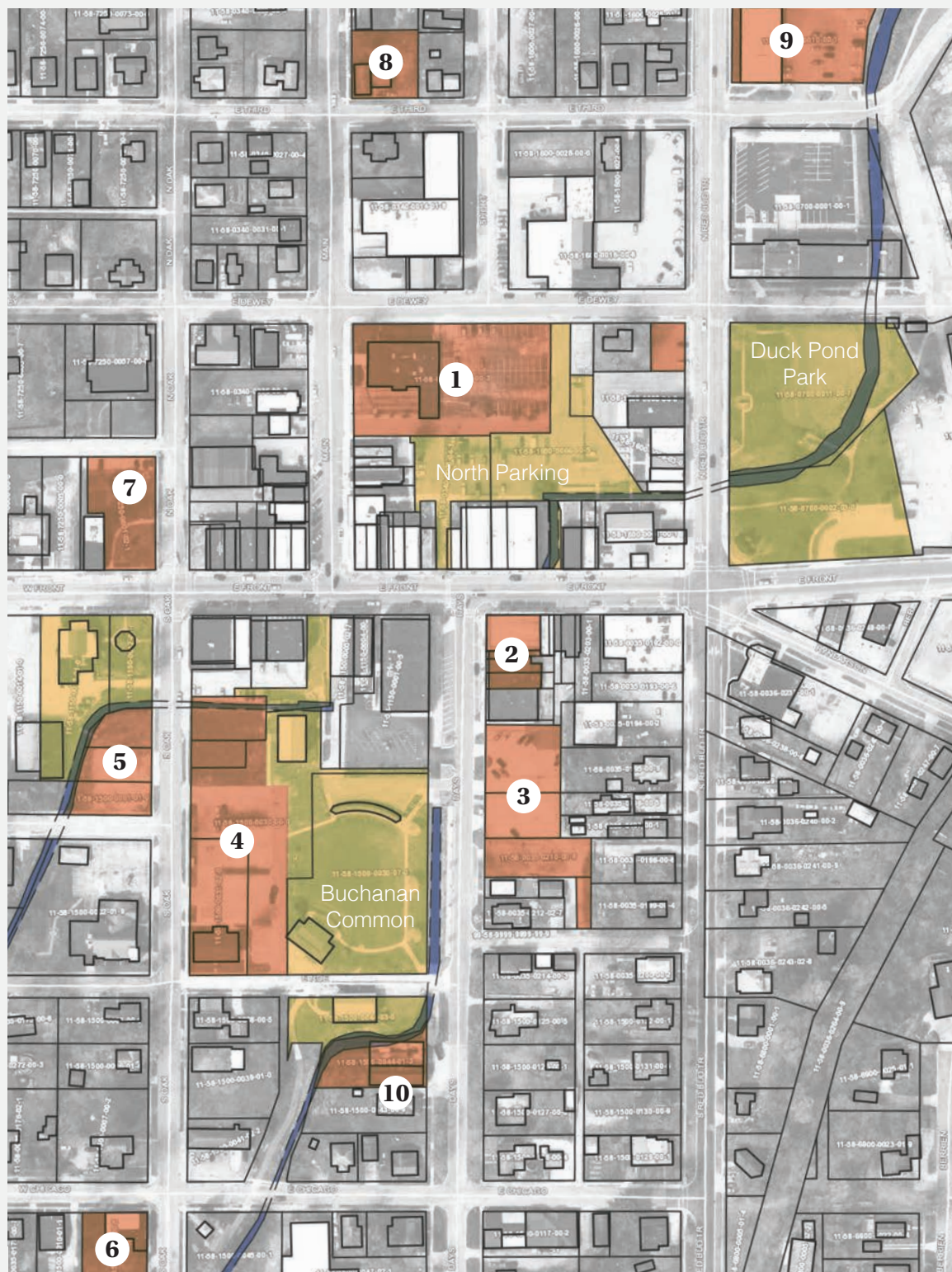
INVEST IN BUCHANAN - IT'S AS EASY AS 1, 2, 3!

- Buchanan is a strong partner with the Michigan Economic Development Corporation (MEDC) and has forged community consensus on important Downtown redevelopment opportunities. The City will engage state programs such as Community Redevelopment Projects, Brownfield TIF, Historic Tax Districts, DNR grants, Business Development, and Capital Access Programs to implement projects.

This map illustrates some of the most strategic redevelopment properties in Downtown Buchanan. The map also shows how they relate to key public amenities.



## PUBLIC AMENITIES





- 1 128 Main St | Privately Owned, 1.06 Acres  
Adaptive reuse of Mid-Century bank building
- 2 101-109 Days Ave | City Owned, 0.1 Acres  
Preservation and adaptive reuse of historic mixed-use buildings
- 3 113-123 Days Ave | City Owned, 0.6 Acres  
Mixed-use infill on underutilized public parking
- 4 115-121 S Oak St | City Owned, 1.43 Acres  
Mixed-use infill on underutilized public parking
- 5 118-122 S Oak St | City Owned, 0.36 Acres  
Mixed-use infill on underutilized public parking
- 6 304 S Oak St | Privately Owned, 0.28 Acres  
Preservation of historic *Zinc Collar Pad Company Building*
- 7 102 Front St | City Owned, 0.33 Acres  
Mixed-use infill on vacant lot
- 8 302 Main St | Privately Owned, 0.22 Acres  
Preservation of historic Greek revival house
- 9 302 N Red Bud Tr | City Owned, 0.55 Acres  
Adaptive reuse or redevelopment of *City Hall*
- 10 206 Days Ave | Privately Owned, 0.26 Acres  
Adaptive reuse of historic *McCollum Livery & Feed Stable*

# Strategic Properties

## in and around Downtown

*The list presented here describes some of the most significant redevelopment opportunities, including new construction infill, adaptive reuse, and historic preservation.*





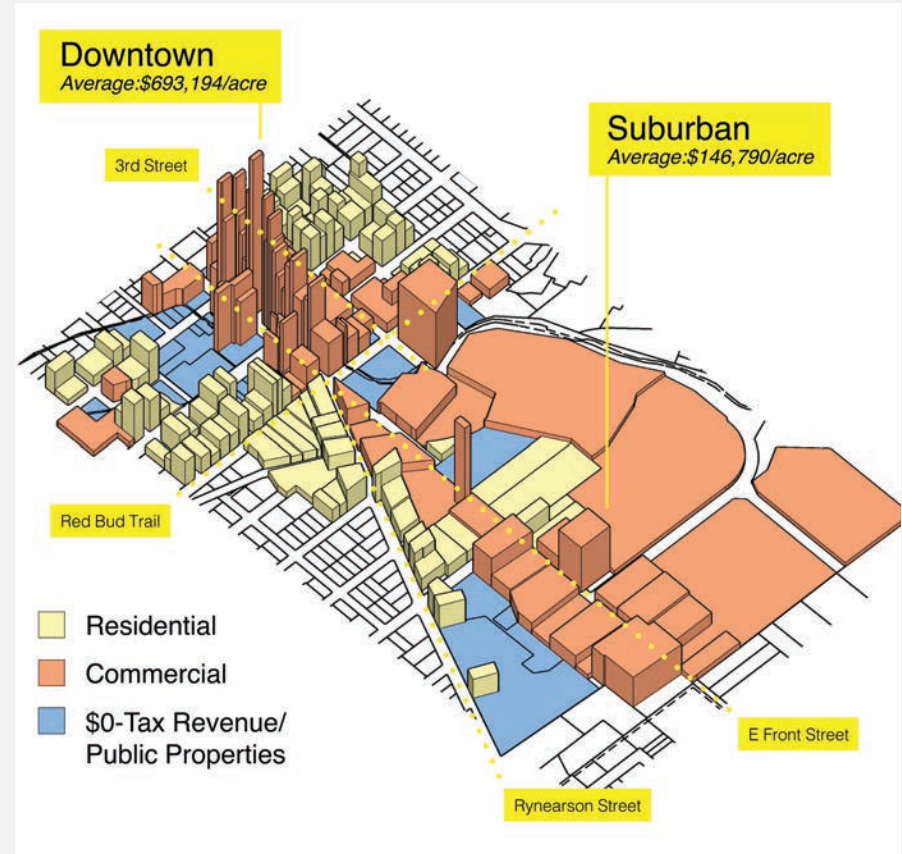
# DOWNTOWN *Redevelopment Concepts*



- 1 Front St Improvements
- 2 Days Ave Curbless Street
- 3 Mill Alley Improvements
- 4 Splash Pad
- 5 McCoy Creek Passage
- 6 North Parking Court
- 7 Skating Rink & Plaza
- 8 Mixed-Use Infill
- 9 Ross-Sanders City Hall
- 10 Trailhead Fitness Green
- 11 The Livery
- 12 Tickets / Restrooms
- 13 Lehman's Brewery
- 14 City Hall Adaptive Reuse
- 15 Redbud Lifestyle Center
- 16 Residential Infill
- 17 Moose Lodge Plaza
- 18 Red Bud Trail Upgrade
- 19 Parking Lot
- 20 Adaptive Reuse



# “CLARKTOWN” *Redevelopment Concepts*



## Tax-Base per Acre

CONSIDERING PRODUCTIVE PATTERNS

When city limits have been fully developed, it is essential to consider whether available land is used efficiently and productively. Public expenses to maintain existing infrastructure must be covered, and Buchanan can't afford to have excessive land idle with no or limited tax returns. This includes underutilized parking lots, public vacant properties, and low-density development. By contrast, the walkable, mixed-use, and dense Downtown is a model of productivity.



# HISTORIC PRESERVATION

## Preservation in Buchanan

BY ALAN ROBANDT

Buchanan is like thousands of other small communities in the Rust Belt. After the Native American removals, settlers headed to the Northwest Territories to farm and create small commercial and manufacturing enterprises. In 1842 John Hamilton platted the original village of Buchanan. By 1850 the Michigan Central Railroad was well on its way to connecting Detroit to Chicago, and Buchanan to the world. The tracks reached New Buffalo in 1849 with a maritime connection from the port to Chicago. By 1852, tracks were laid to Chicago.

Buchanan's topography, particularly defined by McCoy Creek and Chamberlain's Ridge to the south of town, created a natural source of water power. The steep drop from the mini continental divide, through the center of town and on to the St. Joseph River, provided a jump start to industrialization. Lumber milling, fiber carding, wood working, and grain milling sustained Buchanan through the nineteenth century. After the economic collapse of the early 1890s, Buchanan entered a second phase of industrial growth moving into the twentieth century. Early in the aughts, the precursor to the Clark Equipment Company was recruited from Chicago. Clark grew to be a Fortune 200 Company and sustained Buchanan until the great Southern shift in Rust Belt manufacturing started in the 1970s.

Buchanan began a slow decline. Demolitions had started in the 1950s and accelerated in the 1960s. It was during this period of "Urban Renewal" that even more of Buchanan's Downtown was demolished. The Buchanan Preservation Society incorporated in 1981 to influence public policy regarding demolition and preservation. The Society's first successful challenge was forestalling the demolition of the last of the nineteen water powered mills formerly dotting the Downtown landscape. The restored Pears Mill became an anchor to the newly created Buchanan Common.

Saving the Ross-Sanders House from demolition was the next great challenge. In 1984 City Hall moved out. By the early 2000s the Police Department wanted a new public safety facility. Demolition was considered. Discussion dragged on. The Society, the Michigan Community Gateway Foundation, and the City funded a structural engineering study of the building in 2013. The Police Department ultimately moved from Downtown, leaving the building vacant, but not demolished.

The private listing on the National Register of Historic Places of the 1862 Union Block in 2007 triggered public support for creation of a Downtown National Register District as well as a significant residential historic district -- both advocated by the Buchanan Preservation Society.



### A "NEW" CITY HALL

The Ross-Sanders House on Front Street is one of the most-loved buildings in Buchanan. It was built in 1856 in the Greek revival style and updated with Mansard roofs in 1879. Moving the city hall into this building signals a commitment to historic preservation and the Downtown. The illustrations in this document show how additional building space can be provided via a sensitive rear addition towards Oak Street. This move also makes the existing city hall site available for redevelopment.

**"In the end, our society will be defined not only by what we create, but by what we choose to destroy."**

*~ John Sawhill*



The next challenge was preventing the filling in of the Buchanan Mill Race. This man made, engineered structure, was completed in 1840. In 2009 the City proposed filling it in for use by the McCoy Creek Trail. The Society was able to rally public opinion in favor of saving the Mill Race.

The two National Register recognitions are largely honorific. They come with neither restrictions nor rules for property owners. Buchanan's Central Business District has design guidelines which are selectively enforced. There are no protections against demolition or negligent property owners.

One or two nineteenth century structures are demolished in Buchanan every year. Neglect triggers these demolitions. Poor code enforcement and lack of maintenance lead to abandonment followed by tax sale followed by speculative purchase followed by final stage

deterioration followed by demolition. Currently Buchanan's most at risk resources include: the 1884 Redden Block (video store building), the 1856 Ross-Sanders House, the 1875 Zinc Collar Pad Factory, the 1849 United Brethren Church at 303 N. Oak Street, Buchanan's hardwood tree canopy, and the 1840s Greek Revival, Roe House, at 302 Main Street. These are all irreplaceable.

The grand 1870 Myers-Rough house was recently demolished for a parking lot. Buchanan's oldest Downtown building, the 1855 Conant-Parkinson House was remodeled beyond recognition leaving little of the historical structure intact. Such are the challenges facing historic preservation in Buchanan. Bad, uninformed remodeling is as destructive to Buchanan's patrimony as is outright demolition.

Why does historic preservation matter in a

small place like Buchanan? There are many reasons. What's left of Buchanan's built environment defines the community and gives it a unique identity. The Creek, the Mill Race, the old buildings Downtown, and the houses scattered in the neighborhoods tell the story of 180 years of community. The United States is full of generic and meaningless new places: strip malls, subdivisions, fast food chains, civic buildings, and on and on, all forgettable and meritless. Buchanan has wonderful old buildings that define a place and tell a story.

People visiting, shopping, and looking for housing appreciate Buchanan's Downtown and Buchanan's buildings, houses, and water features. These distinguish Buchanan from every other place in the world. They make Buchanan special. These warrant a meaningful level of investment in historic preservation and the civic will to make it happen.

## McCollum Livery & Feed Stable

ADAPTIVE REUSE AS RESTAURANT AND INN







## **Underutilized Sites**

Beautiful Downtown Buchanan and the Common are surrounded by acres of underutilized asphalt that contributes little tax base. Beautiful McCoy Creek is also lost between parking and vacant lots.

## **Lack of Definition**

The Common is an active events venue with an ideal location, but it also bleeds into adjacent parking areas. Similarly, Days Avenue and Oak Street are defined by paved parcels and inconsistent tree planting.

## **Behind Downtown**

Despite its close proximity to Front Street, the Common feels like it is “behind” downtown. Downtown buildings mostly face their backs towards it, and pedestrian connections are tenuous.

## **Parking**

Most parking in this area occurs within off-street parking lots - both private and city-owned. Meanwhile, the public streets and right-of-ways do not take full advantage of on-street parking opportunities.





### **Infill Development**

Multi-story, mixed-use infill development should occur on Days Avenue, facing the Buchanan Common, and fronting McCoy Creek. This adds residents, activity, and tax-base.

### **Outdoor Room**

Infill buildings should spatially define the Buchanan Common to shape a great “outdoor room” for the city. This shapes a memorable and vibrant place defined by homes and businesses - as found in town squares everywhere.

### **Roofs and Frontages**

Buildings near the Common should promote roof terraces with outdoor dining and similar activities that can overlook events. Building frontages should be of high architectural quality and encourage balconies.

### **“A” Street vs “B” Street**

Days Ave is more important for pedestrian access and should be treated with greater concern for public space quality - an “A” Street. Parking should be on-street or behind buildings here. Oak St is can be considered a “B” Street.





Oak Street

## **Sidewalk Limits**

The existing sidewalks are about 11 ft wide. This is not quite wide enough to enable simultaneous pedestrian movement, window-shopping and sidewalk dining opportunities.

## **Wide Asphalt**

Vehicular travel lanes on Front Street are about 14 ft wide. This is much wider than needed given existing traffic counts - even considering truck use. Wide lanes naturally promote higher vehicular operating speeds.

## **Ornamental Trees**

Many street trees Downtown are ornamental - non-native species and too short to provide practical shade or generous spatial definition. Short trees also block building signage throughout their lives spans.

## **Inconsistent Storefronts**

Some historic storefronts have been bricked up or feature reduced glazing, suburban awnings and signage, or non-retail uses on the ground floor. These features discourage pedestrian-based shopping.





## Wider Sidewalks

Sidewalks should be at least 14 feet wide, as found in great Michigan Main Streets such as Holland. This helps to enable sidewalk dining. Also, some parking spaces should enable *parklets* for more dining options.

## Paving Details

11 ft vehicular travel lanes are sufficient given local traffic counts. Pedestrian crossings should be brick or similar. Parking lanes are of a different material or color to visually narrow travel lanes and natural slow speeds.

## Hardwood Trees

Native species hardwood trees should be used on streets in Buchanan. Taller canopies, especially when mature, provide useful shade in the summer and reveal signage when seen from ground level.

## Generous Storefronts

Storefronts should be of high architectural quality with at least 80% glass between 2 ft and 10 ft. Awnings, canopies, and signage should be appropriate to historic district standards.





*Public space can be leveraged to incubate local businesses. This streetscape is designed to integrate food trucks and outdoor dining.*

# Public Space for Lingerin

## Days Avenue

Public space in Downtown Buchanan should support pedestrian-based shopping, dining, events and destination visits. This means that public space must be practical for heavy pedestrian-use but also beautiful and memorable to promote return visits. Fast vehicular operating speeds and maximum snow-plow efficiency should not dictate design considerations. Public spaces are the “living rooms” of the city - places where we want people to linger, because lingering promotes economic, social, and cultural vibrancy.



DAYS AVENUE  
Looking south from Front St

## Curbless Streets

FLEXIBLE AND PEDESTRIAN-FRIENDLY

Curbless streets are designed to prioritize a diversity of pedestrian-oriented uses while enabling slow vehicular traffic. Some benefits of such “shared space” environments include:

- Flexibility for pedestrian-based events such as outdoor markets
- Ideal for outdoor dining in a plaza-like environment
- Design signals to all users that pedestrians are prioritized.
- Safe for bike users
- Designs can accommodate on-street parking, food trucks, and other uses

The built examples on the right are in Batavia, Illinois.







## **Curbless Street**

Days Avenue should be a curbless street that connects Front Street with the Common. The design includes on-street parking defined by removable bollards, wide sidewalks for outdoor dining, and hardwood trees.

## **Food Trucks**

The public library facade is mostly blank with no entrances, which discourages pedestrian movement here. This place is ideal for food truck stations, which help to incubate a local foodie scene, especially during events

## **Fire Place**

The corner of Days Ave and Front St is the 100% corner - very visible and at the crossroads leading to the Common. Located at the well-used public library, an outdoor fire place promotes pedestrian life during colder months.

## **Restroom Building**

This design locates a small public restroom building for events where Days Ave meets McCoy Creek. The north side of the building includes a ticket or information booth to greet event visitors.





## Complex Planters

The existing built-in and projecting planters make use of the space challenging for events. The remaining paved area is not very flexible for activities, and the building walls can not be used in any way.

## Blank Frontages

The buildings facing Mill Alley are almost entirely bricked up. Blank walls discourage pedestrian movement and don't help to activate the space. Also, the planters would obstruct direct access to new openings.

## Obstructed View

The planter and landscape arrangement partially obstructs the view of Pears Mill. Because of this, the historic mill wheel is not easily seen from Front Street - a missed opportunity to draw visitors into the Common.

## No Accessibility

The south end of Mill Alley connects to the Common, but without accessibility for the disabled. The existing staircase design should be revised to provide a barrier-free environment.





## Simple Paving

Like pedestrian-friendly streets and alleys around the world, simple flush paving with beautiful pavers and classic geometries make for flexible, usable public space. This is good for events, dining, and other activities.

## Restored Frontages

The City of Buchanan should incentivize the restoration of existing and the provision of new openings fronting onto Mill Alley. This includes windows and doors, which promote activity and increased commercial use.

## Open View

The view of the historic Pears Mill should be unobstructed by permanent fixtures or landscaping. Railings at the south end should promote visibility.

## Accessibility

A new, broad, barrier-free ramp should connect Mill Alley with the Common. At the same time, public access from Mill Alley towards Oak Street along McCoy Creek should be preserved.





## Limited Uses

The Buchanan Common hosts great events, but there is not much to do when there is no event or farmers market. Few buildings or commercial establishments face the space, attracting little activity.

## Lack of Definition

The open space of the Buchanan Common bleeds into surrounding parking areas and residual open space, with little protection from winds. The result is a “town square” with no clear, memorable spatial image.

## Ornamental Trees

The non-native, ornamental trees are too small to contribute spatial definition to the Buchanan Common. They are also unable to provide useful shade for summer events.

## Eclectic Fixtures

The existing mix of benches, planters, fences, signs, plaques, tables, light fixtures, and power poles do not present a coordinated appearance. Seating locations are not conducive to frequent use by visitors.





## **Splash Pad**

A small splash pad for children should be located in the southeast corner of the Common. This location avoids conflict with performances and market activities, but is very visible and easily accessed by visitors.

## **Outdoor Room**

Infill development should define the Common as an “outdoor room”, like a great town square. This design features residential buildings with tuck-under garages and upper-story living with balconies to activate the space.

## **Hardwood Trees**

Native-species, hardwood trees should define the Buchanan Common. These will help to shape the space as a memorable “outdoor room” and will provide useful perimeter shade during summer events.

## **Coordinated Furniture**

Outdoor furniture should be aesthetically coordinated and be located to invite frequent use. For example, furniture on broad paved paths at the perimeter of the common invite users during events and ordinary days.





## **Underutilized**

Few downtowns have a clean, bubbling creek running through it. This beautiful and acoustic amenity currently rushes past buildings and parking areas without being harnessed for waterfront activity.

## **Blank Frontages**

The buildings facing McCoy Creek feature blank walls or very small openings with no access towards the water. This condition discourages pedestrian activity along the creek.

## **Dark and Hidden**

The lack of openings and activity results in an underutilized space that can be perceived as unsafe. The lighting that exists is for security purposes only, which does not shape an inviting environment at night.

## **No Accessibility**

This path along McCoy Creek is not accessible to the disabled. This hinders access in general, but also discourages changes to the building facades by private property owners.





## **Use of Waterfront**

Downtown Buchanan should prioritize waterfront development along McCoy Creek. This creekside network can be named *Zibiwé* - the indigenous word for creek used by the original inhabitants of the land.

## **Improved Frontages**

Facades facing the water should be opened up for access and visibility. This invites economic and social activity and enhances the feeling of safety. Patios, decks, porches, benches, and murals help to promote activity.

## **Light and Visible**

A network of distinctive light fixtures should draw visitors along the creekside places. This design is inspired by the famous Buchanan ducks - lights shaped as duck eggs to create a memorable destination environment.

## **Accessibility**

Public passageways should be barrier-free to broaden access to everyone. Private waterfronts can take advantage of different levels, but should provide at least some accessible outdoor spaces.





Significant parking lots can be detailed as parking courts with carefully detailed surfaces, trees,, bollards, and building fronts with entrances.

# Parking & Place

## North Parking Court

Parking is an important component of downtown shopping and entertainment environments. However, nobody likes to visit a parking lot, so a careful balance is needed to avoid being defined by parking. Parking should almost always be on-street or behind buildings. Public parking lots deserve special attention and should shape high quality environments that are attractive to visitors and maximize opportunities for economic and social activities.

The large municipal parking lot north of Front Street can be reorganized to improve spatial efficiency and pedestrian experience.



## Parking Counts

DOWNTOWN PUBLIC PARKING  
As illustrated in these plans

### Front Street

Existing On-Street: 42  
Proposed On-Street: 55

### Days Avenue

Existing On-Street: 24  
Proposed On-Street: 61

### Oak Street

Existing On-Street: 6  
Proposed On-Street: 22

### Main Street

Existing On-Street: 21  
Proposed On-Street: 34

### Red Bud Trail

Existing On-Street: 0  
Proposed On-Street: 35

### North Parking Lot

Existing Off-Street: 91  
Proposed Off-Street: 91

### Days Avenue Lots

Existing Off-Street: 33  
Proposed Off-Street: 0

### Oak Street Lots

Existing Off-Street: 64  
Proposed Off-Street: 48

### TOTAL ON-STREET

Existing: 93  
Proposed: 207

### TOTAL OFF-STREET

Existing: 188  
Proposed: 139

## TOTAL PUBLIC PARKING

Existing 281  
Proposed 346





## **Parking Court**

The municipal parking lot should be reorganized to improve spatial efficiency and an improved pedestrian experience. Formal tree plantings, street lights, and paving patterns shape a new, memorable “Parking Court”.

## **Improved Passages**

As described at McCoy Creek on the previous page, a network of pedestrian passageways with coordinated landscaping and lighting connect Front Street with the parking court and Duck Pond Park on Red Bud Trail.

## **Infill Development**

The reorganized parking court preserves the same number of public parking spaces but frees up space for infill redevelopment. Conceived here as mostly residential, it should be self-parked with tuck-under designs.

## **On-Street Parking**

Dewey Street and Red Bud Trail should be reconfigured to enable on-street parking. This design features a drive-through arch that connects Dewey Street with the parking court.





## **Arrangement**

The organization of the north parking lot can be made more efficient by reorganizing the layout, as well as the fire access and hydrant placement strategies.

## **Utilitarian**

The municipal parking area and public walkways provide little conveniences, comfort, or shelter, McCoy Creek is surrounded by rails with designs that obstruct visibility. Landscaping is not used to conceal electrical utilities.

## **Inconsistent Access**

Although some businesses include frontages that access the north parking area, many do not and it is not always clear whether access exists. Some private areas that should not be open to the public are insufficiently defined.

## **Exposed Garbage**

Garbage cans and dumpsters are in open view and define the pedestrian experience. This discourages the use of building facades as frontages.





## **Landscaped Parking**

The municipal parking lot should be reorganized as a parking court with formal tree plantings and paving patterns that enhance the visitor experience. The trees also provide useful shade and promote infill development to the north.

## **Placemaking**

The public pedestrian passages should be designed as a consistently high-quality, memorable environment with appropriate paving, planters to conceal equipment, benches, lighting, and other amenities.

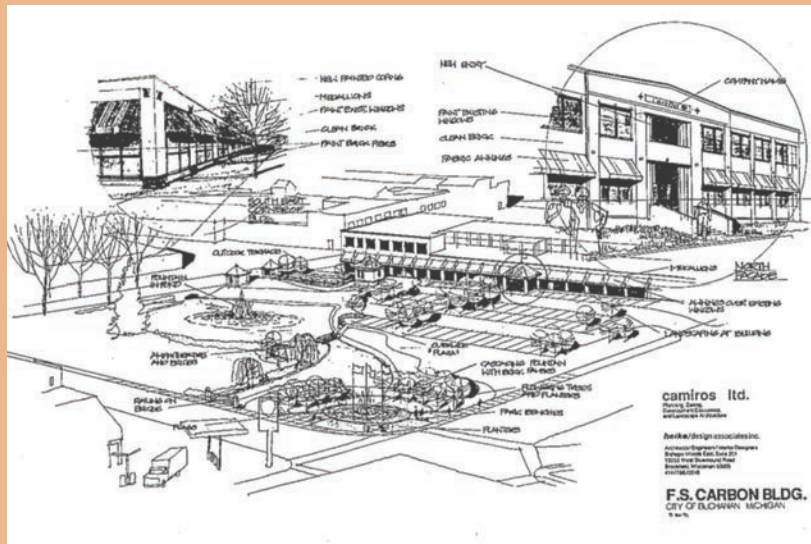
## **Frontages**

Rear building facades should be incentivized for improvement, including shop fronts, entrances, awnings, and colonnades. The mid-block passages multiply opportunities for commercial frontages in Downtown.

## **Screened Garbage**

Public and private garbage cans and dumpsters should be behind fenced, walled, or landscaped enclosures.





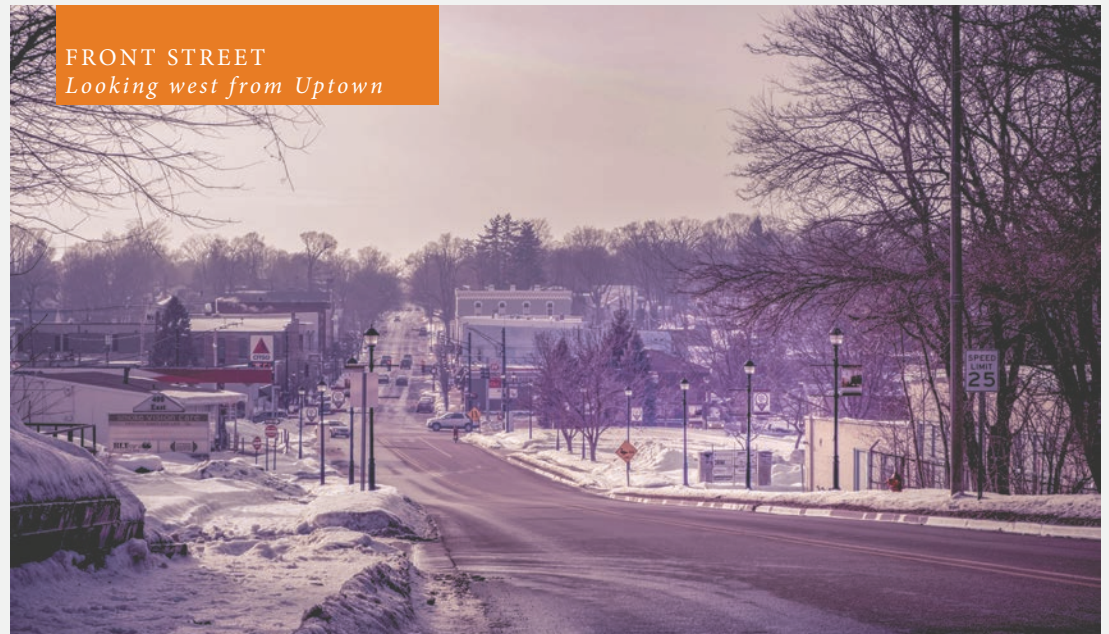
*The 1992 Downtown Development Plan prepared by Camiros, Ltd. proposed a public plaza at the corner of Front St and Red Bud Tr.*

# Buchanan's Front Door

## Front Street & Red Bud Trail

Buchanan's front door is at Front Street and Red Bud Trail - the main intersection between Downtown and Uptown. It is an unfocused, automobile-oriented environment that includes two gas stations and a suburban ground sign with pine trees which conceal one of the city's greatest assets: Duck Pond Park.

Past development plans have encouraged a new vision here. Buchanan's front door should be a place where vibrant community life is visible.



## Celebrate the Duck Pond

BY MADYSON BLAKES,  
*Buchanan High School Student*

Some redevelopments I would want to see in Buchanan would be to clean up the unfocused parts of the town, reconstruct old buildings, and put more focus on the duck pond. There are many residential parts of the town that need some extra attention, such as fixing the roads. I would like to see some reconstruction of old and abandoned buildings, such as the Zinc Collar Pad Company building. I strongly believe that the duck pond needs to be cleaned up and made the central point of the town.

I believe that Buchanan does have some problems that need to be

addressed. For instance, we need to have better control over drug use by the younger population. Maybe an answer is that there are more constructive things for them to do. I would also like to see more community events being held in the summer to create unity throughout the town.





## **All-Season Activity**

Buchanan should promote placemaking that enables activity during all seasons - including winter. This design illustrates a new covered skating rink: ice skating in the winter, roller skating or other events in the summer.

## **Downtown Anchor**

The design includes a large public plaza at the corner of Front St and Red Bud Trail. See pages 29 and the back cover for more views. The skating pavilion and plaza act as an anchor to downtown pedestrian activity.

## **Welcome to Buchanan**

The building and its evening lighting should be designed to welcome visitors. Seeing people skating next to the Duck Pond showcases a vibrant community. The roof can feature a large sign to proclaim Buchanan pride.

## **Parking**

East Front Street should be reconfigured to enable on-street parking where possible. An agreement should be made to utilize the large, vacant parking lot next to the Moose Lodge building across the street.





## **Vacant Land**

Most of Downtown's historic commercial buildings could fit into this vacant area nearby. The former Clark Equipment property is contaminated, but mitigation strategies are well within reach.

## **Underutilized Trail**

In this area, the McCoy Creek Trail is flanked by industrial properties, vacant land, and parking lots. The trail should be leveraged to promote residential development and lifestyle-oriented uses.

## **Limited Housing**

The east side of Downtown features relatively little housing. New housing is needed to help Buchanan grow and increase pedestrian activity in the greater Downtown area.

## **Parking on the Creek**

In "Clarktown", McCoy Creek is lost between parking lots and vacant properties. This waterfront asset should be harnessed to shape great places for living and recreation.





## **Land Stewardship**

Pedestrian-friendly, compact, redevelopment should be encouraged in “Clarktown”. Where possible, existing buildings should be adaptively reused and integrated into the public space network.

## **Healthy Lifestyle**

New development should celebrate the trail by facing it and connecting frequently. The existing fitness and lifestyle center is a great anchor for high-quality public spaces within an easy walk to Downtown Buchanan.

## **Housing Options**

Attached row houses, multi-story duplexes and four-plexes, and small apartment buildings are useful residential types for “Clarktown”. Private parking should be in the rear, in tuck-under garages or similar.

## **Facing the Creek**

Housing should face McCoy Creek with tree-lined public spaces, high-quality frontages, doors, and usable porches or balconies to encourage life at the creek. Parking lots on the creek can be partly developed with compact housing.



# CHAPTER 2

# NORTHSIDE

---

## The Forgotten Riverfront

---

### AN INTRODUCTION

A city is only as strong as its most vulnerable parts. The Northside neighborhood is a neglected part of Buchanan, and its riverfront and history is often forgotten.

The image on this page includes some of the principal assets of the Northside:

- Dramatic bluffs with sweeping views over the St. Joseph River.
- A deep history of indigenous settlement by the Potawatomi people and their culture.
- A historically black neighborhood with proud roots at Clark Equipment and deep social bonds.
- Vacant land available for redevelopment.
- Red Bud Trail - the gateway to agro-tourism in the northern townships.
- Access to a city-owned public landing on the St. Joseph River.

The Northside has great potential.

Sometimes we need to be reminded that the City of Buchanan is built beside a majestic river asset that can and must be leveraged for quality of life as well as higher real estate values. Life on the river should be an everyday Buchanan experience, a way of life. Restoring vistas and public access to get back to the times when “we went down to the river, fished, canoed, kayaked, shared lunch on the dock and admired the flowing water.”

This strategy to make important connections between Buchanan and the St. Joe River will drastically improve quality of life of all Buchanan residents. At the same time leveraging this important water asset will supercharge the real state around it to allow for stronger housing, hospitality, and mixed-used development opportunities.









# DEVELOPER'S TOOLKIT

## BUCHANAN STRONGER NEIGHBORHOODS PROGRAM

A neighborhood infill housing program to incentivize construction of new homes in Buchanan.

A new home has not been built in Buchanan in over two years. At the same time, there appears to be pent up demand for housing inside Buchanan. Real estate brokers have shared that many of their clients want to choose Buchanan first but without any inventory on the market in Buchanan, they are bringing their clients to choose Niles and other areas as a second alternative.

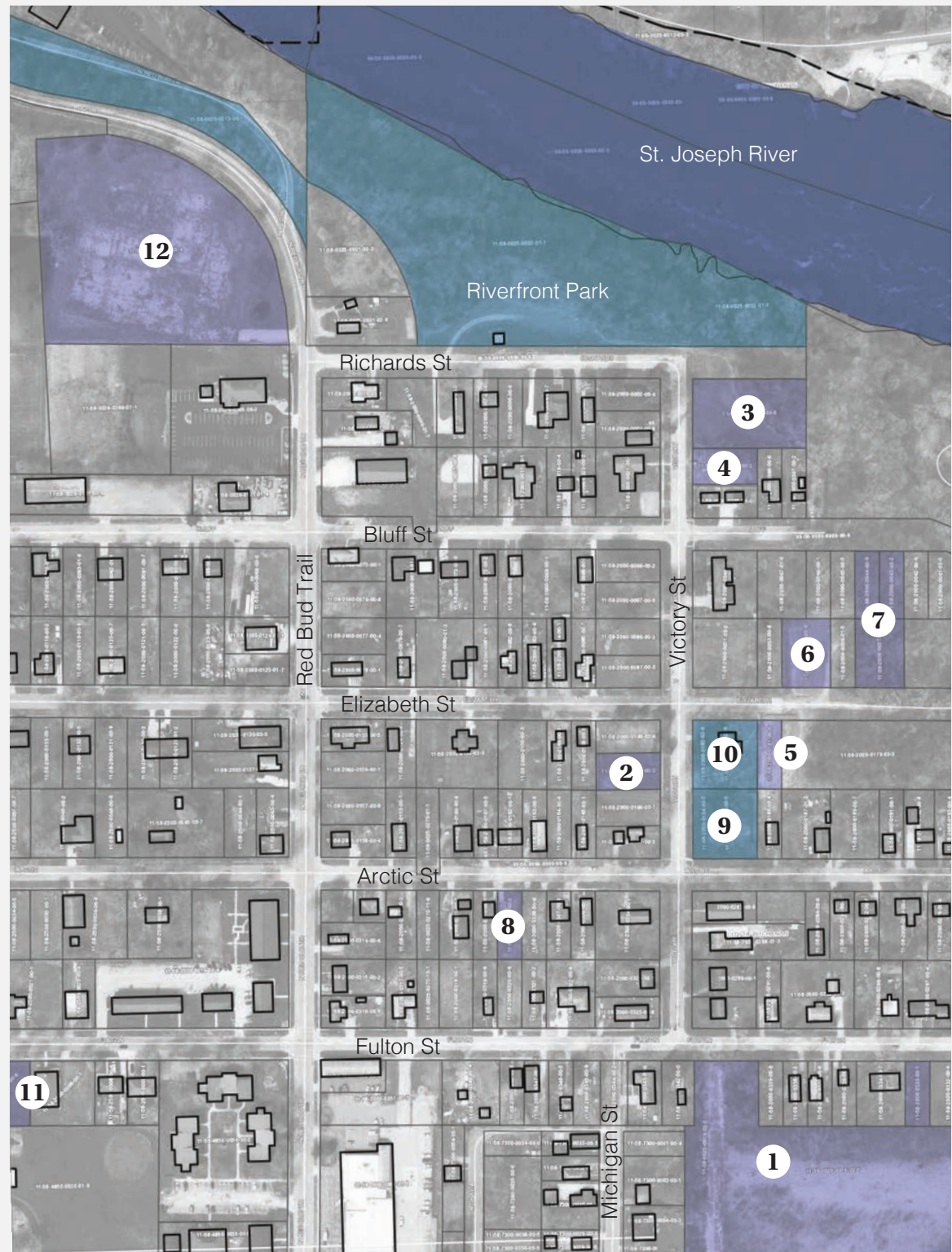
The City of Buchanan owns several lots throughout the city in single-family zoning districts, including in the Northside.

The goal of this program is to:

- Get City owned properties back on the tax rolls in order to build our tax base and lower tax burden on residents
- Strengthen existing neighborhoods with new high quality infill construction of new homes
- Incentivize building in Buchanan by filling the gap in financing due to the existing exceedingly high cost of construction materials
- Grow Buchanan's population to support our local economy.

### REDEVELOPMENT OPPORTUNITIES

### PUBLIC AMENITIES





- 1 401 River Street | 9.49 Acre City-owned Property
- 2 907 Victory Street | City-owned Property
- 3 1106 Victory Street | City-owned Property
- 4 1104 Victory Street | City-owned Property
- 5 404 Elizabeth Street | City-owned Property
- 6 405 Elizabeth Street | City-owned Property
- 7 411 Elizabeth Street | City-owned Property
- 8 314 Arctic Street | City-owned Property
- 9 904 Victory Street | Existing Victory Park Playground
- 10 906 Victory Street | Proposed Municipal Acquisition
- 11 106 Fulton Street | City-owned Property
- 12 1207 N Redbud Trail | 4.07 Acre Privately-owned Property

**NOT ON THIS MAP:**

- 400 Michigan Street | City-owned Northside Property
- 123 Days Avenue | City-owned Downtown Property
- 115 S Oak Street | City-owned Downtown Property
- 121 S Oak Street | City-owned Downtown Property

# Strategic Properties

## in the Northside Neighborhood

*The list presented here describes some of the most significant redevelopment opportunities, including new construction infill, adaptive reuse, and historic preservation.*







## A New Victory Park

The neglected park features a few pieces of playground equipment in very close proximity to the basketball court. This discourages young children from using it. The proposed vision includes expanding the park to the north and features (1) an improved basketball court with bleachers, (2) a large picnic pavilion, (3) fully equipped playgrounds for younger and older children, and (4) a large illustrated historical marker celebrating black history in the Northside and Buchanan.

# NORTHSIDE

## A PROUD, HISTORICALLY BLACK NEIGHBORHOOD

BY JEANNIE HARRIS

Growing up on the Northside of Buchanan is an experience that the current and past citizens will always have as some of the happiest memories of our lives. We truly cherish our neighborhood life on the Northside. Families were very close as we went to the same schools, the same churches, our dads worked at Clark Equipment Company some of our brothers and friends ended up working there as well. Some of us ended up being corporate employees at Clarks. Clarks is how and why many of these families came to Buchanan. We appreciated our neighborhood, everyone knew and respected each other. There might have been at least three or four families that were related. A family in need was helped out by their neighbors. We were indeed a “village”.

It's the neighborhood of Mr. Kelly's Store supported by at least 4 generations where you could get penny candy, ice cream, pop and snacks. It was walking down to the river to throw rocks in the water or watching guys young and old walking with their fishing poles to go fishing. It was the 4th of July celebration of tons of fireworks on Bluff street purchased by the homeowners which created a line of cars parked along the street. It was Miss Bessie's “huck a bucks” which were sold from her home for a quarter. Simply kool-aid she made and put in a Dixie cup which generations enjoyed. It was Miss Jewel's homemade ice cream with her homemade sign on her fence. These are lasting memories that generations have enjoyed. This great neighborhood has produced business owners, teachers, nurses, accountants, lawyers, psychologists, social workers, plumbers, lab technicians, chefs, carpenters,

paralegals, bishops, ministers, mayors, policemen and bodyguards. The younger generation no matter how far life has taken them from Buchanan truly love their Northside “Bucktown” and they cherish the memories of growing up in this “village”. The Northside still has residents who take pride in where they live and have concerns about the upkeep of this side of town. Myself, as well as James Busby and John Brown will contact the city with any issues or concerns we might have to try and get them resolved. There's always been advocates for the Northside.

Some of our concerns seem to be ongoing issues. Code enforcement needs to be more effective about enforcing the guidelines for property cleanup. Implement and enforce guidelines for empty and condemned houses, unused vehicles on properties, fallen trees on properties or properties with dwellings around them that are falling apart. Overgrown vacant lots in the spring and summer has always been an issue. Would like to see street repairs before we have to call about them and not having a huge dip in the road that's so big you have to drive around it or it starts to totally sink.

We would like to see grants available to encourage property owners to improve the appearance of their property. The City of Niles has a partnership with Michigan Gateway Community Foundation to help low income residents and senior owned housing to help repair homes, replace roofing, replace windows, fencing and to make the homes safe for the homeowners and to improve their neighborhood

If there are going to be proposed changes in our neighborhood the homeowners have a right to know what's going on. In the past, the Northside has often felt neglected, unheard, and excluded from decisions that affect our neighborhood. We want to support our new city leaders and administrators as they commit themselves to openness, transparency, and collaboration.





- 1 Riverfront Park improvements
- 2 Indigenous history & ecology trail
- 3 Boutique restaurant and inn
- 4 Turn-around and parking
- 5 Red Bud Trail improvements
- 6 Riverfront Drive bike trail
- 7 “Missing Middle” Housing
- 8 Riverfront Boardwalk
- 9 Tent camping area
- 10 RV camping at public landing





# RIVERFRONT PARK

## Indigenous History & Ecology Trail

A REGIONAL DESTINATION

Just north of Buchanan is the Moccasin Bluff archaeological site - one of the most significant indigenous sites in Michigan. At least one thousand years ago, permanent villages were established on the banks of the St. Joseph River - named *Senathwen Zibé* by the Potawatomi people. The name refers to 'water flowing over rocks' because the natural water level before the dams was much shallower. Vibrant communities lined the water here, and these Northside bluffs still hold a very strong cultural significance for the Potawatomi people.

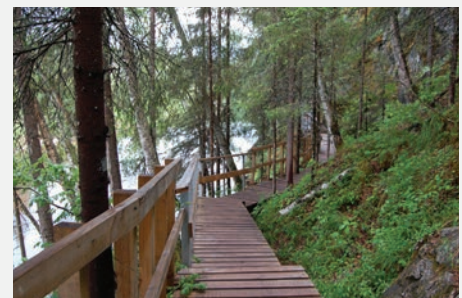
This fruitful land was taken from the Potawatomi people through deceit, the breaking of treaties, and coercion. Early missionaries such as Isaac McCoy advocated for "Indian Removal", and the Potawatomi lost their home on the northside of what is now Buchanan.

Riverfront Park is an opportunity to remember, celebrate, and engage this proud culture, which is still an active part of the Berrien County community. The City of Buchanan should work closely with the Pokagon Band of Potawatomi to identify appropriate redevelopment strategies near the

Northside bluffs. The design team for this vision sought counsel from representatives of the Pokagon Band throughout this process, and the concepts presented here intend to honor and respect the Band's values.

*An Indigenous History and Ecology Trail* is proposed for Riverfront Park. Similar to Galien River County Park near New Buffalo, this park would include sensitively placed boardwalks that enable visitors to engage the stunning natural landscape and ecology of the riverside bluffs. The trail is envisioned as a learning environment, with ecology and history markers that illustrate the natural systems and indigenous history and significance.

These bluffs hold very strong cultural significance to the Potawatomi people to this day. Careful engagement with the landscape may be welcomed by some, but not others. Shortly before completing this document, the design team was informed that the Tribal Council strongly suggests not to develop here due to the sensitive nature of the area.







## GENTLY ON THE LAND

### INDIGENOUS HISTORY AND ECOLOGY INN

The concept illustrated here includes a destination inn and restaurant carefully positioned on the bluff overlooking long view over the *Senathwen Zibé* (St. Joseph River). Minimal footprints and stilt construction are intended to be gentle on the sensitive landscape. The team suggests that the City seek a partnership with the Pokagon Band, which has extensive experience in operating hospitality venues. Besides an authentic hospitality experience, the building should also establish the highest standards of environmental performance.



Former Motel Site

Riverfront Park

Richards Street

## **The Hidden River**

The St. Joseph River is hidden behind the trees and shrubs of Riverfront Park. Long-time residents of the Northside remember when the tree limbs were kept trimmed, which used to reveal sweeping views.

## **Forgotten Culture**

The Moccasin Bluff site is directly visible from Riverfront Park. Potawatomi villages and older indigenous cultures occupied this land for thousands of years. The site is an opportunity to remember and honor this.

## **Overlooked Ecology**

Older residents remember walking down to the river on foot paths to go fishing and spend time in nature. The Northside Bluffs represent a unique terrain with a sensitive ecology worth engaging and protecting.

## **A Northside Liability**

Riverfront Park would not be recognized as a public space were it not for the abandoned restroom building and its sign. Neighbors observe that the neglected park building has attracted some undesirable behavior.





### Engaging the River

This concept illustrates a raised boardwalk that traverses the bluff and enables visitors to reach the water. Tree limbs are kept trimmed to enable views. The boardwalk can be extended to connect with the public landing.

### Honoring Culture

The improved park features a circular fire pit area near Richards St and is oriented with a direct view of Moccasin Bluff downriver. The *Indigenous History & Ecology Trail* informs visitors of the significance of this landscape.

### Celebrating Ecology

The park is designed to be gentle on the land and to promote the restoration of a native species ecology. Educational markers on the trail engage visitors, and the inn is built to the highest standards of sustainable design.

### A Northside Destination

Richards Street is improved with tree lines, on-street parking, and trails leading to the park and a destination inn and restaurant. This is where Buchanan interfaces with the agro-tourism landscape of nearby townships.



# “MISSING MIDDLE” HOUSING

## NEIGHBORHOOD DEVELOPMENT

BY RICHARD MURPHY,  
*Community Development Director*

Buchanan is a growing community. Buchanan is place of choice! We welcome new residents and new families to come to Buchanan to put down roots in our community. A growing community means building our tax base and increasing our ability to support our local small businesses. As quality of life continues to be the priority driving economic decisions, Buchanan seeks to take advantage of its unique sense of place. We have a goal to implement new and diverse housing alternatives that we believe will resonate in the marketplace.

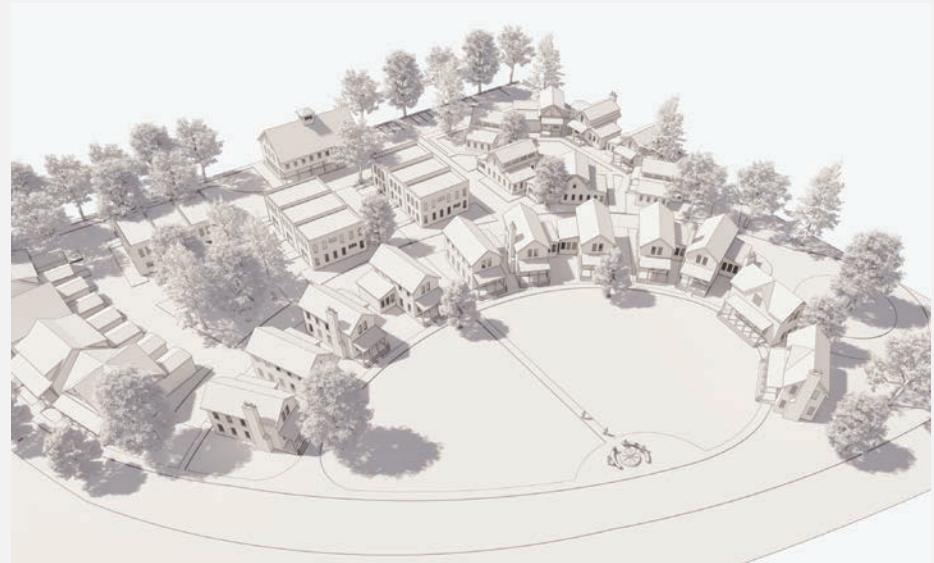
Buchanan will seek to implement mixed used development and missing middle housing in strategic areas of the city. In addition to new single family housing units, we see a market for row houses, duplexes, courtyards units that are within walking distance of both downtown Buchanan and the river.

Buchanan will offer a single family infill housing program to incentivize construction of new homes in Buchanan neighborhoods. The

goals of this program is to get city owned properties back on the tax rolls in order to build our tax base and lower tax burden on residents, strengthen existing neighborhoods with new high quality infill construction of new homes, incentivize building in Buchanan by filling the gap in financing due to the existing exceedingly high cost of construction materials, and grow Buchanan’s population to support our local economy.

### Cottage Court Neighborhood

The City of Buchanan should promote the development of new, pedestrian-friendly pocket neighborhoods where possible. This concept illustrates a diverse mix of middle-income housing types for which there are demand, but which are “missing” in the current real estate offerings of the region. The design is oriented towards a restored river view with limbed trees on River Front Drive.







- 1 River View Green with fire pit
- 2 Single-family cottages
- 3 Duplex cottages
- 4 Attached row houses
- 5 Cottage court
- 6 Clubhouse
- 7 Firetruck turn-around
- 8 Trail to public landing
- 9 City-owned trees to be limbed



Kelly's



## Red Bud Trail North

A GATEWAY TO BUCHANAN

Today's very low traffic counts do not justify the four-lane design of Red Bud Trail in the Northside. The arrival experience into Buchanan is marked by an unnecessary expanse of pavement and a neglected streetscape which encourage high operating speeds. This does not position the Northside for curb appeal or economic success. Neighborhood institutions such as Kelly's and the area as a whole is simply bypassed by traffic racing to move on. For visitors from agro-tourism areas to the north, this is not a good first impression.





## Paint

Red Bud Trail should be retrofitted as a two-lane city street with parallel parking and dedicated bike lanes. Current traffic counts more than justify this, and the redesign can be achieved by simply repainting the pavement.

## Trees

The City should reestablish a consistent hardwood tree line on both sides of Red Bud Trail. Species can be selected to work with power lines. Consistent tree plantings are essential to uplift real estate values and enhance pedestrian safety and comfort.

## Parking

Red Bud Trail should feature on-street parallel parking on at least one side. This supports neighborhood commerce, residential visitor parking, and helps to narrow the streetscape, naturally reducing average operating speeds.

## Avoid Gentrification

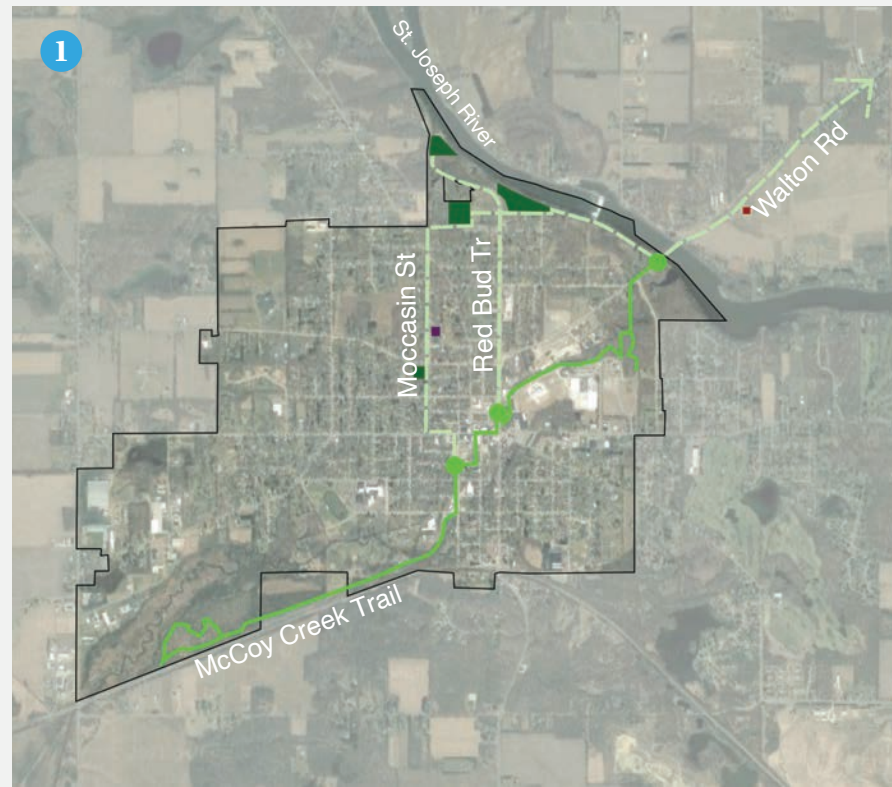
As the Northside is improved, the City should collaborate closely with local residents on programs designed to avoid gentrification. This should include education about predatory practices, as well as municipal strategies to safeguard continued affordability.



# BUCHANAN'S "BUCHOLOGY"

BY RICHARD MURPHY,  
*Community Development Director*

Buchanan has a special "Buchology" about it. A bit off the beaten path in a good way, Buchanan is the outpost and merchant center to the frontier. The 10-15 miles radius of Buchanan is the Midwest verse of American the Beautiful with rolling countryside, horse farms, creeks, streams, rivers and lakes. At almost every turn there's a beautiful landscape, sown fields, farmhouse architecture, livestock, a framed vista of beautiful bucolic culture. Buchanan is the Gateway to Pure Michigan and Wine Country with over 18 wineries within 15 miles of its front door. The Buchanan frontier is dotted with relics from the old world and old ways as well newly inspired concepts like "Farmettes and Barndominiums." Almost like another Lake Michigan at its doorstep and as bountiful and full of adventure, the Buchanan frontier awaits you to dive in and explore!



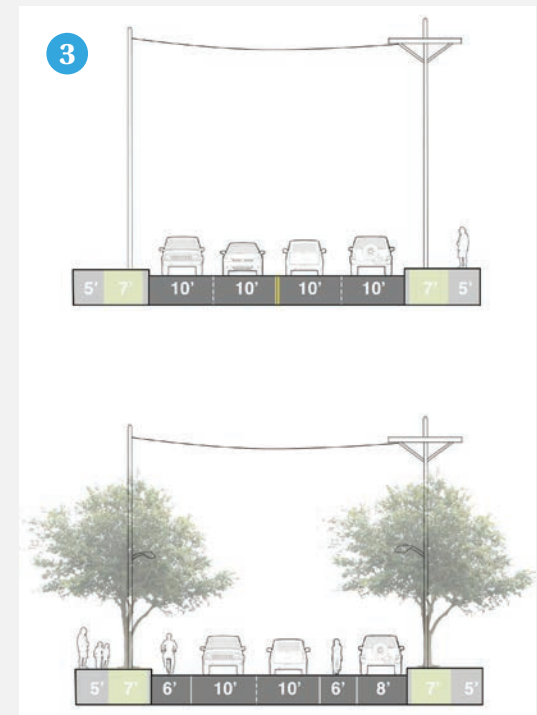
## 1. Buchanan Bike Trail Network EXPANSION CONCEPT

The Northside should be tied into the City's trail system along the river and on city streets leading to Downtown. These trails can connect the public landing, Riverfront Park, local ball fields, Moccasin Elementary School, and other parks.

## 2. Regional Trail Network LINKING BUCHANAN CONCEPT

The City of Buchanan should seek to connect to regional trail networks, including the planned extension of the IN-MI River Valley Trail.

## 3. Red Bud Trail North EXISTING AND PROPOSED







## Extending Bike Friendliness

### BEYOND THE CITY LIMITS

The City should work to expand its trail into a network that connects multiple destinations, including on the Northside and beyond. Nearby businesses such as River St. Joe have already been recognized with bike friendly awards. An expanded dedicated trail network helps to connect Buchanan with the region and establishes it as a place for active and healthy lifestyles. The concept illustrated here proposes that the River Street Bridge in Buchanan be retrofitted to include dedicated trails on each side of the bridge.





# ACKNOWLEDGMENTS

---

## **City Commission**

Sean Denison  
Larry Money  
Mark Weedon  
Patrick Swen  
Cameron Downey

## **Steering Committee**

Sean Denison  
Patrick Swem  
Monroe Lemay  
Michael Rowland  
Kevin Barker  
Randy Hendrixon

## **Plan Commission**

Sean Denison  
Kevin Barker  
Jason Lietz  
Ralph McDonald  
Donna Monell

## **Northside Neighborhood Group**

Jeanne Harris  
John Brown  
Barb Brown  
James Busby  
Mr. Kelly  
Jo Bibbs  
Kyra Clark  
Shebra Guidry

## **Buchanan Library**

Sarah Gault

## **Buchanan Preservation Society**

Alan Robandt  
Peter Lysy  
Don Ryman  
Bill Cameron  
Beth Murphy

## **Buchanan Community Schools**

Trish Robinson  
Stacey Demaio  
Abby Cantu  
Buchanan H.S. Students

## **Downtown Businesses**

Tracy Dippo  
Joe Paolucci  
Tom Jolly  
Steve Lecklider  
Debra Bonek  
Bill and Mac Green  
Rick Paniagua  
Kim Moyer  
Jen Tabor

## **Realtors**

Julie and Laurel Capron  
Jan Jacobs

## **Others**

Jerry Flenar  
Kurt Garner  
Kim Moyer

## **Pokagon Band of Potawatomi**

Matthew Bussler

## **City Manager**

Heather Grace

## **Community Development Director**

Richard Murphy

## **City Clerk**

Barbara Pitcher

## **Buchanan DPW**

JT Adkerson  
Mike Baker  
Ronald Defreez  
Arden (Tracy) Reiter  
Cameron R. Weaver

## **Police Department**

Tim Ganus

## **City Hall Staff**

Mandy Shanick  
Renee Cornwell  
Guy Lewis  
Stephanie Powers

## **Cemetery**

Dedrick Adkerson  
Nicholas Bailey  
Dustin Gray  
Klay Weaver

## **Andrews University School of Architecture & Interior Design**

*The 2021 Graduate  
Urban Design Studio:*  
Reu Avellona  
Jason Choi  
Juston Foote  
Ornella Gregorutti Reed  
Ronesto Pineda  
Joel Soto  
Andrew von Maur,  
Professor

## **Illustration Consultant**

Troy Homenchuk,  
Abonmarche

## **Transportation Engineering Consultant**

Peter Swift, PE

## **Event Facilitation**

DPM Events

© 2021 Andrews University

*For the people of Buchanan  
and for God's Glory*



# RESOURCES

BY RICHARD MURPHY,  
*Community Development Director*

Richard Murphy is the Community Development Director for the City of Buchanan. Rich has dedicated his career to making cities, towns, and neighborhoods stronger and better places. "Use what you have, everything is an asset, leave no one behind," is Rich's guiding principle. In his spare time, Rich likes to spend time with his wife and three children enjoying the special natural resources of our region.

"I come to work everyday to make Buchanan, Michigan a better place. Quality of life is everything today. Placemaking is key. A vibrant downtown is essential. Reuse is survival. Arts and culture is economic policy. Our relationship with Lake Michigan and its tributaries plays a starring role. Every community has opportunities and challenges. Use what we have, everything is an asset, leave no one behind – and strive to be the place where people want to be! That is the new economic model in the United States. The places that realize this and put their chips on this strategy are the places that will succeed. I love Buchanan, Michigan! I look forward to the journey to an even better place!"

The Andrews University Buchanan project will be the tool to stage the

next wave of the Buchanan Comeback. It has been a joy to work with the community to produce this exceptional work product. This is our road map to success. Where these kids go, great things happen! Why? Because they inspire, they unlock doors to opportunity, they see things and ask, Why not? They drive consensus and capture the essence of redevelopment ready projects and set them up for success in the marketplace. The City of Buchanan has stepped up to the challenge of forging a vision for the future. I am inspired and ready to get to work on implementation!"



## **RICHARD MURPHY**

*Community Development Director*

rmurphy@cityofbuchanan.com  
(269) 695-3488 ext. 19

• • •

# The Buchanan Promise

## Opening the door to a brighter Buchanan

The City of Buchanan, Michigan counts itself in the elite group of communities that highly values education. The Buchanan Promise is a place based scholarship for students graduating from Buchanan Community Schools in Buchanan, Michigan.

### *Overview*

All graduating Buchanan Community School seniors in a given year are eligible, depending on residency within the district boundaries AND length of enrollment in Buchanan Community Schools (BCS). Students with an attendance since kindergarten or 1st grade can receive a scholarship of \$10,000 spread over four years to assist with tuition and fees at an accredited post-secondary institution (must be non-profit). Graduates who have attended a BCS school and lived in the district for at least four years can receive a scholarship equal to 70 percent of the grant, with a sliding scale for those in-between. It is important that eligible students apply no later than August 1st after their graduating year to determine if they qualify. If awarded you will obtain a scholarship acceptance form from Michigan Gateway Community Foundation. For more detailed information, visit [www.buchananpromise.com](http://www.buchananpromise.com). We ask that you do not complete this online application unless you are in your senior year of high school. If you apply before that time, you will not be able to submit your application.

### *Qualifications*

Applicant must be graduating from Buchanan Community Schools and have lived in the Buchanan School district since 9th grade.





