

## City of Buchanan Master Plan Community Survey

*Please complete this survey or complete it online: [www.swmpc.org/buchananmp.asp](http://www.swmpc.org/buchananmp.asp)*

**Demographic Info.** 1. How many years have you lived in the City of Buchanan? (Check one.)

☐ Don't live in City    ☐ less than a year    ☐ 1-4 years    ☐ 5-10 years    ☐ 11-25 years    ☐ more than 25 years

2. Check the category that identifies your age group.

☐ Up to 21 (Gen Z)    ☐ 22-38 (Mill.)    ☐ 39-53 (Gen X)  
☐ 54-74 (Boomer)    ☐ 75 and over

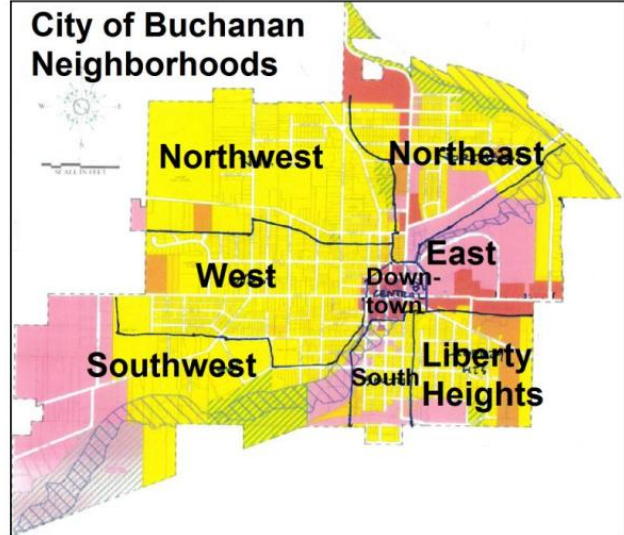
3. Where do you live? (See map)

☐ Northwest Neighborhood    ☐ Downtown  
☐ West Neighborhood    ☐ South Neighborhood  
☐ Southwest Neighborhood    ☐ Liberty Heights Neigh.  
☐ Northeast Neighborhood    ☐ Buchanan Township  
☐ East Neighborhood    ☐ Bertrand Township  
☐ Other \_\_\_\_\_

**City Outreach Efforts.** 4. Do you visit the City's website:  
[cityofbuchanan.com](http://cityofbuchanan.com)? ☐ no    ☐ occasionally    ☐ often

5. Which three sources are most effective for keeping you informed of public decisions, meetings, etc.? (Check top three.)

☐ South Bend Tribune    ☐ Local radio station  
☐ Local Channel/Cable TV    ☐ Mail flyers  
☐ Community Newspaper    ☐ Word of mouth/friend  
☐ Internet (e.g., Facebook)    ☐ Public schools



**Community Survey.** 6. Below is a list of services and resources. From your own experience, please indicate how well you think the City of Buchanan has provided each of the services listed below. (Circle the appropriate rating.)

	Services	Very well	Well	Average	Poor	Very Poor	Don't Know
6.1	Street lighting	5	4	3	2	1	0
6.2	Street cleaning	5	4	3	2	1	0
6.3	Street repair	5	4	3	2	1	0
6.4	Sidewalk repair	5	4	3	2	1	0
6.5	Number of sidewalks	5	4	3	2	1	0
6.6	Landscaping & street trees	5	4	3	2	1	0
6.7	Sewage lines & treatment	5	4	3	2	1	0
6.8	Storm drainage	5	4	3	2	1	0
6.9	Traffic signs & signals	5	4	3	2	1	0
6.10	Downtown parking	5	4	3	2	1	0
6.11	Trucks/Traffic enforcement	5	4	3	2	1	0
6.12	Adequate public transit options	5	4	3	2	1	0
6.13	Enforcement of zoning, design, & nuisance ordinances	5	4	3	2	1	0
6.14	Police response/safety	5	4	3	2	1	0
6.15	Snow removal	5	4	3	2	1	0
6.16	Water service/quality	5	4	3	2	1	0
6.17	Number of parks, trails & open space	5	4	3	2	1	0
6.18	Organized sports fields & facilities	5	4	3	2	1	0
6.19	Park maintenance & upkeep	5	4	3	2	1	0
6.20	Community events & festivals	5	4	3	2	1	0
6.21	Library facilities & programs	5	4	3	2	1	0

7. What are the most important reasons that you feel the City of Buchanan is a desirable place to live? (Check all that apply.)

☐ Small town atmosphere    ☐ Attractiveness of town  
☐ Outdoor recreation opportunities    ☐ Reasonable tax rate  
☐ Lakes and rivers    ☐ Low crime rates  
☐ Employment opportunities    ☐ Availability of shopping  
☐ Quality school system    ☐ Ease of commute  
☐ Friendly people    ☐ Affordable housing  
☐ Community spirit    ☐ Community events and festivals  
☐ Surrounding farmland and open space    ☐ Library

Other \_\_\_\_\_

(Please turn page over to complete the survey)

8. Overall, do you feel the quality of life in Buchanan is...? (Check only one):  
 \_\_\_\_\_ improving \_\_\_\_\_ holding steady \_\_\_\_\_ declining

9. Is there an area in the City that needs safer pedestrian access? If yes, where? \_\_\_\_\_

10. Below is a list of issues Buchanan may face in the next 20 years. Circle the number that best reflects the issue's importance.

	Issues	Very Important	Important	Somewhat Important	Not Important	No Opinion
10.1	Protection of rivers, natural areas, open spaces and water quality	4	3	2	1	0
10.2	Availability of family housing	4	3	2	1	0
10.3	Availability of empty nester housing	4	3	2	1	0
10.4	Availability of millennial housing	4	3	2	1	0
10.5	Availability of lower income housing	4	3	2	1	0
10.6	Public transportation	4	3	2	1	0
10.7	Availability of industrial sites	4	3	2	1	0
10.8	Availability of commercial sites	4	3	2	1	0
10.9	Downtown business vitality	4	3	2	1	0
10.10	Cleaner outdoor air	4	3	2	1	0
10.11	Aging water and sewer systems	4	3	2	1	0
10.12	Lack of sidewalks, bike lanes, trails	4	3	2	1	0
10.13	Community appearance	4	3	2	1	0
10.14	Loss of small town/rural atmosphere	4	3	2	1	0
10.15	Preserving historic sites and districts	4	3	2	1	0
10.16	Lack of medical services	4	3	2	1	0
10.17	Lack of public recreation facilities/parks	4	3	2	1	0
10.18	Size and height of commercial signs	4	3	2	1	0
10.19	Services for seniors	4	3	2	1	0
10.20	Local employment opportunities	4	3	2	1	0

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

	Type of Economic Development	Strongly Support	Support	Oppose	Strongly Oppose	Neither Support nor Oppose
11.1	Accommodations/lodging	4	3	2	1	0
11.2	Retail stores/necessities	4	3	2	1	0
11.3	Specialty/gift stores, art galleries	4	3	2	1	0
11.4	Sit-down restaurants, bars, brewpubs	4	3	2	1	0
11.5	Fast food restaurants, food trucks	4	3	2	1	0
11.6	Grocery stores, convenience stores	4	3	2	1	0
11.7	Industry	4	3	2	1	0
11.8	Offices	4	3	2	1	0
11.9	Health care facilities/providers	4	3	2	1	0
11.10	Tourism development	4	3	2	1	0
11.11	Other – describe:	4	3	2	1	0

12. What are the biggest challenges/opportunities that the community faces as you look toward Buchanan's future?

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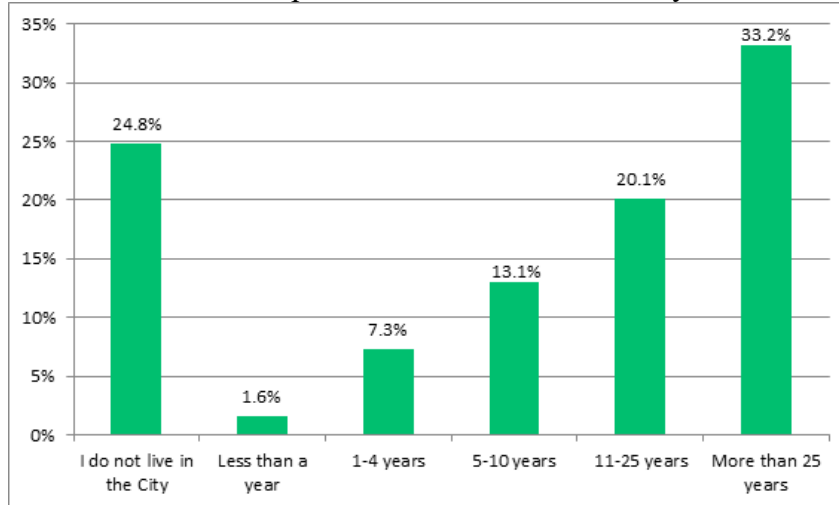
**THANK YOU!** Please return this survey to: Buchanan City Hall, 302 N Redbud Trail, Buchanan, MI 49107.  
 Surveys need to be returned by August 31, 2018. The City of Buchanan Planning Commission will host a Public Visioning Session on Tuesday, October 9, at 7:00 PM at City Hall to receive in-person input for the master plan and to review the results of this survey. Please join us! We need your input!

## Summer 2018 Survey Results

### Question 1: How many years have you lived in the City of Buchanan?

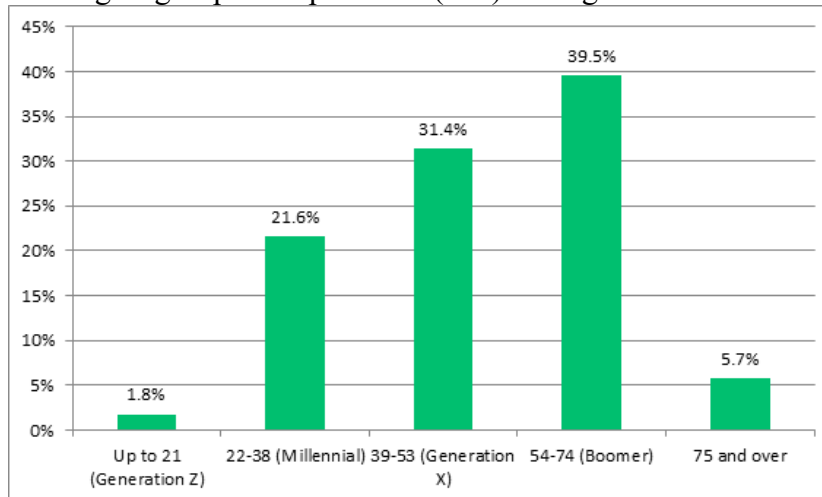
Three fourths of respondents (340 of 455) answered that they lived in the City of Buchanan. One third of respondents (150) stated that they have lived in Buchanan for more than 25 years.

Almost 25% of the respondents do not live in the city.



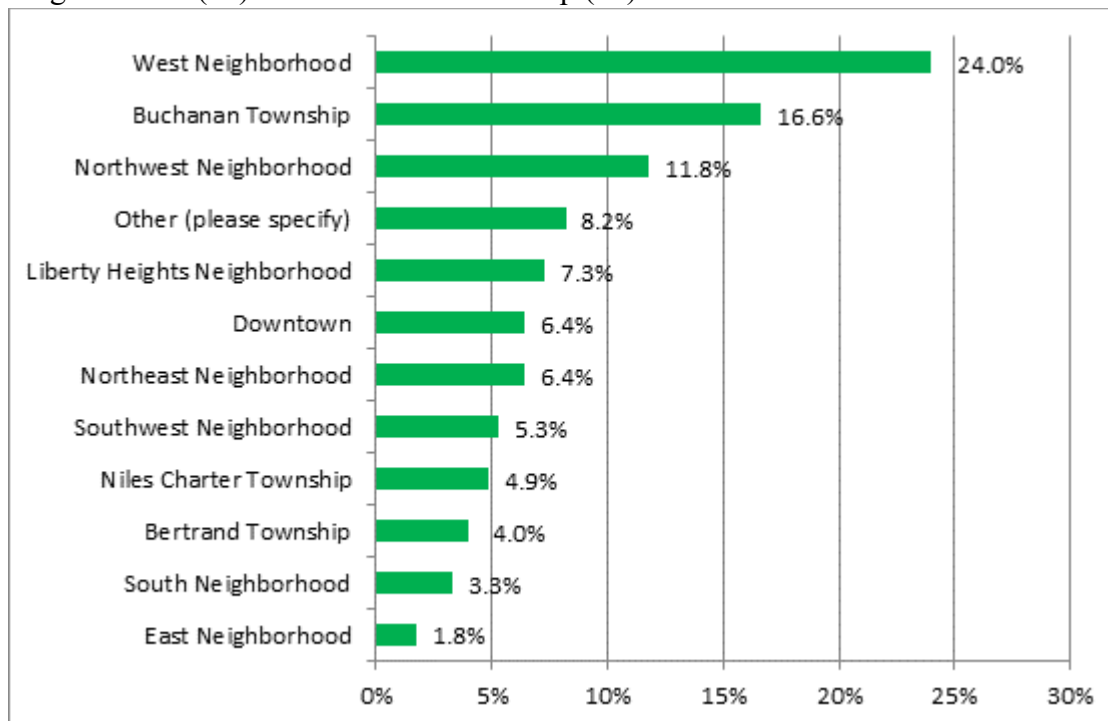
### Question 2: Check the category that identifies your age group.

The largest group of respondents (177) was age 54-74.



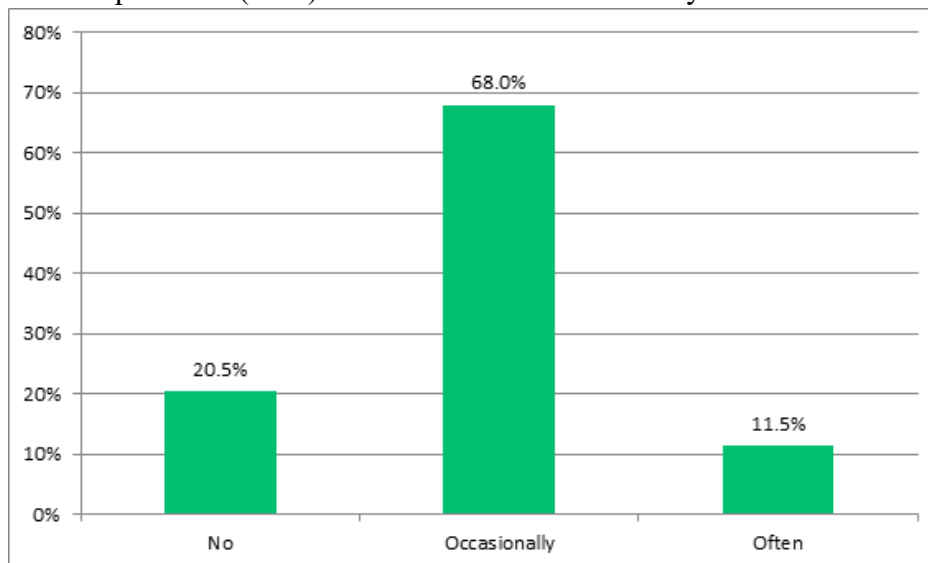
### Question 3: Where do you live?

Most respondents reported living in the West Neighborhood (108) and the Northwest Neighborhood (53) and Buchanan Township (75).



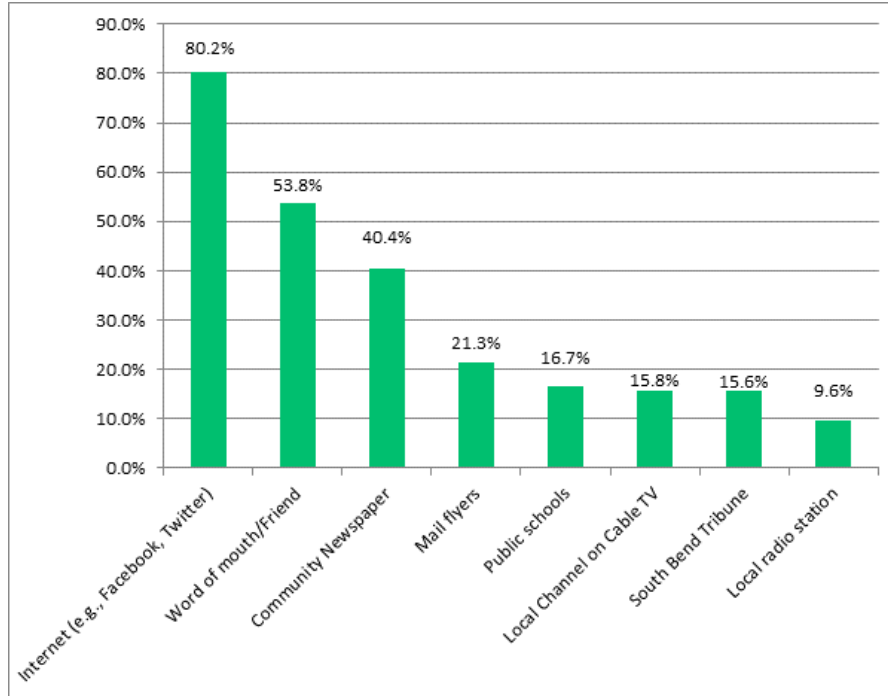
### Question 4: Do you visit the City's website: [www.cityofbuchanan.com](http://www.cityofbuchanan.com)?

Most respondents (68%) visit the website occasionally while 20% do not visit the site.

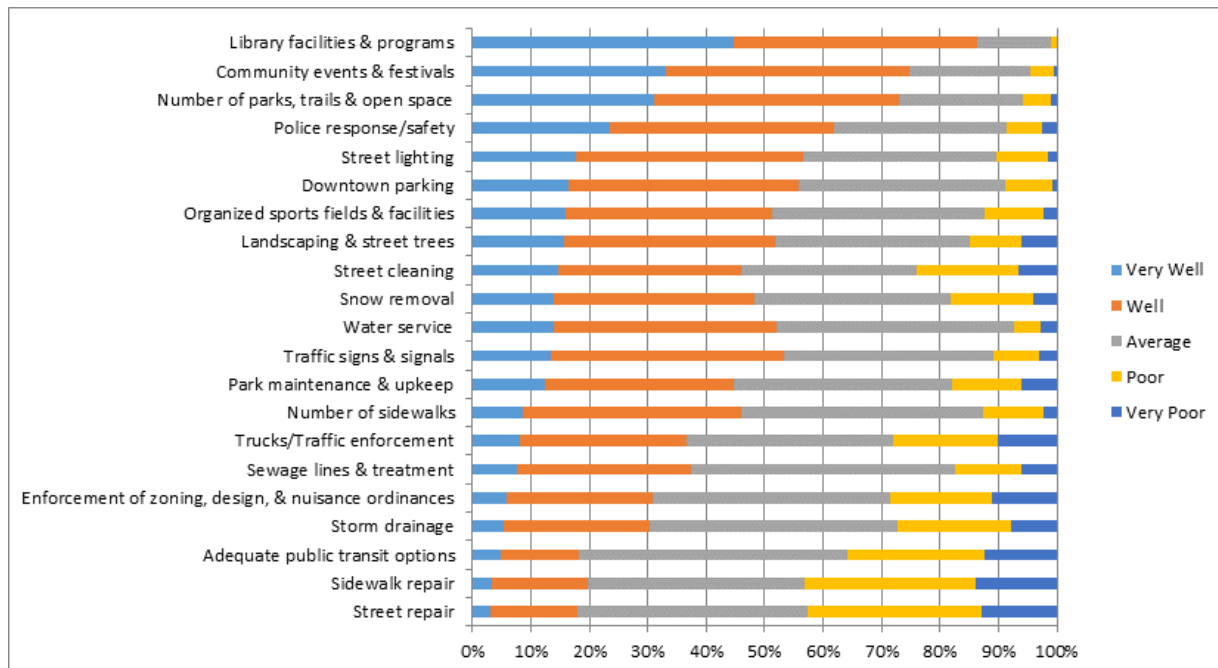


**Question 5. Which three sources are most effective for keeping you informed of public decisions, meetings, etc.? (Check top three.)**

Most respondents (80%) report that they use the Internet followed by word or moth/friend (50%) and community newspaper (40%).

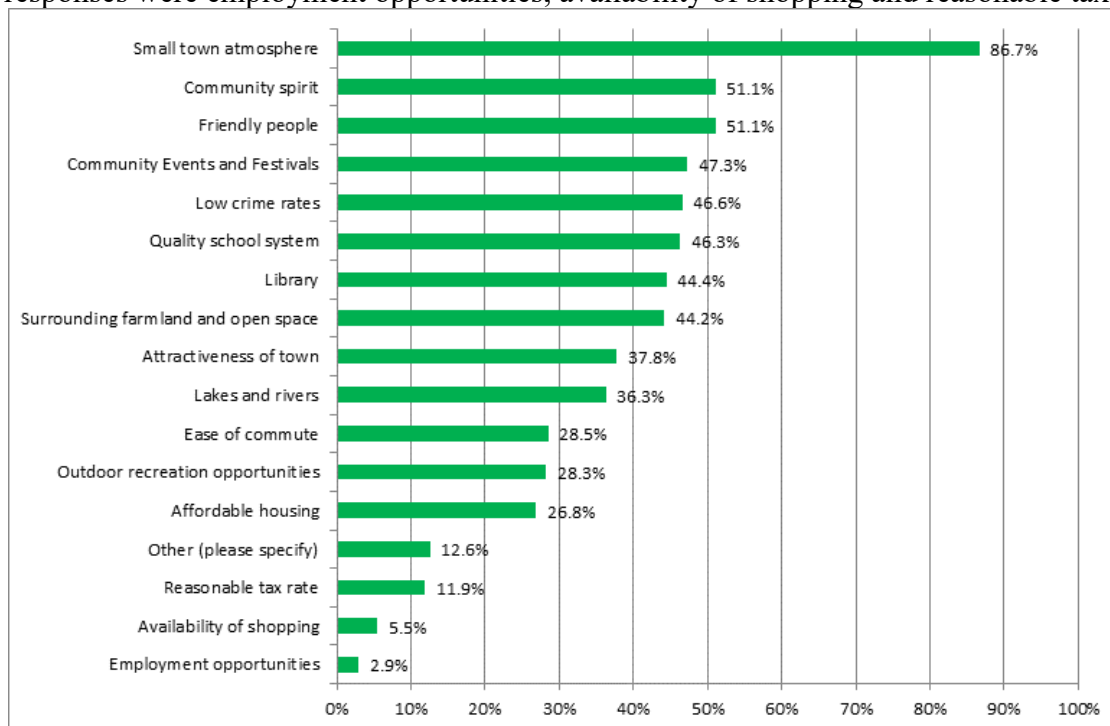


**Question 6: Below is a list of services and resources. From your own experience, please indicate how well you think the City of Buchanan has provided each of the services listed below.**



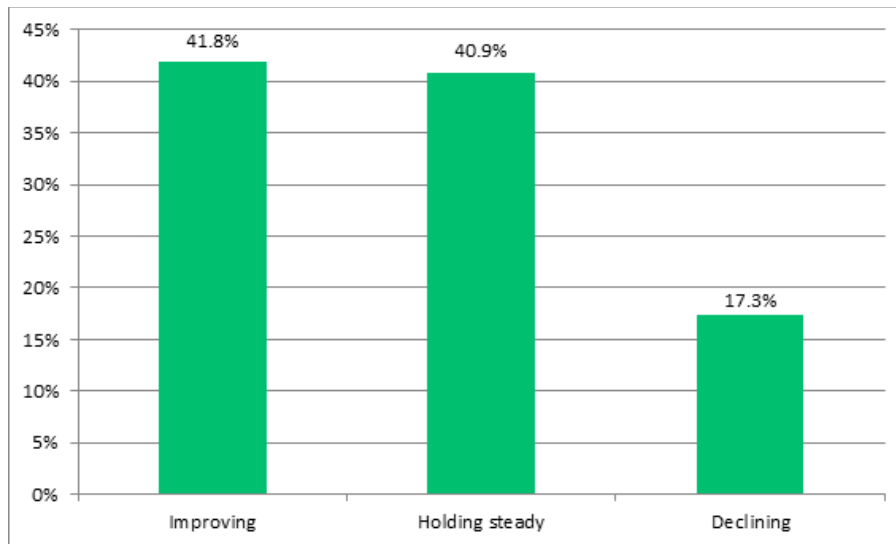
**Question 7: What are the most important reasons that you feel the City of Buchanan is a desirable place to live? (Check all that apply.)**

Small town atmosphere was the reason most people selected why Buchanan is a desirable place to live, followed by friendly people and community spirit. The reasons getting the least responses were employment opportunities, availability of shopping and reasonable tax rate.



**Question 8: Overall, do you feel the quality of life in Buchanan is...? (Select one):**

Most feel the quality of life in Buchanan is improving or holding steady.



**Question 9: Is there an area in the City that needs safer pedestrian access?**

67% of respondents answered no while 33% answered yes. Many mentioned near the schools, art center and Hardings. Also many commented on the need for sidewalk repair and expansion and the improvement of street crossings.

Harding's Friendly Market
Between Post Rd. and Sonny's
4th at Chippewa & 4th at Middle School
4th & Chippewa- children can barely cross because cars wait water for them.
Near the schools.
Downtown city lights are not bright enough.
Terre Coupe Street just South of Front- sidewalks stop
Many of the sidewalks are broken or bumpy. People with strollers or wheelchairs find it very difficult to maneuver
Don't know
Terre Coupe, Southtown area,
Smith Street and surrounding side streets
Front street from the Citgo up to the Hardings.
I think the sidewalk should be extended from where it ends to the Senior Center on Rynearson St. It stops about 50' from the SC. (across from Metea Court) Also I would like to see a pedestrian walk between MC and the SC- maybe a stop sign at the end of Claremont Street so they can cross and use the Rynearson sidewalk when it's extended. :-). Cars go very fast heading east or west. Surprised there hasn't been more accidents.
Better painted crosswalks.
Chicago between Oak and high school has some very dark areas and no emergency kiosks etc.

People do not yield for pedestrians in the crosswalks, despite the adequate signs.
crosswalk between 4th/River/Red Bud North (By the BP Gas Station)
Arts Center
If more people would follow what most people teach their children, when they are young, STOP LOOK AND LISTEN we wouldn't need traffic obstruction material in the middle of downtown Front St. The idiots that are on cell phones that just walk out into traffic are mind blowing.
Buchanan Art Center and Lowery's
Access to Pears Mill, the Farmer's Market, and The Common from Front Street via Mill Alley.
western edge of town,near the city limits
More street lighting in the subdivision just past Shermer Parway. I used to walk home from work it and it is very dark over there. There are two street lights throughout the whole area.
Winter sidewalks
many side walks are in poor repair or have raised edges that could cause someone to trip, including downtown. The down town side walks in winter are a definate pedestrian hazard as some businesses think they only have to throw out a ton of salt that makes it very slippery. That includes the Post Office.
Downtown - Restrict trucks through town - slow cars down
Ottawa Elementary School from Front St.
Would like to see sidewalks out to Harding's. There are also many areas such as on Main Street between Fourth and Third Streets where the sidewalks are in need of repair or home owner's need to clear weeds and trees in order to make it more passable.
Terre Coupe St near high school
Liberty
Sidewalk to grocery store
Art Center and Lowery's
Downtown
sidewalks near high school
East front st passed UFCU to hardings
Front and Detroit
We have many areas without sidewalks. Existing sidewalks are in need of repair all over the city.
It would be great to have a car-free pedestrian zone in a small part of downtown. The best European cities have this, and we could become a small-town leader. Delivery vehicles and emergency vehicles would of course be exempt.
Fulton st. Leading to Harding's grocery store
There should be sidewalk more sidewalk access throughout the city and especially to Hardings.
Northeast area... Few sidewalks in much of the area.
Crossing streets downtown
On and near Bakertown Rd. and West side of Middle School
lights at river st/ lowerys need to be adjusted because there is not that much trafic from clarks anymore. drunks from redbud run the red lights anyway
North end
Ottawa Road and Front Street for additional crosswalk signs and more attention to vehicles that travel more than the posted speed limit.
Intersection of Front and Liberty



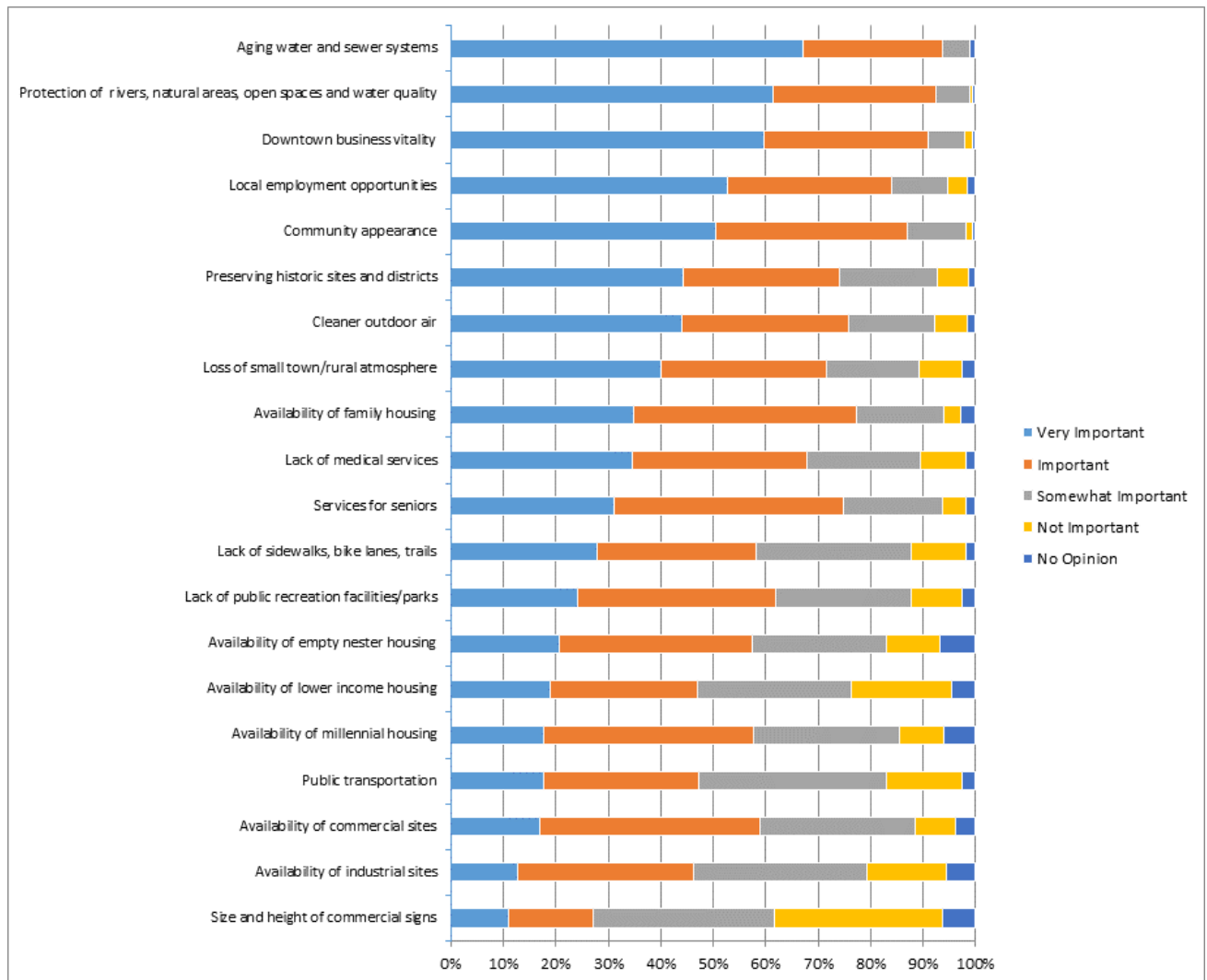
Main St., between Fourth and Third St., and parts of North Redbud
In front of the Bp gas station and Lowery Meat market
The sidewalks on 3rd & Main are awful. I fell on a huge crack hidden in the shadows in 2014. I injured my knee and ended up with stitches in the ER. I'm still paying off my copay.
Front Street at Terre Coupe and at Art Center
Terre Coupe needs sidewalks on at least one side of the street.
The area around the St. Joseph River bridge on River Street/Walton Road. Also north Redbud Trail as it goes downhill from Richards Street towards Wheatberry Restaurant.
Downtown, as vehicles still have no respect for pedestrians, crossing in the crosswalk can be dangerous
West smith street cars speeding in excess of 60 mph or more after school is let out 10 out 15 cars a day..
The part of McCoy Creek Trail by the party store
Electric wires exposed at corner of oak and front. Retaining wall by mill is also a hazard near bridge
Terre Coupe needs a sidewalk. Though surrounding neighborhoods also lack sidewalks, Terre Coupe is a semi busy road.
Senior Center
the parks are in terrible condition and need significant investments.
Yes in the downtown between the stop lights
Northeast. Arctic Street area and surrounding.
Front Street between Red Bud Trail and Oak Street. It has become increasingly dangerous for the City of Buchanan to allow large trucks and semi-trailer trucks to speed through a dense downtown area where many small children are playing and shoppers are crossing the street. The city commission has refused to redirect these truck routes to Route 12 around the downtown area of the city where speeds are reduced. Do we have to wait until a child is hit and killed before the Chamber takes action???
Oak & Front intersection.
downtown
Downtown
a stop sign in the middle of downtown would ease the traffic. Sometimes my family waits for minutes on our evening walks to cross Front St. The Yield to Pedestrian signs aren't as effective as vehicles actually stopping at one of the Main St./Front St. Intersections.
Slow down the traffic on Front Street. Especially the truck traffic.
Many sidewalks need repair, they are cracked and sometimes a little dangerously uneven.
The southwest side is the only place in town that is without sidewalks.
Downtown
Our sidewalks by the schools are never taken care of
Figure it out
Crossing Front st
By the middle school when children are walking to and from school it is dangerous. Drivers are not allowing for kids to cross safely especially at 4th and Chippewa.
The crappy grocery stores
By the senior center
And small signs are not needed in middle of streets
Students coming and going from schools - good sidewalks, trimmed bushes, branches (ex 4th and Chippewa, areas where there are no sidewalks)

Trail by Clark
Post office crossing
Some sidewalks need redone all around town either they are breaking up or even gone in some spots
Intersection of 4th/River rd and Redbud Trail
From UFCU to the plaza where Hardings is. There are always people walking and there is no sidewalk for them.
Front street, anywhere
The city has done a lot to improve pedestrian safety downtown, and I am grateful. How to make the FAPCO people slow down? Can the company communicate that to their employees?
Downtown. Signs in streets re crosswalks work great but when they are removed dangers re-appear. The light at Front and Oak should be blinking yellow only from 11pm to 6am, pedestrians need it.
Terre Coupe Street has no sidewalks. Also sidewalks in many areas are not kept open from overgrowth.
Around Lowery's and Art Center
Arctic Street and Fulton Sidewalks
The city's back parking lot north side of Front street is awful, man holes are about to fall in. And when it's mowed instead of picking up the trash first, it just gets mowed up and left to blow all over town
Near the middle school no sidewalks
Near the Middle School
Redbud Trail and Front Street
Many trees in the treelawns need upkeep. Dead/dying trees need to be removed. Overgrown trees/bushes should be trimmed to open sidewalk access.
Terre Coupe needs sidewalks
Downtown
There needs to be a sidewalk connecting Metea Court and the senior center for the seniors to cross safely without the danger of tripping over things. Also, people are always speeding on Ryneerson which also makes it unsafe for the residents of Metea Court to walk, or ride their wheel chair to the senior center.
Downtown and on Redbud
All along redbud trail going through town
Senior center on Ryneerson
sidewalks. Walk around in the community and you'll see what I mean.
around Shirmer Parkway area
Corner of Moccasin and Front. No sidewalk on left side. Also can't see traffic without inching out trees and cars parked makes it hard to see.
Stretch lights on chippewa an Detroit for kids walking to school, better way for kids to cross at 4th and chippewa without having to wait 10 minutes for a car to finally let them go.
X walk at terre coupe toward high school. Polis I think
The neighborhoods off of Red Bud trl and front street need more lighting and sidewalks that are smooth and not broken up
The area by Rite Aid down to Pizza Hut
Sidewalks are terrible in the east neighborhood. My child severely injured himself and had to use a wheelchair for a few months. We couldn't even push him down the sidewalk to get him into our home, they were so tore up.
Fulton st sidewalks for the children.
Downtown

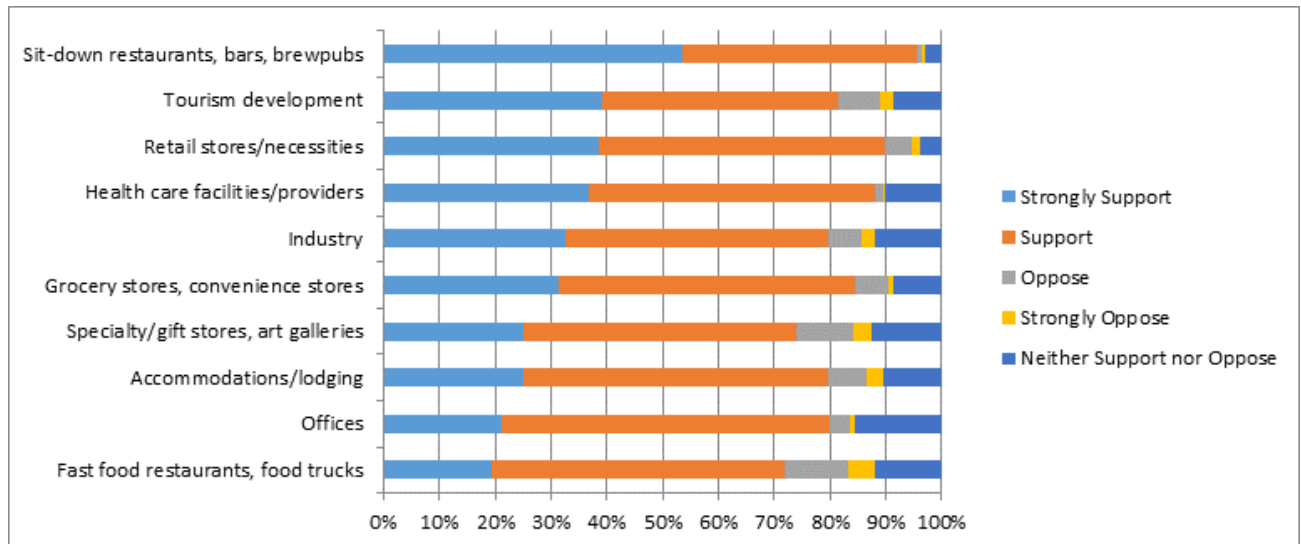
Liberty heights- between senior center and Matea court
Front Street near McDonald's on down to Harding's.
Most of the sidewalks are incomplete or in terrible shape. Most of them around arctic st are this way and along red bud trail.
Make it perfectly clear where the pedestrians can cross safely
Cross walks should have pedestrian signals
Downtown cones are not necessary. Not enough foot traffic. Crosswalks are sufficient.
Fulton street needs sidewalks for children walking to school!!! My daughter lives on Fulton and I have to walk in the street to get there. Her children have to walk home n the street! Very unsafe. I know there is see to be sidewalks there because I can still see some peeking through the grass. The poorest side of town and these children deserve nice safe sidewalks! Also, Fulton street needs to be resurfaced. Cars fly through this neighborhood! Signs should have no through traffic. Redbud traffic should stay on Walton street! Robin Shreve
I'd like to see a sidewalk from the park at the east side of the McCoy Creek Trail going to Front St. We walk and ride bikes with our children and create a safe route from the Trail to Front St. on that end would be really beneficial.
Hilltop
Schrimer parkway needs sidewalks
Some of the sidewalks need to be repaired in the Neighborhoods
Terre Coupe St. From Front St to the high school. Children walk on the road going home from school. Also that intersection on Front is extremely dangerous for pedestrians crossing. It's hard to see cars coming from the West and often they haven't slowed down to in town speed limits.
All intersections need to be remarked for pedestrian cross walks
Fulton Street needs sidewalks the whole length!
The area by Lowerys is difficult to cross
Some sidewalks still need accessible curbs at intersections. Ex. SW corner of Clark and Chicago.
At Buchanan Art Center. Many trucks & cars fly by there and it's very difficult to cross the street at many times of the day.
River Street at Lowery's market

**Q10 Below is a list of issues Buchanan may face in the next 20 years. Please check the option that best reflects the issue's importance.**

The top 3 issues selected were aging water and sewer systems, protection of rivers, natural areas, open spaces and water quality and downtown business vitality.



**Question 11: Economic development is important to sustaining the local economy and keeping tax rates manageable. How strongly do you support the City of Buchanan in seeking the following kinds of economic development?**



**Question 12: What are the biggest challenges/opportunities that the community faces as you look toward Buchanan's future?**

Most responses to this question referenced economic issues such as jobs and better retail options. Most also mentioned small town and historic character being important and also being welcoming and tourist friendly. Many also referenced concerns with tax rates, code enforcement and city infrastructure.

# Buchanan Master Plan Survey 01/2021

Survey Results

QUESTION SUMMARIES

DATA TRENDS

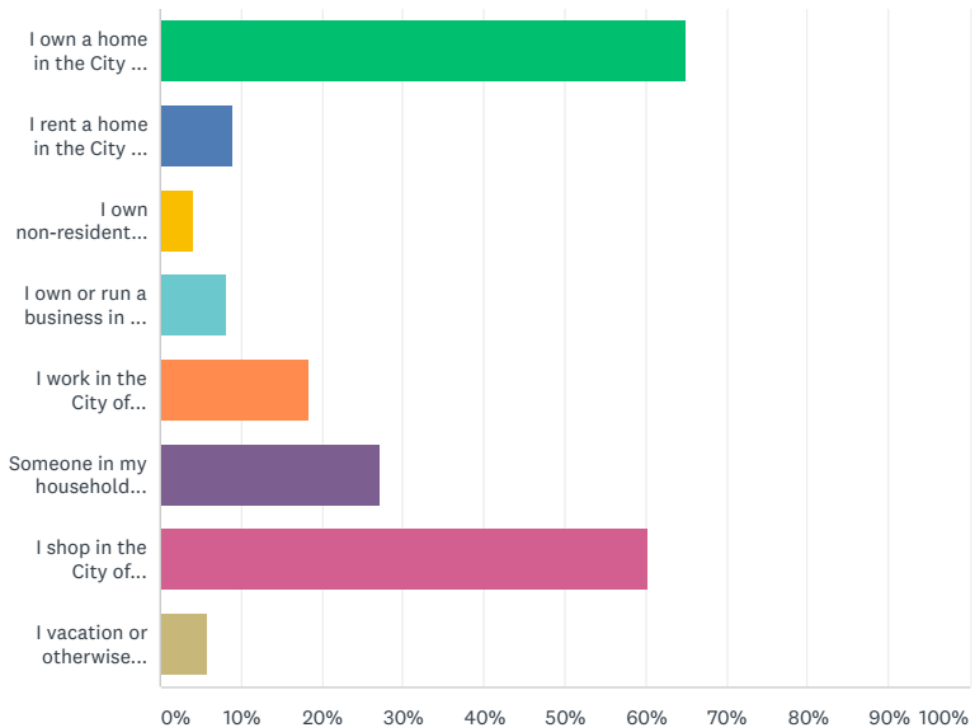
INDIVIDUAL RESPONSES

Q1



What is your interest in the City of Buchanan? (Please check all that apply).

Answered: 462 Skipped: 19



## ANSWER CHOICES

## RESPONSES

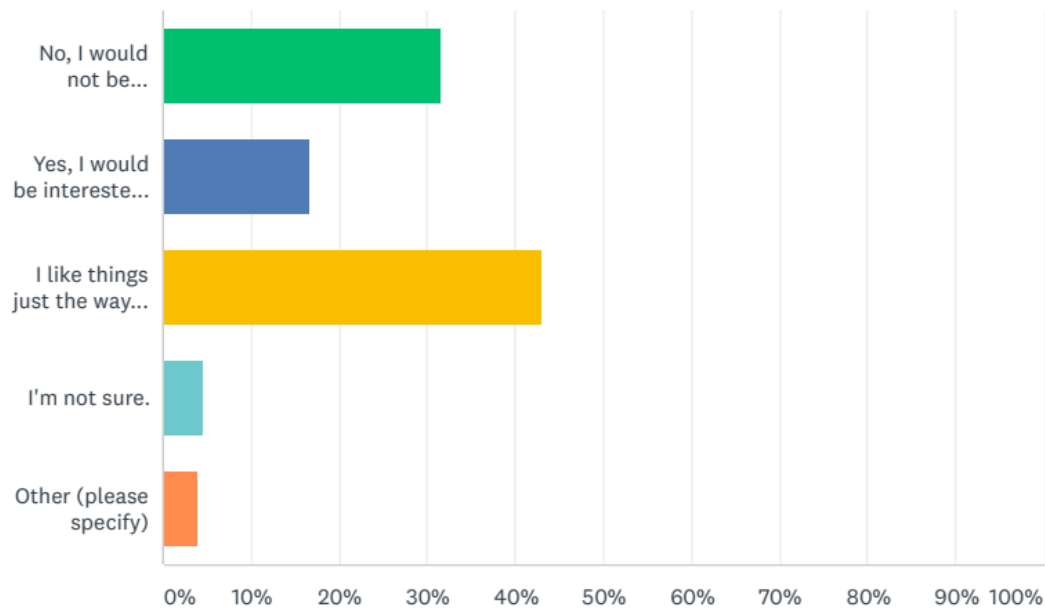
I own a home in the City of Buchanan.	65.15%	301
I rent a home in the City of Buchanan.	9.09%	42
I own non-residential property in the City of Buchanan (commercial, industrial, etc.).	4.11%	19
I own or run a business in the City of Buchanan.	8.23%	38
I work in the City of Buchanan.	18.40%	85

Q2



Would you be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space?

Answered: 481    Skipped: 0



ANSWER CHOICES	RESPONSES	
No, I would not be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space.	31.60%	152
Yes, I would be interested in having fewer parking spaces on Front Street in exchange for greater sidewalk space.	16.84%	81
I like things just the way they are regarding the proportion of parking spaces compared to sidewalk space.	43.04%	207
I'm not sure.	4.57%	22
Other (please specify)	Responses 3.95%	19
TOTAL		481

Q3

What do you feel is missing in downtown Buchanan?

Answers to questions 3, 4, 5, 6, 7 and 9 are on file at City Hall.

**Q4**

What would draw you downtown on a regular basis?

Answered: 451   Skipped: 30

**Q5**



What types of businesses would you like to see more of downtown?

Answered: 461   Skipped: 20

**Q6**

What type of businesses would you like to see less of downtown?

**Q7**



What do you think should be done to support existing downtown businesses or encourage new businesses to open in downtown Buchanan?

Answered: 414   Skipped: 67

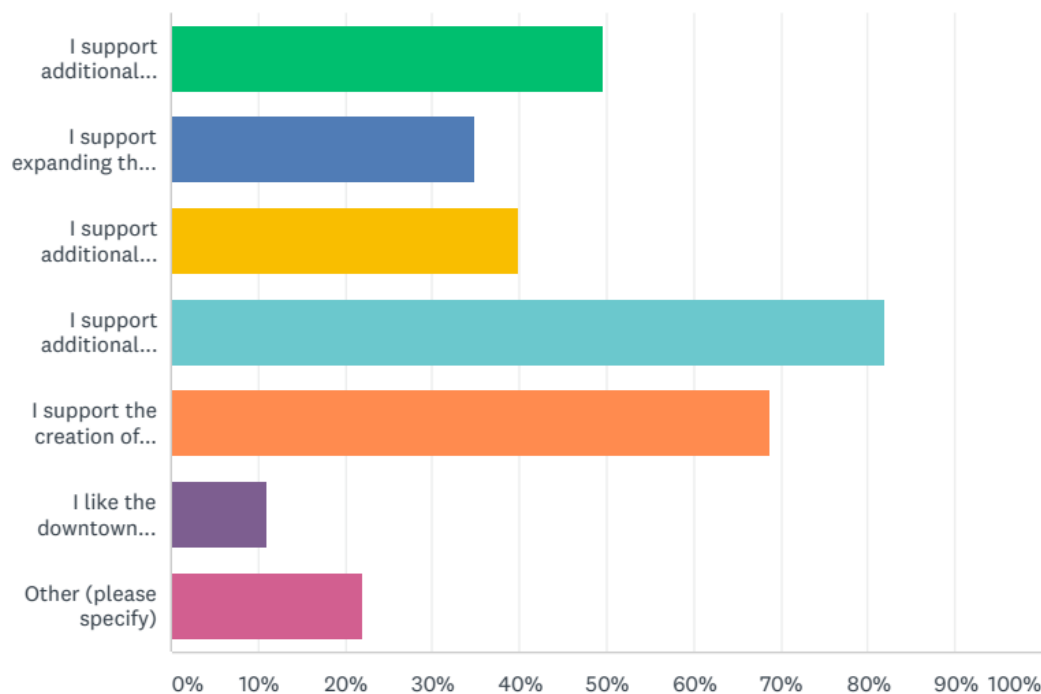


Q8



What are your thoughts regarding the downtown streetscape? (Check all that apply). \*[The term "Streetscape," as used here, refers to the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street's character.]

Answered: 472 Skipped: 9



Q9



What type of events would you like to see downtown?

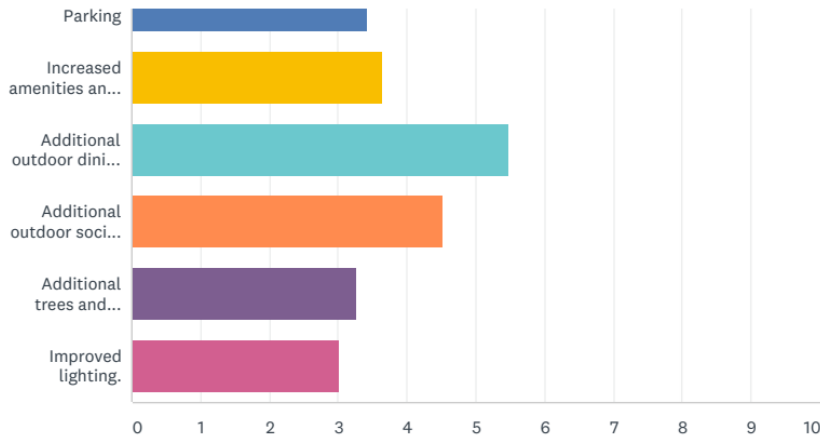
Answered: 423 Skipped: 58

Q10



Please rank the following items in order of priority, from most important to least important.

Answered: 472 Skipped: 9



	1	2	3	4	5	6	7	OTHER	TOTAL	SCORE
Walkability / Pedestrian Safety	25.05% 115	14.60% 67	20.70% 95	15.03% 69	10.46% 48	7.63% 35	5.01% 23	1.53% 7	459	4.86
On-Street Parking	9.13% 42	12.83% 59	12.83% 59	9.57% 44	14.57% 67	12.83% 59	27.39% 126	0.87% 4	460	3.43
Increased amenities and infrastructure to support biking (bike racks, etc.)	7.16% 33	11.71% 54	13.67% 63	19.09% 88	16.92% 78	14.75% 68	15.40% 71	1.30% 6	461	3.65
Additional outdoor dining venues	35.43% 163	24.57% 113	13.26% 61	12.61% 58	6.52% 30	3.91% 18	2.39% 11	1.30% 6	460	5.49
Additional outdoor social gathering places (such as plazas, etc.)	12.47% 58	22.37% 104	20.00% 93	13.12% 61	16.13% 75	8.82% 41	6.02% 28	1.08% 5	465	4.51
Additional trees and landscaping along the streetscape.	5.17% 24	7.54% 35	9.70% 45	17.46% 81	20.26% 94	23.06% 107	15.09% 70	1.72% 8	464	3.27
Improved lighting.	6.61% 31	6.82% 32	8.96% 42	11.94% 56	13.43% 63	26.01% 122	24.95% 117	1.28% 6	469	3.01