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1. PROPERTY OVERVIEW

Property Profile

Area: 58 acres
County: Van Buren County
Township: South Haven Charter Township
Latitude: 42.414324
Longitude: -86.257995
Address:
73240 2nd Avenue
South Haven, MI  49090
Phone #:
Van Buren State Park
(269) 637-2788

Near the border of Van Buren and Allegan Counties in southwest Michigan, the Riverwoods on the Trail property is located just south of the Black River and bordered by Blue Star Highway to the west and I-196 to the east. This largely undeveloped property was purchased by the state in 2013 with the intent of providing river access and rustic and modern camping along the Black River and the Kal-Haven Trail. Currently the site features 1.380 linear feet of frontage on the Black River featuring a picnic pavilion and boardwalk, and an underground utility system for 39 undeveloped building plots. The site is accessed by a road from the west off Blue Star Highway and from the south off 2nd Avenue. The property is only a 10-minute drive (or 20-minute bike ride) from North Haven Beach on Lake Michigan and connects via the 33-mile long Kal-Haven Trail Sesquicentennial State Park to the city of Kalamazoo. Riverwoods on the Trail is administered as part of the Kal-Haven Trail out of Van Buren State Park, 6-miles to the south.
Location & Community

Riverwoods on the Trail is located in South Haven Charter Township, just east of the city of South Haven, which is the largest community in Van Buren County. As part of the “Great Fruit Belt” in southwest Michigan, Van Buren County is one of the highest producers of highbush blueberries in the nation: South Haven hosts the annual National Blueberry Festival each August. Throughout the year, this region attracts thousands of tourists eager to visit marinas and beaches, hike, bike, and snowmobile on the trails, and explore local businesses. I-196 (Gerald R. Ford Freeway) connects the area to Holland and Grand Rapids to the north and Benton Harbor and St. Joseph to the south. U.S. Highway 31 follows the Lake Michigan shoreline from the Indiana state line to just south of Mackinaw City. A section of U.S. Route 31 is dedicated as a portion of the Blue Star Memorial Highway in honor of military service members. U.S 31 also forms part of the Lake Michigan Circle Tour (a designated scenic road tour linking all the Great Lakes) and the West Michigan Pike Pure Michigan Byway, which highlights scenic, natural and cultural attractions along the route. Riverwoods on the Trail's location along Blue Star Memorial Highway, Ford Freeway, the Kal-Haven Trail and the Black River give it the potential to be an ideal spot within South Haven Charter Township to take a break from travel and adventures to enjoy the scenery, picnic at the pavilion, fish, or set up camp.

Black River covered bridge on the Kal-Haven Trail
2. EXISTING SITE CONDITIONS AND SURROUNDING LAND USE

Existing Site Conditions

The Riverwoods property was originally intended to be a residential sub-division developed in four phases. However, after the initial phase of utility improvements was completed, construction was halted due to the financial downturn in 2008/2009. Underground utilities including water, sanitary sewer, gas, and electric, have already been developed for 39 units, as well as major service roads and stormwater infrastructure. A report by Abonmarche for the DNR in June 2018 details the extent and the condition of the existing site utilities and infrastructure.

This property is a Part 201 facility due to arsenic contamination of the soil in several locations. These areas are fenced and signed. See Legal Mandates Section (p. 17) for more information on contamination and Due Care Plan set in place.

Zoning

According to the 2013 South Haven Township zoning map, the majority of the Riverwoods on the Trail property is classified as High Density Residential (HDR). The area adjacent to the Black River in the north of the property is zoned Resource Development (see definitions on the following page). After acquiring the property, the MDNR placed a request to have the entire property rezoned to a Resource Development District (RD) in 2014. It is unknown if this was completed.
As state-owned property, current zoning (whether it is HDR or RD) will not impact future development or land use potential.

**Surrounding Land Use**

The Michigan Department of Transportation owns approximately 9.5 acres east of the property, as part of the Right-of-Way for I-196 (Ford Freeway). The majority of land south of the property (across 2nd Avenue) is classified as High Density Residential (HDR) with single family homes. The 2009 South Haven Township Master Plan states that the purpose of HDR Areas is to provide a “small and less expensive type of housing, as well as a broader range of choice of house types”. Beyond the southern HDR zone along Blue Star Highway is a Community Service Commercial zone, providing a variety of restaurants and commercial operations. Zoning southeast of the property is classified as “Mobile Home/Special Use Permit”, featuring a mobile home park. Blue Star Highway runs west of the property. The City of South Haven begins on the western side of Blue Star Highway and classifies land use bordering the highway as R-2 Residential (Single Family Residential) and B-3 Waterfront Business in the 2016 Zoning Map. The area along the Black River and the Kal-Haven Trail, which run through the northern section of the property, are classified as Resource Development areas, the purpose of which is to ensure land use is “compatible with the conservation and preservation of large tracts of land…” and includes sensitive areas, flood hazard zones, and “other extensive land uses which retain the natural character of the area”.

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Riverwoods on the Trail
Supporting Analysis – DRAFT 1.7.2019 4
<table>
<thead>
<tr>
<th>Zone/Classification</th>
<th>General Location</th>
<th>Purpose</th>
</tr>
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<tbody>
<tr>
<td>High Density Residential (HDR)</td>
<td>Southern boundary</td>
<td>Provide diverse housing options which are small and affordable. Includes condominium owner and rental units.</td>
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<tr>
<td>Resource Development</td>
<td>Northern boundary</td>
<td>Conserve large tracts of land which may include sensitive areas or large tracts of land which retain the natural character of the area.</td>
</tr>
<tr>
<td>Medium density residential</td>
<td>Eastern boundary (across I-96)</td>
<td>Provide single family residential uses at a density capable of supporting municipal sanitary sewer and water utilities at an affordable cost.</td>
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<tr>
<td>B-3 Waterfront Business</td>
<td>Western boundary (across Blue Star Highway)</td>
<td>Retain waterfront resort community character and protect area from changes making it less accessible.</td>
</tr>
<tr>
<td>Community Service Commercial</td>
<td>South of HDR zone (along Blue Star Highway)</td>
<td>Provide retail trade and service outlets easily accessible to residents.</td>
</tr>
</tbody>
</table>
3. DEMOGRAPHICS

2010 U.S. Census Data for Van Buren County

Van Buren County is largely rural in nature; a region in which manufacturing, agriculture, and tourism each play a prominent role. As of the 2010 U.S. Census, the population of the county was 76,258, a negligible decline from the reported population in the 2000 Census. Despite the minimal total population change, there has been a 37.70% increase in the Hispanic and Latino population. Individuals of Hispanic or Latino background now make up 11.60% of the county, which is more than double the reported makeup for Michigan overall.

Compared to State of Michigan statistics, the county is slightly less economically well-off. At 16.5%, the county poverty rate is approximately 2% higher than the state rate. Additionally, the median household income is $3,000 lower in Van Buren County than it is for Michigan as a whole. The City of South Haven is the largest community in the county with a population in the region of 5,000. The population of South Haven Township is recorded at just under 4,000.

2010 U.S. Census Data for Allegan County

The 2010 U.S. Census reported 111,408 residents in Allegan County. Between 2000 and 2010, the population has grown an estimated 5.44%, with a 23.41% increase in the Hispanic and Latino population. At the time of the 2010 Census, 7.40% of the population identified as Hispanic or Latino. The median household income for the county between 2012 and 2016 was reported at $55,630, placing them slightly above the median household income for the state overall. Additionally, at 9%, the county poverty rate is 5% lower than the Michigan poverty rate.
### GEOGRAPHY QUICKFACTS

<table>
<thead>
<tr>
<th></th>
<th>ALLEGAN COUNTY</th>
<th>VAN BUREN COUNTY</th>
<th>MICHIGAN</th>
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<tbody>
<tr>
<td>Population per square mile, 2010</td>
<td>135.0</td>
<td>125.50</td>
<td>174.80</td>
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<td>Land area in square miles, 2010</td>
<td>825.23</td>
<td>607.47</td>
<td>56,538.90</td>
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### POPULATION QUICKFACTS

<table>
<thead>
<tr>
<th></th>
<th>ALLEGAN COUNTY</th>
<th>VAN BUREN COUNTY</th>
<th>MICHIGAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population estimates, 2017</td>
<td>116,447</td>
<td>75,353</td>
<td>9,962,311</td>
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<tr>
<td>Population estimates base, April 1, 2010</td>
<td>111,410</td>
<td>76,263</td>
<td>9,884,129</td>
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<tr>
<td>Population, percent change - April 1, 2010 to July 1, 2017</td>
<td>4.50%</td>
<td>-1.20%</td>
<td>0.80%</td>
</tr>
<tr>
<td>Population, Census, April 1, 2010</td>
<td>111,408</td>
<td>76,258</td>
<td>9,883,640</td>
</tr>
<tr>
<td>Persons under 5 years, percent</td>
<td>6.20%</td>
<td>6.10%</td>
<td>5.80%</td>
</tr>
<tr>
<td>Persons under 18 years, percent</td>
<td>24.40%</td>
<td>23.60%</td>
<td>21.80%</td>
</tr>
<tr>
<td>Persons 65 years and over, percent</td>
<td>16.00%</td>
<td>17.60%</td>
<td>16.70%</td>
</tr>
<tr>
<td>Female persons, percent</td>
<td>50.10%</td>
<td>50.30%</td>
<td>50.80%</td>
</tr>
<tr>
<td>White alone, percent</td>
<td>95.00%</td>
<td>91.50%</td>
<td>79.40%</td>
</tr>
<tr>
<td>Black or African American alone, percent</td>
<td>1.50%</td>
<td>4.00%</td>
<td>14.10%</td>
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<tr>
<td>American Indian and Alaska Native alone, percent</td>
<td>0.70%</td>
<td>1.20%</td>
<td>0.70%</td>
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<tr>
<td>Asian alone, percent</td>
<td>0.90%</td>
<td>0.70%</td>
<td>3.20%</td>
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<tr>
<td>Native Hawaiian and Other Pacific Islander alone, percent</td>
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<td>Z</td>
<td>Z</td>
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<tr>
<td>Two or More Races, percent</td>
<td>1.80%</td>
<td>2.50%</td>
<td>2.40%</td>
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<tr>
<td>Hispanic or Latino, percent</td>
<td>7.40%</td>
<td>11.60%</td>
<td>5.10%</td>
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<tr>
<td>White alone, not Hispanic or Latino, percent</td>
<td>88.40%</td>
<td>81.20%</td>
<td>75.20%</td>
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<tr>
<td>Veterans, 2012-2016</td>
<td>6.265</td>
<td>5,185</td>
<td>602,630</td>
</tr>
<tr>
<td>Foreign born persons, percent, 2012-2016</td>
<td>2.80%</td>
<td>4.80%</td>
<td>6.40%</td>
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<tr>
<td>Housing units, 2017</td>
<td>51,123</td>
<td>37,226</td>
<td>4,595,158</td>
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<tr>
<td>Owner-occupied housing unit rate, 2012-2016</td>
<td>81.10%</td>
<td>77.50%</td>
<td>70.80%</td>
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<tr>
<td>Median value of owner-occupied housing units, 2012-2016</td>
<td>$144,600</td>
<td>$121,400</td>
<td>$127,800</td>
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<tr>
<td>High school graduate or higher, pct. age 25+, 2012-2016</td>
<td>90.10%</td>
<td>86.50%</td>
<td>89.90%</td>
</tr>
<tr>
<td>Bachelor's degree or higher, pct. age 25+, 2012-2016</td>
<td>21.40%</td>
<td>20.30%</td>
<td>27.40%</td>
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<tr>
<td>Mean travel time to work (minutes), workers age 16+, 2012-2016</td>
<td>23.8</td>
<td>24.5</td>
<td>24.3</td>
</tr>
<tr>
<td>Median household income, 2012-2016</td>
<td>$55,630</td>
<td>$47,141</td>
<td>$50,803</td>
</tr>
<tr>
<td>Per capita income in past 12 months, 2012-2016</td>
<td>$25,840</td>
<td>$23,943</td>
<td>$27,549</td>
</tr>
<tr>
<td>Persons in poverty, percent</td>
<td>9.00%</td>
<td>16.50%</td>
<td>14.20%</td>
</tr>
</tbody>
</table>

4. REGIONAL RECREATION RESOURCES

Below is a description of the primary recreation resources in the vicinity (approximately 30-mile radius) of Riverwoods on the Trail.

**Federally Owned Resources**

There are few federally owned resources in the region. The Kinney Waterfowl Production Area is located in southeastern Van Buren County adjacent to the Cornish State Game Area and is cooperatively managed for wildlife by the DNR Wildlife Division and U.S. Fish and Wildlife Service Midwest Office.

**State Owned Resources**

**State Parks and Recreation Areas**

- **Kal-Haven Trail Sesquicentennial State Park** is a 33.5-mile trail built on the grade of the former Kalamazoo and South Haven Railroad, which began its operations in 1870. Crossing through farmland, small towns, and forests, this crushed-limestone and slag trail is open to hiking, biking, as well as snowmobiling and cross-country skiing in winter months. There is also an 11-mile parallel section where horses are allowed. This trail crosses through the Riverwoods property with the western trailhead located a half mile to the east.

- **Van Buren Trail State Park** is a 14-mile trail between South Haven and Hartford. Like Kal-Haven, this multiuse trail was created on former railway lines. The trail is open to hiking, biking and horseback riding, as well as snowmobiling and cross-country skiing when snow conditions allow. The Van Buren Trail Spur is a 4.5-mile paved section which directly connects Van Buren State Park to the City of South Haven.

- **Van Buren State Park** is just over five miles southeast of the Riverwoods on the Trail. Located on Lake Michigan, the park features one mile of shoreline, sand dunes, and bike-friendly trails leading into South Haven. The park contains 220 modern campsites with firepits, picnic tables, restrooms, and dog-friendly beach areas.

- **Saugatuck Dunes State Park** is a 1000-acre day-use park located 23 miles north of Riverwoods on the Trail. With dunes rising over 200 feet tall and two and a half miles of
shoreline, this park is open to hiking, swimming and is a popular destination for nature enthusiasts.

- **Grand Mere State Park** is located 35 miles south of Riverwoods on the Trail and offers over 1 mile of Lake Michigan shoreline. The park has over 1,000 acres of undeveloped woods and sand dunes, with three geologically ancient lakes. The area is open to hunting and fishing, and features hiking trails, dog-friendly beach areas, cross-country skiing, and a picnic shelter.

- **Holland State Park** is approximately 35 miles north of the Riverwoods on the Trail. This 142-acre park boasts two modern campgrounds, sand beaches on Lake Michigan and Lake Macatawa, swimming, fishing, ADA barrier-free paths, hiking opportunities and connection to the area’s non-motorized trail system.

- **Warren Dunes State Park** is approximately 40 miles south of South Haven. The 1,952-acre park hosts three miles of shoreline and six miles of hiking trails, as well as modern and rustic campsites and modern mini cabins. The park is pet friendly and open year-round. Dunes rise 260 feet above Lake Michigan, providing spectacular views for visitors.

### State Game Areas

- ** Allegan State Game Area** is approximately 16 miles north of South Haven and encompasses nearly 50,000 acres of land available for hunting during the appropriate seasons and outdoor exploration throughout the year. There are several campgrounds administered by Allegan County Parks and Recreation within the game area, including those which feature equestrian-friendly campsites and trails.

- There are several much smaller state game areas in Van Buren County, including **Cornish State Game Area** (385 acres), **Keeler Township State Game Area** (396 acres) and **Fuller Woods State Game Area** (85 acres).

- **Wolf Lake State Fish Hatchery** is located 30 miles southwest of Riverwoods on the Trail. Originally established in 1927, this hatchery features a visitor center hosting educational programs and a live fish cam. The hatchery produces steelhead, Chinook salmon, walleye, and Great Lakes muskellunge. There are four trails on the hatchery for visitors to explore.
Regional Trails

- **Bangor/South Haven Heritage Water Trail** is a 20-mile canoe and kayak trail on the South Branch of the Black River between the cities of Bangor and South Haven. This trail features 15 interpretive signs throughout, family-friendly sections with minimal obstacles, as well as a “wilderness section” for more experienced paddlers. This water trail passes through the Riverwoods property and the pavilion may serve as a rest point for paddlers to picnic.

**Municipal Owned Recreational Land**

There are numerous county, city and township parks and beaches in the vicinity. Van Buren County features nearly 30 parks, trails, and municipal marinas ideal for fishing, canoeing/kayaking, swimming, hiking, and biking. Allegan County has six county parks and two campgrounds. Recreation activities include horseback riding, hiking, swimming, fishing, playgrounds for kids and much more. Listed below are a few of the parks near Riverwoods on the Trail.

- **North Beach** and **South Beach** (City of South Haven) are the most popular public beaches in South Haven, sitting on either side of the Black River outlet into Lake Michigan.
- **South Beach** is host to the big red South Pier Lighthouse, which began operations in 1872.
- **Deerlick Creek Beach** (South Haven Charter Township) is an ideal spot for launching kayaks and canoes. It may also be a good site for fossil collecting.
- **North Point Conservation Area** (Van Buren County) is a 17-acre park along Lake Michigan featuring forested critical dunes. This park is colloquially known as “Old Boy Scout Camp” due to the significant role Eagle Scouts have played in its maintenance.
- **Ely Lake Park** (Allegan County) is located within the Allegan State Game Area and features primitive campsites, swimming, trails for hiking and cross-country skiing, non-motorized boats, as well as equestrian trails and camping.
- **Covert Township Park – Campground and day-use area** on the shores of Lake Michigan including 62 developed and primitive campsites, four small cabins, picnic facilities and paddleboard/kayak rental
- **Black River Park and Boat Launch** (City of South Haven) hosts 60 seasonal and transient docks, an easy-to-use kayak launch, and 10 boat launch ramps. This park is
handicap accessible and its amenities include showers, restrooms, a picnic area, and playground.

- **Municipal Marinas** (City of South Haven) Seasonal and transient boaters may use any of four municipal marinas. Between the Northside Marina, Southside Marina, Museum Marina, and Black River Park Marina, there are 229 slips available from 30 to 50 feet, with broadside dockage. All slips are equipped with electricity, with either 30 or 50 amp current. Marinas feature amenities such as showers, restrooms, picnic areas, and laundry facilities on site.

### Nature Preserves

- **Black River Preserve** (Southwest Michigan Land Conservancy) features 121 acres open to hiking, fishing, cross-country skiing, and snowshoeing. There is approximately two miles of river frontage through the park; one mile along the Black River and one mile along three tributaries streams. Black River Preserve participates in SWMLC’s “HOP!” Program, which encourages outdoor recreation for kids and families.

- **Pilgrim Haven Natural Area** (Southwest Michigan Land Conservancy) spans 26.5 acres with one easy trail leading to Lake Michigan overlooks. This area also features barrier-free, paved beach access. Pilgrim Haven Natural Area participates in SWMLC’s “HOP!” Program.

- **Jeptha Lake Fen** (Southwest Michigan Land Conservancy) hosts 49 acres of fen, wet forest, and old field along the shores of the Upper and Lower Jeptha Lake. The preserve is open to hiking and snowshoeing, as well as canoeing and kayaking. The rare flora and fauna found here also make it an excellent site for photography and wildlife viewing.

- **Portman Nature Preserve** (Southwest Michigan Land Conservancy) is a 189 acre preserve in Van Buren County. Trails are friendly for hikers with easy-to-moderate skill levels. This preserve is open to cross-country skiing, snowshoeing, and hiking. This preserve boasts incredible biodiversity and forms a portion of the headwaters of the Paw Paw River. Portman Nature Preserve also participates in the SWMLC’s “HOP!” program.

- **Ross Coastal Plain Marsh Preserve** (The Nature Conservancy) is located ½ mile east of Lake Michigan, just south of South Haven along the I-196 corridor. This 1,448 acre preserve is open to hiking and snowshoeing, as well as firearm and bow hunting with a Conservancy-issued permit for white-tailed deer. It features five miles of trails and is host to many different habitat types, including wet meadows, sand dunes, wooded inland dunes, and more.
Private Recreation Resources

Due its prominence as a summer tourist destination, South Haven hosts several private campgrounds and R/V parks. These offer a variety of rustic and modern camping experiences with a wide array of amenities available. A few of the known campgrounds and R/V parks in the South Haven area are listed below.

- **Kal-Haven Outpost** features primitive campsites, R/V sites, cabins, and houses. Located on County Road 687, just south of Baseline Road.
- **Jensen's RV Park & Motel** is a family run R/V park equipped with 80- season RV sites (both seasonal and transient) and 14 motel rooms. The Jensen’s RV Park & Motel is less than a mile from 1st Street Beach on North Shore Drive.
- **Black River Trails Campground** offers tent sites, cabins, and a selection of small camper sites. Right on the river, visitors may rent canoes and kayaks on site. Located across from the Black River Preserve.
- **Cousins' RV Park** is open to R/Vs from May until October. This park located off Blue Star Highway, north of North Shore Drive, features many amenities including laundry facilities, a clubhouse, and more. In addition, there are numerous private companies offering boat and jet ski rental, tug boat and sail boat rides and fishing charters. There are also several golf courses in the vicinity, including Hawkshead Links and Beeches Golf Course, both within five miles of the Riverwoods property.

Historic Resources

- **Michigan Maritime Museum** is located on the west side of the Black River near Stanley Johnson Park. The Michigan Maritime Museum is dedicated to preserving Michigan’s history on the Great Lakes through museum exhibits, hands-on learning experiences, and festivals. The museum is home to the *Friends Good Will*, a 2004 reproduction of a tall ship initially built in 1810, which is one of nine ships that visitors may ride.
- **South Haven South Pierhead Light** (City of South Haven) was first lit in 1872 and is located near South Beach where the Black River feeds into Lake Michigan. In 1903, the wooden structure was replaced with a cast iron lighthouse at the end of the same pier. The keeper’s house, also built in 1872, is managed by the Michigan Maritime Museum and operates as the Marialyce Canonie Great Lakes Research Library.
5. HISTORY OF THE REGION AND THE PROPERTY

History of the Region
Evidence suggests that a prehistoric race occupied Van Buren County as long as 12,000 years ago. In the 1600s, Ottawa, Miami and Pottawattomi peoples were known to reside in the region either permanently or seasonally, primarily living by hunting and fishing. Van Buren County was established in 1829 when European settlers arrived. The county government was fully organized in 1837, as roads and stage coach lines further opened the region for development. The first saw mill was constructed on the banks of the Black River in the 1850s.

As forests were cleared, agriculture dominated the landscape. This area of southwest Michigan has been part of the “great fruit belt” for decades. Once known for apples and peaches, fruit production still flourishes in the region, though now raspberries and blueberries are the most common agricultural commodities. In the 1900s, South Haven became known as a resort town, attracting visitors from Chicago travelling by steamboat and connecting to other major towns through the railway systems, such as the Kalamazoo and South Haven Railroad, which began operations around 1870.

History of the Site
The only known cultural resource on this site is the grade of the Kalamazoo and South Haven Railroad on which the Kal-Haven Trail is built, crossing the northern portion of the property. A pilot project is underway with the Michigan History Center to interpret the history of the land through which the trail passes through the Michigan Heritage Trail Program. The Kal-Haven Trail, dedicated in 1989, was one of the first rail trails developed by the Michigan DNR.

According to the Baseline Environmental Assessment prepared in March 2014, a commercial apple orchard used to exist in the northern portion of the Riverwoods property, though it is not clear when operations began or ceased, or who owned the land. In the 1950s, four houses were built in the southern portion of the property, but these are no longer present. Prior to 1938, aerial images show that the land was agricultural or undeveloped.
In the early 2000s, this property was purchased and partially developed with the intent of turning it into a condominium housing development. As part of this project, the area was equipped with electric and water utilities, as well as a sanitary sewer lift station.

In 2013, Riverwoods on the Trail was purchased by the Michigan Department of Natural Resources. Plans for the future use of the property have not been finalized, but its existing infrastructure, proximity to the Black River with a pavilion and boardwalk, and the presence of the Kal-Haven Trail lend it to be an important site for numerous recreational opportunities.

6. LAND OWNERSHIP

The land that comprises this property has been acquired by the state through the Michigan Natural Resources Trust Fund, State Trails Initiative and South West Michigan Land Consolidation. The state holds surface and mineral rights to the entire property. Future use may be subject to restrictions associated with the conditions attached to the funding source.

Michigan Natural Resources Trust Fund (MNRTF)

The MNRTF was created by a state constitutional amendment in 1984, which required that oil, gas, and other mineral lease and royalty payments be placed into the Trust Fund, with proceeds used to both acquire and develop public recreation lands. To implement the constitutional amendment, the Legislature passed the Michigan Natural Resources Trust Fund Act of 1985 (P.A. 101 of 1985, Act 101). Lands Purchased using this MNRTF must be used for public recreation.

Easements & Leases

There are no documented easements or leases for this property.

Minerals

The Michigan DNR holds 100% of the mineral rights on this property. No parcels are excluded.
Regional Landscape
A regional landscape ecosystem classification has been developed for Michigan, which distinguishes major landscapes based on macroclimate, physiography, soil and vegetation. The following information was obtained from the *Regional Landscape Ecosystems of Michigan, Minnesota and Wisconsin* prepared by Dennis Albert in 1995.

Riverwoods on the Trail is located in the lower half of ecoregion sub-subsection VI.3.2. Southern Lake Michigan Lake Plain. This sub-subsection is on the western portion of subsection VI.3 Allegan, which is characterized by sand dunes and flat lake plain. The subsection is subject to approximately 32-38 inches of rain annually and 70-100 inches of snowfall (south to north) due to lake-effect, which is less impactful on the eastern edge. The entire sub-subsection is underlain by Paleozoic bedrock and includes Devonian shale, Mississippian shale, sandstone, dolomite, and gypsum, as well as localized exposures of Coldwater shale. Glacial drift is 50 to 350 feet thick throughout the sub-subsection. The area predominately consists of lacustrine deposits, fine-textured end and ground moraines.

Topography
This Riverwoods site is a hilly, wooded area, which slopes northward toward the Black River. The property rises out of the river flood plain from 590 feet to a maximum elevation of 650 feet.

Geology
The geological features of the Riverwoods on the Trail appear to be consistent with the rest of the region. The bedrock is made up of Coldwater Shale, while the surface geology is made up of end moraines of fine-textured till and fine-textured glacial till.

Soils
This site is predominantly comprised of selfridge loamy sand and brems sand. Near the Black River, ponded aquents and histosols may be found, as well as blountsilt loam and sloan loam. Selfridge loamy sand is level, somewhat poorly drained soil.

Early 1800’s Vegetation
The General Land Office mapping of the 1800’s indicates that this region was primarily comprised of Beech-Sugar Maple forests, with mixed hardwood swamp areas along the Black River.

Current Vegetation
No known studies have been conducted on the site identifying specific vegetation. The site is primarily made up of vegetation associated with riparian/wetland zones and hardwood forests, with both native and non-native species.

Rare Flora and Fauna
While it has not been studied recently, there are no known threatened, rare, or endangered species on this property. *Acris blanchardi*, or Blanchard’s Cricket Frog, is a threatened species of frog native to Michigan. It was last officially observed in the area in 1997, but there were sightings as recently as 2017 in adjacent counties.

Wildlife
No known studies have been done on the site. Species that are likely to be found include small mammals (squirrel, skunk, rabbit etc.) and amphibians, reptiles and invertebrates associated with the river corridor. There is also potential for larger mammals, such as white-tailed deer, although the site’s location between two major highways may limit access. The river corridor and woodlands also provide habitat for a variety of birds including turkey and waterfowl.
Water Resources

This property is located within the Black River Watershed, which encompasses approximately 287 square miles in Allegan and Van Buren Counties in Southwest Michigan. The Black River consists of three primary tributaries, the North, Middle, and South branches, which converge approximately 4.2 miles prior to flowing into Lake Michigan at South Haven. This river runs through the city of South Haven and provides a northern border to the Riverwoods property with 1,380 feet of river frontage.

The northernmost portion of the property is within the Black River floodway, with a base flood elevation of 584 feet (surveyed in 2009). There are four cross-sections identified within the property, O, P, Q, and R, each with flood elevations ranging between 583.50 and 584.10 feet. The floodway, as described by FEMA, is the channel of a stream and any adjacent floodplain areas that must be kept free of encroachment so that there are no significant increases in base flood heights (the 1% annual chance flood).

Fisheries

The Black River mainstream from the confluence of North and South branches down to Lake Michigan is a designated Type 3 Trout Stream, which is open to fishing all year with limits on size and number of catch. The Michigan Department of Natural Resources routinely stocks fish in the Black River. Stocking includes Chinook salmon, steelhead, and walleye. Largemouth bass, smallmouth bass, northern pike, yellow perch, freshwater drum, common carp, suckers, catfish, and panfish are also found in this part of the river.

A fish consumption advisory exists for carp and sucker in the river due to contamination from PCBs and Mercury (Michigan.gov/eatsafefish).
For all park general management plans, legal mandates are identified that serve to further guide the development of the general management plan and subsequent action plans. For our planning purposes, the term “Legal Mandates” refers not only to federal and state law, but also the administrative tools of “Policy” and “Directive” of the Natural Resource Commission, the Department, and the Parks & Recreation Division. Examples include Orders of the Director, Park and Recreation Areas State Land Rules and all other laws, commission orders, and rules or directives that apply to the park. Specific to Riverwoods on the Trail the following legal mandates have been identified.

Part 201 Priority List of Contaminated Sites
The Riverwoods property is a Part 201 (State of Michigan Act 451) facility, due to soil containing concentrations of arsenic and groundwater containing concentrations of lead at levels exceeding Part 201 Generic Residential Cleanup Criteria (GRCC). Potable water is provided to the property by a municipal water supply, therefore the primary concern is through site disturbance. A Due Care Plan was developed by Fleis and Vanderbrink for the property in June 2014 under Section 20107A(1) of P.A. 451, Part 201, as amended, which documents certain conditions and safety procedures that must be met, including the following:

- Workers will be provided information on the known site contamination
- All activities will be conducted in accordance with local, state and federal regulations
- Keep a record of handling of contaminated soils and their final disposition
- Have subsurface work conducted in areas of known contamination overseen by a qualified person.
- Provide appropriate personal protection equipment
- Document a Health and Safety plan for the work
# FEDERAL STATUTE

## ENDANCED SPECIES ACT, 1973

This Act authorizes the determination and listing of species as endangered and threatened, and prohibits unauthorized taking, possession, sale and transport of endangered species.

## NATIONAL HISTORIC PRESERVATION ACT, 1966 AS AMENDED

This is the primary federal law governing the preservation of cultural and historic resources in the United States. The law establishes a national preservation program and a system of procedural protections which encourage the identification and protection of cultural and historic resources of national, state, tribal and local significance.

# STATE STATUTE

## NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (NREPA) AND AMENDMENTS

### PA 451 of 1994, Part 5

Gives the DNR authority to make rules to support its mission. This includes State Land Rules, Land Use Orders, Wildlife Conservation Orders, Fisheries Orders and Watercraft Control.

### PA 451 of 1994, Part 31 Water Resources Protection

Provides authority to DEQ to require a permit for any occupation, construction, filling, or grade change within the 100-year floodplain of a river, stream, drain, or inland lake.

### PA 451 of 1994, Part 301 Inland Lakes and Streams

Requires a permit from the state (DEQ) to undertake certain activities relating to inland lakes and streams, such as dredging, fill, marinas, structures, alteration of flow, etc.

### PA 451 of 1994, Part 303 Wetlands Protection

Requires a permit from the state (DEQ) to undertake certain activities in regulated wetlands, such as, dredging, fill, construction or drainage.

### PA 451 of 1994, Part 741 State Park System

The department shall create, maintain, operate, promote, and make available for public use and enjoyment a system of state parks to preserve and protect Michigan's significant natural resources and areas of natural beauty or historic significance, to provide open space for public recreation, and to provide an opportunity to understand Michigan's natural resources and the need to protect and manage those resources.

### PA 35 of 2010, Part 741 Recreation Passport

This act amended the Michigan Motor Vehicle Code to provide for a State Park and State-operated public boating access site "Recreation Passport" that a Michigan resident may obtain by paying an additional fee when registering a motor vehicle.

### PA 451 of 1994, Part 761 Aboriginal Records and Antiquities

The state reserves the exclusive right and privilege to all aboriginal records and other antiquities including those found on the bottomlands of the Great Lakes.

### PA 451 of 1994, Part 201 Environmental Remediation

The purpose of this part is to provide for appropriate response activity to eliminate unacceptable risks to public health, safety or welfare, or to the environment from environmental contamination. It gives authority to the DEQ to coordinate activities and promulgate rules necessary to implement this part.

# ORDERS

There are currently no Orders pertaining to this property.

# STATE LAND RULES

Parks and Recreation Areas – State Land Rules are issued by authority conferred on the Michigan DNR by Section 504 of 1994 PA MCL 324.504. The rules cover entry, use and occupation of stand lands and unlawful acts.
This property features frontage along the Black River, with a boardwalk and pavilion, as well as trails connecting to the 33-mile Kal-Haven trail, which allows hiking, biking, skiing, and snowmobiling. The future recreational activities and facilities for this site have not been determined at this time. Potential uses include: camping, fishing, hiking, and biking.
REFERENCES

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RESOURCE MAPS
Riverwoods on the Trail – Location
Riverwoods on the Trail – Aerial Map
Riverwoods on the Trail – Elevation
Riverwoods on the Trail – Wetlands
Riverwoods on the Trail – Soil Composition