



A6. VISION PROGRAM SUMMARY

The City of Adrian held a Community Open House and Vision Session on October 12, 2004, at the Adrian Public Library. Both events enabled the Planning Commission to gather public input on the City of Adrian Comprehensive Plan. Twenty-seven people, including business owners, residents, individuals affiliated with local educational institutions, Planning Commission and City Commission members, and planners, participated in the Vision Session.

During the two-hour visioning process, the participants were divided into five groups to discuss several questions and topics that were designed to stimulate discussion on the future of the City of Adrian. Following the small-group discussions, a designated representative of each group presented the consensus of the group's ideas. The comments were recorded on a large tablet for all participants to view. At the end of the evening, each participant was given four dots in order to mark those comments or ideas that the participant thought were most important to pursue for the Master Plan. In this way, a general consensus was developed for each question/topic posed. Using the group comments, the Vision Statement (which appears in Chapter 4) was composed to reflect the overall consensus of the entire group. The ultimate purpose of the Vision Statement is to provide significant public input into the formulation of goals, objectives, and policy statements. The outcome of the Vision Session provides the Planning Commission and City Commission with invaluable guidance.

QUESTIONS/TOPICS POSED AND RESPONSES FROM VISION SESSION PARTICIPANT GROUPS

Note: Check marks indicate that more than one group contributed the same comment. Number of dots indicates how many dots were placed next to the comment.

COMMUNITY CHARACTER AND FEATURES

What defines the City of Adrian's community character?

4 DOTS

Downtown Buildings

1 DOT

History/Victorian ✓✓✓✓

0 DOTS

Historical Residential ✓
Diversity ✓✓
Parks ✓
Colleges/University ✓✓
Landmarks
Arts ✓
County Seat/County Facilities ✓✓
Dominican Sisters
Welcoming/Friendly City
Unique Community Involvement
Millennium Park
Vacant Industrial Areas
High Poverty Rate
City-Owned Cemetery
Tree City USA
Shopping Magnet
Rural Character
Quiet and Safe
Hospital
Availability of Senior Housing
City Is Improving
Sense of True Community
Close Community
Respectful ✓
Values-based Community
Good Mix of Agricultural and Manufacturing
Everyone Fits in – Neighbors Care
Strong Neighborhoods
Architecture
Cultural Richness ✓
Croswell ✓
Generosity ✓
Small-town Feel / Big Small Town / Classic Midwest ✓✓
Small City with Resources

What can the City do to maintain and preserve community character?

3 DOTS

Brownfield Redevelopment ✓

2 DOTS

Renovate historic homes

1 DOT

Better Transition Between Residential and Commercial Areas

0 DOTS

Promote What We Have
Regional Support for Parks/Recreation Facilities
Improve Infrastructure
Grants
Clean City
Increase Involvement of Residents
Attract Industry
Elderly Needs
Work to Keep What We Have ✓
Retain Youth
Vibrant Downtown ✓
Partner with Schools and Colleges
Community Must Lead Revitalization
Better Transportation

Needs/Desires for Improvement to Downtown Adrian

4 DOTS

Follow Blueprint Plan

1 DOT

Need Coordinated Promotions and Marketing
Entertainment Offerings
Redevelop Downtown Buildings to Include Mall

0 DOTS

Tax Credits
Utilize Second and Third Stories ✓
Zoning Revisions
Public Parking Structure
Hotel/Conference Center ✓
Bookstore
Need Anchor
Encourage Private Investment Downtown ✓
Branding/Victorian Identity/Niche ✓
More Businesses
Expand Business Hours ✓
Trolleys at Festivals
More Festivals (Family-Oriented) ✓✓
Awnings and Flowers Downtown

Need/Desire for Improved and/or Additional City Services and Community Facilities

3 DOTS

Key Anchor Stores ✓

1 DOT

Downtown Restaurants ✓✓

Curbside Recycling ✓

Focus on Crime ✓

0 DOTS

Improved Farmers Market ✓

Better Bus Service

Improve Sidewalk System

Roundhouse into City Park

Integrated Bike Paths

Eliminate Parking Fees in Lots

Flea Market

More Neighborhood Parks (West Side)

Preserve and Enhance River Views

City Recreation Center ✓

Trash Removal

Improved City Attitude Toward Business

Strict Enforcement of Ordinances

Improved Relationship with Minority and East Side Residents

RESIDENTIAL DEVELOPMENT

What types of residential development are desirable?

2 DOTS

City Should Acquire Land to Build Brownstones

Variety of Housing ✓

Downtown Housing (on Second and Third Floors) ✓✓✓

1 DOT

More Affordable, Single Family Housing ✓✓

Decrease in Number of Multiple Family Residential Units (Convert to Single Family) ✓✓

Connected Neighborhoods (not "Appendages") ✓

0 DOTS

Owner-occupied Housing

Row Housing

Homes with Front Porches (Garages in Back / to Side)

Narrower Streets, Alleys in Back

Age-progressive Housing
Quality Residential Infill Development (Brownstones) ✓
Walkable Neighborhoods ✓✓

Issues/Concerns with Existing Housing Stock

3 Dots

Take Down Eyesores

2 DOTS

Declining Neighborhoods ✓✓

1 DOT

Publicize Homelinks (Education for Homeowners on Finances, Homeownership, etc.)

0 DOTS

Residential Decay
More Restoration Grants for Older Homes
Aging Housing Stock
City Should Provide Incentives to Homeowners to Maintain Property Values
Partnerships with Schools to Maintain Housing Stock
Return Neighborhoods to Where They Were (Prime Condition)
Lack of Ownership Pride
Encourage Low-interest Loans
Fix Older Homes
Beef Up City Services to Abandoned Neighborhoods
Maintain Rental Properties ✓
New Housing Development ✓
High Number of Absentee Landlords

Need/Desire for More Housing Near Downtown

6 DOTS

Attract Developers to Refurbish Buildings Downtown

2 DOTS

Encourage Mixed Use Downtown

1 DOT

Affordable Downtown Housing (Lofts etc.) ✓

0 DOTS

Smaller Lots Downtown, More Dense Housing
More Retail Downtown for Residents' Convenience
Covered Parking for Downtown Residents
Housing Along Riverwalk

Infill near Downtown ✓
Bring People Back to Downtown

Other Related Issues and Comments

0 DOTS

Flowers in Boulevard
Children's Museum and Other Development Prospects
Build Taxi Service

NON-RESIDENTIAL DEVELOPMENT

Need/Desire/Locations for More Commercial

1 DOT

Enhance North Gateway to City

0 DOTS

Grocery Store North of Town (North End)
Target and Kohl's – North End
Child-Oriented Businesses
Encourage Neighborhood (Mom and Pop) Stores
Redevelop JC Penney Site

Are there uses/services that are missing?

1 DOT

Medical Campus Near Hospital

0 DOTS

Zero-Depth Pool
Artist Area
Contemporary Music

Downtown – Mix of Shopping and Services, Parking, Access, Needs, Desires, etc.

6 DOTS

Follow Blueprint

4 DOTS

Restaurants ✓✓✓

2 DOTS

M-52 Frontage Development

Vision Program Summary

Clothing Stores √√√

1 DOT

Hotel √

Easy Access to Grants

Constant Effort – Business Development

Establish Design Standards (Building Materials, Theme)

Attract younger shopping √

0 DOTS

Bakery √√

Dollar Store

Market √

Butcher

Specialty Shops √

Bookstores √

Boutiques

Candy Store

Celebrate Charm

Children's Museum

List of Available Real Estate

Connect to College Students (Businesses Oriented to Twenty- to Thirty-Somethings) √

Service Businesses Downtown

Redevelop Country Market Site

Rehabilitate Older Buildings √

South Side Commercial – Overall Character, Needs, Desires, etc.

1 DOT

Enhance Tenant Mix, Mall Façade, and Surroundings √

0 DOTS

Underground Utilities

Conform Sign Ordinance with Neighbors'

Shared Access √√

Rear Access Drives/Rear Parking

Better Use of Excess Parking Area at Mall

Update S. Main Area √√

Boulevard on South Main √

Adopt-a-Road

Need/Desire/Locations for More Industrial / R & D / High Tech Development

1 DOT

Expand Industrial Park

0 DOTS

Attract Industry in Park ✓
More R & D
Marketing/Sales of Existing Industrial Property
Commerce Park Adjacent to Inergy

Need/Desire/Locations for Office Uses

0 DOTS

More Doctors Offices ✓
Expand Office Service District (Maumee/Riverside)
More Retail and Office on East Side ✓

Other Related Issues and Comments

0 DOTS

Reduce Parking Requirements
“Welcome to Adrian” Signs

TRAFFIC AND CIRCULATION

Adequacy of Existing Street Network

0 DOTS

One-Way Streets Are a Problem ✓✓

Future Needs and Desires

6 DOTS

Boulevard on South Main

2 DOTS

Way-Finding Signs ✓
Public Transportation for Colleges

1 DOT

Need Better North-South Thoroughfare ✓

0 DOTS

Improve Signage
Signs to Celebrate Historic District
Street Lighting – Sensitive to Historic Context
Downtown Traffic Study
Regular Bus Route (Adrian College to Mall to Downtown to Siena Heights etc.)

More Roadside Planting

Specific Safety Concerns

3 DOTS

Encourage Speed Limit Enforcement

Connect West Maumee with Maple via Christ Redeemer Church

1 DOT

Address High-Accident Areas (Bent Oak and Siena Heights; Maple and Locust) ✓

Beecher-Main-223 Triangle Problem

Too Many Curb Cuts on South Main

Traffic Calming Measures

0 DOTS

More Traffic Signals in Expanding Areas

Wolf Creek and US 223 Problems

More Acceleration and Deceleration Lanes

Narrower Residential Streets

Traffic Light at Friendly Village and Metcalfe

Traffic Signal Progression/Timing

Enforce Red-Light Running

Add End Island in Parking Areas for Safety and Beautification

Enforce No Left Turns Out of Wendy's on South Main

Bike Paths and Sidewalks

1 DOT

Increase Walkability on Major Streets

More Sidewalks; Improve/Fix Existing Sidewalks (on West End) ✓✓✓

Make Downtown Pedestrian-Friendly

0 DOTS

Continue Bike Path Construction ✓✓✓

Bike Lanes ✓✓✓

More Sidewalks and Bike Paths on Siena Coming into/towards M-52 ✓✓

Adequate Lighting for Pedestrians

Bike Paths on East Side, Connections with West Side

Expand Kiwanis Trail