

City of Dowagiac Comprehensive Plan 2019-2029



Recommended by Planning Commission on
Approved by City Council on

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Section 1. Demographics

A. Population. The City of Dowagiac has experienced a slight population decrease over the last 17 years. In 2000, the city's population was 6,147; however, 2017 projections are 5,812 which is a decrease of approximately 5.4%. If nothing changes and the amount of new housing remains static, the city could expect the population to slowly continue to decline.

Yet, the City of Dowagiac has taken a progressive stance on improving the quality of housing and neighborhoods within the city limits. Kicking off in the summer of 2019, the city has started offering residential lots at no cost to anyone who wishes to build a new home in Dowagiac. As part of this city-wide initiative, "Dowagiac. Live Smarter." a fair share of these new homes are predicted to be sustainable, zero-energy homes. In the next five years, the city could see significant amount of new homes built on existing vacant lots. As progress is made on the city's housing initiative, the downward trend of Dowagiac's population may very well begin to reverse.

B. Population by Age. The population data by age group for the City of Dowagiac and surrounding areas is shown in Table 1-1. The city has a strong population, close to 50% of residents, between the ages of 25-54, considered the "working generation". Dowagiac's percentage of residents within this working age group is significantly higher than that of surrounding areas.

Dowagiac has the only increasing age group category in the area between 25-44 year's old (29%). Comparing Cass County 25-44 (21%), Silver Creek (21%), Wayne Twp., (21%), Pokagon Twp. (20%), LaGrange Twp. (16%), and Cassopolis (21%), the trend in area communities for this age group is declining. The City of Dowagiac's (along with Cassopolis's) population is slightly younger than the County and surrounding townships with the median age of Dowagiac (31.3), and Cass County (44.7), Silver Creek (47.6), Wayne Twp. (47.5), Pokagon Twp. (48.3), LaGrange Twp. (37.1), and Cassopolis (31.1).

The population by age group for just the City of Dowagiac is shown in Figure 1-1. This graphic shows concentrations of people in the 5-17, 25-54, and 65 and over age groups.

**Table 1-1
Age by Age Group, City of Dowagiac and Surrounding Communities, 2017**

Age Group	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp.	Pokagon Twp.	LaGrange Twp.	Cassopolis Village
Under 5	547	2,547	200	103	58	140	96
5 to 9	423	3,082	139	144	50	224	166
10 to 14	467	3,202	146	136	69	94	77
15 to 19	371	3,382	232	237	192	488	188
20 to 24	363	2,837	136	74	153	309	209
25 to 34	938	5,040	311	254	174	341	222
35 to 44	754	5,778	356	293	259	218	146
45 to 54	689	7,544	356	389	369	591	206
55 to 59	253	4,019	290	208	214	146	89
60 to 64	295	4,007	175	233	155	207	71
65 to 74	462	6,232	576	357	299	416	133
75 to 84	155	2,921	247	124	122	181	116
85 and over	95	806	40	41	8	38	11
TOTAL	5,812	51,397	3,132	2,593	2,122	3,393	1,730

Source: U.S. Bureau of Census, American Fact Finder 2017 estimates

C. Race and Hispanic Origin. The City of Dowagiac is becoming more diverse. While the population of white residents in 2000 was clearly dominate at 81% that population has declined over the last 17 years to 66%. The Hispanic population living in the city limits has dramatically increased from 2% in 2000 to 11% in 2017. The black population currently makes up 14% of the city and the American Indian/Eskimo population is currently 4%.

The City of Dowagiac is predominately white (66%) with other racial groups making up 34% of the population. The Black population represents 15.5 percent and the American Indian/Eskimo classification 2.2% of the population. The Hispanic population makes up 2% of the population. The Hispanic category is an ethnic/minority classification which is not a racial category. The racial and Hispanic breakdown for Cass County and surrounding communities have also been provided.

Table 1-2 Population by Race and Hispanic Origin, City of Dowagiac and Surrounding Communities, 2017

Category	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp.	Pokagon Twp.	LaGrange Twp.	Cassopolis Village
White	3,836	45,641	2,880	2,368	1,806	2,467	1,130
Black	839	2,490	19	66	189	577	669
Am.Indian/Eskimo	201	588	127	61	43	92	85
Asian/Pacif. Islander	44	433	4	4	9	42	49
Other Race	420	554	41	31	34	0	0
Two or more races	472	1,691	61	63	41	215	198
Hispanic Origin	615	1,876	255	157	42	39	28

Source: U.S. Bureau of Census, American Fact Finder 2017 estimates



Section 2. Natural Features



The pre-settlement landscape of Cass County was predominantly forests with scattered marshes and prairies. Much of this original forest was cut for timber and cleared for agriculture. The remaining wood-lots in the planning area are generally located on the extremities of the planning area.

Topography within the city is relatively flat, however total elevation variation city-wide ranges from 720 feet above sea level to 840 feet above sea level. Steep slopes tend to occur in concentrated areas, and are found principally on the southeast side of the city.

Cass County lies in the St. Joseph drainage basin with most of the surface water draining in a southerly or southwesterly direction. The Dowagiac planning area drains into Lake Michigan via the St. Joseph River, Dowagiac River and Dowagiac Creek.

The cities most significant natural feature is the Dowagiac Creek and Millpond. These features provide a good basis for an open space network through the city. Other substantial natural features include the Rudolphi Wildlife Refuge, Golf Course, Cemetery, and portions of the Southwestern Michigan Community College. These features are primarily located in the southeastern portion of the city.

Section 3. Existing Land Use

A. Existing Land Use within the City of Dowagiac.

The City of Dowagiac has developed consistent with many early Michigan cities. Its single family neighborhoods being built up around its downtown and early industrial facilities. The city's development pattern has been strongly influenced by the state highway and railroad system which connects Detroit with Chicago. Existing land use within the city is shown in Figure 3-1.

The city's downtown developed adjacent to the railroad and M-62. In a three-square block area, Dowagiac's downtown offers several unique amenities to residents and visitors with an array of restaurants, bars, specialty retail, office, and service uses. The improved area offers an intimate shopping atmosphere for pedestrian comfort. Other larger retail occurs along M-51 starting at the western edge of the city.

Dowagiac's other commercial center is located near Prairie Ronde and North Front Street (M-51). This commercial area features restaurants, service uses, and public/institutional uses. This district is located along a two to three block area along North Front.

Early industry in the city located mostly along the railroad tracks from the downtown area and extending northeasterly to the city limits. These industrial areas eventually became surrounded by continuing residential and commercial growth in the city. The growth occurring around these industries poses severe limitations on future growth. These industrial businesses for the most part developed as standalone facilities. In more recent years industrial growth has occurred near the city's airport and in the industrial park. This trend is consistent with recent trends at both the state and national level. The industrial park is located off of Pokagon Street just east of M-51.

The City of Dowagiac is actively working to improve its neighborhoods and update the quality of housing. New residential growth is replacing blighted and city-demolished homes in many neighborhoods. The city continues to pursue home-improvement grants to be utilized by private homeowners for updates to their older homes.

The city is fortunate to have a few large uses having open space areas including the golf course, cemetery, Rudolphi Wildlife Refuge, and the Southwestern Michigan College. These uses provide for pleasing views and provide attractive settings for adjacent residential development. The city also has outstanding natural features in the Millpond and Dowagiac Creek. These features have strong aesthetic value and create an open space network for the city. They also have the potential to create an identity and positive image for many areas of the city. These features should receive strong consideration in all future planning

The City of Dowagiac maintains its own airport. The Dowagiac Municipal Airport provides opportunities for recreational flying and also facilitates in and outgoing flights for area business and industrial uses. On average, 70 aircraft operations occur per week and 18 aircraft are housed at the field.

Over the recent decade, Dowagiac has maintained a 40% renter occupancy rate in the city. A large portion of these rentals are converted single-family structures. The downtown also holds many improved apartment spaces on the 2nd floors. One reason for the high rental rate could be due to the preferences of the younger adult population, heavily represented in Dowagiac. While higher rental rates can be associated with disinterested landlords and blighted conditions, this doesn't have to be the reality. As the quality of neighborhoods increase, pride in aesthetics tends to follow the same trend.

Development has slowly started to extend out into the adjoining Townships of Pokagon, Silver Creek, Wayne, and La Grange. Development patterns outside of the city have been heavily influenced by lakes, marsh areas, and topography. Single family homes are being developed along all major roads extending into the townships. These homes are beginning to impact some agricultural lands within a half mile of the city limits.

Commercial growth outside of the city is occurring along M-51 going southwest out of the city, and M-51 going north of the city. In some cases this commercial growth is leap frogging residential homes and extending too far out into the townships. Uncontrolled strip commercial growth is not beneficial for either the city or the townships. Future commercial growth along M-51 should be controlled and concentrated as close to the city limits as possible.

There is also a considerable amount of agricultural land within a mile of the city limits. Farms are found on all sides of the city. These farms should be protected from future development. New residential development should be concentrated in or near the city as much as possible. Housing development within agricultural areas should be limited and directed toward less productive land. The city is fortunate to have a number of water bodies and woodlots both within the city and just outside of the city. It will be important to preserve as much of these woodlots as possible as growth continues outward from the city. These wooded areas serve as the framework for an open space network in the Dowagiac area.



B. City of Dowagiac Entryways.

The entryway into the city from the east on M-62 is an attractive entrance. Outstanding natural features in this area provide a quality image as you enter the city. The only concerns in this area relate to the quality of the street and sidewalk systems and the quality of housing. This area should receive high priority for sidewalk construction and maintenance.

The entryway into the city from the south on M-51 needs the most improvement from an aesthetic and land use point of view. Commercial land uses are strung out along the highway corridor. This has created a confusing image with land use changing quickly from residential to commercial. Weak access control and sign standards have also allowed too many driveways and signs in this area. This situation not only affects traffic efficiency, but traffic safety, but also pedestrian safety as well. An absence of cross access drives between businesses also makes movement in this area more difficult. Aesthetics suffers in this area because of a lack of roadside landscape treatments which would soften the impacts of development. Finding ways to soften the aesthetic impact of this corridor while improving vehicular and pedestrian safety is a priority.

The western entryway from M-62 is an attractive entry point into Dowagiac. This area is primary residential and offers pleasing natural features. Commercial expansion along this roadway has not occurred or been permitted. Concerns about this entry are limited to housing quality and sidewalks, which stay a priority for the city.

The entryway from the north on M-51 (North Front Street) has some image problems, but no serious access control problems. Some commercial leap-frogging has occurred resulting in somewhat of a confusing image. Future signage and landscaping could be improved through the development of zoning regulations. Expansion of commercial businesses in this area should be avoided, and appropriate standards placed on signage.



Section 4. Parks and Recreation

An inventory of Dowagiac's parks, school sites, and recreational facilities is given in Table 4-1.

Location	Total Acres	Jurisdiction
Russom Park/APEX Sports Complex	18.00	City/Township
James E. Heddon Park	3.50	City
Water Tower Park	5.00	City
Optimist Park	4.00	City
Mill Pond Park	40.00	City
Rotary Park	10.00	City
Rudolphi Wildlife Refuge & Rudolphi Woods	155.00	City
Walter Ward Park	3.00	City
Farr Park	1.10	City
Rudy Park	4.00	City
Burke Park	3.00	City
Union High School	19.00	School District
Dowagiac Middle School	10.00	School District
Patrick Hamilton Elementary	5.00	School District
Lincoln Park	0.03	City
Justus Gage Elementary	3.00	School District
McKinley Park	1.00	City
Elks Golf Course	62.70	Private
Northwest Park	5.50	City
Southwestern Michigan College	85.00	College
Huston Park	1.00	City
Spruce Ridge Golf Course	120.00	Private
Beckwith Park	0.03	Downtown Development Authority

The City is also developing a series of recreation trails. These include: the 101 Cass Avenue Trail which is intended to eliminate pedestrian and bicycle safety issues along major roadways; and the Elks Trail which is to lead from downtown to the community college and Rudolphi trail system. For more information on parks and recreation in Dowagiac, refer to Dowagiac's Park and Open Space Plan.

Section 5. Housing

A. General Housing Statistics

Median housing values for the City of Dowagiac and its surrounding communities are given in Table 5-1. The median value for Dowagiac is lower than the county and the surrounding townships. This lower value is probably due to smaller urban lots and aging housing conditions in specific areas of the city.

Table 5-1 Median Housing Value, 2017							
Category	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp.	Pokagon Twp.	LaGrange Twp.	Cassopolis Village
Median Valued	\$67,300	\$127,600	\$136,700	\$112,500	\$117,000	\$96,900	\$67,400
Source: U.S. Census, American FactFinder 2017 estimates							

Selected housing age values for Dowagiac and its surrounding communities are given in Table 5-2. Housing built before 1939 has been identified to determine probability of housing maintenance issues. Dowagiac has a much higher percentage of its housing stock built before 1939 than that of the county or its surrounding communities. With such a high percentage of housing over 50 years of age, housing maintenance and conditions will continue to be a key housing issue.

Table 5-2 Age of Housing (Percent), 2017							
Category	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp.	Pokagon Twp.	LaGrange Twp.	Cassopolis Village
2000-2017	2.6%	14.9%	14.6%	12.9%	13.4%	13.6%	10.1%
Pre-1940	32.1%	16.8%	14.3%	11.9%	19.4%	27.5%	38.2%
Source: U.S. Census, American FactFinder 2017 estimates							

Approximately 70% of Dowagiac's total housing units are single family homes. Multiple family housing units make up 30% percent of total housing units. A complete breakdown of housing unit type for Dowagiac and surrounding communities is given in Table 5-4.

Category	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp.	Pokagon Twp.	LaGrange Twp.	Cassopolis Village
Total Units	2,704	26,144	2,491	1,449	974	1,587	751
Occupied	2,416	20,686	1,316	1,053	909	1,283	652
Vacant	288	5,458	1,175	396	65	304	99
Homeowner Vacancy	3.9	3.4	3.8	3.3	0.4	6.8	0.8
Rental Vacancy	0	1.7	0	0	0	2.6	4.2

Source: U.S. Census, American FactFinder 2017 estimates

	Dowagiac City	Cass County	Silver Creek Twp.	Wayne Twp	Pokagon Twp	LaGrange Twp	Cassopolis Vlg
Single Family	1,881	22,374	2,370	1,281	911	1,269	525
Multiple-family	813	1,423	0	0	0	183	182
Mobile Home	10	2,347	121	168	63	135	44
Total Units	2,704	26,144	2,491	1,449	974	1,587	751

Source: American FactFinder 2017 estimates

B. Housing Conditions.

Housing conditions are impacted heavily by housing age. Housing quality for the newly developing areas in the southeast and northern part of the city is good. Housing conditions are predominately fair to good in the older parts of the city between Prairie Ronde on the north and Pokagon Street on the South, however there are a few small pockets of housing having poor condition in this area. The highest incidence of poor housing conditions is found south of Pokagon Street and north of the railroad tracks, although some housing of fair to good quality is also found in this area.

Moreover, there is a mix of older housing in all Dowagiac neighborhoods. Some homes have been updated and some have fallen into a state of disrepair. The city has been proactive with land acquisition for demolition of older, dilapidated structures and as a result, there is a fair amount of vacant residential land available for new development.

Section 6. Transportation

The city's roads are classified into the categories of: state arterial, local arterial, principal collector, secondary collector, and local streets. Classification of proposed roads have also been included. Dowagiac is served by two state highways: M-62 which runs from South Bend, Indiana through Cassopolis to Dowagiac and then turns west to connect with M-140, a major north-south arterial highway. M-51 runs southwest to Niles and northeast to I-94 via Decatur.

The city maintains 14.05 miles of major streets and 25.17 miles of local streets. Funding for major streets comes primarily from the State of Michigan's Public Act 51 of 1951. Funding for local streets can either come from the city's general fund or at the property owner's request, from special assessment districts for individual streets. As an alternative, it is also possible for the community to vote for a millage specifically to support street repair and/or improvements.

Few transportation problems were identified as part of this plan update. One of the problems identified was the intersection of N. Paul and M-51. Left turn movements from southbound North Paul to eastbound M-51 were observed to be particularly difficult. The problems at this intersection are in part due to the close proximity of the intersection of M-62 and M-51. Both of these intersections should be signalized; however, their close proximity only allows for one of these intersections to be signalized by MDOT.

Access control issues were also found to be a concern along M-51 starting at M-62 and going southwesterly out of the city. There have been improvements along Pokagon Street and M-51, leaving better access for travelers. However there exist some visibility issue on these corners.

Other transportation concerns relate to improving future access in the southern portion of the city. Both east-west and north-south access should be improved as further development occurs.

Rail Service

A major asset to the city is the location of a passenger rail station adjacent to the central business district. This provides direct access to downtown Chicago which makes it possible for Dowagiac to function as a bedroom suburb. The rail line also offers freight service which assists in retaining industries within the community.

Public Transit

Public transit service is provide throughout the city by the Dowagiac Dial-A-Ride-Transit (DART) which also extends service to the Southwest Michigan College campus.

Dowagiac has a municipal airport with a 4,700-foot long runway. This is a Class A facility. The airport does not have a scheduled airline. The nearest passenger service airport is in South Bend, Indiana.

Sidewalks & Walking Trails

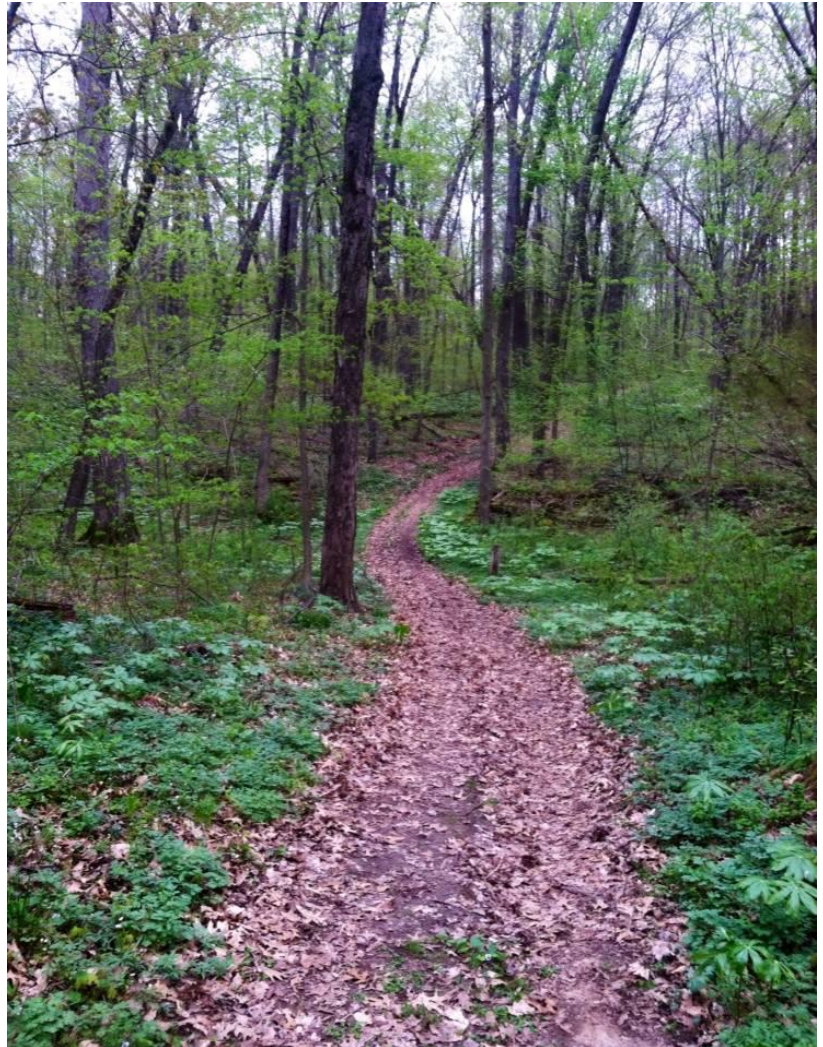
The city has an extensive system of sidewalks along most major streets and most secondary streets. Relatively few local streets lack sidewalks, although some local streets have sidewalks on only one side of the road or the paved walks are intermittent. Typically, sidewalks are first put in by developers during the platting process and are then repaired by the city, or sometimes by individual property owner.

Bicycle Travel

M-51 and M-62 present challenges for bicycle travel. Neither have paved shoulders suitable for this type of non-motorized activity. Most of the major streets in the city have parking lanes on both sides and wide lane widths, but no marked bicycle lanes. The traffic in Dowagiac, on most local streets, doesn't contain heavy traffic, allowing bicycles to maneuver easily.

Recreational Trails

Dowagiac's trail system is growing constantly. A new trailhead is being implemented in 2019 along Cass Avenue, complete with a fishing pier. A new connecting trail will soon follow through the Elk's golf course property, leading travelers out to Riverside Drive. There are trails offered in the city through Rudolphi Woods with connections to Southern Michigan College's trail system.



Section 7. Utilities

A. Water System

The water distribution system has been deemed in good condition based on the Asset Management Plan completed by Wightman & Associates. The city has 3 water towers: Clyborn (500,000 gallons), Riverside (750,000 gallons), and Rudolphi (150,000 gallons). Current storage capacity is 1.4 million gallons. Current water usage averages 0.5 million gallons per day, with over 1 million gallons maximum day demands. The water plant design is process 2 million gallons per day. No plant expansions are planned, but there is potential for water main extensions.

The City serves over 2,200 customers by the distribution system which includes over 50 miles of water main throughout the city, Southwestern Michigan College and the Pokagon Community Center. Nearly half the system was installed after 1970 and more than 90% of the distribution system is made up of either cast iron or ductile iron water main. The system includes 386 fire hydrants and 296 main line valves. Two elevated storage tanks with capacities of 500,000 gallons and 150,000 gallons respectively, and one ground storage tank with a capacity of 920,000 gallons, provide a total of 1,570,000 gallons of storage within the system. The ground storage tank is coupled with a booster station which houses one booster pump with the capacity for two additional pumps.

B. Sewer System

The sewer system is in good condition as discovered through the city's extensive SAW grant process. The sewer plant maximum capacity is 4 million gallons per day. Average use is 1.3 million gallons per day, and peak usage is 2 to 2.5 million gallons per day. The city plans to rework the headworks of the plant, installing a screener in the process. Beyond the city, the plant treats waste for several regional systems, including the Cassopolis Area Utilities Authority (CAUA), the Village of Cassopolis, Silver Creek (Indian Lake), and the Sister Lakes Area Utilities Authority (SLAUA). A recently completed Maximum Allowable Headworks Study (MAHL) confirmed the plant is capable of treating additional capacity.

The City of Dowagiac (City) operates a wastewater collection and treatment system consisting of approximately 33 miles of gravity sewer, 660 manholes, 3-1/2 miles of force main, 10 lift stations, 6 grinder stations that convey the wastewater from the collection system to the Dowagiac Wastewater Treatment Plant for treatment.



C. Storm System

Approximately 50% of the city has storm sewer. Combined sewers still exist within the city. The last project of scale was completed in 2001. This included an extension to Northwest section of Orchard and from Division to the Fairview Outfall. The city plans to separate the remaining combined sewers in conjunction with other projects/improvements when and where it makes sense.

D. Electric Power System

Dowagiac has a municipal electric power grid that consists of a metering station for the system power supplied by Indiana Michigan Power, three substations, 50+ overhead pole and 1.5 underground miles of distribution lines, and 2 miles of transmission lines. The city's electric crew is responsible for constructing, repairing, and maintaining all of the city's electrical power distribution and transmission lines, installing new electrical lines and services to businesses and residents. Local power has the advantage of providing excellent local service.

See the appendix for utility maps.

Section 8. Emergency Services

The City of Dowagiac has a combination full time and paid per call fire department. Currently there are three full time and eighteen part time (on call) fire fighters. This staffing is adequate for the present time and the foreseeable future. Projected flat revenue streams may impact how fire services are provided within the city.

Fire services are provided to the City of Dowagiac and by contract to portions of Pokagon Township, Southwestern Michigan Community College, and portions of properties under the jurisdiction of the Pokagon Band. The fire department has an auto aid agreement for structure fires and rescues with the Wayne Twp. Fire Department. The fire department is active with training, community events, educational programs, and tours or site visits for community awareness. The department also hosts an annual fire academy for high school students participating in summer activities.

The city's police department is staffed with fourteen officers including the police chief and lieutenant. There are five police cruisers including the chief's car. The jurisdiction covers the corporate city limits and assists Cass County out to five mile corner. Police services are also provide via contract to Southwest Michigan College and the Cass County Drug Enforcement Team.

Borgess-Lee Memorial Hospital is affiliated with Ascension Healthcare and provides limited emergency trauma care. The hospital serves Dowagiac and Cass County with primary care, cardiovascular, orthopedic, pulmonary and diagnostic services.



Section 9. Economic Development

A. Economic Statistics

Table 9-1 provides a breakdown of households by income range for the City of Dowagiac and surrounding communities. Income by household for the City of Dowagiac is shown in Figure 9-1. A relative income/wealth rating can be obtained by comparing median household income values. The Median Household Income for Dowagiac (\$30,023) is lower than the County's (\$50,699), and surrounding townships.

	Dowagiac City	Cass County	Silver Creek Twp	Wayne Twp	Pokagon Twp	LaGrange Twp	Cassopolis Vlg
Households	2,416	20,686	1,316	1,053	909	1,283	652
< \$10,000	348	1,328	54	32	10	125	64
\$10,000 to \$14,999	345	954	0	45	38	107	61
15,000 to \$24,999	375	2,084	175	88	69	127	116
\$25,000 to \$34,999	376	2,558	115	146	144	198	86
\$35,000 to \$49,999	280	3,247	205	213	223	178	117
\$50,000 to \$74,999	276	4,090	317	214	177	227	139
\$75,000 to \$99,999	282	2,827	231	104	155	136	40
\$100,000 to \$149,999	77	2,138	135	129	58	151	25
\$150,000 to \$199,999	41	793	48	56	9	21	4
>\$200,000	16	667	36	26	26	13	0
Median	\$30,023	\$50,699	\$53,594	\$50,216	\$44,637	\$42,161	\$34,844
Source: American FactFinder 2017							

Table 9-2 shows employment by occupation for Dowagiac in 2017. The highest occupational category was "Production" which comprised 16.9 percent of the workforce. "Office Support" ranked second, making up 11.3 percent of the workforce. Employment by Occupation for Cass County and the surrounding townships is also shown in Table 9-2.

Table 9-2 Employment by Occupation (Employed Persons 16 years and over)							
Career	Dowagiac City	Cass County	Silver Creek Twp	Wayne Twp	Pokagon Twp	LaGrange Twp	Cassopolis Vlg
Population 16+	2,313	23,277	1,276	1,087	1,130	1,360	665
Management	207	2,788	126	132	132	78	27
Science	32	819	776	32	54	49	3
Education	104	1,794	102	107	60	55	24
Healthcare	77	1,250	35	57	67	54	36
Health Support	100	488	19	13	5	36	36
Protective Service	33	208	30	13	0	16	11
Food Prep	237	1,286	73	35	53	114	64
Bldg Maint.	145	801	47	30	30	44	29
Personal Care	95	735	33	14	27	71	55
Sales	113	4,899	119	77	86	94	59
Office support	262	2,956	194	124	135	218	83
Farming	23	250	3	16	36	4	4
Construction	104	1,100	38	44	92	34	33
Installation	147	1,354	79	111	94	33	23
Production	392	3,603	185	187	157	296	114
Transportation	148	1,064	67	44	20	73	20
Material Mov	110	858	50	51	82	84	37
Source: American Factfinder 2017							

Table 9-3 identifies the number of the workforce employed in each industry type. Corresponding to the high percentage of people employed in the occupation category of "Manufacturing", 24.8 percent of the workforce in Dowagiac are employed in the manufacturing industry.

Table 9-3 Employment by Occupation (Employed Persons 16 Years and Over)							
Categories	Dowagiac City	Cass County	Silver Creek Twp	Wayne Twp	Pokagon Twp	LaGrange Twp	Cassopolis Vlg
Agriculture	23	559	3	43	74	53	4
Construction	123	1,288	57	59	97	32	31
Manufacturing	574	6,473	354	280	238	426	211
Wholesale	9	689	60	38	38	26	9
Retail	211	2,289	151	80	152	137	83
Transportation	210	1,111	65	54	39	58	2
Information	27	176	0	5	7	4	4
Finance	92	1,065	27	42	20	30	20
Professional	36	1,464	82	57	50	108	31
Education	585	4,637	210	214	176	282	150
Arts	225	1,749	125	72	79	136	66
Other Services	87	1,191	118	104	95	64	50
Public Admin	111	586	24	39	65	4	4
Source: American FactFinder 2017							

B. Industrial Opportunities

Industrial opportunities are not projected to change substantially in the near future. Dowagiac has an industrial park which currently has 126 acres available for development. The city has a number of factors making rapid industrial growth difficult. Dowagiac is not located close to an interstate freeway making it less accessible to truck traffic. The Dowagiac area is also not in a high growth area, which sometimes makes industrial attraction much more difficult.

Despite these factors, the city does have a reasonable chance to attract small to mid-size industries. The city has many fine neighborhoods, an attractive and healthy downtown, and good recreational facilities. Industries, which may be more likely to locate in Dowagiac may have less need to either truck in materials or ship out product. The implementation of the high speed rail service between Chicago and Detroit (which will have a stop in Dowagiac) also increases the potential for more industrial expansion. The promotion of quality education will substantially increase the opportunity to attract new industry.

C. Commercial Opportunities

The same factor that limits industrial opportunities for Dowagiac increases commercial opportunities. Because there is not quick access to an interstate freeway, the area's residents are more of a captive market. For many items they will find it easier to shop locally than drive to other nearby communities. There are not numerous competing commercial markets nearby which is often the case when there is convenient freeway access. Despite the inconvenience of not shopping locally, many of the area's residents will still leave the area for comparison good shopping. Retaining more comparison good sales locally would greatly improve the local commercial market. More commercial specialty niches need to be explored. The Dowagiac area draws a high number of visitors and vacationers into the area during the summer, and this seasonal swell in population creates commercial opportunities. There is one hotel currently in the city limits; however, there are also short-term rental opportunities available in the city through services like Airbnb and VRBO. The downtown has been fairly successful in providing a combination of convenience retail, specialty retail, entertainment, and service uses. The downtown can improve in these markets with an effective business recruitment program and the proper business mix planning.

Every 4-5 years the city conducts a market study which assesses the amount of supportable square feet in a variety of commercial categories.

Section 10. Public Input

On three different dates in 2019 (August 21st, August 29th, and September 4th) the Planning Commission and City Council held open houses, on-location, in each of the three wards of the city for the purpose of talking with residents about priority redevelopment projects, the city's housing initiative, and to show a rough draft of the master plan. These meetings were intended to be an "information exchange" between the city and the residents.



Open house #1, held at the Middle School cafeteria, brought in about 20 people. After a short presentation and discussion on the housing opportunities in

Dowagiac, the public had the chance to remark on each of the priority redevelopment sites in the City. There was a bubbling excitement in the room when ideas started being exchanged.



Open house #2, was held a week later at the Southwest Michigan Business Center and 30 people showed up to share their ideas and hear about the city's plans for growth. Residents were encouraged to talk about their experience with properties that have been vacant and/or deteriorating. Citizens were also encouraged to "dream big" about these structures and share their redevelopment thoughts with Planning Commissioners, Council members and city staff.

Finally open house #3 was held another week later in the downtown district and it was the largest attended with over 40 people showing up to share thoughts. The city's priority redevelopment sites were the source of brainstorming once again.

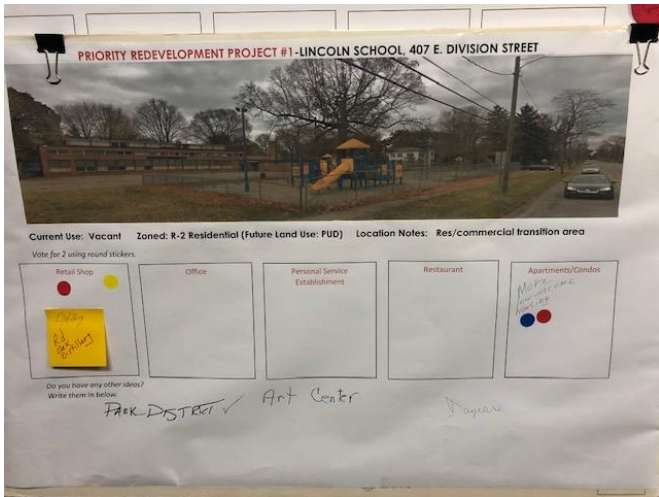
Homeowners also came to the open house to hear about the city's housing initiative and find resources for their homes.

Some of the main themes that came up frequently at each of these meetings was the perceived lack of activities for young adults and young families, the need for quality housing within city-limits, and the desire to retain retail, restaurant and upper-floor living in Dowagiac's downtown. Overall, each of these community gatherings gave residents the ability to discuss city-related issues on their own home turf.



A. Priority redevelopment site-Lincoln School, 407 E. Division Street

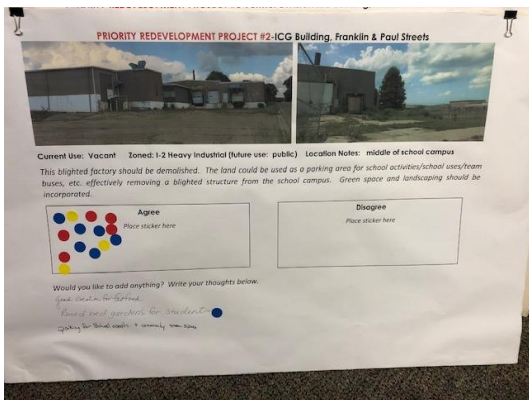
This is a vacant, old elementary school on 1.3 acres of land in the middle of a residential neighborhood. The land is future land use planned to be a Planned Unit Development and the city is encouraging a mixed-use development with a housing component. The following uses were mentioned:



Most residents saw this as a good development opportunity and as a chance to bring something new to Dowagiac, whether it be a distillery, an art center, community center, daycare, or a quality housing project. The community sees this building as an opportunity to introduce a new and exciting mixed-use development into an extension of the downtown area.

B. Priority redevelopment site-Former ICG factory building, Franklin & Paul Streets

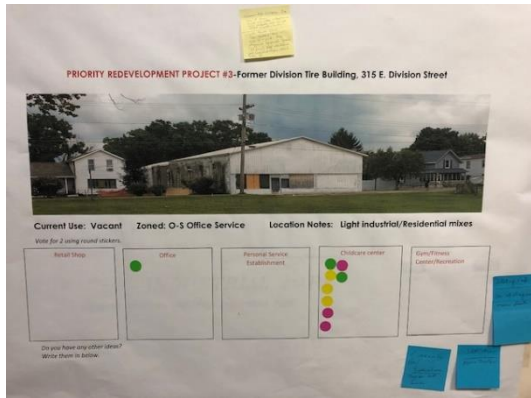
This building is suffering from blight conditions and is located in the middle of the public school campus in Dowagiac. Due to its location and proximity to the schools, the school district and city are working on a partnership to demolish the structure and build a much needed parking area.



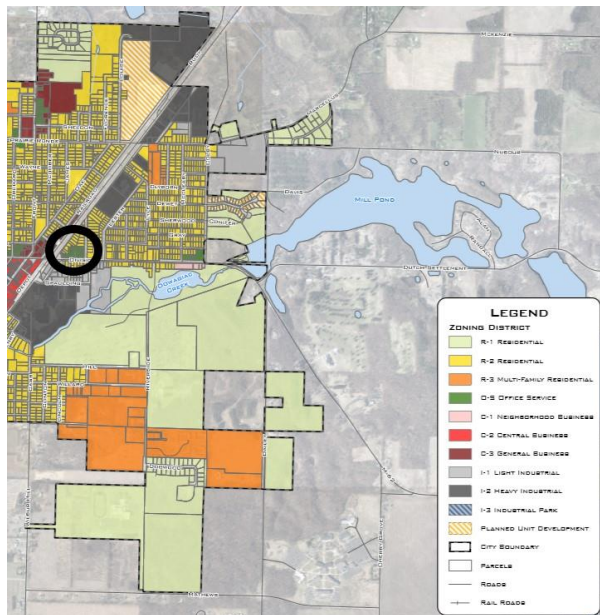
The community unanimously agreed at every meeting that this old factory should be demolished to add parking to the school campus. However, some other creative thoughts were written down as well, like adding raised bed planters to the site's open space for students to plant gardens, the addition of community green space, or a desirable location for a restaurant.

C. Priority redevelopment site-Former Division Tire building, 313 E. Division Street

This redevelopment site has a vacant, blighted warehouse within walking distance to downtown and within eyesight of another redevelopment opportunity, Lincoln School. The residents expressed the need for family entertainment or family-aligned uses, therefore the following desired uses for this site were mentioned: community swimming pool, athletic club, daycare facility, brewery, or an office building.

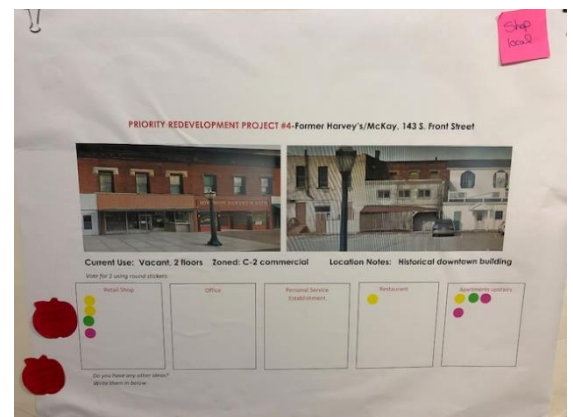


The building is approximately 5,000 square feet on just under one-half acre of land. While the land is zoned O-S Office Service, it is very much a transitional property, heavily surrounded by single-family residential with a few light industrial uses in the area. The future uses that occupy this building should be of low intensity and be designed to serve the surrounding neighborhood.



D. Priority redevelopment site-Former Harvey’s building, 143 S. Front Street

This building is integral to the continued development Dowagiac’s downtown. It is historical in design and should stay that way in order to fit in with the other buildings downtown. This is a classic downtown building with lots of good space to offer upstairs as well as downstairs. The open house confirmed that the community expects residential upstairs with a variety of uses downstairs being acceptable, like retail, rotating “pop up shops”, restaurant, or even a community classroom area.



Section 11. Goals and Objectives.

The following goals, objectives, and policies provide further identification of the city's preferred direction for future development within the city. They should be considered together with the future land use map and strategic plan map as the three main components which outline the city's official policy regarding future development. Each of these components should be considered equally in forming a basis for future zoning or planning decisions.



Residential Goals

Goal R-1.

Protect the integrity and cohesiveness of existing residential neighborhoods.

Objectives:

- 1. Limit development of non-residential uses within existing residential neighborhoods to only neighborhood-based amenities while continuing to allow for limited commercial activities, such as home occupations, with conditions consistent with the neighborhoods.**

Strategies

- a) Revise the zoning ordinance with language which allows non-obtrusive neighborhood amenity businesses under special use approval.
- b) Review conditions placed on home occupations in the zoning ordinance, such as parking and business hours.

- 2. Do not permit expansions of existing non-residential uses in residential neighborhoods unless the benefits of such expansions clearly outweigh the negative impacts to the neighborhood.**

Strategies

- a) Revise the zoning ordinance with language that only allows expansion of non-conforming uses under certain criteria including a neighborhood impact study.

- 3. Avoid the placement of public uses, utilities, or street improvements in a manner which fragments or disrupts cohesive neighborhood areas.**

Strategies

- a) The city adopts the goal to encourage the cohesiveness of neighborhoods and reviews for infringement before public improvements are made.

4. Require landscape buffers between uses of different intensities to ease transition.

Strategies

- a) Review and revise the landscaping and buffering standards in the zoning ordinance to assure that residential uses are protected from more intensive uses.
- b) Review and apply transitional districts around neighborhoods to ensure that more intensive uses are not allowed in residential neighborhoods.

Goal R-2.

Increase and encourage the upward trend of residential homeownership in Dowagiac.

Objectives:

1. Review and understand land allowances and types of multi-family housing.

Strategies

- a) Review with the Planning Commission the reasons for zoning multiple family housing in certain areas.
- b) Agree on types of multi-family housing that mix well within neighborhoods.
- c) Avoid rezoning allowances that are not within the master plan.

2. Develop and promote programs which will advance/retain home ownership within the city.

Strategies

- a) Continue to apply for city-wide grants to assist homeowners with funding for home repairs and aesthetic improvements.
- b) Coordinate area banks to run educational classes on financing homeownership.
- c) Revise zoning code to permit short-term rentals (like Airbnb, VRBO) in neighborhoods.
- d) Evaluate the use of a down payment assistance program for city employees wishing to purchase homes within the city.

3. Through zoning prohibit or restrict the conversion of single family homes to multiple-family buildings.

Strategies

- a) Revise zoning ordinance to allow for certain types of multi-family structures only and also to allow for conversion back to single-family.

Goal R-3.

Protect and enhance the condition of existing housing and where applicable the historic qualities of housing.

Objectives:

- 1. Adopt ordinances in support of property maintenance.**

Strategies

- a) Review and continue to enforce a property maintenance/nuisance ordinance.
- b) Develop a list of community resources to assist homeowners with necessary repairs.
- c) Share property maintenance/nuisance ordinance with neighboring townships.

- 2. Promote planning actions in support of historic houses.**

Strategies

- a) Identify and maintain historic preservation target areas.
- b) Develop and make available resource materials on the proper way to rehabilitate historic homes and a list of vendors/contractors specializing in this field.
- c) Research and evaluate economic incentives or programs which could be used to further historic preservation programs.
- d) Continue the use of federal and state programs to stabilize existing housing and to expand housing opportunities for low to moderate income families.

Goal R-4.

Promote the construction of new single-family homes.

Objectives:

- 1. Promote the city's housing initiative for new, sustainable homes constructed in city infill lots.**

Strategies

- Actively market the city's housing initiative through the city's website, word of mouth, and other methods of public engagement.
- Continue to make the process of building a new home on a city-owned infill lot affordable and easy to maneuver.
- Celebrate and hold open houses for each sustainable home built on an infill lot and explain the process to visitors.

- 2. Review and update zoning lot size regulations as applied to existing plats.**

Strategies

- Perform a simple study of the existing lots, setbacks and structures in each zoning district.
- Review past variances and look for trends of problems with lot coverages, setbacks, etc.

Goal R-5.

Work with the adjoining townships to encourage high quality year-round and seasonal housing developments which will reflect positively on the city's image and serve to support Dowagiac's commercial base.

Objectives:

- 1. Share knowledge and zoning best practices with neighboring townships to ensure that the quality of seasonal and year-round housing is maintained throughout the area.**

Strategies

- Establish a joint committee with members from the city and the surrounding townships to address planning and zoning issues.
- Collaborate on ordinances, plans, and other documents and policies moving forward.

Commercial Goals

Goal C-1.

Maintain and enhance the existing quality of the downtown.

Objectives:

- 1. Continue to promote the development of the city's downtown as a place for the community to live, work, shop and gather.**

Strategies

- Continue hosting events in the downtown area, using the opportunity to showcase the businesses.
 - Continue the façade improvement program and look for further façade funding opportunities.
- 2. Promote and market the following uses in the downtown: convenience retail, specialty retail, entertainment businesses, restaurants, lodging, personal services, offices and second-floor residential uses.**

Strategies

- Continue to regularly perform a market study to become aware of the types of businesses and services that the community needs or desires in the downtown.
 - Continue to invest in projects identified in the downtown strategic planning documents.
 - Keep an active record of vacancies and occupied buildings in the downtown including items like square footage, equipment available, etc.
 - Work with the DDA to bring free classes to business owners in the downtown to help them increase customer base and grow their business.
- 3. Promote and maintain the preservation of original architectural character for Historic buildings in the downtown.**

Strategies

- Review and add necessary amendments to design and infill standards for the downtown area in the zoning code.
- Become aware of SHPO's requirements for historic structures in older downtowns.
- Maintain list of architects and other design professionals who specialize in historic downtown buildings.

- 4. Enforcement of property maintenance codes should be given high priority in the downtown area and for those corridors approaching the downtown.**

Strategies

- a) Create a vision for the ideal downtown atmosphere in a downtown master plan and maintain aesthetics through city projects and code enforcement.
- b) Review the sign ordinance for downtown businesses and continue to update the signage in the downtown area.

- 5. Use the downtown as a focal point for community celebrations and events.**

Strategies

- a) Actively plan for seasonal events/celebrations in the downtown area.
- b) Market the downtown events, especially to neighboring townships.

Goal C-2.

Encourage business owners to offer as broad of a range of commercial goods and services as possible within the city.

Objectives:

- 1. Encourage business owners to offer a range of commercial goods and services as possible within the city.**

Strategies

- a) Provide educational opportunities and marketing study information to all business owners in the downtown.
- b) Invite mentors/teachers into the downtown to work with business owners to assist with building and maintaining viable businesses.

- 2. Coordinate with adjoining townships to discuss and plan for needed commercial services which are not possible to locate within the city.**

Strategies

- a) Establish a committee to work with the adjoining townships relative to commercial development.
- b) Through discussions with adjoining townships, ensure that sufficient land is allocated within the immediate Dowagiac area to meet the commercial demand and that these areas are planned with complimentary design standards.

Goal C-3.

Recruit needed retail and service for the tourist population.

Objectives:

- 1. Provide tourist commercial opportunities in balance with local resident commercial need.**

Strategies

- a) Pursue Redevelopment Ready Certification and use it to actively market vacancies in the downtown area.

- 2. Provide adequate lodging facilities to meet year round and seasonal needs.**

Strategies

- a) Actively market a variety of lodging opportunities within the City of Dowagiac.
- b) Ensure that residential owners have the ability to list their homes on short-term rental sites like Airbnb and VRBO.
- c) Review zoning regulations and requirements for Bed & Breakfast establishments in and around the downtown area.

Goal C-4.

Streamline all development processes to attract developers.

Objectives:

- 1. Ensure that the process of approving commercial/industrial redevelopment projects is clear, understandable, timely and as simple as possible.**

Strategies

- a) Review site plan review procedures and simplify as much as possible.
- b) Review uses in each district and ensure that only those uses that are potential nuisances are special uses, while needed/anticipated uses are listed as permitted uses.
- c) Add all review processes in an easy-to-understand way to the website and make all development information available online.

Industrial Goals

Goal 1-1.

Increase the amount of quality industrial uses within the city.

Objectives:

- 1. Support existing industries in their plans to expand or relocate within the city.**

Strategies

- Review zoning ordinance for landscape buffer requirements to ensure that industrial expansion does not disturb neighborhood atmosphere.
 - Keep a list of incentives and available suitable properties for industrial properties to utilize when growth occurs.
- 2. Develop and maintain an industrial economic development strategy which identifies and targets industries for recruitment.**

Strategies

- Include in the economic development strategic plan an assessment of new opportunities created by the high speed rail system.
 - Include in the economic development strategic plan a wage study for various industries.
 - Report out on the annual implementation of the economic development strategic plan.
- 3. Coordinate economic development efforts with those of the county and state.**

Strategies

- Collaborate and strategize economic development tasks with the neighboring townships, villages, and county.
- Work to form a relationship between county economic development groups and local economic development groups.
- Include the residents and business owners of Dowagiac in the development of the economic development strategic plan.
- Market Dowagiac's industrial park as the sole place for new industry coming in.
- Expansions to current industry should be encouraged to develop in the industrial park area.

Quality of Life Goals

Goal Q-1.

Prioritize the combined efforts of the school district and city to improve the quality of life in Dowagiac.

Objectives:

- 1. Collaborate closely with the Dowagiac School District on all improvements, plans and development efforts.**

Strategies

- Continue to promote Dowagiac schools in all marketing materials for the city and economic development.
- Work with the school district to include future school development plans within city documents.
- Continue the advance communication of development efforts within the city with the school district.

- 2. Coordinate city and school-related recreational and sports-related opportunities.**

Strategies

- Continue to promote coordinated facility use among school teams and athletic leagues.

Goal Q-2.

Promote the connection of all new development to the city water and sewer system to ensure health and safety for all Dowagiac residents and business owners.

Objectives:

- Continue to work towards city-wide connection to public water and sewer.

Strategies

- Continue to require all new development to connect to city water and sewer systems.
- As septic systems fail and/or violations occur, require, if possible, the transfer to public utilities.
- Maintain effective enforcement against sanitary discharge violations.

Goal Q-3.

All development procedures will prioritize open and public spaces within the city of Dowagiac.

Objectives:

1. Review development procedures for open space requirements and landscaping standards.

Strategies

- a) Create and maintain a fair and streamlined site plan review process which includes open spaces and thoughtfully landscaped areas city-wide.
- b) Consider the adoption of a floodplain, wetland, or other environmental ordinance which facilitates natural resource preservation.
- c) Identify open space properties that will enhance the quality of life within neighborhoods.
- d) Consider allowing developers flexibility in development in exchange for providing privately-owned public spaces.
- e) Continue to update and maintain the Recreation and Open Space Plan.

FUTURE LAND USE MAP

Section 12. Future Land Use

A. Future Land Use Map.

The City of Dowagiac Future Land Use Map is shown in Figure 12-1. It is the city's desire that existing or future land uses contained within each of the districts shown on the map be brought into conformity with the desired range of uses for each district as identified below.

B. District Descriptions

Agriculture District: this district is intended for general agricultural operations. General crop production should be permitted without restriction. Livestock operations should only be permitted through a special use procedure. Each farm would be permitted to have up to two residential structures. Minimum lot size in the Agriculture District should be a minimum of 10 acres.

Rural Residential: this district is intended for large lot single family residential development. It is also intended for non-livestock agricultural production. A minimum lot size of three acres is recommended for this district. The Rural Residential District is also intended to serve as a transition area between agricultural districts and residential districts, and also to be used as a resource preservation tool in wooded or rough terrain areas.

Single Family Low Density: this district is intended exclusively for single family residential development. Densities of up to 3.5 units per acre should be permitted.

Single Family: this district is intended exclusively for single family residential development. It is intended for those areas of the city developed with small urban lots. Densities of up to 5 units per acres should be permitted.

Multiple Family: this district is intended for general multiple family dwellings. Housing types could include attached cluster housing, and garden style apartments. Density between 10 units per acre is recommended.

Commercial: this district is intended for general commercial use. It would include retail, office, and services uses. The Planning Commission may want to require a special use permit for heavier commercial uses, due to their potential impact on adjacent businesses

Parks and Recreation: this district is for park and recreational facilities and includes facilities such as parks, refugees, and golf courses.

Public/Semi-public: this district is intended for governmental, institutional, and public utility services. Typical services would include schools, churches, parks, and governmental services.

Industrial: this district is intended for light industrial uses and heavy commercial uses. The industrial district at the airport is also intended for airport services and those industrial and commercial uses which rely on airport services for their business.

Planned Unit Development (PUD) District: the city promotes the use of a planned unit development district on a voluntary basis. This plan is not creating any mandatory PUD districts, but encourages their use by developers. A planned unit development district, which would be created under the zoning ordinance, allows more flexibility in development standards than is typically allowed under traditional zoning district language. It allows development regulations to be developed around a specific project. The PUD process permits custom standards to be developed with respect to such items as: land uses, parking spaces, building setbacks, landscaping, residential density, and street network. The primary purpose of creating a planned unit development is not to circumvent the zoning ordinance, but rather to allow tradeoffs among development factors to produce a pleasing and efficient design. Many times PUD projects result in a better development project than those developed under conventional zoning.

Historic Preservation District: the city has provided for the creation of a historic preservation overlay district (HPD) through the zoning ordinance if desired. Such a district would be created by ordinance of the city council. A petition may be filed to create such a district by the: city council, planning commission, historic commission, or by the owners of at least 51 percent or more of the property covered by the petition.

If a district is created it gives the historic commission the power to approve or reject work on, or the moving or demolition of, structures within the district subject to specific provisions as published in the zoning ordinance.

The city is in support of the creation of such a district, but does not want to force the creation of such a district due to the restrictions and financial burdens placed on individuals wanting to renovate their homes within the district. At present there are no formal HPD overlay zones in the city.

C. Complete Streets Plan

At a minimum, accommodations for accessibility, sidewalks, curb ramps and cuts, trails, pathways, signage, bike lanes, and principles of complete streets shall be promoted in order to maximize non-motorized transportation (walking, biking, etc.) within the City of Dowagiac.

The accommodations shall be designed and built using guidance from the most recent additions of the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, the Michigan manual on Uniform Traffic Control Devices (MMUTCD) (MDOT), and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Methods of providing flexibility within safe design parameters, such as context sensitive design solutions and design, will be considered.

The Master Plan will be updated every five (5) years from the date of its initial adoption and the Capital Improvements Plan will be updated annually. It will be the goal of the city to fund the implementation of the Master Plan and Capital Improvement Plan, which shall include expending State Act 51 funds received by the city annually in accordance with Public Act 135 of 2010, as amended.

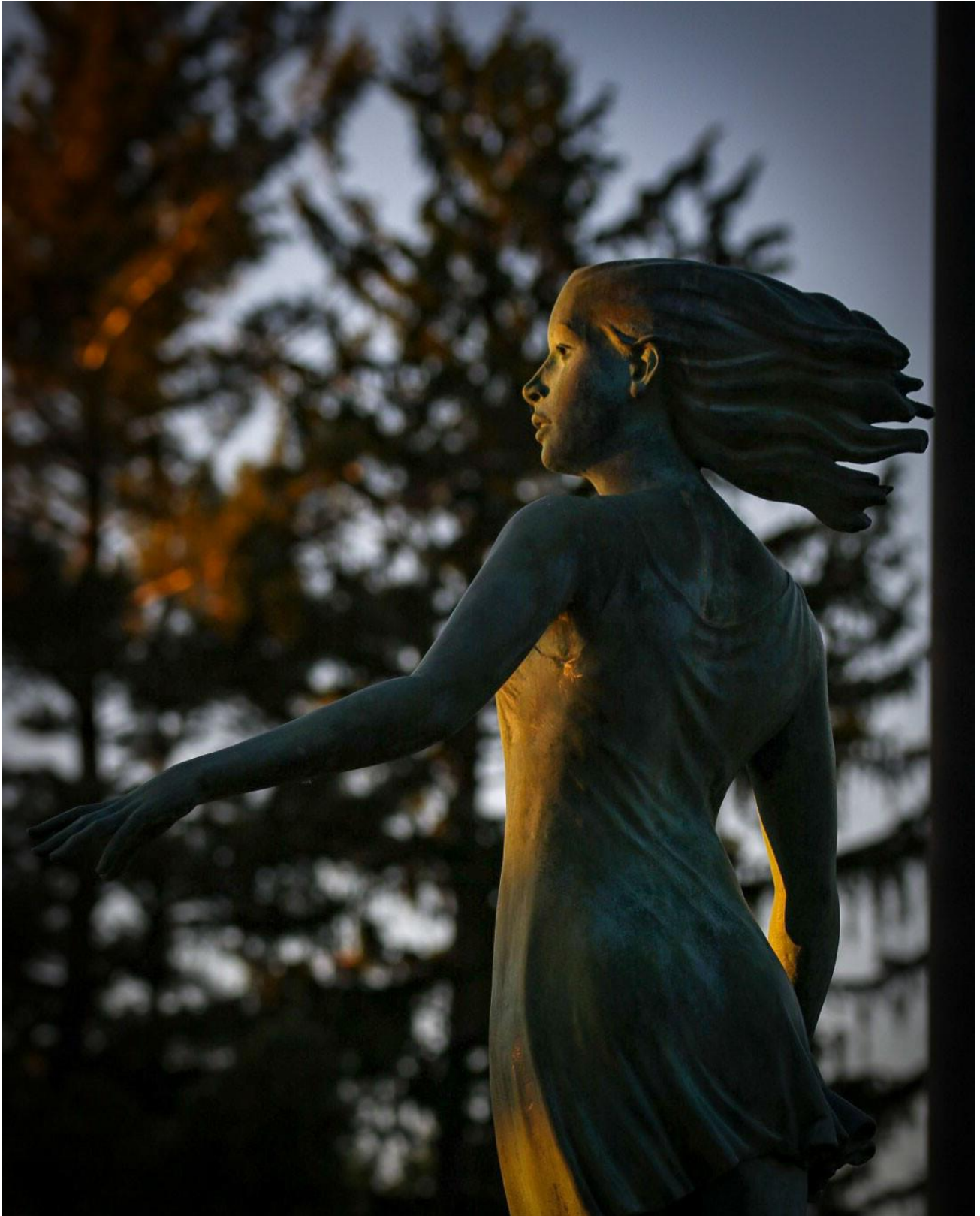
Exceptions. Facilities for bicyclists, pedestrians, transit users, and people of all ages and abilities are not required in instances where a documented exception is recommended by the City Manager and granted by the City Council based on findings of one or more of the following conditions:

- a. Where an establishment would be contrary to public health and safety;
- b. When the cost would be excessively disproportionate to the need or probable use;
- c. When the cost would result in unacceptable diminishing of other city services
- d. Where there is no identified long-term need;
- e. Where the length of the project does not permit a meaningful addition to the non-motorized network; or
- f. Where reconstruction of the right-of-way is due to an emergency.

C. Zoning Plan. The Zoning Plan shows how the city's long-range land use plan can be implemented through changes to the Zoning Ordinance and map. Figure 12-2 shows how the land uses of the Future Land Use map generally align with the city's existing zoning districts.

Figure 12-2: ZONING PLAN	
Future Land Use Category	Zoning Ordinance Districts
Agricultural. Extremely low density with a minimum lot size of 10 acres.	No equivalent.
Rural Residential. Very low density, single-family housing with 1 dwelling/acre.	R-1 Residential District may apply; dependent on size of lot and location of surrounding.
Single Family Low Density: Single-family housing only with density of 3.5 units per acre.	R-1 Residential District.
Single Family. Primarily single-family housing with density of 5 units per acre.	R-1 and R-2 Residential Districts.
Multiple Family. Mixed-use housing consisting of apartments, duplexes, triplexes, etc. with density of 10 units per acre.	R-3 Residential District and R-4 Manufactured Home Community District.
Commercial. Service establishments, restaurants, offices, and other like uses are appropriate.	O-S Office Service District, C-1 Neighborhood Business District, C-2 Central Business District and C-3 General Business District.
Parks & Recreation. City recreational uses including major and minor parks, trailheads, etc.	All districts fit here dependent upon use and type.
Public/Semi-Public. Institutional uses like churches, schools and government facilities.	All districts fit here dependent upon use and type.
Industrial. Heavier manufacturing uses which sometimes require outdoor storage, noise, etc.	I-1 Light Industrial District and I-2 Heavy Industrial District.
Planned Unit Development District. Special development projects as approved through the city.	All districts fit here dependent upon use and type. More likely to be residential in nature.
Historic Preservation District. Intended to protect valuable historic structures.	No equivalent currently. All districts can contain valuable historic structures that should be protected.

Thank you.



APPENDIX

Appendix A: Utility Maps

Appendix B: Zoning Map

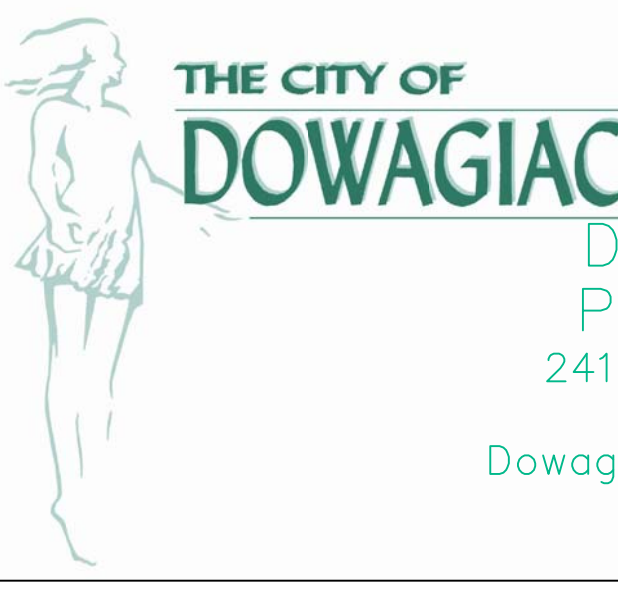
Appendix C: Implementation Plan

Appendix D: Notices

Appendix E: Open House Activity Boards

APPENDIX A: Utility Maps

Water Distribution Map

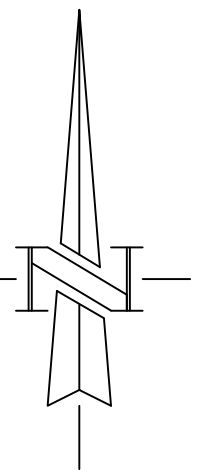

THE CITY OF DOWAGIAC
 Department of Public Services
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Issued For	Revision	Date
New		2/1/2011
Water main added	1	11/26/2012
Water main added	2	12/9/2015
Hydrant added	2	1/25/2018

Seals and Signatures

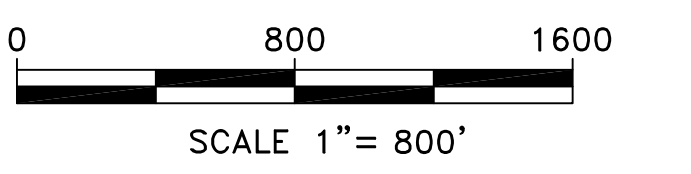
Drawn by GMWJ
 Reviewed by CJB
 QA/QC by CJB

Key Plan



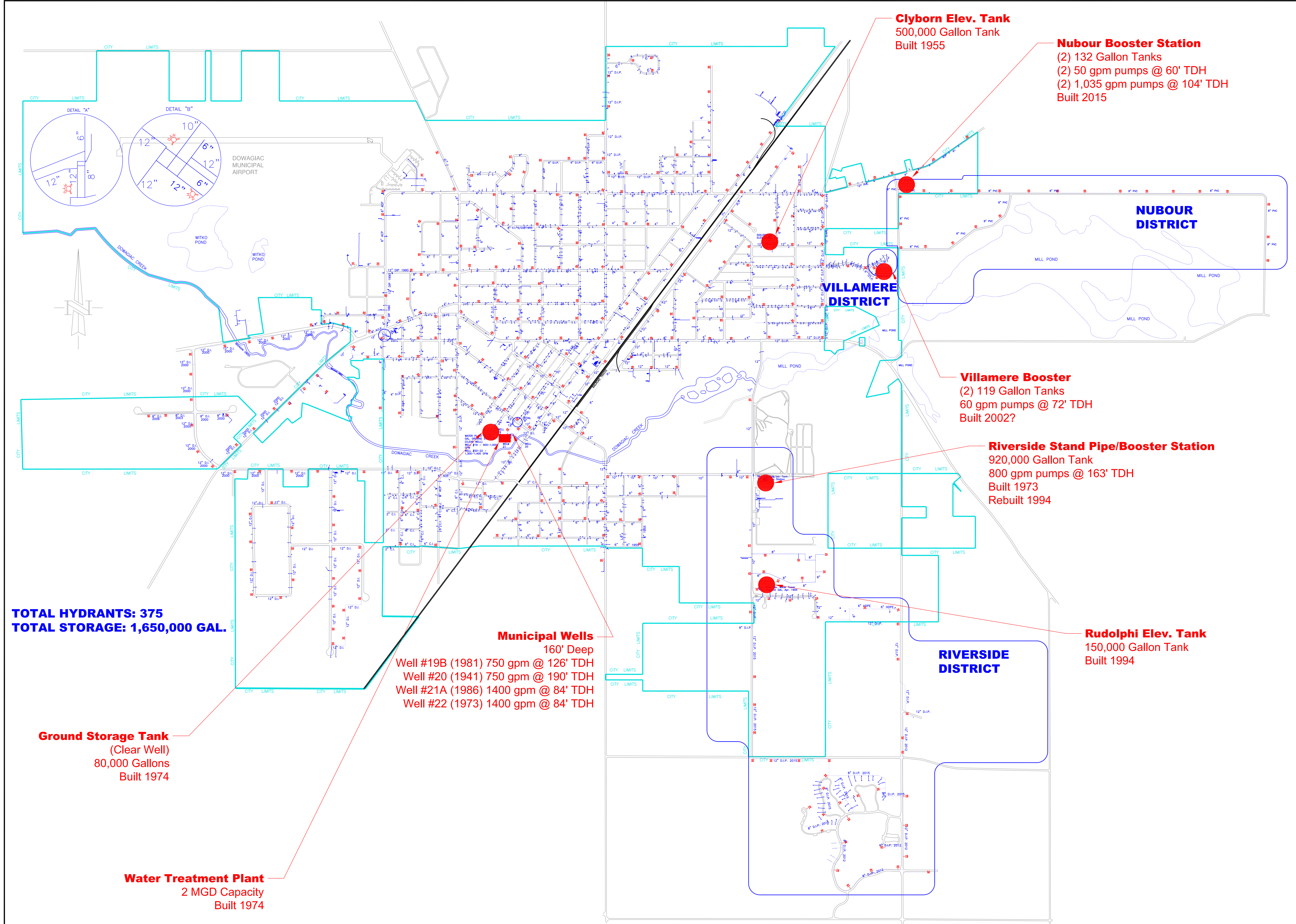
Drawing Title

Scale



Project Number

Drawing Number



Clyborn Elev. Tank
 500,000 Gallon Tank
 Built 1955

Nubour Booster Station
 (2) 132 Gallon Tanks
 (2) 50 gpm pumps @ 60' TDH
 (2) 1,035 gpm pumps @ 104' TDH
 Built 2015

NUBOUR DISTRICT

VILLAMERE DISTRICT

Villamere Booster
 (2) 119 Gallon Tanks
 60 gpm pumps @ 72' TDH
 Built 2002?

Riverside Stand Pipe/Booster Station
 920,000 Gallon Tank
 800 gpm pumps @ 163' TDH
 Built 1973
 Rebuilt 1994

RIVERSIDE DISTRICT

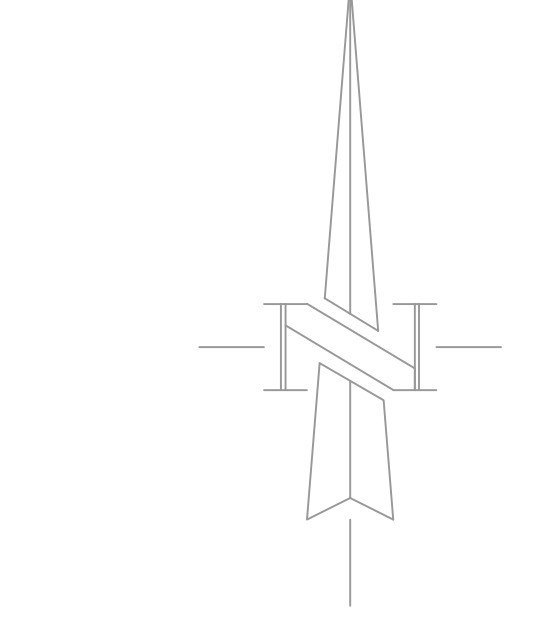
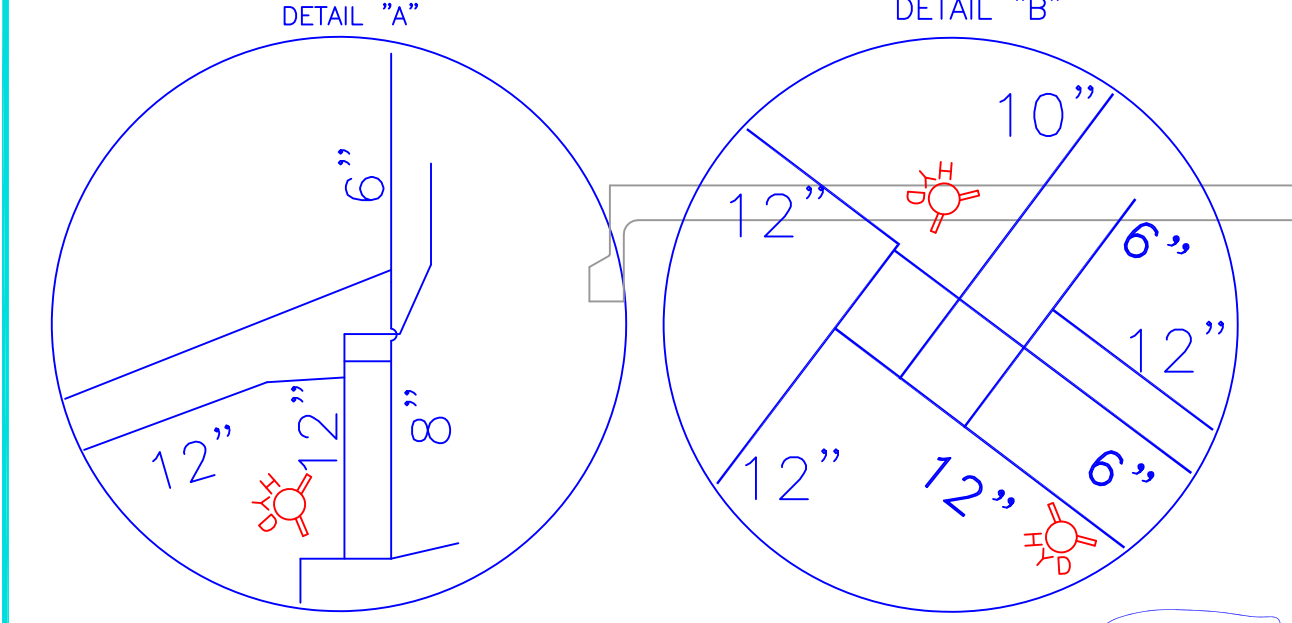
Rudolphi Elev. Tank
 150,000 Gallon Tank
 Built 1994

Municipal Wells
 160' Deep
 Well #19B (1981) 750 gpm @ 126' TDH
 Well #20 (1941) 750 gpm @ 190' TDH
 Well #21A (1986) 1400 gpm @ 84' TDH
 Well #22 (1973) 1400 gpm @ 84' TDH

Ground Storage Tank
 (Clear Well)
 80,000 Gallons
 Built 1974

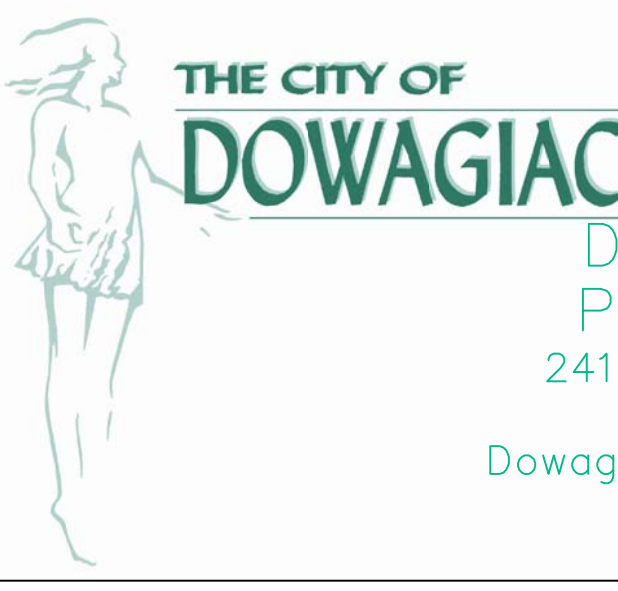
Water Treatment Plant
 2 MGD Capacity
 Built 1974

TOTAL HYDRANTS: 375
TOTAL STORAGE: 1,650,000 GAL.



DOWAGIAC MUNICIPAL AIRPORT
 WITKO POND
 WITKO POND
 DOWAGIAC CREEK
 MILL POND
 MILL POND
 MILL POND

Sanitary Sewer Collection Map

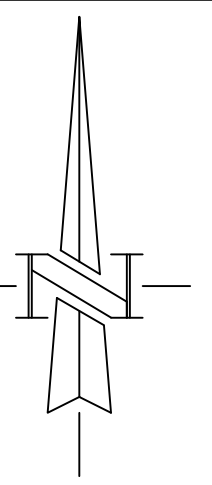

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Issued For	Revision	Date
New		2/1/2011
	Updated	3/25/2014
	Updated	3/4/2015
	Updated	5/4/2017

Seals and Signatures

Drawn by GMWJ
 Reviewed by CJB
 QA/QC by CJB

Key Plan

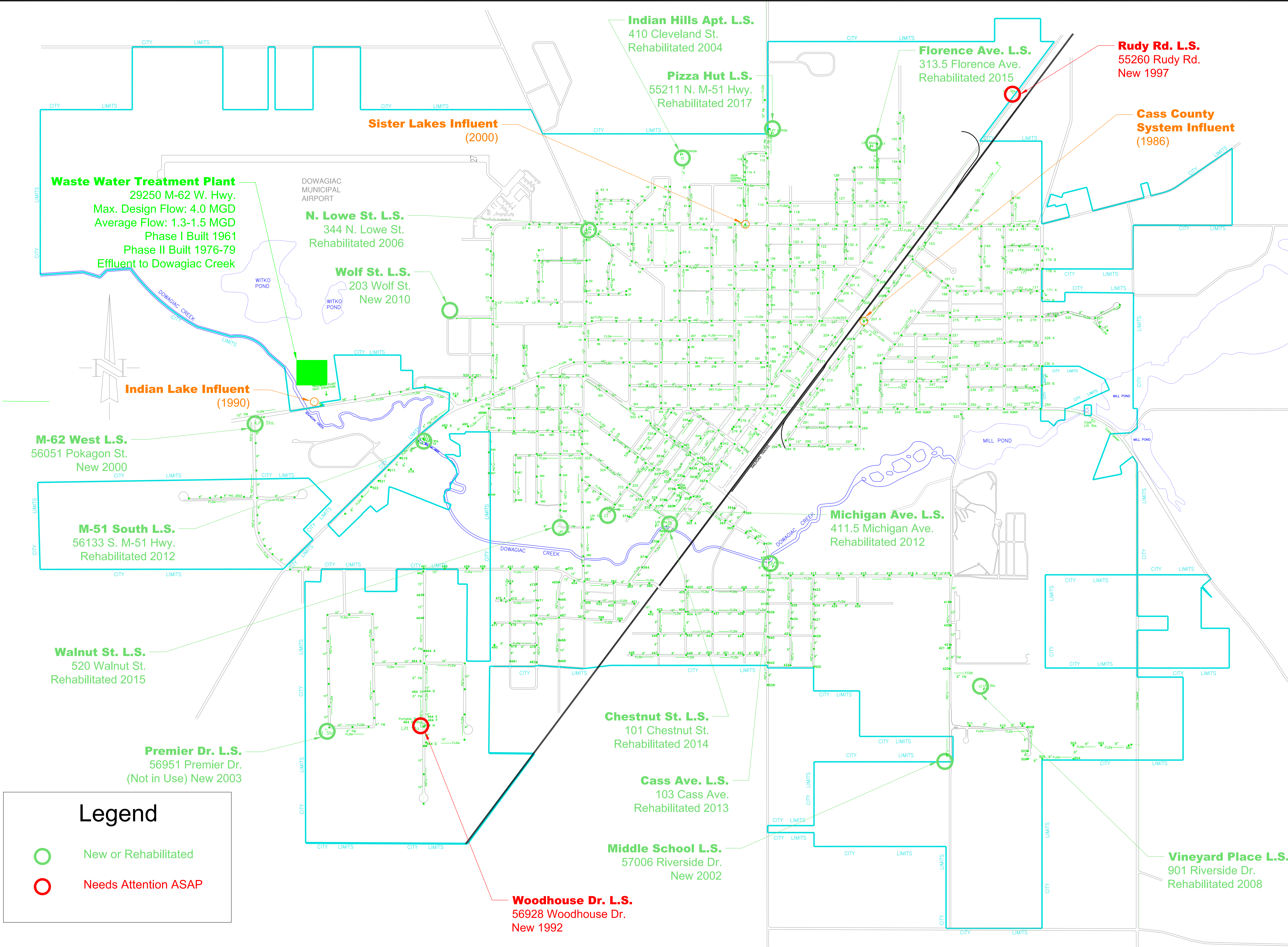


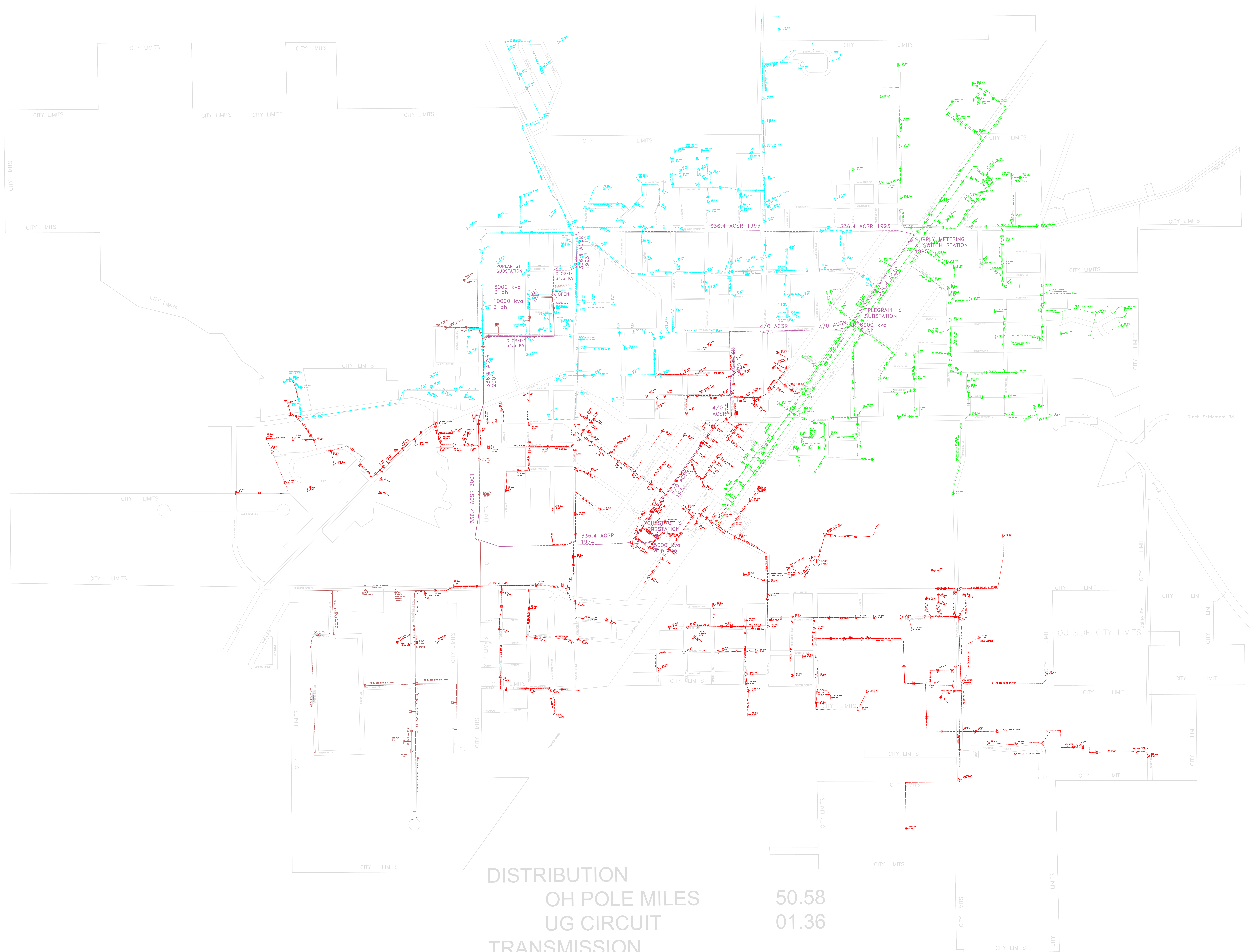
Drawing Title

Scale

Project Number

Drawing Number





DISTRIBUTION

OH POLE MILES

50.58

UG CIRCUIT

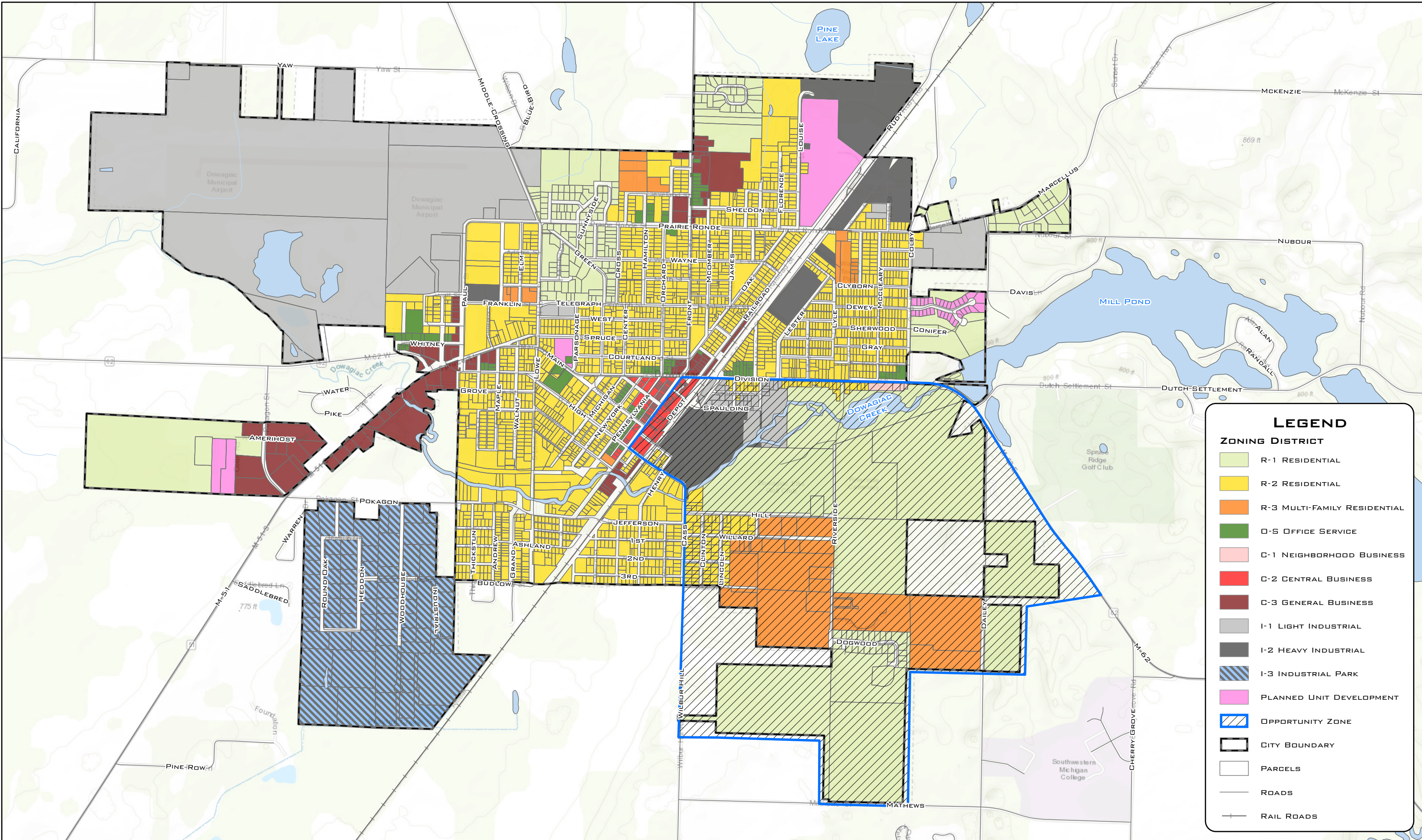
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TRANSMISSION

OH POLE MILES

1.80

APPENDIX B: Zoning Map



LEGEND

ZONING DISTRICT

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 MULTI-FAMILY RESIDENTIAL
- O-S OFFICE SERVICE
- C-1 NEIGHBORHOOD BUSINESS
- C-2 CENTRAL BUSINESS
- C-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- I-3 INDUSTRIAL PARK
- PLANNED UNIT DEVELOPMENT
- OPPORTUNITY ZONE
- CITY BOUNDARY
- PARCELS
- ROADS
- RAIL ROADS



.

APPENDIX C: Implementation Plan

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Residential Goal R-1

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Revise the zoning ordinance with language which allows non-obtrusive neighborhood amenity businesses under special use approval.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
b) Review conditions placed on home occupations in the zoning ordinance, such as parking and business hours.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Revise the zoning ordinance with language that only allows expansion of non-conforming uses under certain criteria including a neighborhood impact study.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
Objective 3-Strategies	Priority	Champions	Timeline	Funding
a) The city adopts the goal to encourage the cohesiveness of neighborhoods and reviews for infringement before public improvements are made.	1	City Council/staff	January 2020	None necessary
Objective 4-Strategies	Priority	Champions	Timeline	Funding
a) Review and revise the landscaping and buffering standards in the zoning ordinance to assure that residential uses are protected from more intensive uses.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
b) Review and apply transitional districts around neighborhoods to ensure that more intensive uses are not allowed in residential neighborhoods.	3	Planning Commission/ City Council/Staff	June 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Residential Goal R-2

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Review with the Planning Commission the reasons for zoning multiple family housing in certain areas.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
b) Agree on types of multi-family housing that mix well within neighborhoods.	2	Planning Commission/ City Council/Staff	March 2020	None necessary
c) Avoid rezoning allowances that are not within the master plan.	1	Planning Commission/ City Council	Continuous	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Continue to apply for city-wide grants to assist homeowners with funding for home repairs and aesthetic improvements.	2	Planning Commission/ City Council/Staff	March 2020	Possible match funds, grant dependent
b) Coordinate area banks to run educational classes on financing homeownership.	1	Staff	January 2020	None necessary
c) Revise zoning code to permit short-term rentals (like Airbnb, VRBO) in neighborhoods.	1	Planning Commission/ City Council/Staff	January 2020	None necessary
d) Evaluate the use of a down payment assistance program for city employees wishing to purchase homes within the city.	3	City Council/Staff	September 2020	Unkown
Objective 3-Strategies	Priority	Champions	Timeline	Funding
a) Revise zoning ordinance to allow for certain types of multi-family structures only and also to allow for conversion back to single-family.	2	Planning Commission/ City Council/Staff	March 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Residential Goal R-3

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Review and continue to enforce a property maintenance/nuisance ordinance.	1	Staff/City Council	March 2020	None necessary
b) Develop a list of community resources to assist homeowners with necessary repairs.	1	Staff/Code Enforcement	January 2020	None necessary
c) Share property maintenance/nuisance ordinance with neighboring townships.	3	Staff	January 2020	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Identify and maintain historic preservation target areas.	2	Chamber/City Council/Staff	Continuous	None necessary
b) Develop and make available resource materials on the proper way to rehabilitate historic homes and a list of vendors/contractors specializing in this field.	3	Chamber/specialized contractors	December 2020	\$1,000
c) Research and evaluate economic incentives or programs which could be used to further historic preservation programs.	3	Chamber	December 2020	None necessary
d) Continue the use of federal and state programs to stabilize existing housing and to expand housing opportunities for low to moderate income families.	1	City Council/Staff/Housing committee	Continuous	Possible match funds, grant dependent

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Residential Goal R-4

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Actively market the city's housing initiative through the city's website, word of mouth, and other methods of public engagement.	1	City Council/Staff	Continuous	None necessary
b) Continue to make the process of building a new home on a city-owned infill lot affordable and easy to maneuver.	1	City Council/Staff	Continuous	None necessary
c) Celebrate and hold open houses for each sustainable home built on an infill lot and explain the process to visitors.	1	City Council/Staff	Continuous	\$100/per open house
d) Continue the use of federal and state programs to stabilize existing housing and to expand housing opportunities for low to moderate income families.	1	City Council/Staff/ Housing committee	Continuous	Possible match funds, grant dependent
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Perform a simple study of the existing lots, setbacks and structures in each zoning district.	3	Planning Commission	June 2020	None necessary
b) Review past variances and look for trends of problems with lot coverages, setbacks, etc.	3	Planning Commission	June 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Residential Goal R-5

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Establish a joint committee with members from the city and the surrounding townships to address planning and zoning issues.	4	Planning Commission/ City Council/Staff	January 2021	None necessary
b) Collaborate on ordinances, plans, and other documents and policies moving forward.	2	Planning Commission/ City Council/Staff	Continuous	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Commercial Goals C-1

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Continue hosting events in the downtown area, using the opportunity to showcase the businesses.	1	DDA/City Council	Continuous	Event dependent
b) Continue the façade improvement program and look for further façade funding opportunities.	1	DDA/City Council	Annual	\$10,000 /annually
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Continue to regularly perform a market study to become aware of the types of businesses and services that the community needs or desires in the downtown.	2	DDA/City Council/staff	Every 5 years	\$10,000 /annually
b) Continue to invest in projects identified in the downtown strategic planning documents.	1	DDA/City Council/staff	Annual	Project dependent
c) Keep an active record of vacancies and occupied buildings in the downtown including items like square footage, equipment available, etc.	2	DDA/Staff	Continuous	None necessary
d) Work with the DDA to bring free classes to business owners in the downtown to help them increase customer base and grow their business.	3	DDA/Staff	Continuous	\$2,000 budget
Objective 3-Strategies	Priority	Champions	Timeline	Funding
a) Review and add necessary amendments to design and infill standards for the downtown area in the zoning code.	2	Planning Commission/City Council/Staff	March 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Commercial Goals C-1

b) Become aware of SHPO's requirements for historic structures in older downtowns.	2	Planning Commission /staff	March 2020	None necessary
c) Maintain list of architects and other design professionals who specialize in historic downtown buildings.	2	DDA/Staff	March 2020	None necessary
Objective 4-Strategies	Priority	Champions	Timeline	Funding
a) Create a vision for the ideal downtown atmosphere in a downtown master plan and maintain aesthetics through city projects and code enforcement.	2	DDA/Staff/ Business owners	March 2020	None necessary
b) Review the sign ordinance for downtown businesses and continue to update the signage in the downtown area.	3	Planning Commission City Council/staff	June 2020	None necessary
Objective 5-Strategies	Priority	Champions	Timeline	Funding
a) Actively plan for seasonal events/celebrations in the downtown area.	1	DDA/Staff/ Business owners	continuous	None necessary
b) Market the downtown events, especially to neighboring townships.	2	DDA/Staff/ Business owners	continuous	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Commercial Goal C-2

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Provide educational opportunities and marketing study information to all business owners in the downtown.	2	DDA/City Council/staff	Continuous	None necessary
b) Invite mentors/teachers into the downtown to work with business owners to assist with building and maintaining viable businesses.	2	DDA/City Council/staff	Continuous	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Establish a committee to work with the adjoining townships relative to commercial development.	2	Planning Commission/City Council/Staff	June 2020	None necessary
b) Through discussions with adjoining townships, ensure that sufficient land is allocated within the immediate Dowagiac area to meet the commercial demand and that these areas are planned with complimentary design standards.	4	Planning Commission/City Council/Staff	January 2021	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Commercial Goal C-3

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Pursue Redevelopment Ready Certification and use it to actively market vacancies in the downtown area.	1	Planning Commission/City Council/Staff	January 2021	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Actively market a variety of lodging opportunities within the City of Dowagiac.	1	Planning Commission/City Council/Staff	January 2021	None necessary
b) Ensure that residential owners have the ability to list their homes on short-term rental sites like Airbnb and VRBO.	1	Planning Commission/City Council/Staff	March 2020	None necessary
c) Review zoning regulations and requirements for Bed & Breakfast establishments in and around the downtown area.	1	Planning Commission/City Council/Staff	March 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Commercial Goal C-4

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Review site plan review procedures and simplify as much as possible.	1	Planning Commission/City Council/Staff	March 2020	None necessary
b) Review uses in each district and ensure that only those uses that are potential nuisances are special uses, while needed/anticipated uses are listed as permitted uses.	1	Planning Commission/City Council/Staff	March 2020	None necessary
c) Add all review processes in an easy-to-understand way to the website and make all development information available online.	1	Planning Commission/City Council/Staff	March 2020	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Industrial Goal I-1

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Review zoning ordinance for landscape buffer requirements to ensure that industrial expansion does not disturb neighborhood atmosphere	2	Planning Commission City Council/staff	March 2020	None necessary
a) Keep a list of incentives and available suitable properties for industrial properties to utilize when growth occurs.	2	City Council/staff	March 2020	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Include in the economic development strategic plan an assessment of new opportunities created by the high speed rail system.	3	Planning Commission City Council/staff	January 2021	None necessary
a) Include in the economic development strategic plan a wage study for various industries.	3	Planning Commission City Council/staff	January 2021	None necessary
Objective 3-Strategies	Priority	Champions	Timeline	Funding
a) Collaborate and strategize economic development tasks with the neighboring townships, villages, and county.	3	Planning Commission City Council/staff	January 2021	None necessary
b) Work to form a relationship between county economic development groups and local economic development groups.	3	Planning Commission City Council/staff	January 2021	None necessary
c) Include the residents and business owners of Dowagiac in the development of the economic development strategic plan.	3	Planning Commission/ City Council/staff	January 2021	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Industrial Goal I-1

d) Market Dowagiac's industrial park as the sole place for new industry coming in.	3	Planning Commission/ DDA/ City Council/staff	January 2021	None necessary
e) Expansions to current industry should be encouraged to develop in the industrial park area.	3	Planning Commission/ City Council/staff	January 2021	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Quality of Life Goal Q-1

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Continue to promote Dowagiac schools in all marketing materials for the city and economic development.	1	Planning Commission City Council/staff	Continuous	None necessary
a) Work with the school district to include future school development plans within city documents.	2	Planning Commission City Council/staff	June 2020	None necessary
b) Continue the advance communication of development efforts within the city with the school district.	1	City Council/staff	Continuous	None necessary
Objective 2-Strategies	Priority	Champions	Timeline	Funding
a) Continue to promote coordinated facility use among school teams and athletic leagues.	1	Staff	Continuous	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Quality of Life Goal Q-2

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Continue to require all new development to connect to city water and sewer systems.	1	City Council/Staff	Continuous	None necessary
a) As septic systems fail and/or violations occur, require, if possible, the transfer to public utilities.	1	City Council/Staff	Continuous	None necessary
a) Maintain effective enforcement against sanitary discharge violations.	1	City Council/Staff	Continuous	None necessary

**Dowagiac 2019 Master Plan
ACTION PLAN for IMPLEMENTATION**

Quality of Life Goal Q-3

Objective 1-Strategies	Priority	Champions	Timeline	Funding
a) Create and maintain a fair and streamlined site plan review process which includes open spaces and thoughtfully landscaped areas city-wide.	1	Planning Commission/ City Council/Staff	June 2020	None necessary
b) Consider the adoption of a floodplain, wetland, or other environmental ordinance which facilitates natural resource preservation.	1	Planning Commission/ City Council/Staff	June 2020	None necessary
c) Identify open space properties that will enhance the quality of life within neighborhoods.	1	Planning Commission/ City Council/Staff	June 2020	None necessary
d) Consider allowing developers flexibility in development in exchange for providing privately-owned public spaces.	3	Planning Commission/ City Council/Staff	January 2021	None necessary
e) Continue to update and maintain the Recreation and Open Space Plan.	1	Planning Commission/ City Council/Staff	Continuous	None necessary

APPENDIX D: Notices



June 4, 2019

RE: Notice of Intent to Plan, City of Dowagiac

To Whom It May Concern:

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, this notification is to inform you of the City of Dowagiac's intent to update the city's Master Plan. As required by the Michigan Planning Enabling Act, a copy of the draft Plan will be made available to you for your review and comment in advance of the city's public hearing.

If you would like to receive any future notices regarding the City of Dowagiac's Master Plan Update process electronically, please e-mail your request along with your e-mail address to NDean@dowagiac.org or send your request to Natalie Dean, Assistant City Manager, 241 S. Front Street, Dowagiac, MI 49047.

Please feel free to contact us at: 269-782-2195 if you have any questions. We look forward to your input as we prepare this update to the City's Master Plan.

Sincerely,

CITY OF DOWAGIAC

Natalie Dean, Assistant City Manager



September 18, 2019

RE: Draft City of Dowagiac Master Plan Update

To Whom It May Concern:

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, please find enclosed a copy of the draft City of Dowagiac Master Plan Update. Pursuant to the requirements of the Ct, we are requesting your review and comment in advance of the city's public hearing. The plan is also available for download at:

<http://www.cityofdowagiac.com/>

The Act provides surround communities and other respondents with 42 days to provide comments on the proposed plan. Your comments must be submitted no later than 42 days after you receive this notice. Please submit comments to:

City of Dowagiac Planning Commission

c/o Natalie Dean, Assistant City Manager, 241 S. Front Street, Dowagiac, MI 49047

or NDean@dowagiac.org.

Thank you in advance for your cooperation and timely response in reviewing the draft Master plan. Comments offered during this review process will be taken into account in adjusting and refining the Plan. Please feel free to contact Natalie Dean at: 269.782.0437 if you have any questions. We look forward to your input.

Sincerely,

CITY OF DOWAGIAC

Natalie Dean, Assistant City Manager

Dowagiac to Hold a Series of Community Open Houses

The City of Dowagiac will be hosting three community open houses to inform and gather public opinion on several items. Covered at each of the open houses will be: future redevelopment of priority redevelopment properties, a first look at the new and updated city master plan and maps, and a presentation on the city's new housing initiative. The city is asking residents to help re-envision neglected and vacant commercial properties in the city. Also, if you are a current homeowner, the city would like you to know what kind of resources are available to help with the cost of maintaining your home. Are you a prospective homeowner? Right now, the city can find you a lot and help you find financing to build your home. Are you interested in seeing the new, updated Master Plan draft before it goes to Council for approval? This is your chance to see the future of our city. Please consider attending an open house and find out how you can be a partner in the future of our city!

Meetings will be held at 6pm at the following locations:

Wednesday, August 21st	Dowagiac Union Middle School Cafeteria 57072 Riverside Drive, Dowagiac
Thursday, August 29th	Business Center of SW Michigan 415 E. Prairie Ronde Street, Dowagiac
Wednesday, September 4th	Snow Building Community Room South Front Street, Across from City Hall

Everyone is welcome! Refreshments/snacks will be available.

Community Open Houses

What is the housing initiative?

What's happening with that building?

Are there resources available to fix up my house?



**BE A PART OF
DOWAGIAC'S FUTURE**



3 DATES TO ATTEND!

WEDNESDAY, AUGUST 21ST 6PM-MIDDLE SCHOOL CAFETERIA

57072 RIVERSIDE DRIVE, DOWAGIAC

THURSDAY, AUGUST 29TH 6PM-BUSINESS CENTER SW MICH

415 E. PRAIRIE RONDE STREET, DOWAGIAC

WEDNESDAY, SEPTEMBER 4 6PM-SNOW BLDG COMMUNITY ROOM

SOUTH FRONT STREET -ACROSS FROM CITY HALL

**REFRESHMENTS & SNACKS PROVIDED.
ALL AGES & ABILITIES WELCOME!**


**QUESTIONS? CALL NATALIE
(269) 782.0437**

APPENDIX E: Open House Activity Boards

Open House #1 August 21, 2019

Middle School Cafeteria

PRIORITY REDEVELOPMENT PROJECT #1-LINCOLN SCHOOL, 407 E. DIVISION STREET



Current Use: Vacant **Zoned:** R-2 Residential (Future Land Use: FUD) **Location Notes:** Res/commercial transition area


Vote for 2 using round stickers.

Retail Shop	Office	Personal Service Establishment	Restaurant	Apartments/Condos
2 stickers				2 stickers

Do you have any other ideas? Write them in below.

Park District ✓ Art Center Pageant

PRIORITY REDEVELOPMENT PROJECT #2-ICG Building, Franklin & Paul Streets



Current Use: Vacant **Zoned:** 1-2 Heavy Industrial (future use: public) **Location Notes:** middle of school campus

This blighted factory should be demolished. The land could be used as a parking area for school activities/school buses/team buses, etc. effectively removing a blighted structure from the school campus. Green space and landscaping should be incorporated.


Agree
Disagree

Place sticker here

Would you like to add anything? Write your thoughts below.

you can't be afraid
Have school gardens for students
getting the school made it normally run soon

PRIORITY REDEVELOPMENT PROJECT #3-Former Division Tire Building, 315 E. Division Street



Current Use: Vacant **Zoned:** O-S Office Service **Location Notes:** Light Industrial/Residential mixes

Vote for 2 using round stickers.

Retail Shop	Office	Personal Service Establishment	Childcare center	Gym/Fitness Center/Recreation
	1 sticker		5 stickers	

Do you have any other ideas? Write them in below.

PRIORITY REDEVELOPMENT PROJECT #4-Former Harvey's/McKay, 143 S. Front Street



Current Use: Vacant, 2 floors **Zoned:** C-2 commercial **Location Notes:** Historical downtown building

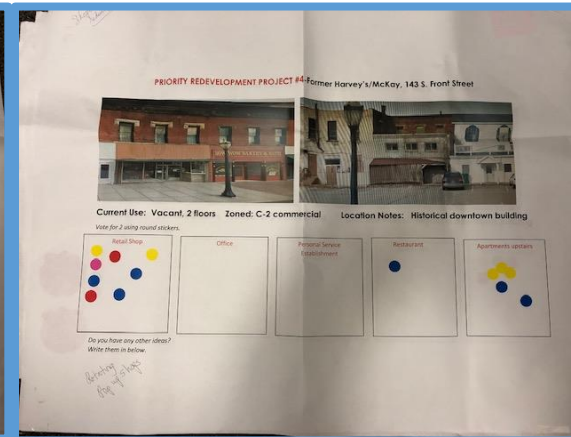
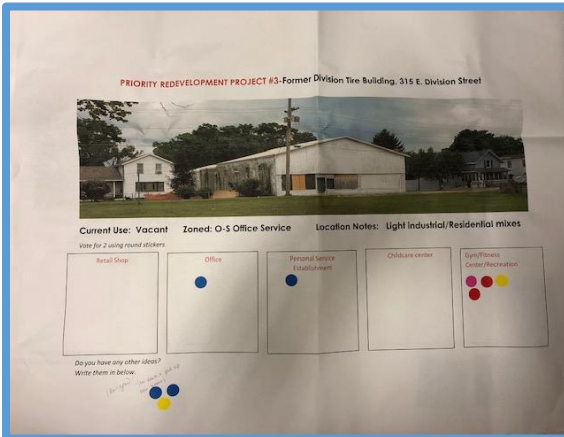
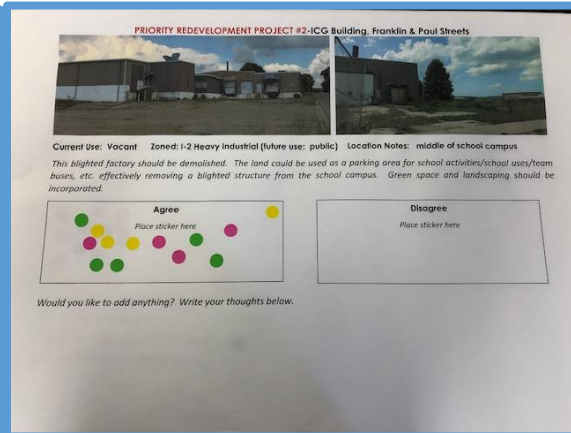
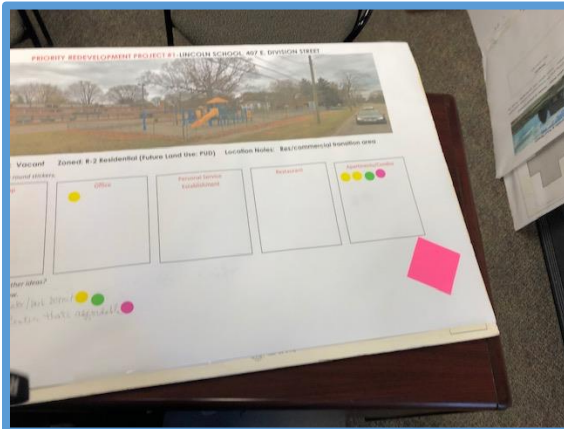
Vote for 2 using round stickers.

Retail Shop	Office	Personal Service Establishment	Restaurant	Apartments/Condos
2 stickers			1 sticker	2 stickers

Do you have any other ideas? Write them in below.

Open House #2 August 29, 2019


Business Center of Southwest Michigan



Open House #3 September 4, 2019

Snow Building

PRIORITY REDEVELOPMENT PROJECT #1-LINCOLN SCHOOL 407 E. DIVISION STREET



Current Use: Vacant Zoned: R-2 Residential (Future Land Use: FUD) Location Notes: Res./commercial transition area

Vote for 2 using round stickers


Retail Shop	Office	Personal Service Establishment	Restaurant	Apartment/Condo
			●	●●●●●

Do you have any other ideas? Write them in below.

Just making notes ●

What do you think about this project?

PRIORITY REDEVELOPMENT PROJECT #2-ICG Building Franklin & Paul Streets



Current Use: Vacant Zoned: I-2 Heavy Industrial (Future use: public) Location Notes: middle of school campus
This blighted factory should be demolished. The land could be used as a parking area for school activities/school uses/transport buses, etc. effectively removing a blighted structure from the school campus. Green space and landscaping should be incorporated.

Vote for 2 using round stickers


Agree	Disagree
Place sticker here	Place sticker here

●●●●● ●●●●●

Do you have any other ideas? Write your thoughts below.

Please don't forget to vote!!

PRIORITY REDEVELOPMENT PROJECT #3-Former Division Fire Building 315 E. Division Street



Current Use: Vacant Zoned: O-S Office Service Location Notes: Light industrial/ Residential mixes

Vote for 2 using round stickers

Retail Shop	Office	Personal Service Establishment	Children's center	Sym/fitness Center/Recreation
	●		●●	●


Do you have any other ideas? Write them in below.

Brewery ●●●●●

Spring Pool

Play area

PRIORITY REDEVELOPMENT PROJECT #4-Former Harvey's/McKay 143 S. Front Street



Current Use: Vacant 2 floors Zoned: C-2 commercial Location Notes: Historical downtown building

Vote for 2 using round stickers

Retail Shop	Office	Personal Service Establishment	Restaurant	Apartment/condo
●●●●● ●			●	●●●●●

Do you have any other ideas? Write them in below.

What do you think about this project?