



# Memorandum

**TO:** City of Adrian Downtown Development Authority Board  
**FROM:** Jane Dixon, AICP  
**SUBJECT:** **Downtown Development Plan Check-In**  
**DATE:** September 6, 2024

I look forward to providing an update of the progress towards the Development Plan at the September 11<sup>th</sup> Board meeting. During the meeting, we will briefly summarize the activities since our last meeting and will be available to answer any questions and receive feedback.

## **CHECK-IN DISCUSSION**

McKenna will discuss the following items as part of the Plan's development:

- I. Key Takeaways from Interviews**  
A memo highlighting the major themes from the interview process has been included to help synthesize the feedback we heard during this part of the process.
- II. Table of Contents**  
We are including the draft table of contents to give you a fuller understanding of the structure and content of the draft plan document. The sections are designed to specifically meet the requirements of Public Act 57 of 2018, the Recodified Tax Increment Financing Act.
- III. Draft Format for Plan**  
A formatted, graphically rich Plan will hopefully make it a more usable document that hopefully can be referenced and live as a resource for the Board and not simply to sit on a shelf. The draft plan pages that have been included highlight the design of the final document. While some of the draft plan text has been placed in the document, the purpose of this excerpt is to focus on the overall design. We look forward to receiving feedback from the Board on the general design of the Plan.
- IV. Next Steps**  
We will present a fully formatted draft plan to the Board at the October Meeting. Contingent on the creation and meeting of the Development Area Citizens Council the Plan will then be provided to the City Commission for Public Hearing and subsequent Adoption.



# Memorandum

**TO:** City of Adrian Downtown Development Authority Board  
**FROM:** Jane Dixon, AICP  
**SUBJECT:** **Downtown Development Plan Interviews**  
**DATE:** September 6, 2024

Interviews were carried out with five (5) of the stakeholders identified by the City. Each interview was conducted over the phone and lasted approximately 30 minutes. The individuals interviewed represented a wide variety of backgrounds. The following is a list of individuals that staff interviewed:

- Sean Dennis – *Greater Lenawee Chamber Executive Director*
- Bronna Kahle – *Lenawee Community Foundation President and CEO*
- Jim Kapnick – *Kapnick Insurance CEO*
- Doug Palmer - *Siena Heights University President*
- Nate Parker – *Adrian Public Schools Superintendent*

## **THEME #1: PHYSICAL APPEARANCE**

Interviewees noted how Downtown Adrian has made significant progress over the last decade, evolving into a more vibrant and aesthetically appealing area. However, many commented on the need for further improvements, particularly focusing on creating a "cool downtown" atmosphere. The thought being that these enhancements would improve the overall vibe, making it more attractive for residents, visitors, and recent graduates of local institutions like Adrian College and Siena Heights University. Additionally, the interviewees noted that the area's unique strengths, such as its proximity to agricultural land, could further boost its appeal, particularly through the development of farm-to-table dining options. Safety, particularly after dark, remains a concern for some, but efforts to maintain a lively and secure environment are evident.

## **THEME #2: PARTNERSHIPS**

Strong partnerships are seen as vital for the continued growth and development of Downtown Adrian. The Lenawee Chamber plays a key role in supporting small businesses, and there were suggestions to foster a closer-knit business community, with regular networking events and better promotion of these opportunities. There is potential for engaging students, especially business and hospitality majors, to assist with business development and community projects. Collaboration with local farmers and the Farm Bureau was also encouraged, particularly for farm-to-table initiatives. Despite these opportunities being identified, interviewees also mentioned challenges with conflicting interests between nearby communities, like Adrian and Tecumseh.

## **THEME #3: PROGRAMMING**

In terms of programming interviewees emphasized how the current events are a huge asset and thoroughly enjoyed. Some interviewees suggested that diversifying events to cater to a wider audience should be a future



goal. Events like food festivals and the "Best Pizza in Adrian" were potential ideas and expanding on these types of attractions could be helpful in drawing in more college students. It was mentioned that while students may be too busy to participate in many events, their parents and visitors are often looking for places to explore while in town. Moreover, it was suggested that the potential to leverage the cultural diversity within the community, particularly the Latino population, could introduce new programming ideas that resonate with a broader audience.

#### **THEME #4: HOUSING**

Housing downtown was noted as both a challenge and an opportunity. It was suggested that there is a lot of untapped potential in encouraging faculty, staff, and graduate students from local universities to live downtown. Filling vacant downtown spaces with interesting housing options, particularly for students and faculty, could further enhance the area's livability. Efforts to address the broader housing needs in Lenawee County through initiatives like the Housing Lenawee fund, which conducts comprehensive research to inform investors about the county's housing gaps was also brought up. It was suggested that housing initiatives should be coupled with broader infrastructure improvements, such as connecting recreational spaces like the Kiwanis trail to downtown and university areas, creating a more integrated community for residents.

#### **THEME #5: MARKETING & COMMUNICATION**

While events seem to be clearly communicated there were some comments that communication and marketing of the downtown area could be significantly improved. While there are already monthly networking gatherings for businesses, there is a feeling that there is a need for better promotion, especially among downtown businesses. Some suggested looking at what works in nearby areas, like Ann Arbor, and adapt successful strategies to a smaller scale in Adrian. The idea was shared that by highlighting unique events, restaurants, and activities through targeted marketing campaigns could help position Adrian as a day-trip destination for tourists, particularly those interested in local dining, shopping, and the arts. Improved signage and promotion of outdoor recreation, including kayaking and trails, could also attract more visitors.

#### **THEME #6: MAINTENANCE**

The general state of maintenance in Downtown Adrian was viewed positively by most interviewees, with ongoing efforts to improve infrastructure and traffic flow. However, there was mention of the challenges such as blight and the visibility of homelessness still affect perceptions of the area. Some suggested that visible cooperation between local law enforcement and the community, especially on the issue of homelessness, could further enhance the sense of safety and well-being downtown.



# Adrian Downtown Development Plan

Working Document Outline

## EXECUTIVE SUMMARY

**Introduction**

**Overview of Adrian's DDA**

**Brief History of Adrian**

## COMMUNITY SNAPSHOT

**Location**

**Downtown Adrian**

**Demographics**

**Economy**

**Plans and Studies**

## DEVELOPMENT PLAN

**Overview of Process and Method**

**Designation of Boundaries of the Development Area** *Reference to P.A. 57 of 2018: Section 125.4217(2)(a)*

**Legal Description of the Development Area** *Reference to P.A. 57 of 2018: Section 125.4217(2)(b)*

**Location and Extent of Existing Streets and Other Public Facilities Within the Development Area; And the Location, Character and Extent of Existing Public and Private Land Uses** *Reference to P.A. 57 of 2018: Section 125.4217(2)(b)*

**Streets and Other Public Facilities** *Reference to P.A. 57 of 2018: Section 125.4217(2)(b)*

**Location and Extent of Proposed Public and Private Land Uses** *REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)*

**Catalytic Projects for Downtown Adrian**

Shaping the future of Downtown Adrian

Creating one-of-a-kind public spaces in Downtown Adrian

Winter Street Connections

Maiden Lane Extension / Town Square



## Riverfront Vision

### **Bringing It All Together - *Shaping the Future of Downtown Adrian***

**Location, Extent, Character, and Estimated Cost of Improvements and Stages of Construction Planned** REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(E)

**Parts of the Development Area to be Left as Open Space and Contemplated Future Use**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(F)

**Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange or Lease to or From the Municipality and the Proposed Terms**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(G)

**Desired Zoning, Streets, Intersections and Utility Changes**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(H)

**An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(I)

**Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development Is to Be Leased, Sold, or Conveyed in Any Manner and for Whose Benefit the Project Is Being Undertaken if That Information Is Available to the Authority**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(J)

**The Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon Its Completion, if There Is No Expressed or Implied Agreement Between the Authority and Persons, Natural or Corporate, That All or a Portion of the Development Will Be Leased, Sold, or Conveyed to Those Persons**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(K)

**Estimate of the Number of Person Residing in the Development Area**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(L)

**Plan for Establishing Priority for the Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(M)

**Compliance with Act 227 of the Public Acts of 1972, Sections 213.321 - 213.332 of the Michigan Compiled Laws**  
REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(O)



## **TAX INCREMENT FINANCING PLAN**

### **Introduction**

### **Explanation of the Tax Increment Procedure**

*REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)*

### **Initial Assessed Value and Applicable Millage**

*REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)*

### **Estimate of Tax Increment Revenues**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)*

### **Estimated Impact on Taxing Jurisdictions**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)*

### **Expenditure of Tax Increment Revenues**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)*

### **Duration of the Program**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)*

### **Maximum Amount of Bonded Indebtedness**

*REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)*

## **APPENDIX**

### **Appendix A: Legal Description**

### **Appendix B: List of Parcels within the Downtown Development Area**

### **Appendix C: Adoption Documents**

### **Appendix D: Citations**



# 2024 DOWNTOWN DEVELOPMENT PLAN







# Adrian Downtown Development Plan

DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF ADRIAN, MICHIGAN

DRAFT - SEPTEMBER 2024

Prepared by:



235 E. Main Street, Suite 105  
Northville, MI 48167  
T: 248.596.0920  
F: 248.596.0930  
[www.mcka.com](http://www.mcka.com)

# Acknowledgements

## **DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**

Dusty Steele, Chairperson

Mayor Angela Heath

Meredith Elliott

Jere Righter

Deveny Rosebrock

Tara Coumoundouros

Darcy Gifford

Jeff Rising

Josh Roth

Jacob Cooper

Kristina Henning

Kandice Karll Newsome

Rylie Yuhas, Alternate

Michael Orlando, Alternate

Jay Marks, Director

## **CITY COMMISSION**

Mayor Angela Sword Heath

Matthew Schwart

Robert Behnke

Douglas Miller

Mary Roberts

Gordon D. Gauss

Kelly Castleberry

This Development and TIF Plan contains the information required by Sections 125.4214 and 125.4217 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act.

# Table of Contents

# 01

## Executive Summary

The City of Adrian DDA was formed as a response to the ongoing need for upkeep, maintenance, enhancement, and preservation of Adrian's historic downtown area. Over the years, the City of Adrian DDA has accomplished many exciting projects. The purpose of this Plan is to celebrate the DDA's success, but also outline a plan for the future of Downtown Adrian, by means of project Implementation and financing.

Overall, the key components of this Plan can be summarized into the following overarching goals:

- » Utilizing DDA resources to build and enhance the character and charm of Downtown Adrian
- » Continue to promote Downtown Adrian as a regional landmark and destination for fun, culture, and outdoor recreation
- » Work with public and private institutions in and around downtown to build community connections and ensure a sustainable economy
- » Foster strategic redevelopment partnerships with transparent development processes, business assistance programs, and strategic acquisitions

## Introduction

The purpose of this Development Plan and Tax Increment Financing (TIF) Plan is to provide for the acquisition, construction, and financing of the necessary street, sidewalk, lighting, streetscaping, parking, leisure, recreational and other facilities in Adrian's Downtown District. The 2024 Development Plan and TIF Plan are anticipated to carry out the objectives of the Downtown Development Authority (DDA) so as to prevent any deterioration of the Downtown District while promoting economic growth, which is to the benefit of all taxing jurisdictions located within and benefitted by the Downtown District.

Public Act 197 of 1975, the Downtown Development Authority Act, has been one of the most successful tools to facilitate reinvestment and the boom in popularity of downtowns. With over 40 years of success, 100s of DDAs in Michigan have been established to revive declining downtowns. While Public Act 57 of 2018 replaced the DDA Act, the entity along with its powers and duties remains. All the powers and duties are given by P.A. 57 of 2018 and are excerpted below:

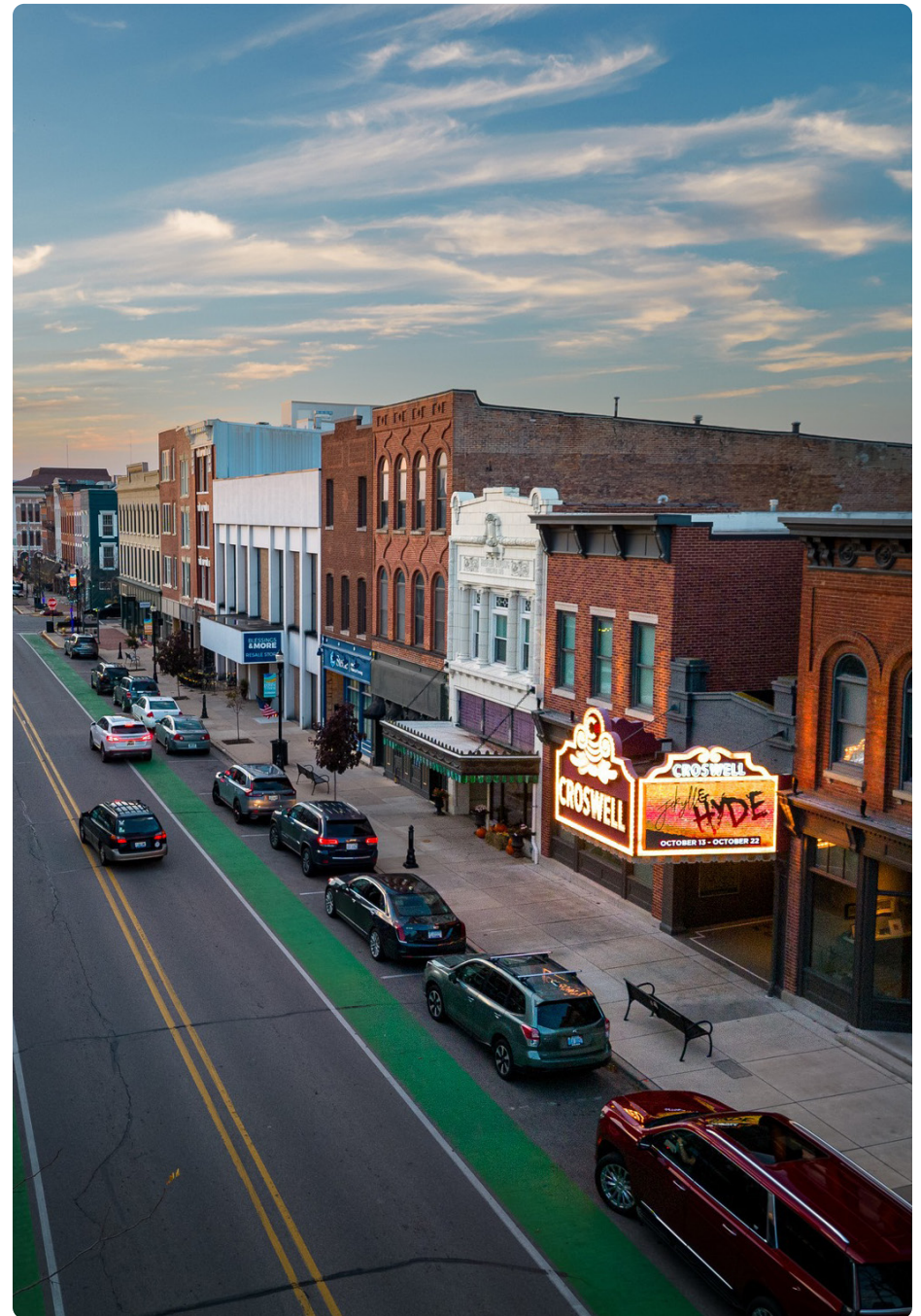
An ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.

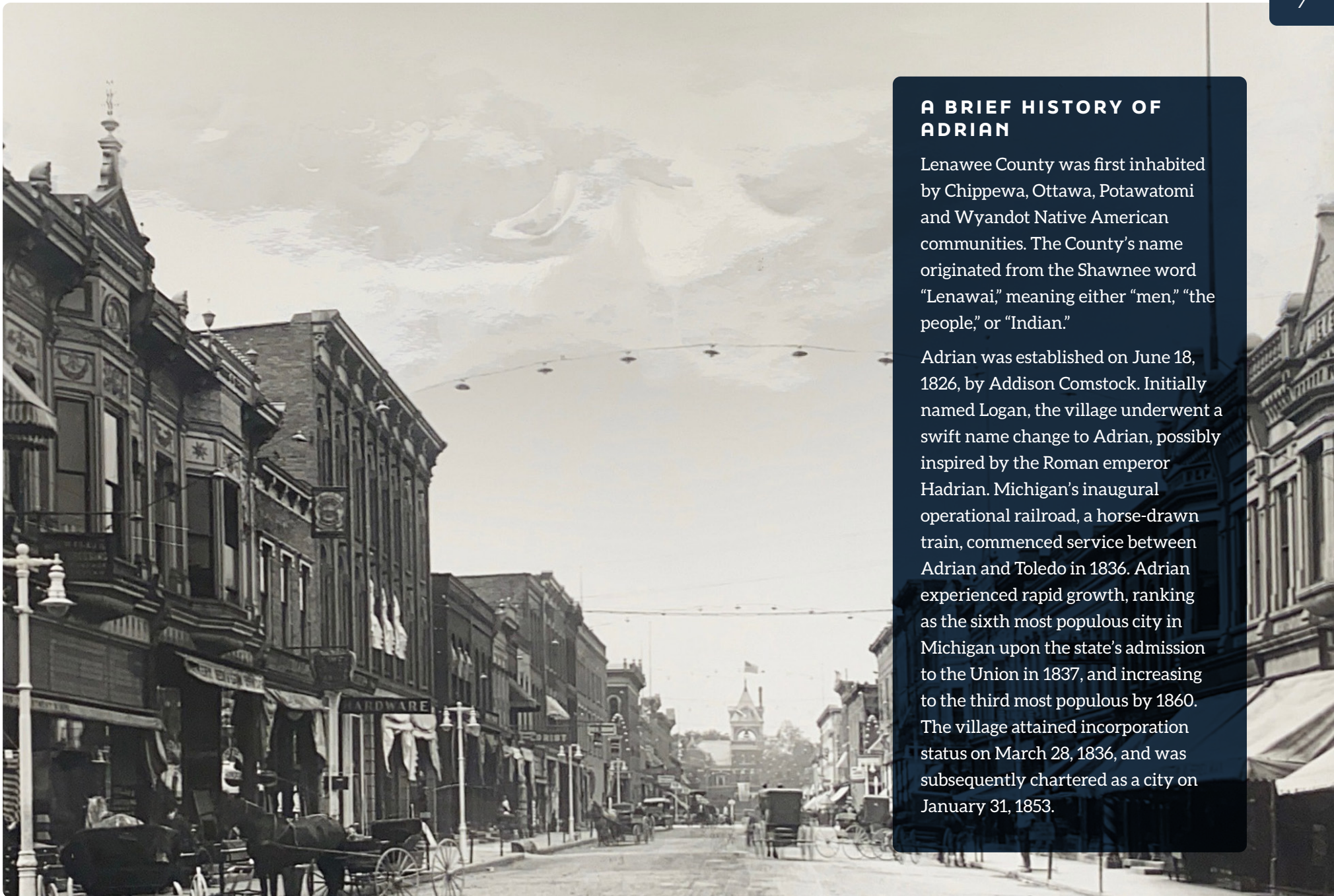
The DDA wishes to attract and stimulate additional investment in the development area as well as maintain and nurture existing businesses and partnerships. As such, this Plan includes marketing, recreation, economic development, organizational, and planning and design projects to stimulate investment in the District.

As required by P.A. 57 of 2018, the Adrian Downtown Development Authority has prepared this Development and Tax Increment Financing Plan to guide the continued development of the Downtown District. It is the purpose of this Development and TIF Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with P.A. 57 of 2018, for the purpose of stimulating and encouraging private investment.

## Overview of Adrian's DDA

The City of Adrian's Downtown Development Authority (DDA) was established in 1990. Around that time, the City of Adrian DDA and the City Commission adopted the City's first Development and Tax Increment Financing TIF Plan, which outlines the goals, objectives, and specific projects designed to enhance the Downtown with corresponding project schedules, ranging both short-term and long-term.





## A BRIEF HISTORY OF ADRIAN

Lenawee County was first inhabited by Chippewa, Ottawa, Potawatomi and Wyandot Native American communities. The County's name originated from the Shawnee word "Lenawai," meaning either "men," "the people," or "Indian."

Adrian was established on June 18, 1826, by Addison Comstock. Initially named Logan, the village underwent a swift name change to Adrian, possibly inspired by the Roman emperor Hadrian. Michigan's inaugural operational railroad, a horse-drawn train, commenced service between Adrian and Toledo in 1836. Adrian experienced rapid growth, ranking as the sixth most populous city in Michigan upon the state's admission to the Union in 1837, and increasing to the third most populous by 1860. The village attained incorporation status on March 28, 1836, and was subsequently chartered as a city on January 31, 1853.

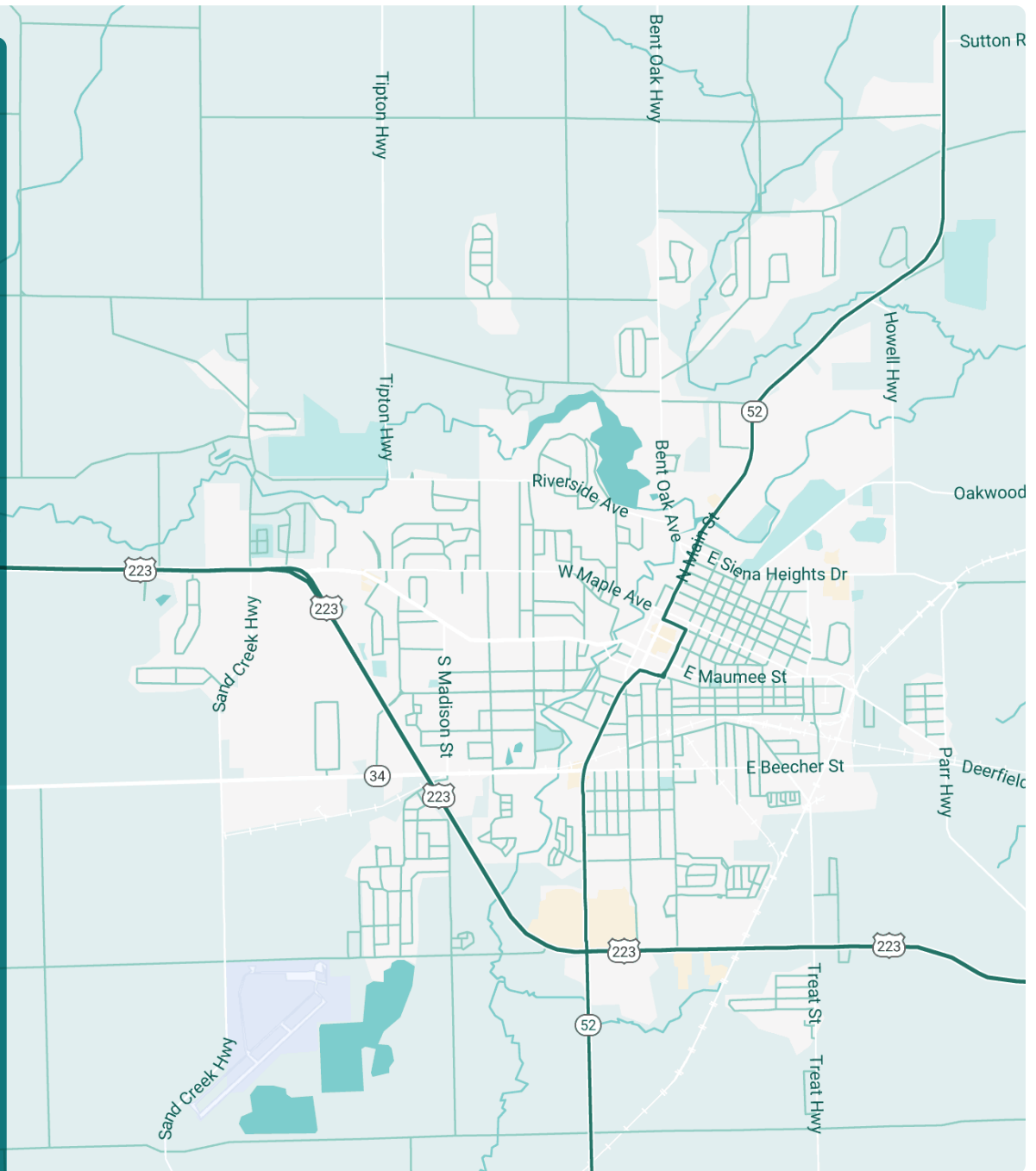
## 01

## Community Snapshot

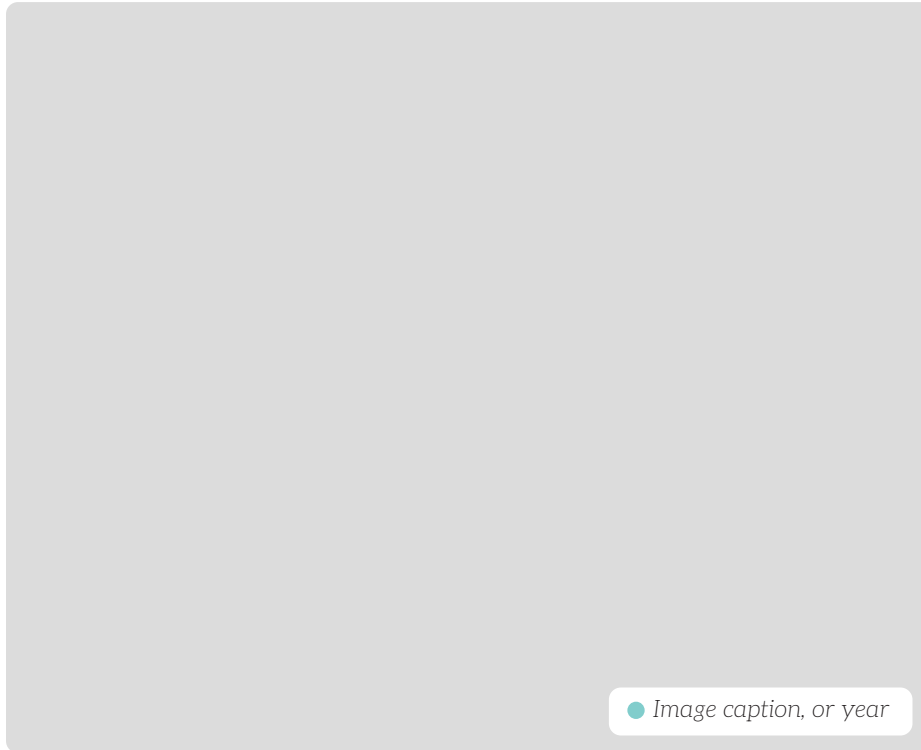
## LOCATION

The City of Adrian, situated centrally within Lenawee County in Michigan's southeastern Lower Peninsula, lies between Adrian Township to the north and Madison Township to the south. Serving as the county seat, Adrian is nestled within the River Raisin Watershed, with the River Raisin South Branch meandering through its heart, intersecting Downtown before flowing onward to discharge into Lake Erie. Additionally, Lake Adrian and Wolf Creek converge with the River Raisin South Branch near the northern border of the City.

Encompassing an area of approximately 8 square miles, Adrian is home to just over 20,000 residents as of 2022. The City is home to two colleges: Siena Heights University on its western side and Adrian College on its eastern side.







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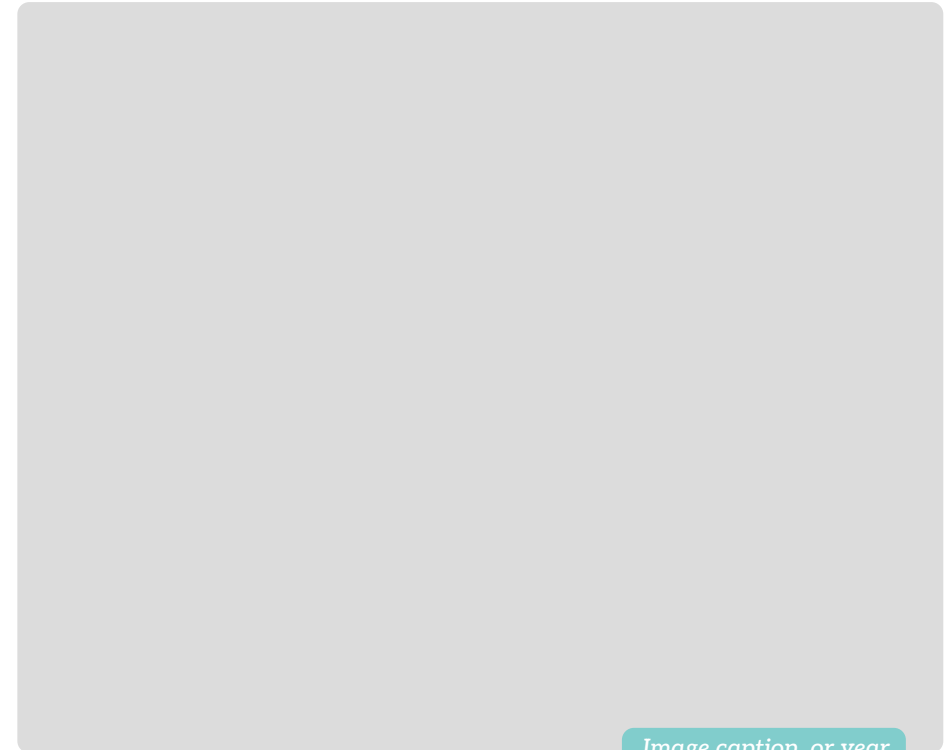


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## DOWNTOWN ADRIAN

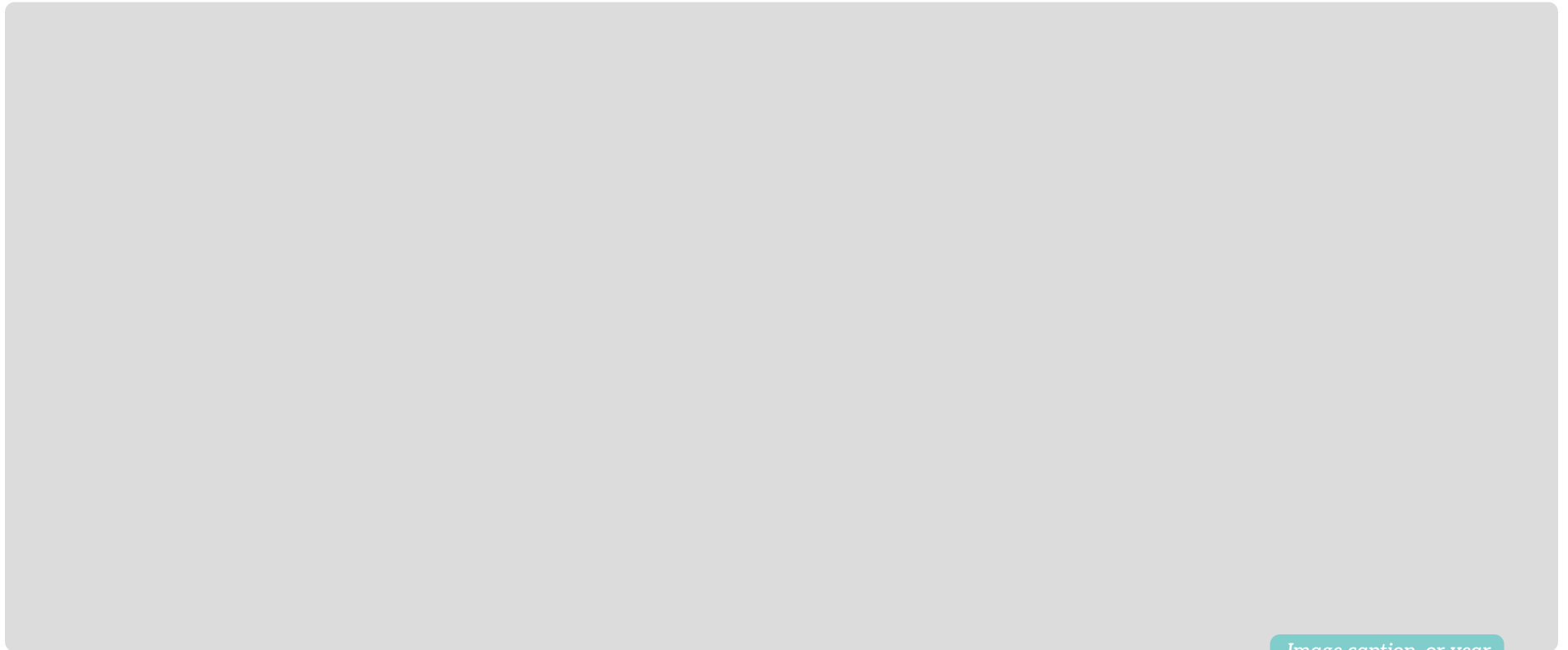
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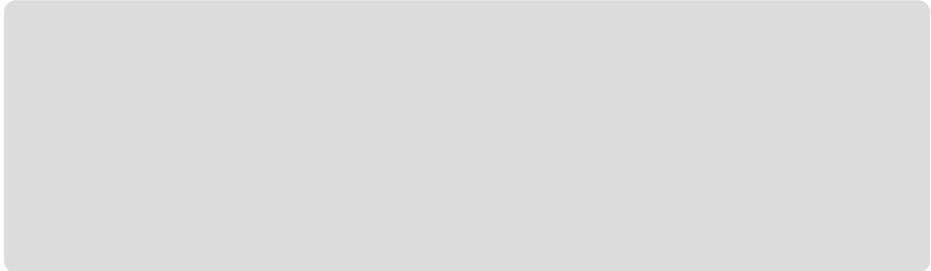
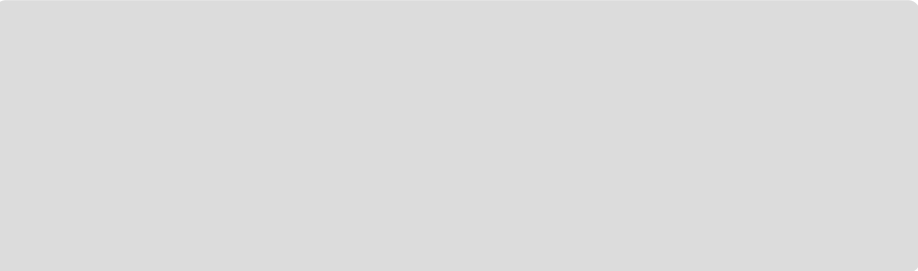
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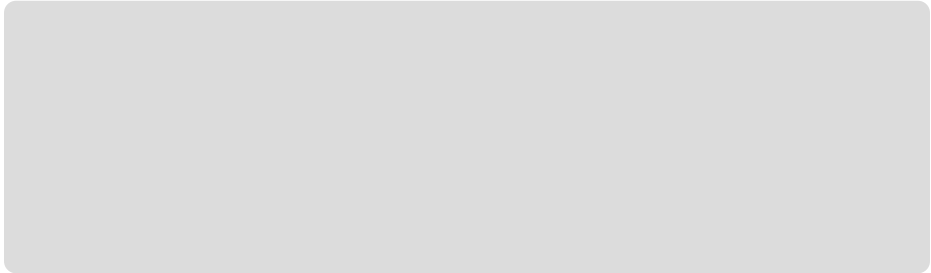
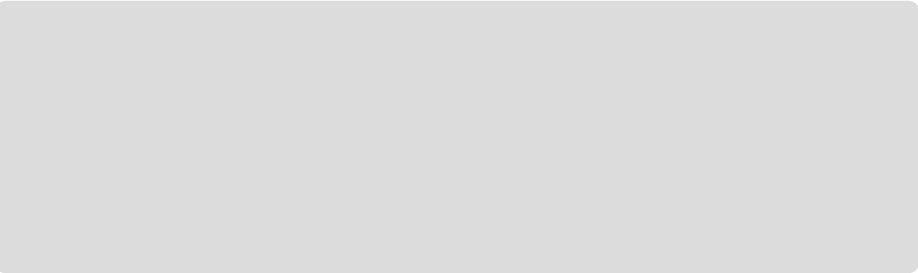
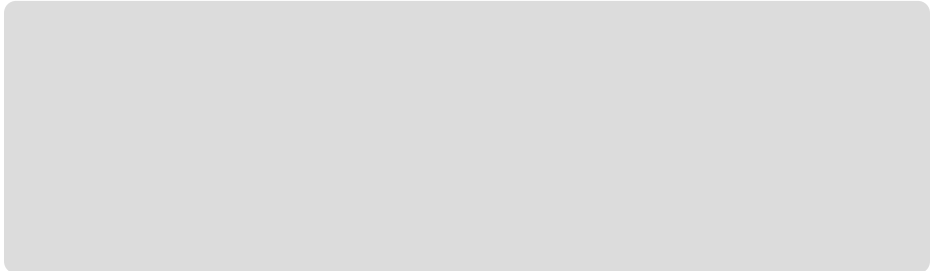
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**DEMOGRAPHICS (2022 ACS)**

- » Population 20,442
- » Population declined 2.87% from 2012 to 2022 (21,045 to 20,442)
- » Median Age: 34.9 (Lenawee County 42.3)
- » Total Households: 7,960
- » Median Household Income: \$40,797
- » Education: 20.3% with bachelor’s degree or higher
- » Employment: 49.8% employment rate



FPO: DEMOGRAPHIC DATA INFOGRAPHICS



## ECONOMY

In October 2023, Cobalt Community Research conducted a market study of Downtown Adrian. The study summarized data relating to residents, businesses and visitors. The goal of the study was to help give the City reliable and consistent metrics to support future strategic decisions.

Understanding the demographic composition and trends are important in planning for the future and economic vitality of Downtown Adrian. Within the Downtown, the population is projected to decline slightly by 1% in the next 5 years from 420 to 416 residents. The age groups that are projected to increase the most are 15 to 19-year-olds, 35 to 44-year-olds, and 75 to 84-year-olds. The age groups that are projected to shrink the most are 20 to 24-year-olds, 25 to 24-year-olds and 55 to 64-year-olds.

Cobalt also projected that the median income will increase by 17.7%. The unemployment, educational attainment, and housing tenure are projected to remain consistent over the course of the next 5 years. These demographics provide insight into the composition of Adrians Downtown, which is valuable in understanding the important resident market dynamics.

Regarding businesses, as of 2023, there are 245 employees and 37 businesses. Table X provides a breakdown of Downtown's business composition by Standard Industrial Classification (SIC). Retail trade and services are the largest sectors and include business such as restaurants, grocery stores, apparel stores, repair shops, schools, social services, business offices, and more.

Table 1: Industry Sectors, Downtown Adrian, 2023

SIC DIVISION	2023 EMPLOYEES	%	2023 BUSINESSES	%
Forestry, and Fishing	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Construction	14	5.6%	1	2.4%
Manufacturing	8	3.4%	0	1.2%
Transportation, Communications, Electric, Gas, & Sanitary Services	16	6.3%	2	4.9%
Wholesale Trade	2	0.7%	1	1.9%
Retail Trade	61	24.7%	6	16.5%
Finance, Insurance, & Real Estate	24	9.7%	4	11.5%
Services	96	39.3%	22	59.3%
Public Administration	25	10.2%	1	2.2%

The market study also detailed consumer household expenditures in relation to national averages. This data is helpful in understanding where residents are spending their money. It also provides insight into market gaps, as higher expenditures may indicate market gaps. Table 2 shows the expenditures and the associated index. An index of 100 equals the national average, while scores below 100 indicate expenditures under the national average and scores above 100 indicate expenditures over the national average.

Notably, in Downtown Adrian, residents are paying less than the national average for housing. This is an optimistic data point as many in Michigan are housing burdened and the lower than average housing costs may attract residents to Adrian's Downtown. Conversely, residents Downtown are paying above the national average for clothing, education, personal care, entertainment, food, health care, and transportation.

**Table 2: Consumer Household Expenditures**

EXPENDITURE	INDEX
Alcoholic Beverages	89
Apparel	107
Education	108
Entertainment	117
Food	104
Gifts	64
Health Care	118
Housing	89
Personal Care Products and Services	107
Reading	77
Transportation	122

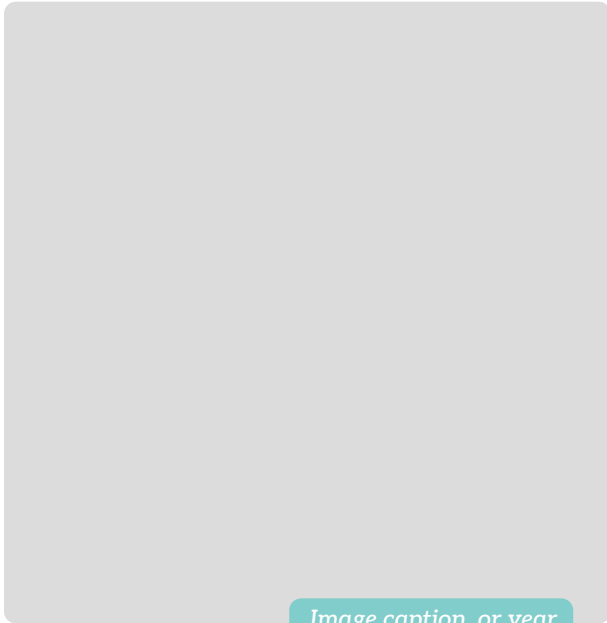


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Retail leakage was determined by comparing the aggregate expenditures by household minus the sales by businesses establishments in the community. This was calculated at three intervals: 5 minute radius, 10 minute radius, and 15 minute radius. The categories with the highest surplus across all intervals are:

- » Electronics and appliance stores
- » Furniture & home furnishings stores
- » Gas stations
- » General merchandise, apparel and accessories, furniture and other sales
- » Health & personal care stores
- » Miscellaneous store retailers (gift stores, novelty stores, florists, etc.)

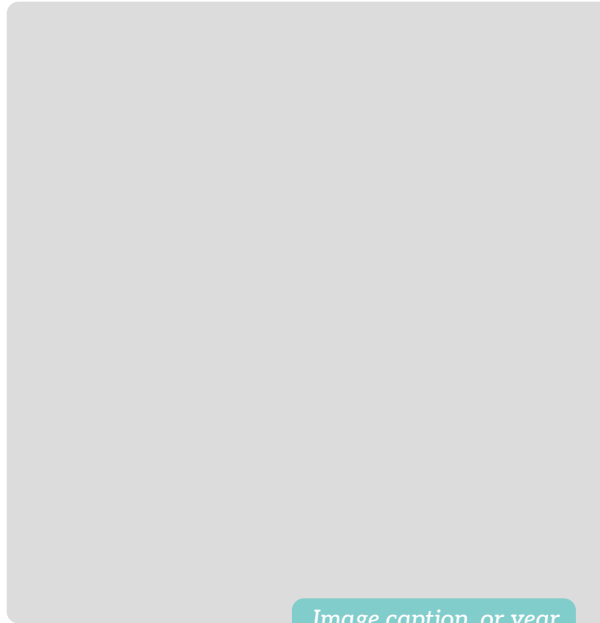


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Oppositely the categories with the highest demand across all intervals are:

- » Food and beverage stores
- » Motor vehicle and parts dealers

Cobalt's market study also analyzed the characteristics and patterns of Downtown Adrian visitors. Visitor information is important as it can inform decisions that are consistent with existing visitor preferences and also project businesses that will increase trips to Downtown Adrian.

Of all the Downtown Adrian visitors from Cobalt's survey range, the majority of visitors are from Adrian, followed by Tecumseh, Blissfield, Hudson, and Onsted, all in Michigan.

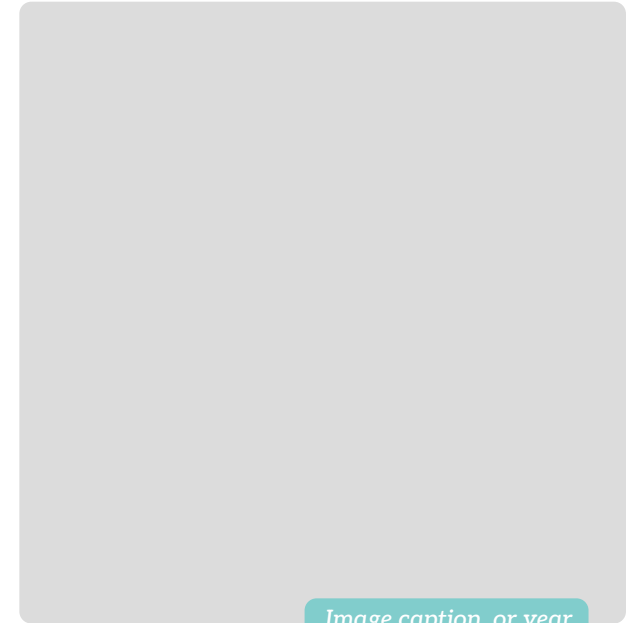


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When looking at the spending patterns of visitors, which is not how much they spend on trips, but their typical day-to-day spending patterns, there is no category that they spend above the state average. This may indicate that current visitors are not likely to spend a significant amount above the state average for retail, food, and services.

In general, the market study provides a very comprehensive overview of the businesses, residents, and visitors of Downtown Adrian. Using current data and future projections regarding spending patterns and market demand can help Downtown Adrian make more informed decisions that will attract visitors and retain residents.

## Plans & Studies

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## Overview of Process & Methods

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## Goals & Objectives

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### GOAL 01: MAKING PLACES

FPO ICON

Utilize DDA resources to build and enhance the character and charm of Downtown Adrian.

#### OBJECTIVES:

1. Development Assistance: Advance Programs and partnerships that foster redevelopment of underperforming sites, adaptive reuse of structures, and strategic upgrades within Downtown and surrounding areas
2. Streetscape Improvements. Work to update, reimagine, and reinvest the streetscape within the Development Area to create a cohesive transition to and from the Downtown Core.
3. Natural Features. Continue to pursue and support the Downtown's scenic riverfront as a catalyst for new and innovative development opportunities and/or public space.
4. Enhance Facilities. Public spaces (farmers market, park, trail) and outdoor recreation opportunities within the District.

### GOAL 02: PROMOTING COMMUNITY

FPO ICON

Continue to promote Downtown Adrian as a destination for fun and culture in Lenawee County and the surrounding region.

#### OBJECTIVES:

1. Amenities and Culture. Ensure that the public infrastructure and utilities are provided to support community growth through both park system needs assessments and even resources, like stages, shelters, bathrooms, power, and storage for movable equipment in the Downtown area. Foster the growing spirit of Adrian's cultural presence through the support of the arts and creation of public space.
2. Public Programming. Continue to strive to provide innovative public events that attract visitors to downtown all year-round.
3. Outdoor Recreation. Support the growth and development of Downtown Adrian as a regional destination for year-round recreation activities.

### GOAL 03: CONNECTING ORGANIZATIONS

FPO ICON

Work with public and private institutions in and around downtown to build community connections and ensure a sustainable economy.

#### OBJECTIVES:

1. Technical Assistance. Continue to provide businesses and community members with technical assistance to build capacity and resources available to Adrian businesses and residents.
2. Supporting Collaboration. Continue to support and encourage working partnerships between City Departments and applicable committees/organizations to realize the common vision for Downtown Adrian.
3. Broaden Partnerships. Strengthen partnerships with local college/university/school districts to connect youth and young adults with the District events and opportunities at regular intervals throughout the year.
4. Enhanced Partnerships. Continue to support and search for new public and private partnerships that will help to further build community connections and support project implementation.

### GOAL 04: FOSTERING BUSINESS

FPO ICON

Foster strategic redevelopment partnerships with transparent development processes, business assistance programs, and strategic acquisitions

#### OBJECTIVES:

1. Business Assistance. Provide resources and guidance to businesses on how best to interact with the public realm to ensure consistency, equity, and uniformity in the district.
2. Retain and Attract. Retain existing businesses and attract new operations that complement the existing commercial offerings.
3. Market and Promote. Continue to develop and deploy economic development, marketing, and regional outreach strategies to site and grow entrepreneurial

### GOAL 05: ENHANCING CIRCULATION

FPO ICON

Strengthen all forms of access to and from and within the downtown area.

#### OBJECTIVES:

1. Efficient Movement. Provide safe, efficient, and convenient traffic movement, parking, and access for vehicles, goods and people in a manner that minimizes vehicular and pedestrian conflicts yet supplies appropriate amenities.
2. Encourage Pedestrians. Strengthen pedestrian connections by providing accessible pathways and pedestrian amenities (e.g. install benches, shade, & weather structures, install wayfinding and interpretative signs, and install bike racks).
3. Expand Transit Options. Encourage alternative transportation options, especially micro transit and ride sharing.

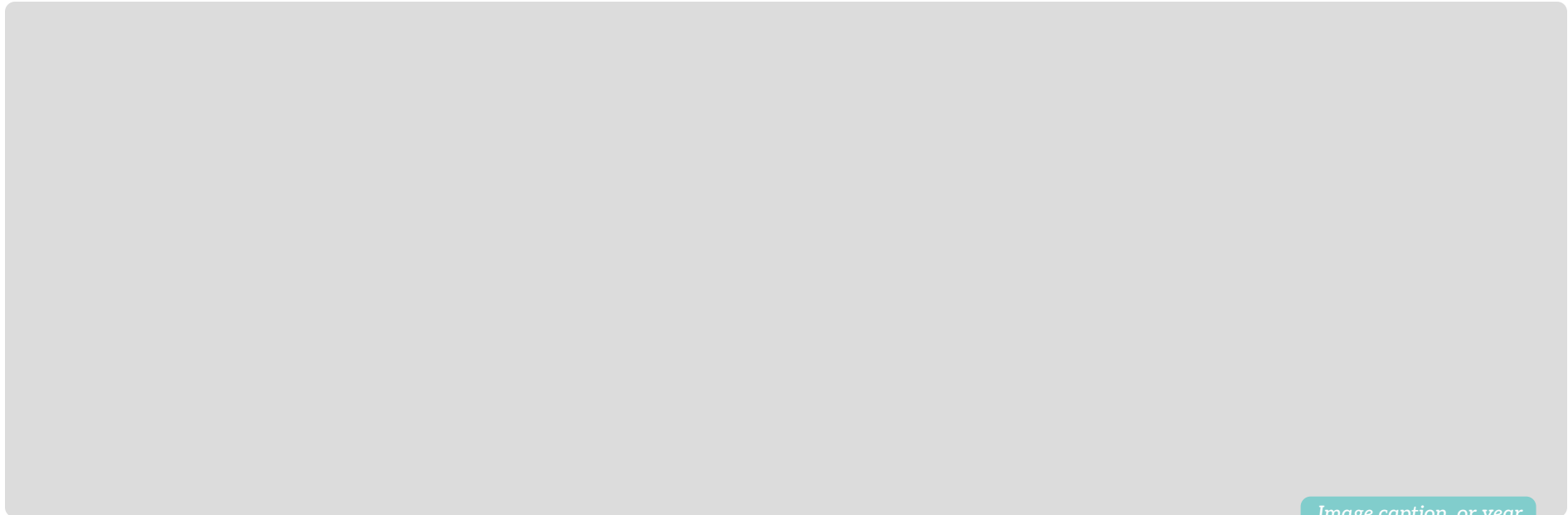


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## Designation of Boundaries of the Development Area

### REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(A)

A Development Area encapsulates a geographic area, within the Downtown District established by the DDA, for proposed future development that will be guided by a development plan and financed through tax increment financing.

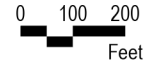
In general, Adrian's Development Area encompasses the City historic Downtown core located on Main Street and immediately adjacent areas. More specifically, this area can be described as including properties located on both sides of Winter Street from Maple Street to Nelson Street. The Development Area's westernmost boundary includes Comstock Park and the River Raisin. The Development Area's easternmost boundary includes Broad Street from approximately Church Street to Maple Street.

## Legal Description of the Development Area




### REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

The legal description of the Development Area boundary is contained in Appendix A, as provided by the City of Adrian.

# Downtown Development Authority (DDA) Boundary



## LEGEND

-  DDA Boundary
-  DDA Parcels
-  Building Footprints



April 1, 2024 - DRAFT

Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: City of Adrian, 2024. McKenna, 2024.



## Location and Extent of Existing Streets and Other Public Facilities Within the Development Area; And the Location, Character and Extent of Existing Public and Private Land Uses

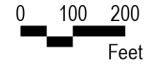
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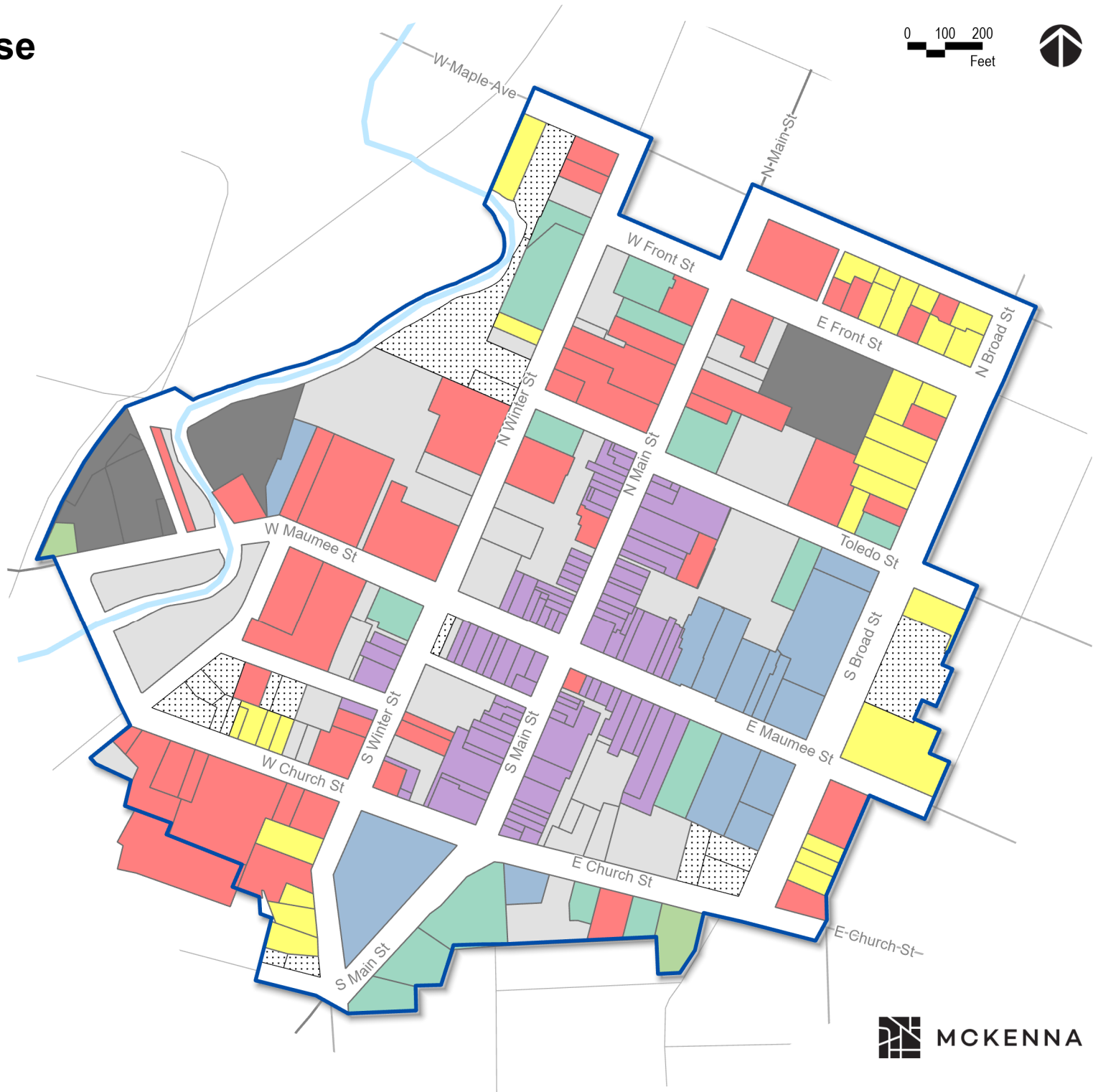
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# Existing Land Use



## LEGEND

- DDA Boundary
- Residential
- Mixed-Use
- Office
- Commercial
- Public / Quasi-Public
- Parks and Open Space
- Parking
- Industrial
- Vacant



April 1, 2024 - DRAFT

Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: City of Adrian, 2024. McKenna, 2024.



## Location and Extent of Proposed Public and Private Land Uses

### REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

Existing and proposed land uses for the Development Area are generally consistent with those in the City Master Plan. Mixed-use developments, entertainment opportunities, public spaces (especially along the riverfront), and contemporary upgrades to make the downtown a more desirable, walkable, attractive district are envisioned.

It is the intent of this Plan that all potential land use changes are contingent upon agreement between the property owner, DDA, City of Adrian, and the Adrian Planning Commission. Redevelopment must also be considered within the context of the City's Master Plan and zoning regulations to further the DDA's adopted goals.

## Existing Improvements in the Development Area to be Demolished, Repaired or Altered, and Time Required for Completion

### REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(C)

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