

*What will the community look like in 20 years if the City of Dayton were to prepare and adopt the optimum plan and implement it to successfully achieve all of its opportunities and avoid the factors that threaten it? Feel free to describe this future in any way that is comfortable to you and be as general or as specific as you like.*

- Dayton should meet (not exceed) the density requirements of the Metropolitan Council.
- Interchange at Brockton
- More business in the industrial area to provide jobs and tax base for the city.
- Municipal Sewer (expand municipal sewer and water).
- River Crossing at Fernbrook.
- Redevelop the historic village like Stillwater/Hastings
- Consolidate the postal service for the whole city (to serve the whole city).
- Third fire station at 117<sup>th</sup> Street and East French Lake Road.
- Dayton is a unique city because it is near metropolitan areas, yet it has maintained a rural feel. I would like this to be preserved, yet unchanged. Please allow me to clarify my oxymoronic statement; it would be disheartening to see Dayton be completely developed with neighborhoods with house upon house crammed on each other like so many cities have seen. On the other hand, Dayton could greatly benefit from some new residents and/or businesses. Ideally, I would like to see Dayton allow development (of housing) but with a 5 acre minimum (as opposed to the 40 acre minimum). This would allow for some growth, but limit the urban sprawl. Let's keep our small city small.
- Dayton has a relatively high watershed where ground water lies just a few yards below the surface. It also has a lot of wetlands. The high density population described threatens the safety of this water for population, far wider than the boundaries of Dayton. That, combined with land fertility generally concentrated around urban areas with greater need for food in the future leads me to believe that limiting population growth, transportation growth is in the best interest of not only Dayton but surrounding communities as well.
- Integrated neighborhoods with alternatives means of transportation (biking, hiking, etc.), green areas, farming areas, water protection, and joining greenways should be the thought for the future. Resources are going to be scarcer, including gas and clean water. We have a chance for good planning on these but they go against individual land owner preferences for development and thus are difficult.
- Residential (single family and townhomes) primarily in those areas that are now agricultural.
- Commercial and development confined to the three present areas of such development (SE, SW, and NW).
- No I-94 interchange or river bridge.
- No major road through-ways.
- Preserve as much open space/greenways as possible.
- Force removal of "junk yard" on North Diamond Lake Road.
- Continue to maintain present roads.

## Central Dayton Visioning Worksheet

- I think Dayton will still have rural and peaceful qualities, also have more higher-priced homes on acre or more lots and few lower price homes that bring in crime. I think Dayton will have a trail system that makes people think they live in a very well-to-do community. I don't think we will have a river bridge because that will bring traffic congestion. It could have an indoor mall at the corner of Dayton.
- Create intersection at Brockton and 94. Create a river crossing off of 13.
- Parking lot needed for public access on Diamond Lake.
- Sewer into Diamond Lake Wood development.
- Limit residential dwellings to single family with ½ acre lots.
- Create more businesses for taxes.
- Maple Grove
- Planned road development
- Growth that would allow lower taxes for residents.
- Increase industrial growth in appropriate areas that would allow urban environment and not tax residents to death.
- Plan for South Diamond Lake Road – put road through to Rogers without anticipating extreme use.
- Coordinate with DNR on lake use. Did not plan appropriate accommodations for use of Diamond Lake. Not safe area currently.
- Look at smaller housing size builds to generate more households to help pay tax burden for city growth.
- You should adopt the optimum plan including a bridge across the Mississippi.
- Planned housing with open areas along with planned parks and roadways to accommodate the growth. Avoid high density housing – planned communities – planned commercial areas that will support the needs of the community. Have housing condensed into smaller lots and have open parks and trails surround it. Protect what we have for natural resources.
- Much like cities closer in – Maple Grove, Plymouth. Sewer, water services, better transportation services. More commercial areas to serve our community so we don't have to drive in to other cities. Live, work and play in Dayton.
- Much as it is today. To save the open space, the beauty of the hills, lakes and rivers. No bridge over the Mississippi River. New churches.
- The transportation shall never exceed 10,000. Traffic will be routed around Dayton, not through it. CR 144 will have less traffic, not more. Diamond Lake will be clean. The feel of the city will remain forever rural. The historic village will have bed and breakfasts; there will be parks on the river and near the lakes. There will be walking/bike paths throughout city and to Elm Creek Park. The junk yard shall be removed.
- The City of Dayton would look like Wayzata if all optimum plans come to fruition. Traffic would increase, crime would increase, and taxes would go up. Property values would go up, some residents would be forced to move because of tax increases. Some people would leave because of losing the rural setting.
- Dayton would retain as much of its open, peaceful rural feel as possible. Housing could be grouped and placed back away from roads so there would still be trees and fields you drove through. Few or no large townhouse developments – those

## Central Dayton Visioning Worksheet

existing to be closer to major roads. Businesses and shopping also clustered in a few strategic places rather than strip malls everywhere. Parks and green space with hiking, biking trails and other activities, preferably linked together. Careful, controlled planning for slow growth. Would hope that Dalheimers junk yard would be gone.

- A spacious country feeling community one that is not overbuilt yet transportation is fluent. I vision more homes on larger lots not crowded.
- Houses with smaller than 5 acre lots preserving the nature of Dayton.
- A quaint bedroom community with a mix of middle and higher end homes, retail, commercial, and hobby farms that embrace the natural assets of parks and water systems. Maximizing its location and developing a smart system of roadways to help deviate traffic problems for the entire northwest area.
- The river crossing will have to be the first determination. I would like to see it follow the power lines right of way.
- Rural settings, single family neighborhoods, affordable taxes, no rentals, no town homes, no apartments, expand current residential areas. Preserve parks and lakes. Population control.
- I would like it to look just as it is today 5/17/07 only with less traffic but reality tells me it will look like Brooklyn Park.
- Do not over populate, do not over tax, and please no river crossing off Fernbrook.
- Hunting possibilities. There will be room for wildlife. Parks will have places for water to drain into the earth. Bike path, if a highway comes through no stop lights but exit and entrance ramps, with overpasses so traffic keeps moving.
- No crossing or one that uses Brockton Lane.
- Mixed use housing but not the extremely low income that is poorly built, subject to decline and prone to breeding crime and civil disease.
- Adequate green space to accommodate the population healthy mix of industrial, commercial, residential so as to only fairly burden each of these contingencies.
- Clean readily accessible lakes.
- Development that does not unfairly penalize or favor a particular developer. Political leaders and city planners should refrain from being financially/politically influenced.