

Community Meetings- Visioning

As part of the preliminary comprehensive plan process it is important to understand the community's long range vision. At each of the community meetings participants were asked a vision question- *"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?"* The responses could be described in any way comfortable to participants and as general or specific as they liked. The following is a summary of the visioning responses from each of the neighborhood meetings.

Central Neighborhood: Residents that live in the central neighborhood of Dayton envision their community 20 years from now a lot like they see it right now. People understand that growth is coming but they would like for their community to maintain the rural feel in the future. Views on minimum lot sizes vary between ½ and 5 acres but the general view is that the current 40 acre minimum is not practical. Residents favoring the larger lot sizes believe that will preserve the nature of the area; scattered houses on the current natural topography. People in favor of smaller lot sizes would like to see development clustered in certain areas with surrounding open space.

Many residents see Dayton with plenty of parks and open space connected by trail that make the city walkable / bikeable. A common theme among the vision statements is the city needs to take tax pressure off the residents by increasing the tax base. Residents see this happening by commercial and industrial development coming to the area to handle some of the burden. Residents would also like to see traffic congestion minimized in Dayton by a thoughtful transportation plan.

Northwest Neighborhood: People in this neighborhood see that development pressure coming to the area. They envision their city having a hard time staying rural, but don't seem to be threatened by the addition of single family lower density subdivisions moving in. Residents envision their community growing but keeping the rural feel. A good trail system is envisioned in the future. People envision the older properties being replaced or repaired to clean up the area. Residents see problems in the future with traffic congestion.

Retaining the identity, specifically the Historic Village area, of Dayton is important to the residents for the future. Some see that development will bring more people and traffic but see the chance for Dayton to benefit from having an increased tax base from (commercial/ industrial) development while still being able to maintain the feel of a small rural community. Residents desire to see the Historic Village revitalized as a traditional looking, walkable village neighborhood.

Northeast Neighborhood:

Residents in the northeast neighborhood see infrastructure improvements attracting growth. They hope to see this draw in industry to help with the tax pressure currently on the residents of Dayton. This industry is envisioned in the south west area of the city near the possible I-94 interchange. For the most part residents of this area would like density to remain low (over 1 acre lot sizes) to preserve the rural natural feel of the area. Like the other neighborhoods maintaining the rural feel of the community is very important for the future. Residents would like to see the parks and other natural features of the community maintained with trails being added connecting different areas of the city. They envision the city having a better road network to better serve the residents of the community. Residents do not want their community to consist of pavement, traffic and strip malls.

South Neighborhood:

Open space is viewed a crucial for the future of Dayton. Residents in the south would like to see as much open space as possible preserved because it is key to the identity of Dayton. They hope that Dayton has a very thought out transportation plan and that the plan proceeds development activities. People would like to see a public transportation system consisting of a bus system that could possibly feed into a light rail line. Residents envision a larger tax base composed of commercial and light industrial/ manufacturing providing tax relief for people who live in Dayton. They see the need for this tax base to improve the infrastructure of the town as growth occurs.

South neighborhood residents see their community consisting of single family homes on a minimum lot size with neighborhood parks and significant open spaces. Citizens see Dayton in 20 years comparable to the current level of development in surrounding cities but able to rely on some of the features provided in these cities. Industrial and retail facilities are pictured clustered around the possible interchange at Brockton lane.

Entire Community:

For the majority of Dayton residents the ideal Dayton in 20 years is the same as it is right now. People envision a community with all the current features of present day Dayton; low density, abundant parks, open space and a small town feel. However residents understand that growth is coming and with that growth some of these features will be compromised. Residents are reluctant to the fact that their community may become a clone of the rapidly developing communities that surround it. They want Dayton to grow slowly in a controlled fashion retaining as much as possible of its current identity.

Members of the Dayton community would like to see an improved infrastructure plan that is prepared in advance for the large predicted addition to their population. Residents also vision a public transportation system to serve them and reduce pressure on road ways. Trail connections that make the city more pedestrian and bike friendly are envisioned in the future of Dayton. Residents want new developments to preserve the natural scenery of the area as it is seen today. Most envision large lots and middle to upper class single family homes that will take advantage of the current topography. Others see smaller lot sizes that cluster development into certain areas which would then be surrounded by vast open spaces. Dayton residents do not want their community to consist of scattered strip malls through out their town, but would rather have a concentrated retail area near the possible Brockton interchange. Residents also see industrial development coming to the Brockton I-94 area if an interchange is added and city infrastructure systems are in place. Between new residents, the commercial activities they will draw, and industry attracted by infrastructure improvements, Dayton residents look forward to a substantial addition to the tax base, relieving the burden of current residents.