



3. SUMMARY OF EXISTING CONDITIONS

The planning process begins with an evaluation of a community's characteristics, such as population, housing, workforce, income, local market potential, development patterns, natural resources and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. Once a database of existing conditions is compiled, a community can use the findings to help set goals for the future development of the community.

This chapter is intended to summarize and highlight important findings from the Planning Commission's analysis of the community's existing conditions. Complete reports on population, housing, and economic statistics, existing land use, community facilities, natural features, and transportation conditions can be found in the Appendix of this document.

POPULATION, HOUSING, & ECONOMY

Population

The City of Adrian's population increased by 0.5 percent between 1990 and 2000. This growth rate is a decrease from the previous two decades, which themselves demonstrated limited growth. The City's population is very stable at this time. Between 1990 and 2000, the majority of the townships near Adrian grew in population. This is consistent with the regional pattern of increased growth in rural areas and modest growth or decline in population in urban areas. This trend is also reflected in the City's share of Lenawee County's population. As the County Seat, and the largest city in the County, Adrian makes up a significant portion of the County's population. Since 1970, however the City's share of the County's population has declined slightly, from 25 percent in 1970 to 22.5 percent in 2000.

For population forecasting purposes, a modest annual growth rate has been assumed. The forecast 2010 population is 23,341 and the 2020 population is 25,271. A 20-year growth population (2025) of 26,235 will serve as the basis for long-range planning purposes. This would result in 95 new housing units per year over 20 years, at an average of 2.45 persons per unit.

Housing

The number of housing units in the City of Adrian increased by 11.8 percent during the last decade. Lenawee County as a whole experienced an increase of 13.3 percent. Housing units in Madison Charter Township and Adrian Township each increased by more than 40 percent. Raisin Township and the City of Tecumseh each saw housing units grow by more than 20 percent. It is important to note that in the year 2000, 1,382 Adrian residents lived in non-institutionalized group quarters, such as college dorms or religious facilities.

According to the United States Census and the City of Adrian Community Development Department, 216 residential building permits were issued in the City of Adrian between 1990 and 2000. On average, 20 new housing units were constructed each year between 1993 and 2003.

Income, Employment, & Education

From 1989 to 1999, the City of Adrian's per capita income increased by 50.2 percent, to \$16,528, and its median household income increased by 38.0 percent, to \$34,203. However, the City's per capita and median household incomes were lower than all the surrounding communities.

According to the 2000 Census, 9.8 percent of Adrian families were living below the poverty line. The unemployment level for the City of Adrian was 4.1 percent.

"Management and professional" and "sales and office" occupations make up the majority of the total occupations of City of Adrian residents.

According to the 2000 U.S. Census, the mean travel time to work for City of Adrian residents was 18.3 minutes, which was significantly less than the mean travel time for Lenawee County residents as a whole (25 minutes). Unlike in most other Lenawee County communities, a significant minority of Adrian residents (5.4 percent) walked to work.

Adrian residents generally have a slightly higher level of educational attainment than the County as a whole, although the City also has a higher percentage of people who have less than a high school education. For example, 20.1 percent of City adults have a bachelor's degree or higher, while 16.3 percent of the County's adult population falls into this category. On the other hand, the percent of City adults who have not graduated from high school is 20.9 percent, as compared to only 16.6 percent of County residents.

EXISTING LAND USE

Residential Uses

According to the 2004 Existing Land Use Survey, approximately 41 percent of the City's land area is developed as residential. Single family development dominates the residential land use in the City with 33 percent of the total land area and 79 percent of residentially developed land. Approximately one percent of the City's total land area and approximately three percent of residentially developed land is within two-family developments; four percent of the total land area and nearly ten percent of residentially developed land is comprised of multiple family

developments; and three percent of the City's total land area and eight percent of residentially developed land is within a mobile home park.

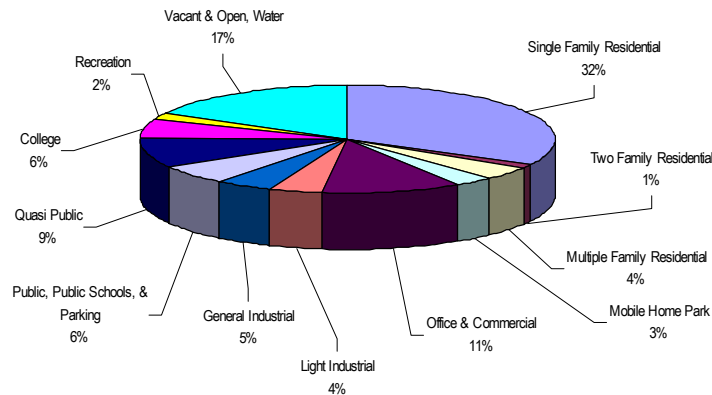
Commercial, Office, And Industrial Uses

Commercial and office uses in the City comprise 11 percent of Adrian's total land area. About 54 percent of these uses are categorized as general commercial, 26 percent as office, 10 percent as neighborhood commercial, six percent as automotive commercial, and four percent as downtown mixed use. Industrial uses comprise approximately nine percent of the City's total land area.

Other Land Uses

Public uses, including government buildings, public schools, public parking areas, and public cemeteries, make up approximately six percent of the City's land. Quasi-public uses, such as churches and service organizations, comprise about nine percent of the City's total land area. Approximately two percent of the City's land is used for recreational purposes, six percent is used for colleges, and another 15 percent remains as vacant land.

Figure 3-1
Percent of Total Land Use
City of Adrian, 2004



COMMUNITY FACILITIES

City Hall

Located in downtown Adrian, City Hall houses the offices of the City Administrator, Clerk, and Assessor, as well as the following Departments: Engineering, Utilities, Finance, Community Development, Parks and Recreation, Human Resources, and Police.

Libraries

The Adrian Public Library, which is one block north of City Hall, has over 80,000 items in book / print material and more than 5,000 items in its audiovisual collection. Of Adrian's 22,000-plus residents, an estimated 60 percent are active borrowers. The main branch of the Lenawee County Library is also located in Adrian.

Schools

More than 4,000 students attend schools in the Adrian Public School District. The School District includes the following schools: Alexander Elementary School, Garfield Elementary School, Lincoln Elementary School, McKinley Elementary School, Michener Elementary School, Drager Middle School (which will become a “Five-Six Building” for fifth and sixth graders in August 2004), Springbrook Middle School (which will become a “Seven-Eight Building” in August 2004), and Adrian High School. The School District also administers a Head Start preschool program and a number of other special programs. The Lenawee Intermediate School District operates the Lenawee Vocational-Technical Center (VO-TECH), which provides adults and high school students with work-based learning opportunities. Private primary and secondary schools located in Adrian include Lenawee Christian School, St. John’s Lutheran School, St. Joseph Academy Montessori, Berean Baptist Academy, and St. Stephen Lutheran School. Two liberal arts colleges and a community college satellite are also located in the City: Adrian College, Siena Heights University, and Jackson Community College at VO-TECH.

Religious and Spiritual Facilities and Cemeteries

At least 32 religious and spiritual facilities are located in the City of Adrian. The City’s burial grounds include Oakwood Cemetery and cemeteries operated by John’s Lutheran Church, St. Joseph Catholic Church, and St. Mary Catholic Church.

Dedicated Historic Districts and Sites; Cultural Attractions

The Downtown Adrian Commercial Historic District and the Dennis and State Streets Historic District, a residential area just south of City Hall, are both listed on the National Register of Historic Places. Eleven landmarks have either been listed or deemed eligible for listing on the National Register. In addition, historical markers designate at least 12 sites in Adrian as Michigan historic sites.

Musicals and plays are regularly featured on the stage of Michigan’s oldest continuously operating theater, Adrian’s Croswell Opera House. From May through September of each year, Adrian residents can also enjoy live performances of the Adrian Symphony Orchestra, Adrian College’s professional orchestra in residence. Providing an additional entertainment opportunity, the Lenawee County Fair is held at the Fairgrounds in Adrian for one week each summer. Adrian’s museums include the Lenawee County Historical Museum, the collection of which is anthropological in nature, and the Governor Charles Croswell House, a house museum operated by the Daughters of the American Revolution.

Parks and Recreation Facilities

The Parks and Forestry Department manages the Kiwanis Trail and Adrian’s 23 parks, the area of which totals 661 acres. The Department’s Urban Forestry crew maintains the City’s 6,500 street trees and thousands more trees in the parks. The Recreation Division administers more than 150 programs each year, including youth and adult sports and enrichment programs, aquatics, and special events. City recreation facilities include Bohn Pool, the Piotter Center, Heritage Park Soccer Complex, Dana Park Community Built Playground, and Island Park Community Built Playground. The Lenawee Christian Family Center and YMCA of Lenawee County provide residents with further recreation opportunities.

Public Services and Utilities

The Adrian Fire Department has 19 full-time staff members and 10 paid on-call firefighters. The Department also has a number of EMT specialists and paramedics on staff. The Adrian Police Department has 33 sworn officers, whose duties range from road patrol and traffic enforcement to investigative work. The Lenawee County Sheriff's Office, the Lenawee County Jail, and Lenawee County Emergency Services, which concentrates on disaster preparedness, are also based in Adrian. A Michigan State Police post is located on North Main Street.

The 89-bed Emma L. Bixby Medical Center provides health care services to Adrian residents. A 136-bed skilled nursing facility, the Lenawee County Medical Care Facility, is also located in Adrian.

Water and sewer service is provided to all of Adrian's residents and businesses. The City of Adrian Utilities Department operates a wastewater treatment plant, which is capable of treating up to 7 million gallons per day, and a water treatment plant, which has a 10-million gallon daily capacity.

County Facilities

By virtue of its role as Lenawee County seat, the City of Adrian hosts a number of County facilities, including the main branch of the Lenawee County Library, the Lenawee County Historical Museum, the Lenawee County Sheriff's Office, the Lenawee County Jail, and the Lenawee County Medical Care Facility. Numerous departments of the County government are housed within the following County buildings, all of which are located in Adrian: the Old Courthouse, the Judicial Building, the Physical Resources Building, and the Human Services Building.

NATURAL FEATURES

Topography

The City of Adrian's topography is generally very flat. The height above sea level varies about 75 feet from the lowest point to the highest point. The lowest areas of about 750 feet above sea level are located at the bottom of the River Raisin riverbed, and the highest areas of 820-824 feet are located at the western edge of the City.

Groundwater Recharge

Water recharge areas are highly permeable areas where water on the surface travels rapidly through the soil into the groundwater. Areas with high and moderate groundwater recharge potential run through the center of the City generally on either side of the River Raisin. Existing and planned development within recharge areas should include safeguards against negative impacts, as pollution of these areas could have a significant detrimental effect on the area's groundwater.

Watersheds

All runoff water in the City of Adrian eventually enters the River Raisin. Along the north and northwest edges of the City, runoff water first flows into Wolf Creek, and from there into the

River Raisin. Throughout the rest of the City, water flows directly into the south branch of the River Raisin. The management of stormwater runoff by City of Adrian government and residents can have a direct effect on the health of the River Raisin.

Wetlands and Woodlands

The City of Adrian has only a few small wetland areas. Nevertheless, wetlands are valuable natural resources within the City. They may serve as storm water holding areas to reduce flooding; provide for the settling of sediments and pollutants from surface water runoff; reduce stream bank erosion caused by storm water runoff; and provide unique habitat for fish and wildlife.

After more than two centuries of agricultural and urban development, the natural woodlands in the City cover a much smaller area than they once did. The remaining woodlands and individual trees in the City of Adrian are valuable natural features which serve as windbreaks, aid in the absorption of rainwater, replenish oxygen, create natural beauty and character, and provide wildlife habitat. The effects of development on existing woodlands throughout the City of Adrian should be minimized. Additionally, it is possible to eventually create new wooded areas as part of new development or redevelopment projects.

EXISTING TRANSPORTATION CONDITIONS

Functional Classification

Although there is some variation in classification, roadways are typically divided into those that carry through traffic and those that carry local traffic. In order to function successfully, the overall traffic circulation system must be carefully integrated. In the City of Adrian, the four basic types of roads are major arterials, minor arterials, collectors, and local streets. Those classified as major arterials are US 223, Beecher, and M 52. Those classified as minor arterials are Treat, Maple, Maumee, Sand Creek/Wolf Creek, Country Club/Riverside, Bent Oak, Howell, Oakwood/Siena Heights, and Industrial. The City's collector streets are Madison, Mckenzie, Greeley, Winter, Division, Broad, Center, Tecumseh, Elm, Gulf, Dean/Addison, Siena Heights, Toledo, College, Church, Michigan, Logan, and Metcalf/Dawes. All other streets in the City function as local streets with the primary function of providing access to adjacent properties.

Traffic Volumes and Crashes

The City experiences its highest traffic volumes along US 223 and M 52. Segments of Beecher, Division, Maumee, and Maple also carry significant volumes. The three intersections with the highest crash rates during the three-year time period of 2001 through 2003 are M 52 at M 34, Siena Heights at Bent Oak, and M 52 at US 223.