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VISION STATEMENT, GOALS & OBJECTIVES

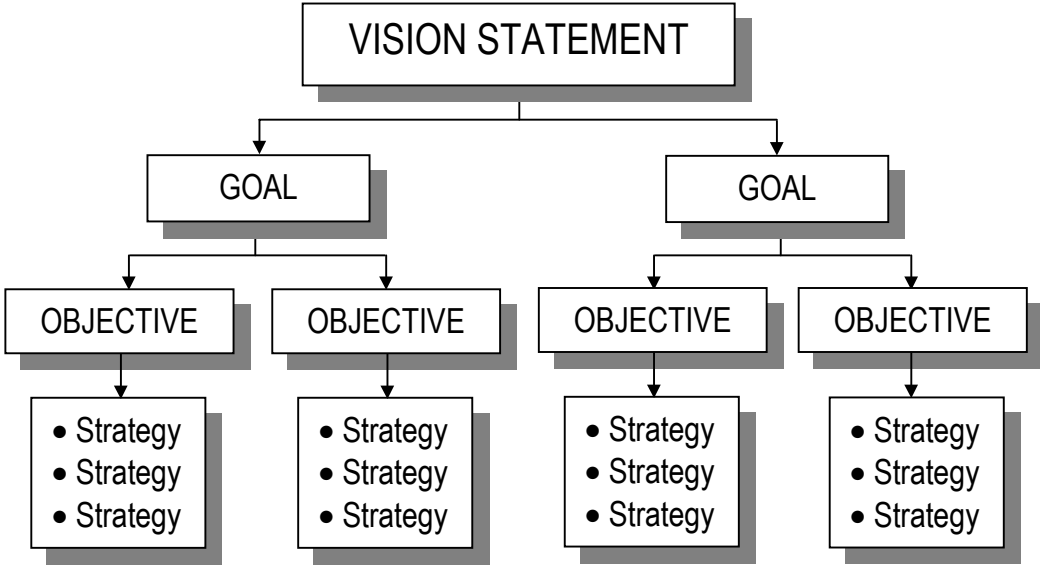
The Vision Statement, Goals & Objectives describe the community's intent for the future. They guide all other aspects of the Comprehensive Plan.



On November 11, 2003, the City of Tecumseh held a Community Open House and Vision Session. Both events were opportunities for the Planning Commission to seek input from residents, community leaders, and neighboring communities. This input, along with the foundation of the Goals and Objectives from the City's 1990 Master Plan, contributes to the policy basis from which long-range land use decisions can be made. Please see Appendix Chapter A6 for more detailed information about the Vision Session.

The **Vision Statement** is a guide to provide direction to the Planning Commission in the formulation of the goals and objectives of the Master Plan. **Goals** are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable **objectives** that can be prioritized and pursued by instituting specific **strategies** that will be followed. The goals and objectives proposed are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the City's objectives. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the rights of private property owners to develop an appropriate use of their land.

The following illustration provides a graphic depiction of the relationship between the vision statement, goals, objectives, and strategies.



VISION STATEMENT

The City of Tecumseh intends to promote a vision of its future where:

- clean air, water, and soils are the rule and are not taken for granted;
- residents and visitors continue to enjoy the City’s vibrant downtown, historic architecture, and natural surroundings;
- new development is a positive contribution to the community;
- growth and development occur in a manner that contributes to the community's unique historic character;
- residential development contributes to and accommodates the variety and complexity of the City's population;
- the local transportation network affords proper motorized and non-motorized access
- land uses are properly located and regulated to prevent adverse impacts on neighboring uses;
- the environment receives attention and protection from adverse influences;
- public services are provided consistent with the community's needs, in a fiscally responsible manner; and
- planning and land use regulatory efforts balance the long-term goals and objectives of the community and the individual resident.

GOALS AND OBJECTIVES

COMMUNITY CHARACTER

GOAL: Maintain and enhance the unique, historic character of Tecumseh.

OBJECTIVE: Maintain the close-knit community atmosphere in the City of Tecumseh.

Strategies:

- Encourage uses that are compatible with existing developments.
- Promote pedestrian-friendly designs and uses throughout the city.
- Promote a focus on the residential neighborhoods to maintain the community-minded feel.
- Improve and expand wayfinding signage system to aid in navigation and draw attention to desirable features of the community.

OBJECTIVE: Protect and promote the historic character of the City of Tecumseh.

Strategies:

- Implement historic preservation guidelines to maintain the integrity of existing, historic buildings.
- Encourage use of historically sensitive styles and features in new building construction.
- Emphasize entrances to the City to create an inviting atmosphere for residents and visitors alike.

NATURAL FEATURES

GOAL: Protect and enhance the environmental assets in the City, including clean air, water, and soils, as well as woodlands, wetlands, and lakes.

OBJECTIVE: Carefully consider methods to preserve natural features for the enjoyment of the current and future population.

Strategies:

- Reevaluate zoning ordinance standards to protect woodlands and wetlands.
- Require tree replacement when existing resources are impacted by development. Provide incentives for new tree plantings.
- Consider preserving open space, water bodies, and natural features through a land conservancy or other non-profit



organization.

- Protect the City's water bodies, including rivers, streams, and creeks, from degradation and destruction.
- Enhance the viewsheds of woodlands, wetlands, and other water bodies.
- Consider zoning ordinance provisions which encourage development designs which minimize lot coverage, maximize open space, and allow flexibility in accommodating and protecting environmentally sensitive areas.

RESIDENTIAL

GOAL: Provide a variety of housing options for City residents in various stages of their lives, while maintaining the historic character and sense of community in the City of Tecumseh.

OBJECTIVE: Preserve and strengthen existing residential neighborhoods in the City of Tecumseh.

Strategies:

- Continue to encourage the conversion of homes in historic neighborhoods back to single-family residential.
- Consider instituting a City inspection program for rental properties in order to maintain a healthy and safe housing stock.
- Ensure that nonconforming commercial property in residential neighborhoods is redeveloped as residential when available.
- Continue to protect residential neighborhoods from encroaching non-residential uses through the establishment of appropriate zoning districts, performance standards, and screening requirements.
- Assist City residents in applying for grants and loans to rehabilitate, restore, and refurbish historic properties.
- Implement the Secretary of the Interior's Historic Preservation Guidelines to ensure historically appropriate renovations and additions to historic properties.
- Consider developing more stringent controls regarding maximum heights and maximum footprint of new residential structures to anticipate "bigfoot" development.
- Continue to require developers to provide connected, pedestrian-friendly streets with sidewalks in new subdivisions, in order to maintain the sense of community in Tecumseh.

OBJECTIVE: Provide housing opportunities for individuals and families of all types and income levels.

Strategies:

- Promote a variety of housing choices which include both rental and owner-occupied options.
- Encourage continued variety of single-family dwellings to provide options for households with varying incomes and needs.

Vision Statement, Goals & Objectives

- Provide opportunities through zoning for affordable housing developments, including attached and detached products.
- Provide housing for seniors in all stages of independence so that they may remain residents of the City as long as they wish.
- Continue to encourage upper-story residential in the Downtown area.
- Plan for historically compatible new townhouse construction in the Downtown area.

COMMERCIAL

GOAL: Encourage an appropriate mix of new commercial development that is compatible with Tecumseh's character and needs.

OBJECTIVE: Promote the development of a variety of goods and services establishments within the community to accommodate the needs of Tecumseh residents.

Strategies:

- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, interconnected parking and shared drives, landscaping, screening and signage which is cohesive and compatible with the existing development patterns.
- Review sign standards to insure appropriate scale and lighting.
- Encourage the development of commercial uses that are underrepresented or not currently located in Tecumseh, such as a hotel or motel and men's and women's clothing stores.
- Implement controls, such as buffering requirements and other zoning ordinance standards, to ensure that business development does not negatively impact surrounding land uses, particularly residential dwellings adjacent to the central business district.
- Implement techniques to encourage creative redevelopment and continued maintenance of vacant and blighted commercial properties.
- Encourage office uses in commercial districts along side streets; encourage more retail and restaurant uses along Chicago Boulevard.
- Consider redevelopment of underutilized areas for office and medical uses.
- Enhance existing commercial shopping areas such as the West Chicago shopping area, Logan/Evans, and Evans/Brown.



OBJECTIVE: Ensure that new and rehabilitated commercial structures represent building mass and design that is compatible with the traditional and historic structures in Tecumseh.

Strategies:

- Implement controls which will limit the size and mass of new commercial structures.
- Develop guidelines that encourage new commercial facades to be compatible with existing structures.
- Encourage the use of masonry and other natural materials for new building construction.
- Ensure that existing and future land uses at City entranceways have attractive site and building designs that project a positive image as one enters the City.

INDUSTRIAL

GOAL: Provide for redevelopment and expansion of the City's industrial base, while mitigating the effects on other uses.

OBJECTIVE: Locate industrial uses in those areas of the City which are best equipped to handle their impacts.

Strategies:

- Fill existing industrially-zoned areas before rezoning additional land for industrial.
- Consider a carefully developed high-tech industrial park, perhaps in partnership with Tecumseh Township.
- Consider encouraging the establishment of a community college satellite in the City, to provide jobs and training to residents of the City and nearby communities.
- Designate industrial areas on the Land Use Plan to accommodate larger industrial users.
- Develop strategies and incentives to maintain and enhance existing industrial users, and to attract new users.

OBJECTIVE: Minimize the negative impact of industrial development on roads, adjacent land uses, and the environment.

Strategies:

- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and drives, landscaping, screening and signage which is cohesive and compatible with the existing development patterns.
- Review and enhance the zoning ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- Review and enhance the zoning ordinance screening and landscaping requirements for industrial sites.
- Review existing code enforcement efforts to insure adequacy of violation response.
- Consider the establishment of a truck route to protect the downtown area from pollution, noise, road damage, and vibration.

TRANSPORTATION

GOAL: Provide a transportation network that facilitates the safe and efficient movement of people and goods.

OBJECTIVE: Maintain and enhance current road network.

Strategies:

- Maintain an appropriate balance between mobility and accessibility.
- Maintain roadways so as to provide safe and efficient access throughout the community.
- Continue to work cooperatively with MDOT to provide an efficient and safe system of arterial roadways.
- Encourage public-private partnerships that result in development paying its fair share of major roadway improvements.
- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and drives, landscaping, screening and signage which is cohesive and compatible with the existing development patterns.
- Implement good access management practices to reduce the number of driveways for individual sites.
- Determine which road improvements, such as signals and left turn lanes, may be appropriate for problem intersections.
- Eliminate vestigial one-way streets.
- Consider the establishment of a truck route to protect the downtown area from pollution, noise, road damage, and vibration.
- Require acceleration and deceleration lanes for large developments that will impact traffic conditions in the immediate area.



OBJECTIVE: Promote the use of non-motorized facilities throughout the City

Strategies:

- Promote a pedestrian-friendly atmosphere throughout the City.
- Extend sidewalks and/or bike paths to the west end of the City.
- Make sure that sidewalks and bike paths are developed with sensitivity to the surrounding neighborhood.
- Connect parks and schools with a pathway system.
- Connect pathway system to other trails in the area to expand recreational opportunities for residents.
- Require sidewalks in new developments.
- Encourage and support rails-to-trails pathways.

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