

Bowling Green Future Land Use Survey, 4/28/14 - 5/12/14:

*There is no mention of converting rentals to single family owner occupied in the SE quadrant but there is for the NE quadrant. Ditto "non-conforming" uses which also exist in the SE quadrant. How do you monitor and control apt. over garage apartments future use if owner moves and someone buys it who does not choose to live in main house. Then it becomes just another "garage" apt. owned by an absentee landlord.*

*Im most concerned about the cost to do these changes and also the intrusion into individuals and buisnesses property rights.*

*Hi, Council. Better restaurant choices [like Byblos, Red Lobster, ethnic]. Select and improve one of the many empty buildings for larger city building. Make signage more aesthetic at all entrances to city. Keep old Jr. High space green and make it attractive for public use both winter [ice skate] and summer [benches, gazebos, ponds, pathways, trees, flowers. Let Nadine work her magic as done with Simpson Park]. Replace Prairie State energy source with more windmills, solar, hydro energy sources even if it means a 10% electric rate increase. Keep residential areas "residential"; put new businesses east of Dunbridge. Thanks for this survey!*

*Please balance the aesthetic and ideal with the practical and realistic. A pretty E Wooster median at the expense of a recent (and hard-won) turn lane could again clog traffic and imperil safety (rear-end crashes) as drivers slow and stop to turn. And where would the snow go. Bikes as a major mode of transit for students. Impractical much of the school year because of weather. As a 20+-year downtown resident, living in a 2nd floor space, I see a need for dedicated parking for downtown dwellers, especially if you want to attract more of us. My landlord doesn't provide parking; I use a public lot, which can fill with visitors during popular events. Full support: returning NE houses to single-family use. The multi-use trend accelerated dramatically the last 20 years as long-term owners died or moved to the outer reaches of town.*

*The downtown area would benefit from additional parking. There is also a 2 hour limit on a lot of the parking which doesn't allow people a lot of time to explore the shops and restaurants. A tree-lined median down Main Street would be difficult - we may be better served to use that space for bike lanes. We want to make sure it's easy to travel from one side of town to the other - reducing car lanes could add to downtown congestion.*

*Continue Development (B-5) from Prospect to Manville to make the campus & the downtown more blended.*

*We need to take back golf course at city park, it could be used by more tax payers if the city used it as park land.*

*Balance present needs with long term vision, please.*

*Be creative, intelligent, and inclusive.  
this is a great start. A valuable tool to help plan the progress of BG.*

*The city spent \$90,000 to invite companies from two different states to advise us to enhance "curb appeal." Essentially aside from doing what you wanted to do to begin with (go after non-city slumlords while leaving in-city slumlords unquestioned), you hired a firm to tell you to put in more trees, create more seating areas downtown, and put in some visual interest as people enter town. I'm sort of surprised that non-state companies were hired to do this task when the city council and city administration are making lots of noise about wanting to strengthen town and gown relationships. We have a Center for*

Family and Demographic Research at BGSU who routinely are hired to help policymakers make business and residential decisions for example, how to evaluate housing stock, how to decide where to place child care centers or businesses, etc. I encourage you to hire a university resource before using "outsiders." Or, if you prefer to hire "outsiders" for \$90,000, please refrain from belittling citizens as "outsiders" when they care about an issue in a way that differs from the mayor and his "Preserve BG" movement. I thought it was disgraceful how local residents and their families were treated as outsiders, during that electoral cycle. That said, here's what I think about your proposed plans. I've got no problems with planting more trees around town. I've got no problems with creating easier access to parking downtown. I've got no problem with enhancing the visual interest of the mass parking lots at the edge of town as folks enter our town. But I do have a problem with how every time I turn around, businesses are given swift fast speedy preferential treatment in changing zoning codes while citizens are treated poorly. I have lived in this town as a tax-paying home-owning resident from Day 1 of my term at BGSU. I am a professional who is proud of my town. And for 22 months, I was treated so poorly by my town - by my city planning director, mayor, planning commission, etc. It was an astonishment. I've never in all of my adult life been treated so poorly. I learned a great deal. And now that it's done, I'm grateful for how I've been changed and what I've learned. But what do you think I would tell a young couple who wants to move to this town and partake of culture, arts, environmental sustainability, civic life. What shall I say to them when they ask me about my experience as a green-loving resident. If you want to attract more people with solid incomes for taxes and to care for their home properties, start treating the entirety of your citizenship with respect and listen to them more closely. When they tell you they want more environmental sustainability, greater freedom to innovate...respect them. So, yes, of course, I still want my backyard hens. Just like I want to convert my front lawn to a food forest. I didn't see that anywhere in your Vision.Plan.B.owlingG.reen. So, here's what I'm telling you that didn't show up in your report at all. Work toward making this town more green. Quit lying to the town with false estimates about the costs of trying to protect ourselves against fracking while at the same time waiting until after the election to release the real costs of our commitment to Prairie State Energy. Quit mocking those who want environmental sustainability. And convert more of our gardens into green spaces for citizens have a food forest garden with a community hen house, for starters. That said, I look forward to seeing more trees around town.

i would like to see less empty buildings, using what we have before new construction approval, if possible.

For the plants on the proposed medians along E. Wooster, the plants should be part of a rain garden with native grasses and things that are shorter and will allow drivers to see over the median to the shops on the opposite side of the street (unlike trees) and will cost less than trees.

Concern for visitors being able to navigate the plantings on Wooster Street when large events like the tractor pull come to town. Any traffic jams that may happen due to loss of turning lanes etc. would not look good for BG. The same would apply to the downtown we have to look at the changes, although pleasing to the eye, is it feasible for our visitors to navigate. We want to be welcoming but also accomodating.

Build parking garages rather than open parking lots. They take less space and more efficient. (They are also more costly, but they are worth it in the long run.) We need public transportation of some sort. A city that does not help all its citizens to move around (say, to go to the hospital or to doctor's appointments) is not humane. We should not only be concerned about young people and beautifying the city, but also the old and making the city functional. Demand from landlords to build basements as storage and shelter facilities. We have thousands of students living in non-basement apt. buildings and we live in tornado country; how safe is that. The city has a responsibility to require safety for the students of BGSU. We owe it to them and their parents. Do NOT build a new city building in the new opened area where the junior high school used to be. We need a Commons sort of area for all citizens to go to, socialize, hold public outdoor events, play, etc. And we need more green spaces, so that area is an excellent candidate for such activities. This will attract more people wanting to live in our city. By all means, enforce rules that already exist on those landlords who house excessive numbers of students and

*don't care about the situations tenants create for their neighborhoods. There are a lot of shabby looking places in the most visible places of BG, and that's a shame for the city. You can't attract new populations to a town that looks like that. The most important area of a town is downtown. It's the heart of any city. The downtown is what creates the first impressions on visitors when they first arrive in town. And the downtown in GB is not only Main St. but Wooster as well. Don't just beautify East Wooster. Make sure the buildings are functional, clean, and up-kept. This means one thing: Regulate the big landlords in this town!!! Thank you for your attention. I love Bowling Green!*

*1. We need to start planning for public transport in anticipation of gasoline becoming too expensive for people to commute to work and fewer people being able to afford their own automobiles. 2. We need to make BG more accessible and hospitable to people living in low-income housing in the periphery of the city - in trailer parks as well as apartment buildings - so their children can take advantage of the same opportunities as those living in single-family units inside of town. 3. We need to promote energy conservation retro-fits for commercial buildings, rentals, and single-family homes. Since electricity is already costing more we need to help fixed income people reduce their consumption through conservation. 4. We need to provide storm shelters where people without basements can go during tornado warnings. 5. We need to provide space for renters to grow their own food - urban gardens - in anticipation of rising costs for healthy food as transport costs will rise rapidly in the near future.*

*I believe we can make much better use of our City Park than the current golf course. We should get out the lease ASAP. A few dozen country club members should not get the bulk of this public space for their 9- hole course. There are 2 full golf courses in town & several within a short drive. This 'lease' of public park land has outlived it's usefulness. This extra space could be used for walking & bike trails or more room for sports fields or rec area.*

*As part of this process, please consider the energy efficiency of any new infrastructure - new street lamps can be solar-powered and we should consider sticking solar panels on top of parking garages, for example. I also think it is important to make all of BG as pedestrian- and bike- friendly as possible.*

*Would be nice, but doubt it will actually happen to extent proposed.*

*Our downtown is woefully lacking in public space and green space. I would like to see the city keep the property that used to house the old Junior High School as a public green space. There is plenty of additional property (old Central Administration site) for building. I also believe we have a huge parking issue in downtown BG - both the lack of parking and the strict rules regarding meter times, etc., make the city seem less welcoming than I believe it intends to be. I also think REAL bike paths are critical to attracting and keeping young professional and families - biking in BG at this point is scary at best.*

*The proposals regarding housing in the NE and SE quadrants should be, and should long have been, city policy for the entire town. The NE and SE are, by far the worst areas, but the "Old Town" NW and SW have or potentially have similar issues, just on a lesser scale. Put another way, BG has never beneficially exploited its older housing as have many other Ohio cities. North-south traffic flow through the town center is addressed. What is to be done about east-west flow.*

*I stringy believe BG needs a parking garage downtown. This would support the purposes of opening up the downtown area as a gathering place and of Main St. and Wooster for creative and aesthetic sidewalk usage. We have a wonderful downtown with good plans to make it more lively and inviting. But we send a clear signal that we don't really mean it because we don't provide clear and easy access to parking. I think a parking garage is inevitable within the coming generation. The idea will always garner opposition, but at some point the community will get over that threshold and just do it. We have a great moment to work with right now - we should at least get the concept decision on the books. I also support the idea of making a town commons, or attractive gathering place, on the site of the former Junior High building. It is an unparalleled opportunity - the green space is there and publicly owned. It is unimaginable that another space like this will appear in the foreseeable future. There are other options for*

*a city building - particularly the site of the former Education Administration building. Nothing makes a town more delightful than a space like this, as countless New England and Western Reserve communities could attest.*

*I would like to see a focus on renovation and use of existing buildings in the downtown including the old Huntington Bank Building. The houses converted to apartments on the south side of E. Wooster are a blight and are embarrassing.*

*East Wooster must be a priority. The signage of varying heights and type are unattractive. The houses/student housing along the south side of Wooster need to be torn down. The first impression of BGSU, as compared to other college towns, is not favorable.*

*Our town is beautiful, just look at the current photo backplash. We are a college town that caters to college kids. If you want to beautify the town, work on the drunken kids that stagger in front of you in the dark on main st....as I almost ran 3 over last week and they were too drunk to care. Your priorities are backwards. Work on the IQ & education of the community and not adding trees to the landscape. The majority of this plan is horrible for Wooster businesses, and those businesses are not the areas that are promoting the staggering students and overall belligerent behavior that we have observed recently. I have a few better ideas if you want. Thanks.*

*This is a college town..... trees lining W. Wooster might look good, but would hurt all the businesses along the way. Why are you trying to make it hard to get to the current businesses. How will the police and fire departments respond, when they have to go several blocks out of their way to circle back to a problem. College students would be harder to see as they run across the road, since they don't cross at the current marked crosswalks. Why are they not sited for improper crossings. Downtown is very nice during the day, but the number of people who are drunk after 10pm, is really a problem. Why are students allowed to walk out of an establishment when they are drunk. They are a hazard, and have been known to pick fights, shoot out windows and keep the rest of us out of the downtown area after dark.....*

*It's time the city enforces the codes pertaining to rental property. They had the chance a few years back but let powerful landlords back the ordinances down so that's why the NE and SE parts of the city look the way they do today. Also remember when we develop more parks and trails and greens-pace the support of these items increase with more manpower and equipment, cleaning snow on sidewalks, mowing grass in the summer, this all takes time and money.*

*The plan sounds good in many ways but is pretty unrealistic in others. For instance E-W traffic through town is very congested at noon time and on Fridays. Now add 6" of snow! Bike paths and boulevards won't cut it. I also have concern about additional use of alley and bike paths throughout the east side. Misbehavior and outright crime are a concern. We had a chance to have a rails to trails bikepath through the town, but many people whose property abuted the rail-bed were opposed because they felt they would be more vulnerable.*

*Please consider the long-time, well-established residents of BG*

*I support the concepts presented, but think that many details need to be refined. I also support the idea of spending our tax dollars on improving the community but believe we must balance additional spending in these areas with cuts in others that may not be as productive.*

*North Main, west side:agree access from rear parking lots is needed. Agree in making Main St more aesthetic visually, bur concerned about the proposed traffic changes, unless the State Hwy designation is changedl -perhaps to Dunbridge Road. it enhance the East Wooster St entrance, in addition to trees, plant native wild flowers on the parkway and median (If added) for aesthetics as well as reduced maintenance. I support retaining the former Jr Hi site at Wooster and Church as open space . Demographic questions on paper survey: I am a BG resident for 29 years. I am a home owner over age 70. Formerly lived in MN*

*I wish that there was more citizen input and input from faculty on campus who would have expert opinions on many of these issues. Why isn't there more engagement with the community. Also, I would hope this revised land use would allow residents to keep chickens. Clearly cities who are sensitive to their residents and looking to attract and keep a young, professional demographic allow chickens. Also please PLEASE add biking infrastructure! In Europe it is as easy as dividing the sidewalk: pedestrians and bicyclists! All it takes is a line of paint! Also please make landlords improve their properties, and perhaps even convert their apartmentalized single family homes back into single family homes. Why can't we revoke grandfathering. The landlords have entirely too much power in this town, at the expense of regular homeowners and really the entire city! The apartmentalized homes look shabby at best and downright trashy at worst. And please take back the city golf course lease and develop a park that all citizens can appreciate and use. I agree with a lot of the ideas in this plan but I wish that there was more citizen input. Thank you for asking for citizen opinions!*

*I support the concepts proposed in general, but think that more study of the unique factors contributing to BG's identity, and the details surrounding current and proposed uses, would strengthen the viability of the plan. For example, most of the upper story spaces in the downtown are currently residential rentals. Also, one of the downtown spaces identified as vacant has hosted the weekly Downtown Farmers Market for the last 2 years. As for the questions following this one, I would like to see the tax impact of improvements mitigated wherever possible by corresponding reductions in ongoing expenses that are not contributing to our growth and progress.*

*1. Fully support E. Wooster entrance enhancement proposal. Very much needed. 2. City needs a stronger architectural design approval for all new and remodeled commercial structures. Example: Wal-Mart was allowed to build the cheapest designed store which would not be allowed in Findlay or Pburg. Same with CVS, etc. We need to give a much higher priority to commercial building esthetics and landscaping. 3. Fully support re-design of Main St to one lane through traffic, widened sidewalks and trees allowing sidewalk cafes, etc. Eliminate some on street parking if necessary. Take a look at what Ann Arbor has done with their Main St. BG could do that also. 4. Initiate a 5 year phase out for the "grandfathering" of out-of-compliance zoning for housing not in compliance with current zoning regs. 5. Do not allow anymore Section 8 or subsidized housing/apartments to be built in BG. 6. Would like to see old Jr High remain as green space...or at least encourage and support the Master Gardeners to beautify the area (even if temporarily) like they have done at Simpson Bldg. Realistically it will be at least 10 years until anything is done with that area. The trees are nice but lets continue to beautify the empty lot. 7. Strongly oppose the city ending the lease with the country club. Saying it could be used as a park is a knee jerk decision. Does the city want to A) assume the debt of the country club which they would be obligated to do., and B) Does the city want to assume the cost of maintenance of the land which the country club now pays. And don't tell me it could be "green space". It already is green space. Thank you for the opportunity for input.*

*No median on E. Wooster. No change in driving lanes or street parking in downtown. No townhouse on N. Enterprise - don't expand into BG with any more student housing. The devil will be in the details so I hope there will be lots of info about the details.*

*I believe it is essential that BG address the declining housing stock east of Main Street. I would support any and all approaches to improving the state of the rentals in town.*

*I am hopeful that this plan is good step toward reversing the decline of the east side of BG. That being said I am very interested to know how the City will be implementing the ideas contained in the plan. It appears that the ideas in the plan will need to be implemented by both public projects and private development.*

*Create Bike Path to Cogans Subdivision or require side walks to be installed along Brim to Cogan's Crossing*

*Leave the downtown alone & also do not touch E. Wooster.*

*Where is the mention of schools, education.*

*I'm sure many would advocate bringing in more known restaurants and stores I would disagree. I love the blend of local restaurants and stores and would love to see more emphasis put on developing a locally-based commercial "market" system that supports local entities. I'd love to see the downtown develop into a cultural, artistically-diverse area, with art galleries, yarn and fiber stores, independent bookstores, more local non-chain ethnic restaurants and boutiques. We have a good start. Now, the City needs to support these enthusiastically, and to create a work/live environment that supports it. I am wholeheartedly in favor of developing the second and third floors of downtown buildings into living and working spaces. I'd like to add the consideration for artist studios as well as musical rehearsal space. To allow artists and creatives to develop, housing and working space must be affordable and spacious. If some of the space could be devoted to the Arts in this way, to cover housing, working, living, learning and exhibiting in a non-University setting, that would be fantastic. And it has to be affordable.*

*- Include Public Works people as part of the discussions. - Consider using vacant Huntington bank for city building. - Don't shy away from a parking garage if you remove parking from Main St downtown. (BTW, Questions 1-3 are a bit slanted...) Additions/affirmations to the various plans: E. Wooster = no central median down near I-75; just plant more trees and bushes NE = convert apts back to single family residences Downtown = proceed with Central Park where old Junior High was located \* \* \* Planting more trees would help in \*all\* segments/neighborhoods being considered !*

*The pictures in this survey were too small to see.*

*The I 75 ramp has been an eye sore for years. This should be #1 priority, 1st impressions are lasting....other OH University towns have wonderful , beautiful entrances to the towns. Clean it up, beautify it, get rid of the eye sore station!*

*Keeping the current green space near the police station downtown into a park or maintaining as a greenspace is wasteful. To close to city park, no parking, to close to roads for kids. Use for city buildings, additional parking, new business. Need more efficient use of that space. Also, look to expand on Newton Rd toward I75 and create entry/exit ramp here. Additional traffic that has not gone through Perrysburg would be beneficial to the mall, and could avoid truck traffic through downtown from businesses on the north side.*

*I understand the look of the city is important to your office. I would ask, however, that you consider a lot of people in this community are living hand-to-mouth and don't care as much about the look of the city, rather they care about how the city works and what opportunities there are. Jobs, housing, and affordable leisure activities are what most probably care about right now.*

*I think that a lot of the problems with the East side in general is that laws on the books are allowing landlords to do anything they want to with their properties. They need to keep up their properties and they need to make their tenants to keep them up to. Many properties are just dumps and that is the way that the tenants keep them. Enforce the laws, make new laws to get the neighborhoods back to beautiful. You can plant all the trees you want, it isn't going to make the rental any better looking.*

*Central plantings on Main Street seems like a poor idea. The area is already congested and it seems that it would be more so with the addition of trees. I understand the idea of looks, but functionally it would be an even harder situation to navigate. Plus, it takes away from the charm of the "old downtown" look that many find charming. The improvements on East Wooster would be nice, with perhaps an additional crossing for students as it seems many of them enjoy the game of frogger they play on a daily basis. I would hope BGSU could contribute some to that makeover.*

*If you could just take care of that welcoming sewage smell it'd be great. I suppose that's not in your control though.*

*We should be a model community. My son in law, a civil engineer, thinks we should be more innovative architecturally. We should have good statues in our space, better gardens.*

*I would love to see the signage limited to smaller signs at street level on E. Wooster. The sign "pollution" makes us look like a stop off the interstate rather than the awesome town we are.*

*As a young professional who has lived and worked in Bowling Green for the past 10 years, I strongly believe that many of the proposed changes would have a positive impact on attracting and retaining young professionals in the area, which would in turn strengthen the community's economy and overall quality of life.*

*Side walks are horrible throughout the city. Very unsafe. They need immediate attention.*

*I think some attention should be give to the 25 entrance to the city on the North edge to BG.*

*How does this City plan on accomplishing these goals without raising taxes.*

*Parking areas outside the city. No vehicular traffic in city. SIDEWALKS along all streets, at least on one side! Bike paths. No renovations on code-mandatory basis..*

*I would like to have a moratorium on all annexing until the City of BG remedies these current major problems that are having a negative financial effect on our community.*

*Do it bros*

*Source of funding is my only concern.*

*Outstanding. Well done.*

*This survey avoids, it seems, the poor impact of all the landlord proerties on the SE side where i live. My street, S. Summit, has gotten better over the years and as homeowners we seek to keep up our properties, but landlords do not keep up their properties. One next to me at 455 S. Summit has not been painted in 10 years and is a mess, with poor tenants who trash the place and often my property too.*

*impressed with the huge energy and thought that has gone into the proposed plans. Very much like the increase in "green" : trees, shrubs, etc. throughout the city in alleyways and road medians.....some concern about the student traffic at high peak times on the east side of Wooster, but maybe that will be the price to pay for the visual improvement with greenery upon entering the city on the eastside. It would be wonderful if the whole plan could become a reality through the years.*

*We don't support the creation of a median on Main Street. It seems that would create a more crowded street with narrower lanes. Adding apartments on current northeast alleys would not likely generate family residents.*

*I think a parking garage would be beneficial to the downtown area. There are ways that other cities have successfully done this without it sticking out like a sore thumb. Could maybe leave the facing part of the old Huntington bank, but somehow turn the back part into a multi level parking garage. A college down with a lot of downtown activity that has successfully done this is Athens, OH. They have a multi level parking garage that is sort of hidden and nobody notices that it's a parking garage but it is utilized by many.*

*I don't necessarily disagree that some changes need to be made in the areas this study has targeted, though I would quibble over some details. I would certainly like to see the sprawling parking lots on campus go away. I wonder why the university doesn't build a few parking structures and reduce the overall footprint of parking. I really like the idea of making town more bike and pedestrian friendly.*

*Quality of life is the most important issue affecting Bowling Green, and that issue most clearly impacts the east side of town. Most of the energy spent updating the plan should be focused on the east side and bringing it up to par with the west side. It'd be great if we could see some creative thought and willpower going toward creating bike lanes and connecting the city and campus, more parks/green spaces, better housing, and more cultural amenities to make BG a vibrant city that attracts and retains young people.*

*The mall needs work. Maybe a few more parks & family things to do. Putt putt, game/sports place. Restaurants. No to the downtown one way/bike. it takes to long to get past 4 lights most of the time. Focus on the families that live here not only the Bgsu students.*

*I strongly encourage steps be taken to make Bowling Green bicycle friendly. This would include bicycle lanes, bicycle parking facilities, bicycle maps, and educational programs.*

*I have some questions first...it would be nice if the process was more clearly explained. Could these questions/answers be posted on the city website. 1. What was the criteria for rating all the homes in BG. 2. Was this criteria consistent with what is important to the target demographic that BG is trying to attract/keep in BG as residents. (Professional, 24-34, educated, works or has ties in BG). Who developed this criteria. 3. Where is the database of all the rated homes in BG. Why was that not shared on the City website. 4. How was it that there was not one property of the 5,518 residential homes in BG that was rated 6/weak. 5. Will there be specific suggestions provided to each homeowner to improve their properties. 6. Issues I think are important for BG to address: \*Non-conforming properties (apartmentalization) \*Walkable neighborhoods/entertainment/shopping \*Clearly marked, safe biking lanes in town linking the university with major areas such as the downtown, parks, shopping, etc. \*NATIVE trees planted in BG...please support native wildlife with native species trees. Remove dead trees in town. \*Can there be a summation of all the owners of the 136 nonconforming properties in BG, and who are the owners of most of these properties. Perhaps there are just a few major owners of nonconforming properties. \*Can we use permeable asphalt in future projects to mitigate water runoff. \*Prohibit large trucks from using Main/Wooster by limiting weight and length of vehicles on these roads. \*Bury ALL above ground electricity lines. \*Create a buzz-worthy central interactive art installation, such as the 21 Swings Montreal. This would create excitement and pride in BG. The city could collaborate with BGSU (School of Art) or commission an interactive artwork from an artist. <http://www.tourisme-montreal.org/blog/21-swings-brings-music-to-the-quartier-des-spectacles/> \*Create a year-round central farmers market/boutique market in the center of town, similar to Findlay Market in Cincinnati. Perhaps have spaces where BGSU students & residents can sell their creations. \*Implement inspections of all rental properties for safety issues and aesthetic issues. Enforce current codes. \*Work with landlords who own nonconforming properties in BG to allow permanent single family residents to purchase neighboring properties so property values will go up, with the attention that a private owner brings to his property. If that is not an option for a neighboring resident, could the city purchase nonconforming homes from landlords to renovate back to single family homes and then put back on the market. I would think the city could partner with a construction business to make this work. \*Install more crosswalks on Wooster St. \*Improve and widen sidewalks in town. \*Revoke lease to golf course/country club in town and use that space for the benefit of the majority of residents. \*Develop rail connections between BGSU and UT, Owens, etc. to foster collaboration between schools (OHERN).*

*We need to address issues and have a plan before things happen. New businesses are good but they need to fit in the context, too, ie. CVS and their parking lot on E. Wooster. ugh.*

*Better bicycle and pedestrian access, as well as improvements to connectivity in southeast quadrant are probably the most pressing needs*

*Carefully review zoning and change only as needed to implement the development plan. Be mindful of pre-existing non-conforming uses. People own and purchase their property expecting to be able to continue current uses. Provided they maintain their property reasonably well government should not try to void those uses, at least until they are legally abandoned. I also wonder why we did all the downtown renovations in the 1990's and now conclude they all need to be redone. Poor planning than. Lets get it right this time.*

*I think the proposals all highlight the needs of our beautiful town. As a growing community we have to be very thorough in our planning, as not to create potential issues in the future, so that we may lay the proper infrastructure for continued expansion. Polishing this gem and maintaining a strong community will continue to attract the young professionals we need to catapult ourselves into a strong future.*

*More of the plan should be focused on reducing greenhouse gas emissions by developing in a way that reduces vehicle miles traveled, reduces new construction (as opposed to refurbishment of existing structures), and provides more public transportation options.*

*We need more parks on the South East side of Bowling Green. We need a cross walk light at Sand Ridge and Main street to access Slippery Elm Trail from the South East side of B.G .*

*No amount of landscaping is going to reverse the hodgepodge look of E. Wooster St. from I-75 to campus. Updating downtown should start with a consistent signage policy.*

*This survey needed much more opportunity for open comments on each segment. It was too "leading" and bi-directional. Plazas downtown are needed - great idea. Maybe a skate park at one of them. No additional access to parking on west necessary - causes traffic problems on Main. No street trees down middle of Main - or other median. There is not enough room. Sidewalk extenders/decks for dining are a great idea. Need at least one more near Qdoba/Panera. Semi traffic needs to be diverted from Main/Wooster Combine straight and right turn lanes downtown, with separate left turn lane. Mixed use for downtown buildings is a must have. Park/green space/public gathering area at Wooster and Church is a good idea. Treed median (well-marked) along most of Wooster would be a great asset. More plantings in general - so it doesn't look so industrial. For the mall... look into a developer who could turn it into an adventure destination. Skate park, climbing wall, trampoline room, ziplining, laser tag, outdoor outfitters store. And it needs to be very bike accessible from campus and town. Make it an attractive option for students of all ages. The golf course is probably not in the best interest of most residents. It only appeals to a small % of people. More biking trails and connections are needed and will be in increasing demand. Be very cautious about additional annexations - and the long-term costs associated. Suburban living is dwindling in popularity.*

*BG has an identity crisis. Our young professionals buy houses in Perrysburg because of a perceived identity that Perrysburg is upscale. I'd like to see more of the university's art and music incorporated into the downtown and parks to reflect our city's intelligent personality. We could also incorporate more green energy and boast that we are a city looking to the future.*

*Attracting young professionals is more than the appearance of the town. Provincial ideology needs to be replaced by contemporary ideas which interest young professionals - sustainability, recycling, clean air/water etc. These lifestyle issues will attract young up and coming businessmen and women.*

*Do not take away any parking downtown especially in front of stores. If I can't park there I go somewhere else!!!!!!*

*BGSU must be encouraged to invest in E. Wooster corridor. Private investment and/or joint private/government projects are necessary. Need to be creative to accomplish project goals without new taxes!*

*Many city roads are in poor condition, this needs tax dollar attention far before restricting downtown traffic with decks and boulevards.*

*I like that we are looking to plan for growth and evolution. However, I am sickened by the lack of enforcement of ordinances that already exist. Assuming we begin construction/renovation of the proposed areas, how will we protect those areas when people are allowed to park on the grass, not mow their lawns, not trim or cut their bushes, not repair homes and buildings, not control pets, etc. I applaud the work that has been done here. Truly visionary. But more work could be done today to protect what we already have before we start developing new - or annexing. Urban sprawl is undesirable and we have a strictly reactive code enforcement department. By being just a little PROACTIVE we would encourage some of this type of renovation from the private citizen. I would happily invest back into my property and my rental homes if I knew my neighbors weren't going to park junk cars in their back yard or purchase their 6th dog instead of fixing their lawnmower.*

*How will this be funded.*

*Creating a municipal broadband network would make BG a more desirable location, and stop monopolies like Time Warner Cable from extorting the city and university. This can and has been done, with Bristol, Virginia being an excellent example. Powering the city and university with high speed (1GBps) affordable internet, cable and phone service would allow the city to have another wonderful marketing tool, and shows that BG is ready and accepting of the future with open arms.*

*Vacant land where Jr Hi was can be used for a dramatic new admin bldg surrounding a court yard and encircled by trees, benches, shrubs. This is modeled after Oxford and Cambridge U. England.*

*Thank you to all involved! I especially like the plan for a downtown park & green space.*

*Do a practical, realistic future plan, not a "political" proposal to satisfy a small group of people.*

*Bowling Green biggest growth and development challenge lies in its main arterials. The city must invest and support development of high traffic and volume arterials focusing on Thurstin/Manville; Poe; Napoleon; creating a roundabout connecting South College, Napoleon, and Klotz Streets; Gypsy Lane; Maine Street; State Route 64; Campbell Hill Rd, and Dunbridge. Additionally, the city would greatly benefit from creating a loop around the city connecting the existing US. route 6 loop with a new loop around Meijer North of the city by Newton road and looping back around to meet US. 6 again. Connectivity and underdeveloped congested streets are the biggest development threat facing Bowling Green.*

*Underground parking structures are a terrible idea, and it seems like far too much attention is being paid to bike routes and ways of connecting the downtown to the university. The students are more than familiar with the downtown area, and what the city truly needs to attract more people/revenue are legitimate attractions, ie restaurants, legitimate shopping opportunities, etc.*

*Most suggestions make sense, save for the boulevard/addition of trees to Main St. With the number of downtown events that are dependent on using the full width of the street, this change would limit their capacity. Think about the Black Swamp Arts Festival, or the Car Show - how would those events continue with trees covering part of Main Street. Otherwise, many of these ideas are great!*

*PLEASE add under-ground parking downtown in all four sectors (NE, NW, SE, SW). I want Bowling Green to have walkers and bikers, but also want people to drive downtown and easily find parking... cause we get a decent amount of rain in NW Ohio. This proposed plan is perfect EXCEPT it removes some downtown parking from our already difficult parking situation. Under-ground parking could make*

*Bowling Green even more aesthetically-pleasing by hiding cars, and would be an additional income opportunity for the city. Furthermore, I liked the idea someone mentioned of adding in angled parking downtown JUST UNTIL this proposed plan goes through... it would help existing businesses in the meantime by adding parking. Thanks for reading and thanks for working to improve Bowling Green!!*

*Is there a way to facilitate the connection between BGSU and the downtown without funneling students to the bars and tattoo parlors. Have retail store owners been a part of the use plan. Have members of the target age group been a part of the steering committee.*

*1) It appears that the focus of the plan is the Downtown and the Eastside. It is unfortunate that ideas for connecting BG residents and visitors to the Westside are not being developed simultaneously. We are one community. 2) How were threats from raising electricity rates considered when developing this plan. 3) Services such as twice per year pick up of brush have been reduced to once per year. How were services (existing and lost) factored in to potential costs associated with this project. 4) I do not have confidence that our elected representatives have the will to confront the practices that led to decline of our neighborhoods. This is a big deal.*

*In looking at the steering committee members there are not any small business owners. It also appears that the plan that is targeting 24-34 year olds are also not represented on the steering committee.*

*My highest priority is having a nice dog park in BG. The Presbyterian Church is considering closing down the one on S. Grove. BG dogs deserve to have their own park. If "corporations can be citizens." then dogs can also be citizens.*

*The pictures on this site could not be enlarged to be able to see it clearly. That makes it harder to agree with what you want the taxpayers to agree to.*

*It's a perplexing problem and I applaud the BG Business, Political, College and Chamber entities for their efforts to meet the challenge of keeping BG viable & vibrant by planning, and then making things happen instead of asking after it's too late, "What happened."*

*I strongly disagree with removing on-street parking from downtown. A parking garage is unattractive, makes older people nervous and will never be close enough to encourage people to walk from the garage to the businesses, especially in winter or in rain (which we have a lot of). I strongly disagree with moving the parking and entrances to the backs of the buildings. We have an attractive downtown. Why would any merchant direct shoppers to a less attractive and less spacious back entrance. I strongly disagree with taking car traffic down to one lane in each directions. Time and again hindsight has shown that when you remove car traffic you remove the people who support the businesses. We don't need trees in the middle of main street.; however, I do support trees on streets where they won't impeded traffic. I don't support more outside eating. Our climate makes that feasible for less than half the year, and in the meantime the ability to walk down the sidewalk is compromised with dodging tables, chairs, food waste, pigeons, etc. Please focus your energies on the abandoned shopping mall, the nonconforming housing, and the entrance from Highway 75.*

*Incorporate facilities for non-motorized transportation users (e/g. - sidewalks, bicycle lanes, wider road ways and/or road shoulders, etc.) into all future road improvement or construction projects.*

*The 'current conditions' pages refer to 'non-conforming' and 'non-compliant' situations, without indicating what they are supposed to be conforming to or complying with. The law. Zoning ordinances. It seems mostly to be 'ugly' in the eyes of some few beholders. The pictures have quite obviously been doctored to make all cars monotonously drab to justify someone's opinion. My opposing opinion is that Bowling Green looks quite nice coming in from I-75, with the stadium and the Stroh Center and*

*Centennial Hall and the new health center. Blocking that with a bunch of trees would detract from, not enhance, the aesthetics.*

*The installation of boulevards on Main and Wooster is a very bad idea. The proposed foliage would block the vision of pedestrians and drivers, making crossing the street more dangerous. The center of the streets are needed for snow removal. Tractor/trailers would be less able to turn, likely resulting in more damage to flower planters light poles, and pedestrian signal poles. Fire trucks would be similarly obstructed when making turns, and all emergency vehicles would be obstructed when trying to go around vehicles stopped for red lights. On Main Street, boulevards would hinder parades, the Black Swamp Arts Festival, and other downtown events such as car shows. The views from police cameras would be blocked. This is a bad idea all around. Please leave these streets clear.*

*I believe that it is within our abilities to make BG a more appealing and "trendy" place to live. I visit Ann Arbor as much as I can when the weather is nice. That city has a healthful vibe. They have safe, wide bike lanes, outdoor seating with umbrellas in the downtown area. They appear to have found a balance between accommodating cars and bikes/walkers.*

*Someone said that the City needs to decide whether it wants to be married to the university and have industry as a mistress or vice versa. I feel that by making changes that make BG more appealing to college students, young professionals and young families we are actually making the community more attractive to industry as well.*

*I would like the city to consider fencing in all or part of one of the areas formerly occupied by the BGCS administration building and junior high, so that it would be available for use by dogs (and their responsible owners). The county dog park is inconveniently located, and has not been well-maintained, such that there are now many places where the fence does not reach the ground and dogs can get out. The Presbyterian church has allowed dogs onto their property, but cannot continue to do so.*

*If this is a 20 year plan, you need board members that are going to be here in 20 years. You also need input from the downtown business OWNERS not just the landlords. I also was surprised that this meeting got a small blurb in the briefs. Then AFTER the "public" forum, it made front page. If you want more input, you have to let the public know.*

*It is wonderful to hear you are planning more bike paths, we are badly in need of them. One of the problems we currently have is that it is very dangerous for students to cross E Wooster because you widened the road thus traffic moves faster. Please put a cross walk and light near the sororities and School of Art so students can get to Quarters and other businesses and homes in the SE quarter. We joke that it is like playing Frogger to cross that road but it will not be a joke when someone is hit by a car.*

*1. Work with ODOT to create a Rte. 25 by-pass around BG then prohibit through trucks from BG. But, a median along Main St. would only create more congestion in an already too limited space. 2. Convert the former Jr. Hi site into a town square for special events.*

*If we want to clean up SE and NE we need a form of ticket to owner to pass to tenants who violate rules and conditions - only to those who violate not a hardship on those (majority) keep properties in good to excellent shape*

*Thank you for taking on this project - it is important to our future.*

*City, County and State transportation offices need to consider how to re-route heavy truck traffic around downtown*

*Not sold on the idea of turning Heinz apartments into town houses. These are so close to the tracks that most people except students don't want to live there. Too noisy. Overall really great work so far.*

*Require real estate developers and rental owners to add landscaping to their property and enforce code. As part of the downtown area, develop the former Junior High property and adjoining site into an anchor which establishes an identity unique to BG with a multi-use plan to allow for cultural, political, social interaction: music, water, gathering places, market, offices, garden, etc.*

*None*

*As a college student, I think the addition of bike lanes would be an invaluable resource.*

*1) Not all residential front yards should be required to have grass. Well manicured gardens should be acceptable. 2) Commercial rental spaces on Main Street should be limited to retail and restaurant. We have too many law firms which do not look great or increase the charm or visitor traffic in the downtown. 3) Rain Gardens with native plants should be planted in many areas. Rain Gardens help to prevent flooding (a major problem in BG) and make the localized area draught resistant. These ideas are excellent and I believe that if implemented, they will improve the economic vitality of Bowling Green, Ohio.*

*It seems as though the development of E. Wooster benefits BGSU just as much as the city. What role is the university going to play in design, paying for, maintaining the E Wooster development. Thanks!*

*Sidewalks continue to be an issue in the older sections of town. I would like to see this issue addressed in these plans.*

*It is an exciting time to live in Bowling Green to be afforded this opportunity to plan for its future!*

*Need more bike lanes/sidewalks. South Wintergarden Road needs bike lanes/sidewalks badly! We are bikers and don't dare get to town from Sand Ridge Road via Wintergarden. Plant more native trees.*

*Work in cooperation with property owners don't try to force cooperation*

*I think the proposals are interesting but wonder what other options were considered.*

*I hope that you plan for intergenerational use of the city, not just 25-35 year olds. Cities need children and elders too.*

*Need more sidewalks + bike lanes. More native grasses + trees. Replace ash trees with natives. More store + restaurant variety downtown, e.g., there used to be a grocery store.*

*Looking at downtown, the common issue people bring up is ensuring there will be enough parking for all of the businesses once new developments emerge. A facelift to the mall needs to be done on the north end of town. Looking at the E Wooster proposal of adding trees to median areas of the roads may also be a concern for high traffic areas (coming off of or entering ramps to I75). I could see this being a hazard to drivers trying to see around trees when trying to turn out of businesses along Wooster that do not have traffic lights (ie- turning into or out of the areas along the gas stations and Fricker's) .*

*Sp pleased with the work already suggested. Very happy with the process so far. We leave a wonderful town which needs some attention and this committee is great looking into now and in the future.*

*The plan looks fine, but the City will need to ensure they begin explaining in detail how they intend to implement. Obvious concerns would be property owners/landlords and how the City intends to change these from apartments to single-family residential.*

*Although all areas of the community are important, the Downtown area is in great shape and doesn't seem to need a lot of work (at least at this point).*

*Bowling Green is not growing out of control. The annexation policy should not be tampered with.*

*The plan needs to be a working document, not something that gets shelved. We need to restrict sprawling to the west to maintain a viable downtown. No more waterlines or sewers. Ring the city with parkland areas to contain sprawl.*

*Aesthetics as presented present an intriguing and exciting alternative to what we have now. However, I am concerned with upkeep and maintenance. I understand some sort of cost will be incurred, but to what extent. also, how do you "stop and reverse apartmentalization" of single-family houses. If no one else buys them, won't they sit empty and deteriorate further. What do we do to bring jobs into BG. Without jobs, how do we expect to attract and retain the targeted demographic. Finally, with the proposed need for reinvesting, how do we expect those with the means to do so / lead the charge when they are denied at every turn and made out to be the bad guy.*

*Turn the land that's been sitting vacant across from Stimmel's for decades into a park! Stone walls (like City Park) would protect people from cars, add parking besides fire station, etc. The new golf course neighborhood & surrounding neighborhoods would benefit from land just sitting there being unused for years.*

*Please help families who live south of Wooster near Crim school. In recent years many of those single family homes have been turned in to rental housing and are falling into disrepair. With a great public school nearby, this neighborhood should be attractive to BGSU faculty and staff with families, but it's quickly becoming a party ghetto.*

*Do not use eminent domain to accomplish any changes to private property. Provide incentives to property owners to improve their properties, i.e. reduction in property taxes or create city tax free zones. Reduce the restrictions on property usage so that private citizens can use their properties to meet the demands of the market. Do not build on the old high school land leave it green space. Any city administration building should use buildings that are now sitting empty. Like the old staples, the pharm building on north main or the old Huntington bank downtown. Avoid the temptation of taking grant money. Grant money makes it too easy for a small part of the community to become involved. Make sure that citizens have "money in the game" they will take ownership and not just hope that "interested parties" will do what is best for the community.*

*waiting for the traffic light at Wooster and main I frequently have to back up because of a semi turning. If you need to make the car behind you also back up it causes a traffic jam. Sometimes I just close my eyes and hope I don't get hit.*

*more dog parks. More downtown parks.more bike trails*

*I would like to see an indoor pool at the community center*

*The eastside of Bowling Green needs attention , especially east of I-75. You get off the ramp and there is nothing there (Restaurants or other businesses) and it looks like this city has nothing to offer. Please don't stop growth the city is not growing out of control. We are the county seat and it is unfortunate that past admin. have not seen it that way.*

*I'm glad BG is looking into these matters. Thank you! I disagreed with question 11 because it didn't appear to offer solutions, only repeated existing issues from question 10.*

*I would like the sight of the old junior high to remain a green space and become a town square. Possibly building a gazebo with power to hold town concerts and gatherings.*

*Hopefully the city has learned from the catastrophe that is the community center. We need more bike and foot paths. Wintergarden from Poe to Conneaut has no safe pedestrian route to Simpson or Wintergarden Park from the NW part of town. The more we can do to eliminate the drab and generic appearance of the commercial strips would be good. Let's focus on infill, public space, and density before we go taking over another farm field. Let's not spread if we aren't actually growing. It's inefficient and raises taxes for everyone.*

*We need to care for the fragile neighborhoods close to the university and downtown. We need families to be able to afford to buy and live happily there. We need young professionals to invest in BG. We need more pocket parks. IF the city park should be considered for expansion - this should be done very carefully! It should not be developed for recreation that would bring in more cars (particularly from out of town) such as soccer fields that would be used by people from out of town for games or tournaments. This traffic and additional parking would be detrimental to the park and surrounding neighbors. It is important to conserve and improve these important neighborhoods. The 75 entrance is important as is the downtown - very nice for visitors but the neighborhoods and quality of housing is why people choose to invest in property as homes. We have lots of visitors to BG but we need young families to invest...buy property and use our public schools and contribute toward a high standard and quality of life as well as the future of BG. We need more biking opportunities...pass ways/paths/alleys, sidewalks connecting roadways so that bikes can ride like the bird flies. Access is key - shortcuts should be encouraged. More room on the main street can be created - I'm not sure if we should sacrifice convenient short term parking though. I like how Melt made outdoor space. also need to have plenty of good long term parking for residents - 2nd floor dwellers of downtown. we need people living downtown.*

*Thanks to those working together across diverse roles and background to bring this depth to the plan.*

*Landlords need to be held accountable for the properties that they own. Upkeep of those properties is essential. I am tired of seeing slum-like conditions in the NE and SE areas of my community. I don't care if the landlords are in town or out of state...hold them accountable.*

*While I do believe middle islands (on Wooster or Main street) are aesthetically pleasing, it appears they only further restrict traffic patterns which would likely create more congestion.*

*I think that it is important to enlist the aid of as many citizens as possible, not only in the conceptualizing process but also as volunteers when work/change actually occurs. Please give citizens the opportunity to raise money and/or contribute hours on a regular basis towards those initiatives that are most important to them. City representatives can begin gathering name/contact information immediately so that interested citizens of BG can begin work as soon as they are needed.*

*As we all know, Bowling Green lacks the money that a city like Ann Arbor has to accomplish goals like this. With that said, many businesses along E. Wooster St. are an eyesore. From Manville all the way to downtown is depressing. Same is true of the slumlords in this town.*

*make a distinction between apartments and rental houses. don't blame existing problems/ concerns on apartment communities. apartment communities (like Stadium View) seem to do a great job of maintaining their properties and policing their residents*

*Housing; there needs to be more single-family housing that would work for newlyweds or young professionals, i know many people specifically who who went seeking housing and couldn't find anything other than Campbell Hill houses, where they didn't want to live. We should encourage more graduate student housing only because they tend to be good tenants as well as good citizens and neighbors. The large landlords need to get on board and plant trees and update their landscaping. Non-conforming housing is a huge issue. It is an eye sore for the community. I think there needs to be a survey on how much students are willing to pay for housing because I believe that they would pay more for nicer*

apartments and houses to live in. The cost of living here is extremely low, and raising it slightly to account for the cost of upgrading places, I think students would be in favor of this. Parking: I can't fathom why cars parked on main street get towed if parked over night. You can't tell people not to drink and drive and then have their car towed. While I appreciate the effort to minimize on street parking, even if cars did park on the street, if there were trees and less power lines, it would still look 100% better. I also think alley parking is a really good idea, but I encourage the city to figure out how the plowing gets done. I personally alley park, and have problems in the winter because they are the last thing to get plowed. Wooster renovations: I LOVED THESE! I think that the boulevard and updates with trees would be amazing. I think it would be great to put requirements on the signage on Wooster too. I think that the biggest change needs to come for the freeway exit. Throughout my childhood, I drove on 1-75 many times, and the BG exit is just another exit on the freeway. There's nothing special. I think that there needs to be something on the Poe Road overpass because then people know what is coming up. I have had family get off at Exit 2 on 475 because there is a sign that says Bowling Green, and I think that there is no reason that they should get confused. There should be no way that people miss that this is an exit for BG. I even joked that the only reason I stopped on Wooster was because there was so much fast food. That should not be the reason people are drawn. Downtown: I understand that there are things to do to improve downtown, but I honestly think that it is pretty good and the limited budget that can be spent should be spent on Wooster and the east side of Main Street. I really liked the ideas about more outdoor seating at restaurants though because I will go to places that I don't want to eat at because there is seating outdoors so I will end up spending money there anyway. Parks and Rec: I think that there needs to be more bike paths around town, especially around campus and on the way to Slippery Elm Trail. I don't understand why there aren't bike paths on Sand Ridge and Gypsy Lane when people don't want to drive their bikes to the path. The Slippery Elm Trail is an amazing resource that needs to be promoted, especially to BGSU students. Overall, I really appreciated the event and all the work that the committee has done. I think BG has a lot to offer, especially a great community and downtown! The Black Swamp Arts Festival and the Farmers' Market are two of my favorite things in this city. It is a great place, but a few changes would definitely help it be better and attract the people you are looking for. I really think housing is key! There aren't little, historic starter homes, like there could be. I heard someone mention something about Perrysburg and how people are moving there, and I think that's true, but there are plenty of people who don't want to move there. I love the historic downtown and the community feel of BG. I don't want to live where there are only strip malls. Keep up the great work!

The proposed plan is very exciting and full of good ideas but to be successful the plan has to be based in reality. Traffic turn lanes probably can't be altered on State Routes, for example, and reconfiguring student rental neighborhoods requires co-operation from landlords who are currently quite happy. Those are only two examples but two of many stumbling blocks that will have to be confronted. Some of the proposed upgrades have been attempted in the past and it's imperative to talk to the people previously involved in order to avoid the same pitfalls or at least be prepared for them. Last night's presentation was terrific! Can't wait for the updates.

There is a park, ready made, for the SE side where S Main Elementary used to have recess. Why don't we buy it. It would be an immediate and rather cheap Park to get up and running!

Wonder how practical the connectivity plans are. Would better downtown BG connectivity really help downtown that much. Jobs is the main draw for young professionals. Where would the good jobs come from?"

I view the need for changes to the downtown an immediate issue. I love the look of downtown and its history, however any love I have for it is gone after 9pm every night. During the day the south side of Main St. is wonderful and seems to be well kept, while the north side tries to hide what happened the night before after the bars let out. A few towns come to mind with ways to make this area more attractive and achieve the goal of the city plan, Evanston, IL and New Bern, NC. Evanston plays home town to Northwestern University and has fashioned the area around the school to be its own city center, offering many activities and needs to the 18-24 year old age group, independent of the need to travel to Chicago,

*and it is done with a style that doesn't make it look like the town covers itself with make-up every morning. Parking is the biggest issue Downtown BG faces with adding better businesses, ones who take care of their historical facades. Looking at New Bern, NC they have all the history that BG can have, given New Bern is 100 years older. They have mixed a cramped downtown area very well with the modern wants of the population. Walking the downtown should be something people want to do... I have never wanted to just go to downtown BG just walk and browse the shops, mainly because of poor parking, and secondly because lack of businesses I wanted to stop and visit regularly in a string. College students go out downtown because of the string of bars they can visit in a few hours one night. Make the infrastructure of downtown more appealing new businesses to make me want to visit downtown for a few hours during the day. I included annexing land out west of town because inevitably, everything will grow. With the Bowling Green Rd connection to Route 6, or even Sand Ridge Rd/Route 6 intersection, the city will at some point be reaching. Set up plans now so that in 10-20 years, these areas are included in plans. I'm thinking big, and far into the future, but I can see this: Route 6 is extended to four lanes to the West Bowling Green Rd interchange. Whatever else crops up there is whatever the city allows to be zoned, but I fully envision the same thing happening to that area that went up in Maumee at the Salisbury Rd/Dussel Dr area. The only thing I'll say about East Wooster is to limit the curb cuts if trees are added to decrease the blind spots caused by them and limiting the motor vehicle wrecks that that could create.*

*Traffic flow at south Main street definitely needs some attention. There needs to be a right turn lane going South, as most people usually turn right to go into Walmart and it backs traffic up. You also have McDonalds, Wendys, etc....driveways people are trying to get out of. Very congested. Entrance to Walmart off Gypsy Lane needs a traffic light or there should be some kind of entrance off South Main st. I agree with most of downtown ideas. If you eliminate parking on the street then you definitely need more accessible parking. You have nice restaurants downtown but not good access at all, especially for older people. If you put in more housing above businesses, then you need more permanent parking for residents that doesn't take up shopping or eating parking. South Main street also needs upgraded just like North Main street with curbs, lights, etc... I know it is an ongoing debate, but I feel you need some bigger well known chain restaurants out by Wooster and 75 to draw more people in to eat and possibly shop. There is a feeling among some in town that you are protecting the businesses downtown and don't want to see any other growth that might compete with them. I also think the city could try and help the mall attract more business. I'm not sure what to do but this is such a tragedy to let that building and parking go to pot. I know it is privately owned, but with the right kind of stores it may draw more people to shop out there. Maybe that is where the Community Center should have been. A moot point now, but the CC should never have been built as far out of town that it is. We do not need anymore park spaces! I think some people in your parks department get a little carried away with their "wish list items", just like putting a water park in instead of replacing the city pool that was there. You may have had money to put an indoor pool somewhere instead of wasting it on things that were not necessary, like a lazy river.*

*A good start. We must consider the need for student housing if significant changes are made to the SE quadrant. Also, bike lanes must be a priority.*

*I live in the SE quadrant of the City. In looking at the future maps for this area, I could not determine if one of the map symbols indicated additional roads in an area bounded by Napoleon, Campbell Hill, Scott Hamilton and Mercer. If the symbolization does indicate new roads, then I want to express that I do NOT support the extension of Mercer Rd south to Napoleon (or the creation of any additional north/south roads between Mercer and Campbell Hill). I realize some of this area is Center Township, as well. I do, however, support the creation of new bike trails connecting from the south/west to Carter Park.*

*BG needs to embrace the fact that it is a small town, not a larger metropolitan area. let's not try to be something we're not. We need to maintain and promote a high quality of life which includes support for parks and open spaces, professional and equipped police and fire divisions, and quality schools. Let's concentrate on safe and clean... Aesthetics don't come cheap and if the city wants to make pretty*

entrances and boulevards and parks, etc then the taxpayers will need to support these efforts rather than expect volunteers to do this task.

*Annexing to the west might be misconstrued by the question on this survey*

*Biking & pedestrian travel should become a priority. Recreation & parks do not have an important enough presence in the plan. If you can figure out a way to get children & adults out to the "Community Center", so much the better.*

*It was nice to see so many community members at The Melt Shoppe. What a great idea to use a public venue to host the event. It shows how much the City supports local businesses and I hope this will continue!*

*The city needs to attract additional business/industry - if BGSU is the #1 employer then followed by the City itself, we need to attract additional business.*

*Great to be thinking ahead!*

*It will take all of us to bring these thoughts to reality, whether we agree strongly or in principle only. There are a few leaders of our community, whether named or not who must get on board. It is up to all of us to get them there or we will fail.*

*Keep Green Space on West Wooster, Encourage grass roots effort to add band structure/Gazebo and other items.*

*I believe that BG should be looking into growing its tax base by attracting manufacturing and warehouse businesses that will allow BG to grow in size. There should be an effort to attract more chain restaurants to the city to balance out the high amount of local eateries.*

*I'm so pleased that the city has finally starting doing something about the state of affairs in the city. I'm a long term resident of 30 years and have seen decline and decay and I agree it is time to start changing.*

*Gain control of signs. Many businesses have been allowed to violate city zoning codes by the zoning board of appeals. End that. Bury power lines. Start on W. Wooster. The power lines north of town on Main St. are horrible looking and obviously are one of the main things people notice when coming into town for the first time. Don't allow giant poles to be used in the future. The city should adopt the basic rule bury all new lines. Fix the sewer plant. It stinks! BG couldn't leave a worst first impression with that smell. What image of BG are we leaving with the tens of thousands of drivers on I-75 that travel past BG each day. Many will associate BG with the smell of a sewer. That impression will stay with people forever. It must be fixed. The sooner the better. Build a new city building on the old jr. high property. Keep the city building in the center of town. Enforce city codes on landlords. Large fines need to be levied on repeat offenders. City officials should not run scared. Violators need to be identified and the cases thoroughly aired in the local press. Develop regional transportation planning with the university. The rail line running through town connects Ann Arbor, Toledo, BG, Findlay, Columbus. A second line out of Toledo also connects to the Detroit Airport and downtown Detroit. BG needs transportation alternatives given its large student population and growing number of elderly. Young and old will use passenger rail. National surveys show this. There is planning being done now at TMACOG for an eventual rail link north and south of Toledo. BG should begin planning for that eventuality right away. University property west of the tracks on Court St. makes for an ideal site for such a station. Work with the university planning office on this site since it will largely service university students and faculty now that BG, UT, OWENS and Mercy College have joint programs which are likely to increase in numbers in the coming years. There needs to be an easy way for students to travel directly to each of these campuses. UT, OWENS and BG campuses, along*

*with downtown Toledo, are contiguous to existing rail lines. Place a multimodal transit site west of the tracks on Court St.*

*1. The old Junior High site must be used for building a new City Building. Please, do something to end the constant speculation and alternate scenarios. 2. I like the desired parts of the downtown plan that call for more gathering places (though this means more security needed at night), and more utilization of the second and third floors. But all of these also mean that more parking is needed - we need a parking garage where the Arts Fest Beer Garden is held. If you are adding more residents, adding more visitors, and removing street lanes/parking for bike lanes and green space - then a garage is a must. 3. Do not put a grass median down Main Street, we need to put the snow someplace. Main should stay as is due to high amount of traffic. Our Main street is a thru-way, not a random side street. 4. Clough between Prospect and Church should be turned into a greenway/bike path. This would be a good gathering place and link between the east and west sides. 5. Landlords should not be viewed as the enemy. Students should not be viewed as the enemy. Bars should not be viewed as the enemy. 6. Thank you to the City and to the committee for all of this thoughtful and good work.*

*Remove downtown on street parking on Main & Wooster, widen sidewalks, add parking garage- 3 stories max.*

*We badly need to make our community more beautiful. Now!!!*