



Washtenaw County
Department of Planning and Environment
<http://planning.ewashtenaw.org>

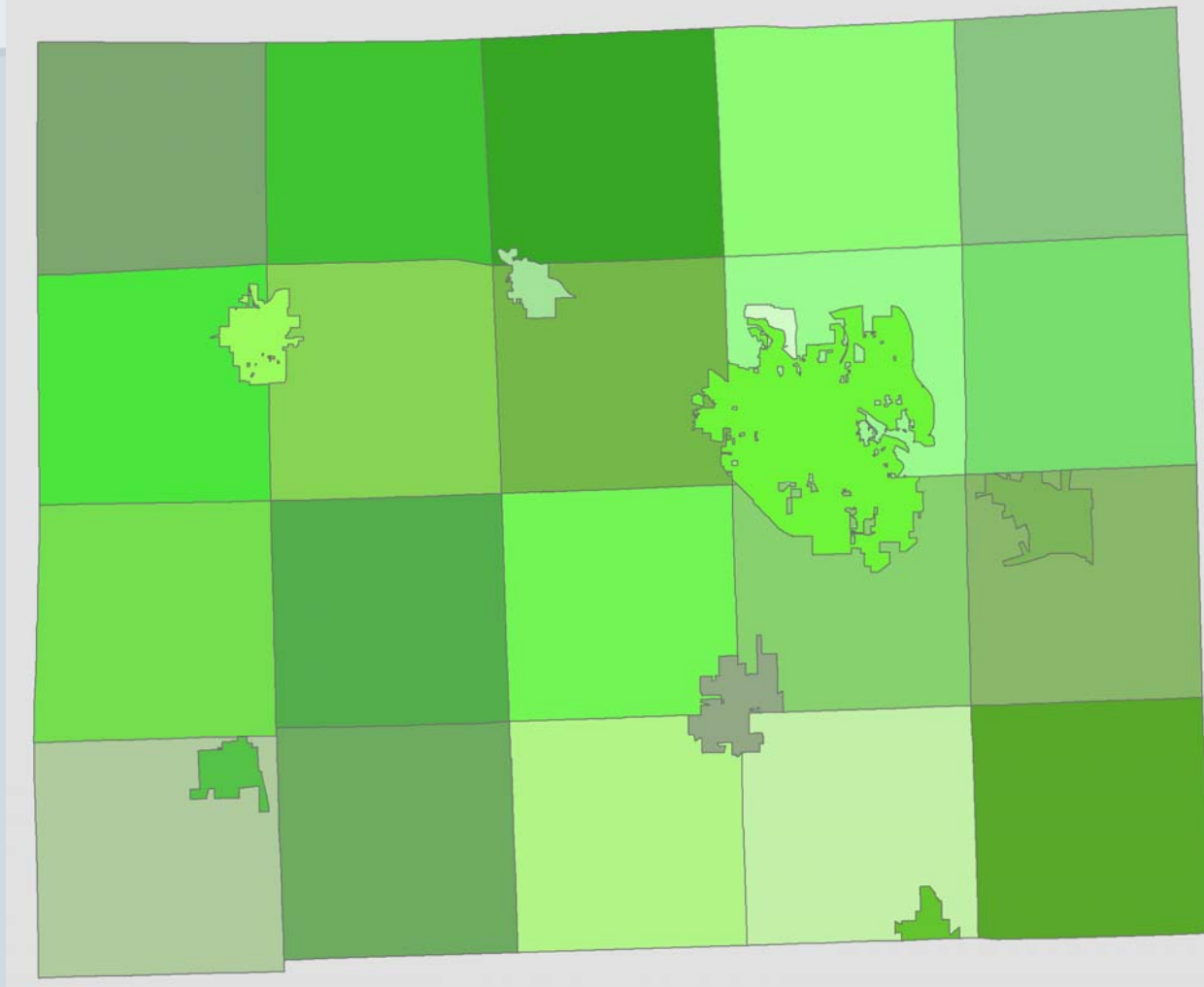
2004 Local Government Assistance

Comprehensive Plan Implementation

Board of Commissioners
Working Session

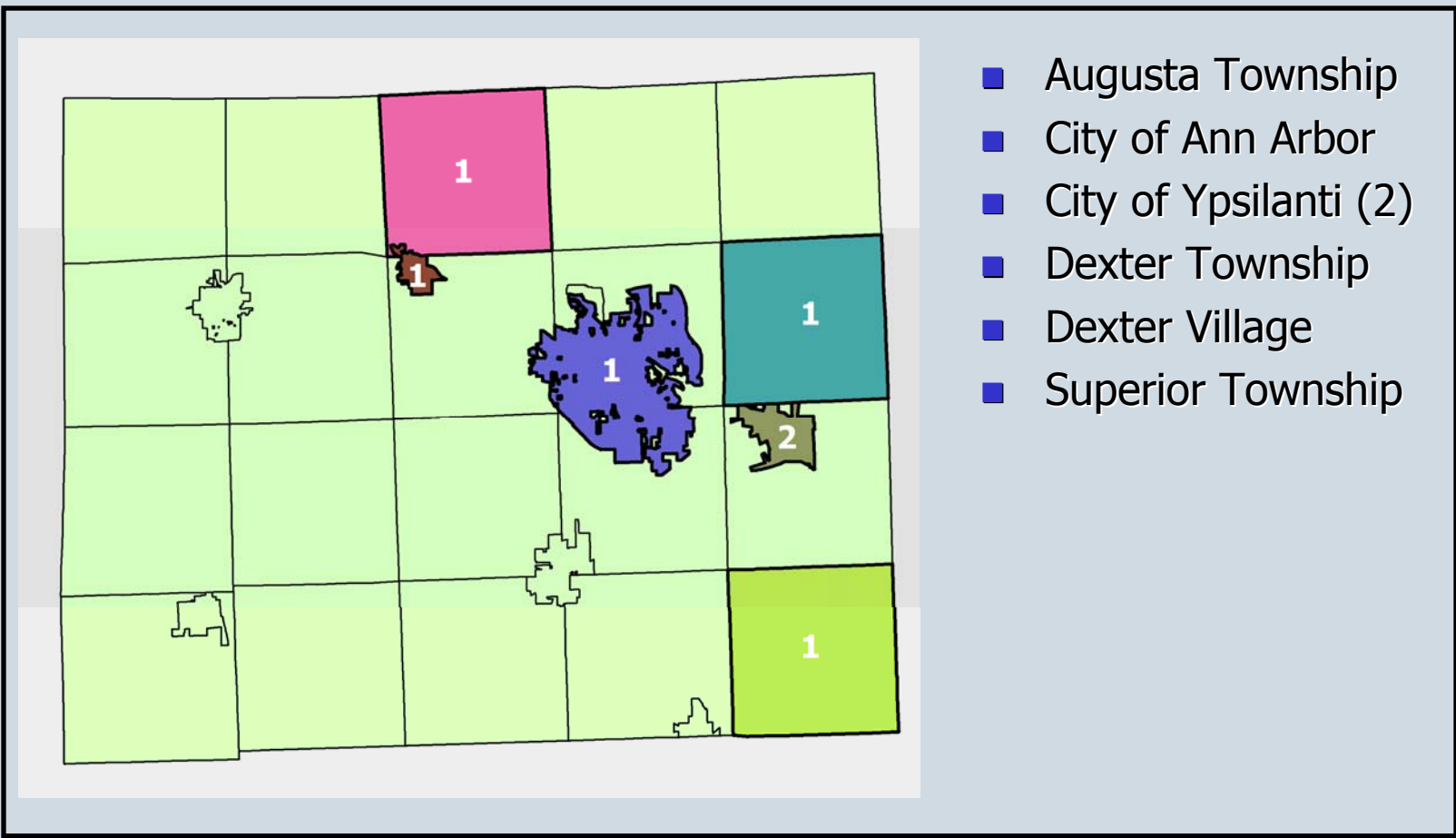
January 20, 2005

Local Government Assistance 2004



Master Plan Amendment Reviews

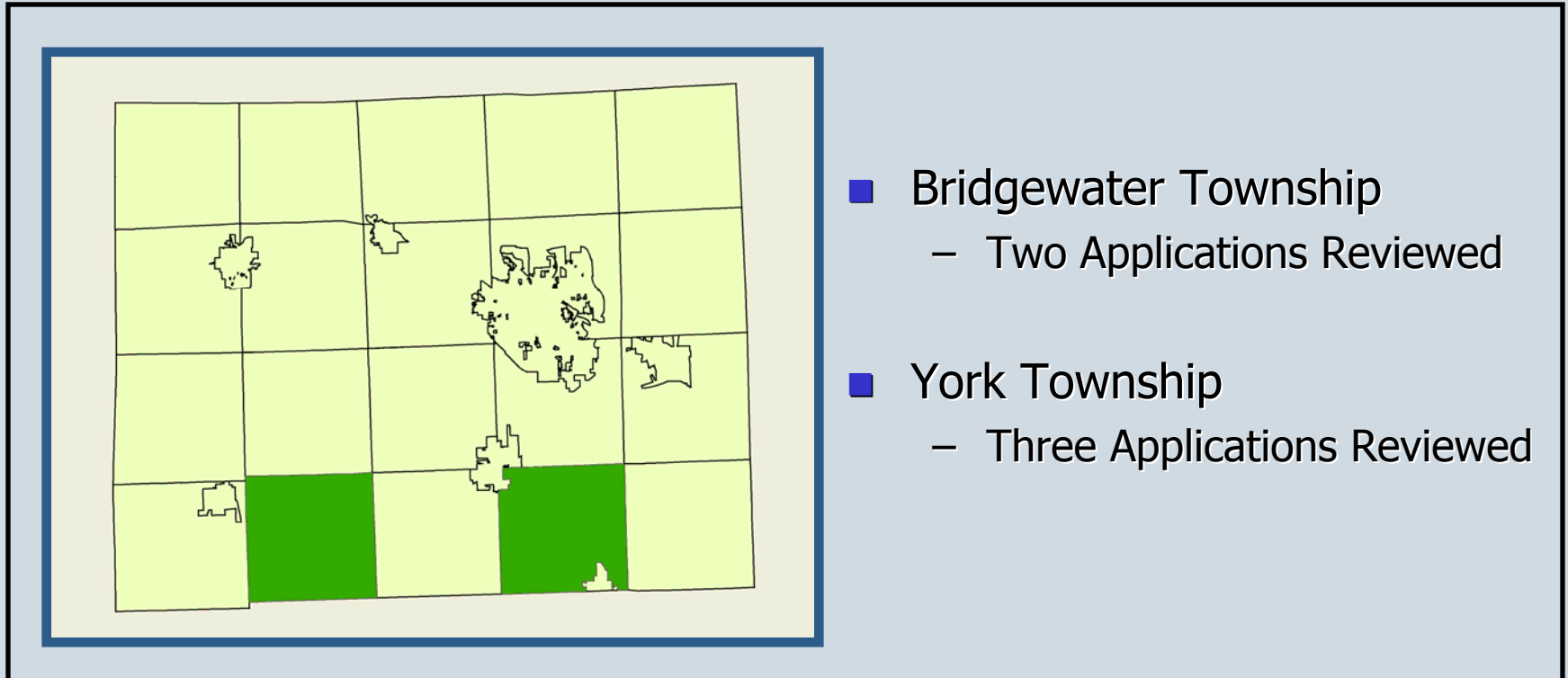
■ 2004 - Seven Reviews Completed



Public Act 116 Reviews

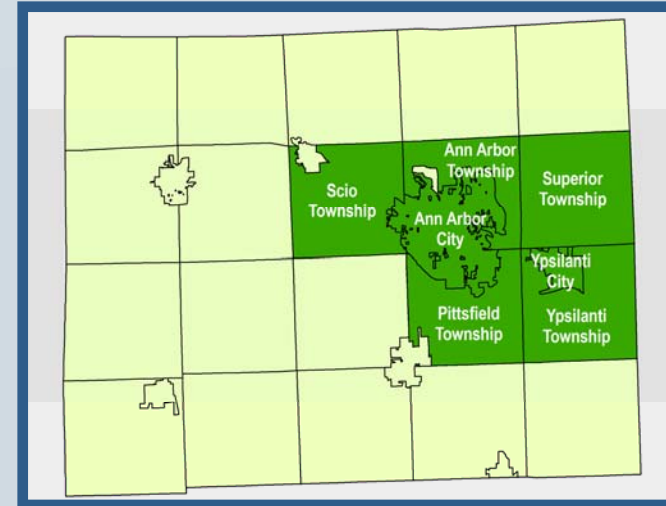
State of Michigan PA 116 - Farmland Development Rights Agreements

A temporary restriction on the land between the State and a landowner, voluntarily entered into by a landowner, preserving their land for agriculture in exchange for certain income tax benefits and exemptions for various special assessments.



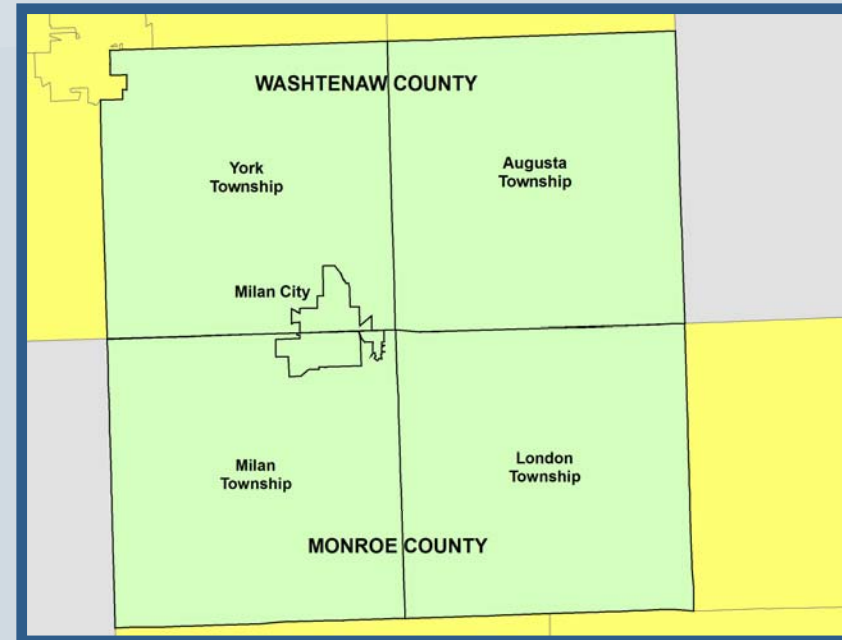
Washtenaw Metro Alliance (WMA)

- Washtenaw Metro Alliance Leaders have come together to “protect our quality of life by anticipating issues before they become problems, to enhance our quality of life by identifying opportunities to maintain our sense of place through commitment to leadership and action.”
- **WMA Focus**
 - A Coordinated and Connected Parks and Open Space System
 - **Status** - Draft Plan: Spring 2005
 - Resident Survey Input
 - Identifying residents’ priorities for WMA leaders to take action
 - Insurance Pooling
 - Identifying insurance cost-saving opportunities through group purchase



Milan Organization for Regional Excellence (MORE)

- MORE was formed by Washtenaw and Monroe County leaders concerned about community issues and growth pressures in the Milan area.
- MORE Focus
 - Regional Plan adopted by Milan City, Augusta Township and London Township (Monroe County) - 2004



Purchase of Development Rights (PDR) Ordinance

- Revised the County's PDR Ordinance to ensure consistency to state and federal PDR legislation as well as reflect recent developments in local PDR programs.
- Working with local governments to adopt resolutions that authorize participation in the County Purchase of Development Rights Program so its landowners have access to the Michigan Agricultural Preservation Fund.
- FY 2005 :\$2.5 million available



Historic Preservation

- Michigan Historic Preservation Network Award for HistWeb Phase I project
- Two new historic district ordinances approved in Manchester and Ann Arbor Townships
- \$25,000 Historic Preservation grant awarded for HistWeb Phase II
- \$30,000 grant application submitted for HistWeb Phase III to support Manchester Village's creation of a historic district
- Field surveys conducted on 30 historic properties



Brownfield Development Assistance

- Four new Municipalities have joined the WCBRA bringing the total to 22 municipal members.
- Seven Phase I and Five Phase II Environmental Site Assessments, and 1 Baseline Environmental Assessment were completed in 2004.
- \$1.3M Revolving Loan Fund and \$150,000 in sub-grants to assist municipalities with eligible Brownfield clean-up activities.
- **Projects:**
 - **Broadway Village at Lower Town**, \$120M development with \$40M TIF.
 - **The Corners at Dixboro**, \$4.5M development with \$500,000 TIF.



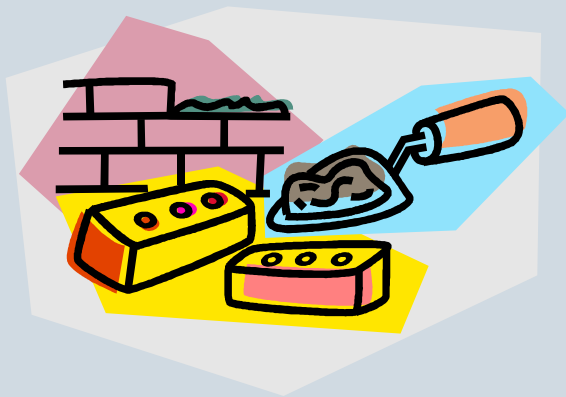
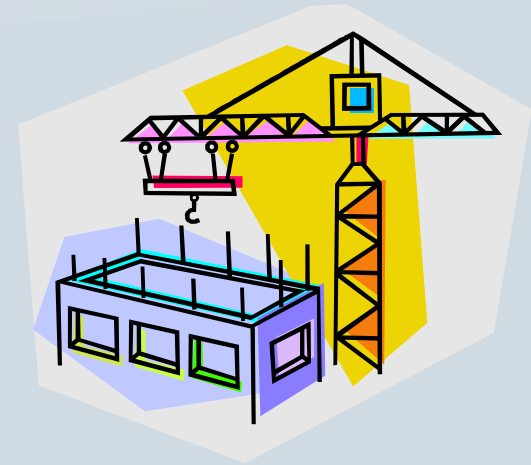
Community Development Activities

- **Ypsilanti City:** 6 Homeowner Rehabs
6 Homebuyer Assistance projects
- **Ypsilanti Twp:** 15 Homeowner Rehab
15 Homebuyer Assistance projects
2 Rental Assistance (44 units)
Sidewalk project
- **Pittsfield Twp:** Brookside sewer & water project
2 Rental Assistance projects
- **Northfield Twp:** 1 Rental Assistance projects
- **Salem Twp:** 2 Homeowner Rehabs
- **Dexter Twp:** 1 Rental Assistance project
- **York Twp:** 1 Rental Assistance project



Development Services

- Washtenaw Community College Construction Code Advisory Committee – county inspectors training to maintain state certification



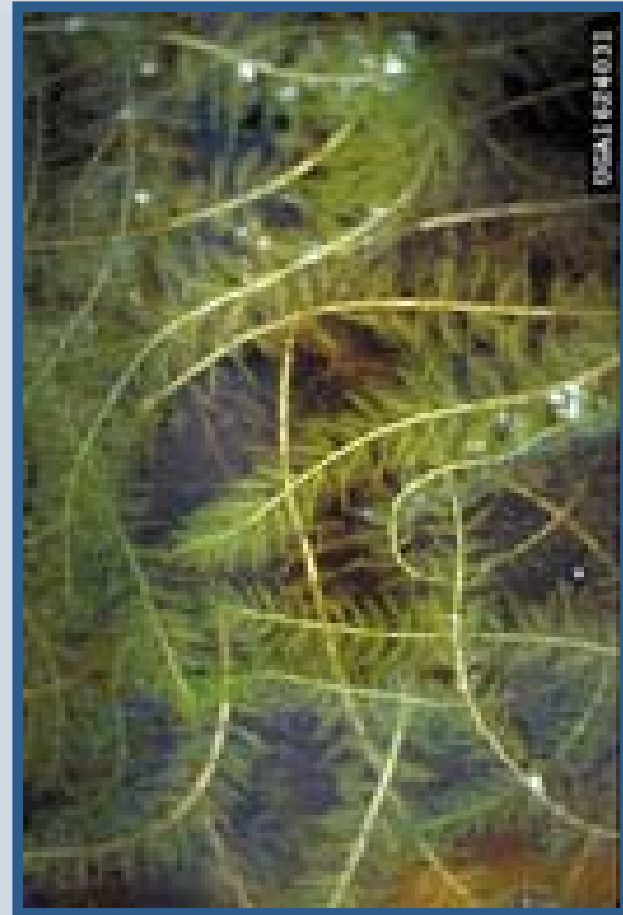
- Building Officials of Washtenaw County – Initiated and Chaired monthly forum of enforcement officials

Lake Management

Northfield Township & Green Oak Township (Livingston County)

Whitmore Lake

- First time project for Washtenaw County through the Board of Public Works
- Controlled invasive weeds, particularly Eurasian Water Milfoil
- First Year was successful as part of a three-year phased program through 2006



Eurasian Water Milfoil

Sewer Projects

- Projects have been started in Bridgewater, Lyndon and Sylvan Townships to eliminate problem septic systems.
- The Lyndon Sylvan project will protect and improve the water quality in Cavanaugh, Cedar, Crooked and Sugar Loaf Lakes.
- The Bridgewater project will correct long standing problems in the Hamlet of Bridgewater with on site well and septic systems.



Environmental Health Emergency Response Plan

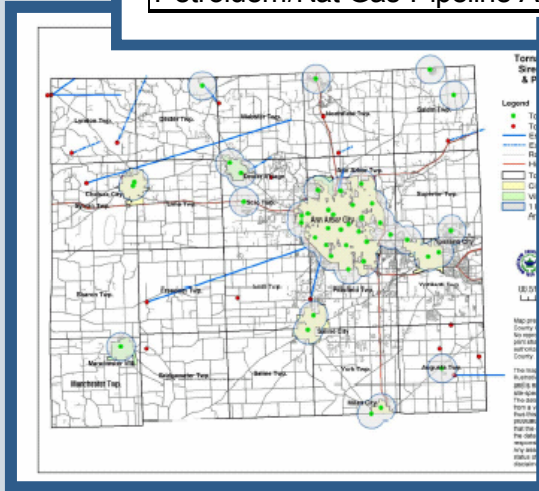
- Part of the Public Health Emergency Response Plan
- Procedures to ensure that air, food, drinking and surface water, shelter, vector control, hazardous material, solid waste, and wastewater issues are addressed in the event of an emergency
- Includes an incident command structure, communication plan, written guidelines for the public, and public service announcements



Hazard Mitigation Plan

- FEMA requirement for receiving funds under certain programs
- Collaborative effort with Emergency Management Division and Local Units
- 100% Adoption of Plans by County and Local Governments

WC TOP TEN HAZARDS	
Hazard	Ranking
Convective Weather	1
Hazardous Materials Transportation	2
Hazardous Materials Fixed Site Incidents	3
Severe Winter Weather Hazards	4
Infrastructure Failures	5
Transportation Accidents: Air and Land	6
Extreme Temperatures	7
Flood Hazards: Riverine/Urban Flooding	8
Nuclear Attack	9
Petroleum/Nat Gas Pipeline Accidents	10



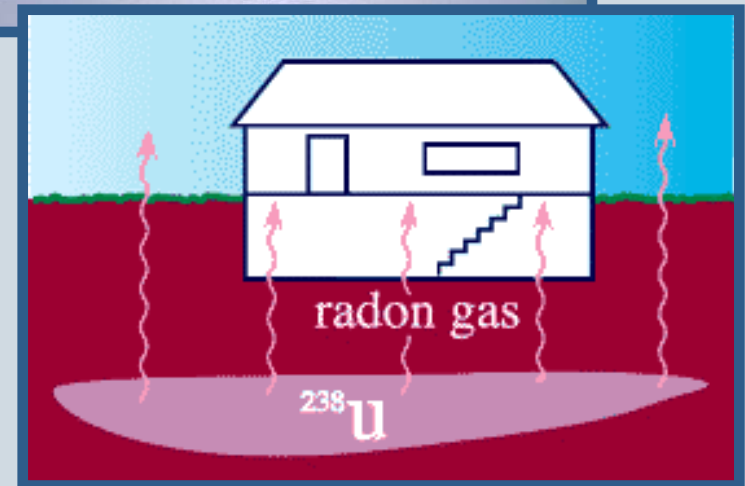
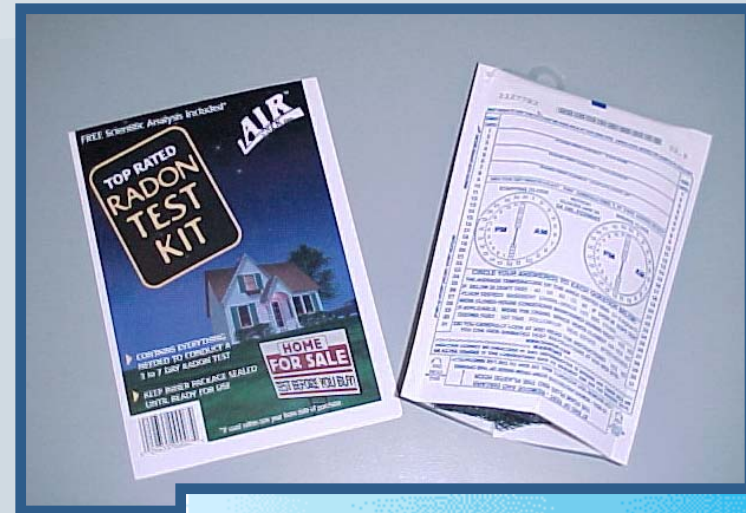
PLS/Gelman

(Scio Township/City of Ann Arbor)

- Member of the MDEQ-PLS Technical Advisory Group (TAG), evaluated proposed work plans and remedial options to ensure remediation using the best available methods and technologies
- Provided technical assistance to local units of government regarding potential impacts from remediation activities
- Participated in several community meetings to inform and educate citizens of the options for future groundwater remediation

Radon

- Hosted *Radon in Real Estate and New Construction* workshop for local units of government, realtors, and builders
- Distributed 1,242 radon home test kits to Washtenaw County citizens and employees
- Gave presentations to community groups and participated in community events such as Salem Flag Day and the Ann Arbor Green Fair



West Nile Virus

- Hosted 2004 Washtenaw County West Nile Virus Prevention Seminar for local units of government, schools, veterinarians, and parks
- Hosted two mosquito larvae surveillance training sessions for local units of government
- Provided vector control consultation to local units of government
- Collaborated with Public Health to provide Washtenaw County West Nile Virus Hotline and bird testing
- Provided GIS mapping of dead bird locations
- Distributed educational materials via the Western County Service Center, the Washtenaw County public website, and community events



Comprehensive Plan Implementation

A Comprehensive Plan for Washtenaw County

A Sense of Place, A Sustainable Future



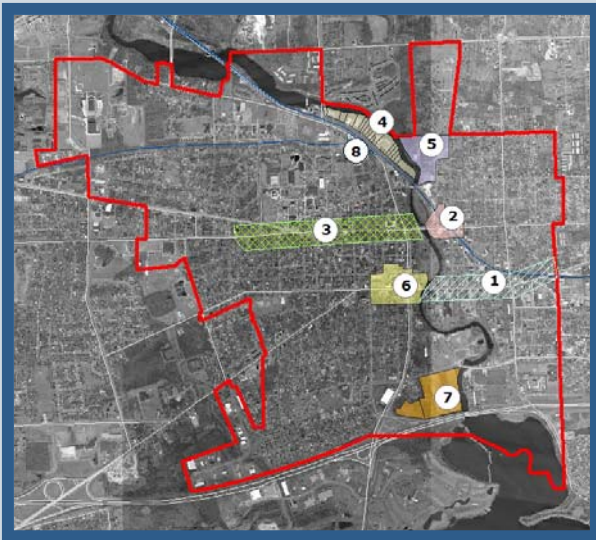
LAND USE

INFRASTRUCTURE

NATURAL RESOURCES

Infill Development

Identifying and assessing redevelopment opportunities in the City of Ypsilanti to provide site specific redevelopment recommendations and packaging sites for marketing to developers



■ Status
– Report & Action Plan: March 2005

Comprehensive Plan Reference

Landscapes Objective 1

Promote higher density infill development and redevelopment within existing cities, suburban areas, and smaller cities and villages and areas surrounding them.

Recommendation 1.1 – Encourage infill development within urban centers, mixed-use developments and residential developments that provide a variety of housing options – single family, townhouses, apartments and condominiums.

Economic Development Objective 3

Develop an inventory of ready sites for expanding and new businesses.

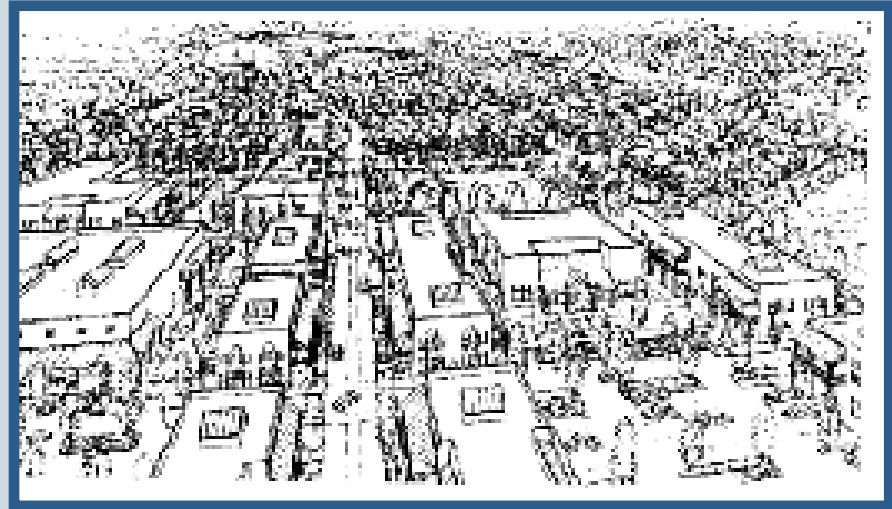
Recommendation 3.1 - Develop an inventory of existing buildings and infill development sites and the renovation needed to make these sites suitable for target businesses. (Economic Development)

Activity Centers

Develop concept prototype and education piece demonstrating benefits and fiscal impacts of this alternative land use pattern.

■ Status

- UM School of Business (MAP program) will perform the fiscal impact assessment and economic feasibility of the prototype
- Due Summer 2005



Comprehensive Plan Reference

Landscapes Objective 2

Promote the development of new, compact, mixed-use, transit-oriented activity centers.

Recommendation 2.1 – Ensure a balance of uses with activity centers. Encourage mixed-use transit-oriented development, pedestrian connections and streetscape, and a variety of housing options.

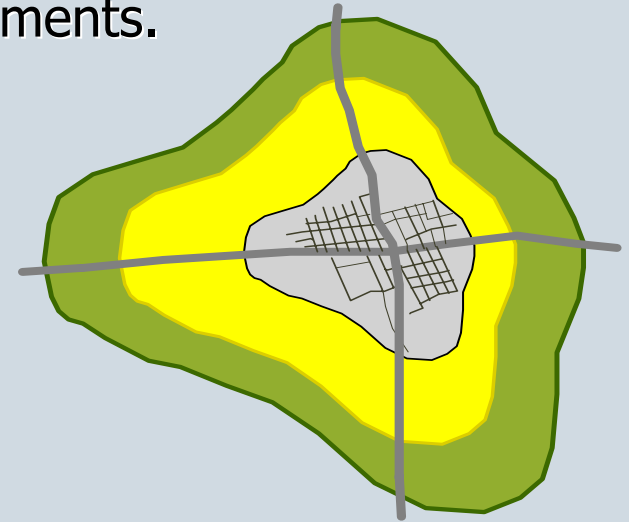
Recommendation 2.2 – Work with local governments to identify new activity center locations and interchange improvement funding options and to develop model ordinances.

Recommendation 2.3 – Coordinate the provision of water, sewer and road infrastructure to provide the services needed to develop activity centers, discourage the sprawl of activity centers and provide tax base revenue sharing where needed.

Urban Service Districts

Develop a consensus building process and local information required to take regional planning efforts to the next level. Develop regional land use, provision of services and revenue sharing arrangements.

- Status
 - Scope Under Development



Comprehensive Plan Reference

Landscapes Objective 1

Promote higher density infill development and redevelopment within existing cities, suburban areas, and smaller cities and villages and areas surrounding them

Recommendation 1.7 – Encourage infill development within villages and surrounding villages at traditional village densities (e.g., six dwelling units per acre).

Recommendation 1.8 - Encourage villages and surrounding townships to develop Urban Service Districts surrounding villages to plan for the water, sewer and transportation services needed for higher density development.

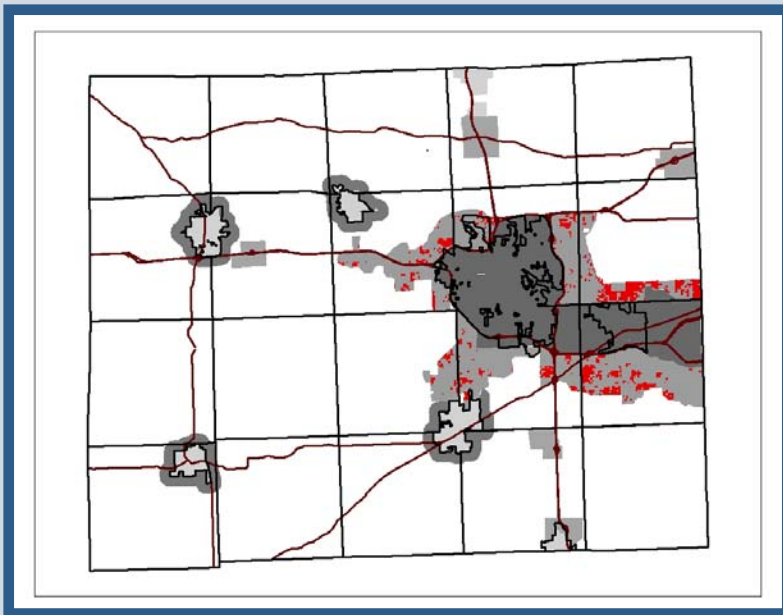
Landscapes Objective 3

Maintain our rural sense of place through land use techniques, economic viability of agriculture and alternatives that provide rural tax base for local governments.

Recommendation 3.3 - Encourage villages and surrounding townships to develop Urban service Districts surrounding villages to plan for water, sewer and transportation services needed for higher density development.

Suburban Infill Development

Inventory, assessment and recommended actions for residential infill in Suburban Landscape areas.



■ Status
– Start Spring 2005

Comprehensive Plan Reference

Landscapes Objective 1

Promote higher density infill development and redevelopment within existing cities, suburban areas, and smaller cities and villages and areas surrounding them

Recommendation 1.4 - Encourage infill development in suburban areas to develop at higher densities (4 to 8 dwelling units per acre).

Planning Toolkit

On-line resource to assist local planning and elected officials, residents and practitioners about planning and zoning best practices, techniques and model ordinances.

- Status

- Draft to PAB February 2005

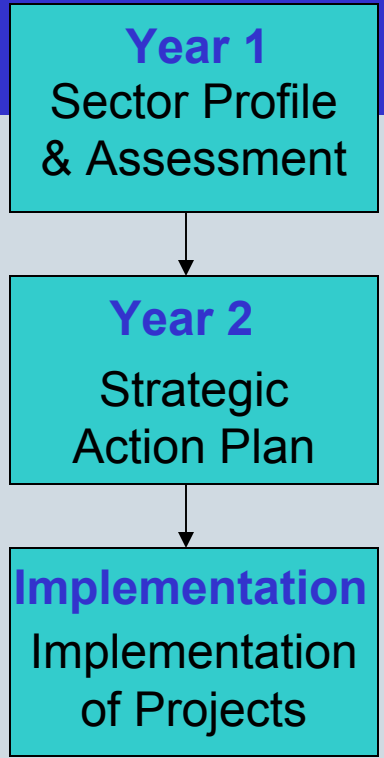
www.planningtoolkit.org



Agri-Food Economic Development

An initiative to create economic opportunities for SE Michigan based on an integrated agricultural and urban economic development strategy that is driven by community leaders

- Status
 - Leadership Meeting January 19th
 - Apply for project funding (MEDC, USDA, EDA, MSU)



Comprehensive Plan Reference

Agriculture Objective 1

Encourage and support programs that will maintain the viability of agriculture through new and expanding markets for locally grown products

Recommendation 1.1 – Develop a collaborative effort between Washtenaw County, MSU Extension, UM Business School, local governments, and agricultural organizations to find new market opportunities for Washtenaw County and the region’s agricultural sector.

Economic Development Objective 4

Maintain the viability of the agricultural sector of the County’s economy through developing and supporting new and enhanced markets for locally grown food.

Recommendation 4.1 – Facilitate public, private and community groups involvement in developing local food support systems.

Recommendation 4.2 – Develop a target industry for locally grown food including an identification of the supporting infrastructure requirements, venture capital, facilities, business assistance, education, training and public policy needed to make this sector successful.

Aerotropolis

Economic Development project linking Metro Airport with the freight and general aviation Willow Run Airport. Project includes preparing a Master Development Plan (land use, infrastructure, design guidelines) for the 25,000 acres of developable land and redevelopment properties in the corridor.

■ Status

– Kickoff Spring 2005



Comprehensive Plan Reference

Economic Development Objective 3

Develop an inventory of ready sites for expanding and new businesses.

Recommendation 3.4 – Continue to support regional efforts to attract business to underutilized and infill sites in the eastern portion of the County.

Historic Bridge Study

Proactive approach to bridge replacement. Identifies potential historic bridges, processes and options to meet traffic, safety and preservation goals.

- Status
 - Draft Summer 2005



Comprehensive Plan Reference

Historic Preservation Objective 2

Provide effective programs, tools and techniques for the protection of our unique historic resources.

Recommendation 2.3 - Historic bridge alternatives should include restoration or sympathetic replacement of historically significant bridges.

Recommendation 2.4 - Encourage state legislature to adopt guidelines for rural roads so that the WCRC has options for replacement of historic bridges, such as allowing rehabilitation of historic bridges or replacement with historically compatible structures.

Transportation Objective 5

Maximize limited funding to make design-sensitive improvements on deficient bridges

Recommendation 5.1 - Support the WCRC in preparing context sensitive designs for rural road bridge rehabilitation that meets the needs of safe travel while maintaining rural character and historic value.

Recommendation 5.2 - Encourage local governments to plan for the funding needed to enhance the design and architectural features needed to preserve the rural character and historic value of our rural bridges.

Historic Districts

Support local units of government preservation of historic resources through local, state and national programs. Currently assisting districts in Salem and York Townships and Manchester Village.

- Status
 - Ongoing 2005



Comprehensive Plan Reference

Historic Preservation Objective 1

Support local units of government seeking protection and preservation of historic resources through local, state and national programs

Recommendation 1.1 - Assist the staff of local units of government in understanding the benefits of adopting a Local Historic District Ordinance and creating their own Historic District Commissions and joining the Certified Local Government program to qualify for federal funds for preservation projects.

Recommendation 1.2 - Ensure current and future historic district ordinances are in compliance with the State of Michigan's requirements to qualify for preservation incentives.

Recommendation 1.4 - Facilitate collaboration between the Historic District Commissions in Washtenaw County to develop a strategy for protecting resources listed under National Register of Historic Places.

Saline Area Underground Railroad Study

Apply for Crossroads to Freedom Grant to study of Underground Railroad sites in the Saline Area.

■ Status

– Apply Summer 2005



Comprehensive Plan Reference

Historic Preservation Objective 2

Provide effective programs, tools and techniques for the protection of our unique historic resources.

Recommendation 2.6 - Facilitate the registration and protection of Underground Railroad resources in Washtenaw County.

Recommendation 2.7 - Support local efforts to nominate Underground Railroad resources to the Michigan Freedom Trail Register.

Recommendation 2.8 - Work with the Michigan Freedom Trail Registry and the African American Cultural and Heritage Museum to strengthen the County's ability to protect these historic resources (Historic Preservation 2.8)

Washtenaw County Non-Motorized Plan

Inventory existing county-wide non-motorized transportation facilities, identify missing links and provide implementation recommendations for communities.

■ Status

- Kickoff October 2004
- Draft Plan: Spring 2005



Comprehensive Plan Reference

Transportation Objective 9

Become the state's leading example of implementing pedestrian, bicycle and trails systems to reduce automobile dependency, connecting residential to educational, work and leisure opportunities.

Recommendation 9.1 – Coordinate with WATS to prepare a county-wide non-motorized plan to identify existing sidewalk gaps, priorities for pedestrian and bicycle connections to schools, neighborhoods, work and leisure activities.

Recommendation 9.2 – Encourage WCRC to continue to provide six foot shoulders for bicycle travel where right-of-way and road design permits and additional pavement will not affect scenic character.

Recommendation 9.4 – Encourage local governments to provide sidewalk or trail connections to all new public facilities (offices, libraries and parks) and between neighborhoods in addition to bicycle storage at all facilities.

Park and Ride Service Development Study

A comprehensive, long-range (20-year) plan for developing park and ride lots surrounding the City of Ann Arbor and throughout the County and to provide transit service between the lots and downtown/UM campus.

■ Status

- Study Kickoff Spring 2005
- Draft Study Due: Summer 2005



Comprehensive Plan Reference

Transportation Objective 1

Improve our freeways and interchanges to maintain the ability to move people, goods and services into and through the County.

Recommendation 1.2 – Expand the use of transit for commuter trips by providing convenient access to additional satellite parking facilities.

Transportation Corridor Studies

Provide an overview of existing corridor context including a needs assessment, and a no-build and build future assessment of land uses, intersections, road, transit and non-motorized operations. Studies provide alternatives to leaders and residents in order to come to a Preferred Alternative for the corridor.

<p>State Road Pittsfield Township Draft Due: Winter 2005</p>	<p>Geddes Road Superior/Ann Arbor Township Draft Due: Spring 2005</p>	<p>Dexter Main Street Bridge/Viaduct & Alternative Routes Dexter Village, Townships of Scio, Lima, Webster, Dexter Draft Due: Spring 2005</p>
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Comprehensive Plan Reference

Transportation Objective 2

Maximize the capacity of the existing urban and suburban transportation system.

Recommendation 2.1 – Provide capacity improvements at major intersections through turning lane additions.

Recommendation 2.3 – Continue to require new development to prepare traffic studies to determine the need for intersection and signal improvements and the pro-rata cost share of these improvements.

Transportation Objective 3

Provide a system of north/south, east/west alternative routes in the rural areas to adequately move people, goods, and services and minimize the impacts to villages, cities and townships.

Recommendation 3.1 – Work with local units of government to identify appropriate north/south, east/west corridors, and alternative transportation routes for cities and villages.

Recommendation 3.4 – Ensure that the land use designations along expanded corridors are properly planned to allow through traffic movement to occur as opposed to simply providing access to new developments.

Capital Improvements Program

Expanding one-year Capital Improvements Program into a 5-Year blueprint for planned expenditures that coordinates community planning, financial capacity and physical development. Coordinates each communities' needs with operating budgets and increase federal and state aid funding opportunities.

■ Status

- Kickoff Fall 2004
- One-Year CIP Due: Winter 2005



Comprehensive Plan Reference

Transportation Objective 2

Maximize the capacity of the existing urban and suburban transportation system.

Recommendation 2.1 – Provide capacity improvements at major intersections through turning lane additions.

Recommendation 2.3 – Continue to require new development to prepare traffic studies to determine the need for intersection and signal improvements and the pro-rata cost share of these improvements.

Right-of-Way Study

Review the ROW requirements for the current road system and identify future rights-of-way needs and new road alignments

■ Status

- Kickoff Fall 2004
- ROW Plan: Spring 2005



Comprehensive Plan Reference

Transportation Objective 2

Maximize the capacity of the existing urban and suburban transportation system.

Recommendation 2.1 – Provide capacity improvements at major intersections through turning lane additions.

Recommendation 2.3 – Continue to require new development to prepare traffic studies to determine the need for intersection and signal improvements and the pro-rata cost share of these improvements.

Tourism Marketing Plan

AACVB adopted a strategy in its 2005 Marketing Plan for improved awareness of ecotourism and heritage tourism throughout the county and beyond.

■ Status

- Plan Kickoff Fall 2004
- Plan Timeline: 2005 Marketing Plan



Comprehensive Plan Reference

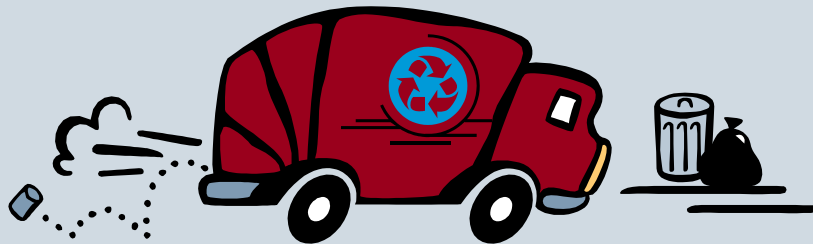
Economic Development Objective 5

Develop an ecotourism and heritage tourism program for the County to provide jobs and tax base for local governments.

Recommendation 5.1 – Identify current and future ecotourism and heritage tourism opportunities in the County and develop a marketing strategy to grow this economic sector based on local desires and natural resource holding capacities.

Residential Solid Waste Study

Assessment of current solid waste management systems and recommendations to reduce resident costs and improve waste diversion and recycling programs.



■ Status

- 02/05 – Draft to DPW/PAB
- 03/05 – Present to MTA
- 04/05 – Present to local communities

Comprehensive Plan Reference

Solid Waste Objective 1

Ensure adequate disposal systems and landfill capacity at a cost that will not overburden future generations.

Recommendation 1.3 – Prepare a county-wide assessment of local collection systems and costs and encourage systems that provide comprehensive collection services at the lowest cost.

Solid Waste Objective 2

Protect our environmental and public health through aggressive waste diversion and recycling programs.

Recommendation 2.2 – Commence a Regional Solid Waste Project to identify long-term funding and management solutions to maintain and enhance waste reduction, recycling and solid waste services.

Regional Environmental Clean-up Days

Assist local units of government with the funding and management of 6 regional clean-up days that will collect a large range of materials for recovery and will be open to all county residents.



■ Status

- Secure 6 locations
- Develop press packages
- Hold Events: 3 Spring and 3 Fall 2005

Comprehensive Plan Reference

Solid Waste Objective 2

Protect our environmental and public health through aggressive waste diversion and recycling programs.

Recommendation 2.1 – Achieve countywide and solid waste diversion targets.

Recommendation 2.9 - Provide assistance for rural community clean-up days that emphasize reuse and recycling along with options for disposal.

Waste Knot Advertising

Cooperative advertising campaign providing Waste Knot partners with greater recognition in the community.



■ Status

- Determine effectiveness of television commercials aired in 12/04
- Plan for 2005 advertising campaign

Comprehensive Plan Reference

Solid Waste Objective 2

Protect our environmental and public health through aggressive waste diversion and recycling programs.

Recommendation 2.6 – Increase the number of partners in the Waste Knot Program.

Recommendation 2.13 - Continue to inform and educate Waste County businesses on the environmental, economic and social benefits of solid waste and recycling

Illicit Discharge

- Sanitarian assigned to Drain Commissioner's Office to conduct the Illicit Discharge Elimination Program (IDEP) as part of the *Washtenaw County Phase II Storm Water Permit*
- Conduct water sampling and follow-up activities at over 150 surface water locations:
 - Test samples for the presence of coliform bacteria and other contaminants
 - Identify illicit connections of sanitary sewage to the storm water system



■ Status
– Ongoing

Comprehensive Plan Reference

Natural Resources Objective 1

Protect and improve the quality of our water resources through a comprehensive approach of planning, maintenance, retrofit and new development best management practices.

Recommendation 1.5 – Continue illicit discharge detection and remediation and pursue user-fee funding sources to offset the cost of this new program.

Well Regulation

- In 2004 the BOC passed amendments to the *Rules and Regulations for the Protection of Groundwater*
 - Have notified local units of government of drilling activities in their communities
 - 144 non-potable well permits issued to date
 - 310 well abandonment records received to date



Comprehensive Plan Reference

Sewer & Water Services Objective 2

Ensure the protection of public health and environment through good stewardship in the provision of water and sewer services.

Recommendation 2.4 – Build upon the new well regulation and address issues related to groundwater contamination, extraction (including mining operations) and abandoned wells.

Small Community Wastewater Systems

- Recent interpretations of state law have opened the possibility for private wastewater systems.
- Track MDEQ rule revisions and meet with Michigan Township Association regarding possible responses such as local ordinances or regulations.

■ Status

- Ongoing Analysis during 2005



Comprehensive Plan Reference

Sewer & Water Services Objective 1

Promote compact development patterns, minimize development impacts across jurisdictional borders and increase systems efficiencies.

Recommendation 1.5 – Encourage the proper operation and maintenance of community systems through municipal control or through binding legal agreements, special assessment districts, or other permanent operation and maintenance arrangements.

Watershed Planning

■ Stony Creek Watershed Project

- ID pollutants that wash off the landscape, causing the greatest harm to water quality
- Develop a management plan addressing problems and outlining suggestions for improving water quality
- Plan is the first step to apply for state and federal money to pay for improvement projects in the watershed

■ Status

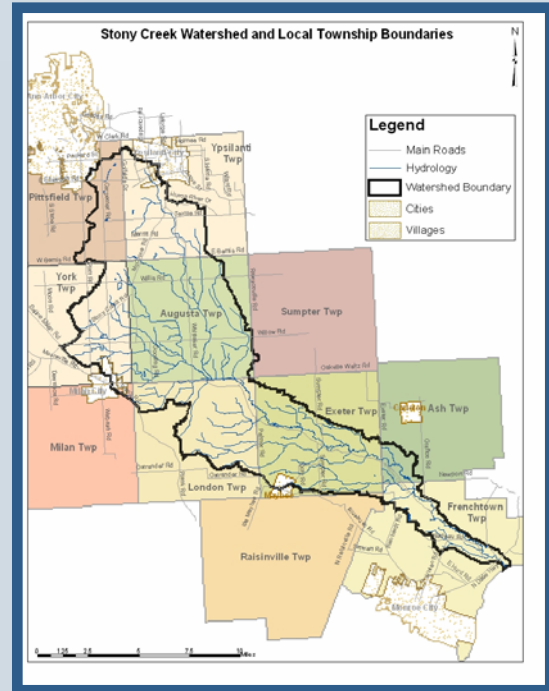
- Draft Plan: Spring 2005

■ River Raisin Watershed Project

- Received funding to prepare a plan from MDEQ

■ Status

- Kickoff Winter 2005



Comprehensive Plan Reference

Natural Resources Objective 1

Protect and improve the quality of our water resources through a comprehensive approach of planning, maintenance, retrofit and new development best management practices.

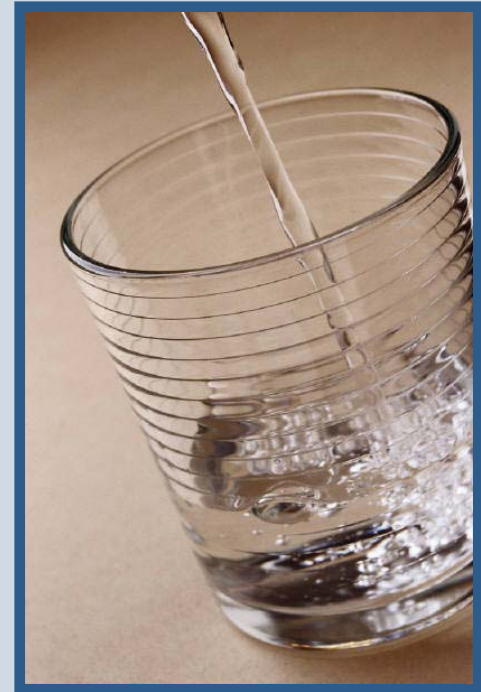
Recommendation 1.1 – Prepare watershed plans for all county watersheds and prepare hydrologic models to assist local units of government and the Drain Commissioner to identify sub-watershed special needs for water quality restoration.

Annual Water Quality Report

Provide an annual assessment for surface and groundwater in the county including water protection activities and needs.

■ Status

– Report: December 2005



Comprehensive Plan Reference

Natural Resources Objective 4

Increase awareness and use of best management techniques through an aggressive public education program.

Recommendation 4.4 – Prepare an annual water quality report to gauge progress in meeting water quality enhancement goals.



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Working Session

January 20, 2005