

MEMORANDUM

TO: Planning Commission

FROM: Brett Lenart, Planning Manager

SUBJECT: **Annual Master Plan Review**

DATE: May 21, 2019

PROPOSED PLANNING COMMISSION MOTION

RESOLVED, That the Ann Arbor City Planning Commission hereby approves the "City of Ann Arbor Master Plan Resolution" and the "City of Ann Arbor Resource Information In Support Of The City Master Plan Resolution."

STAFF RECOMMENDATION

Staff recommends **approving** the motion that adopts the attached City of Ann Arbor Master Plan Resolution and City of Ann Arbor Resource Information.

STAFF REPORT

While Act 33 of 2008 requires review of the City Master Plan every five years, Article III of the Ann Arbor City Planning Commission Bylaws requires Commission review of the Master Plan each May. The purpose of master plan review is to identify policies that may need to be studied for possible change or new policies that should be added to the Master Plan. A public hearing has been scheduled for the May 21st meeting to allow community members the opportunity to suggest changes or other comment on the City's planning documents.

Staff recommends that Planning Commission adopt the attached resolution, which recognizes the need for an update to the City's Master Plan. This recommendation is based on the following:

- The consolidated Land Use Element of the City Master Plan was adopted nearly a decade ago. While this Plan has been reviewed in an ongoing fashion, it has not evolved since adoption. The Land Use Element adoption relied primarily on recommendations made from the 1990 South Area Plan, the 1992 Central Area Plan, the 1995 West Area Plan, and the 2006 Northeast Area Plan. Today, the City's land use policies are based in analysis and community goals specified nearly 30 years ago in some instances.
- According to the Great Lakes Integrated Sciences & Assessments team (a NOAA funded partnership between the University of Michigan and Michigan State University), annual average temperatures have warmed by .7 degrees Fahrenheit over the last 65 years, with projection of another 5-7 degrees over the next century. Precipitation has increased by 44% over the past 65 years, and the number of heavy precipitation events has increased by 21%. Additionally, such local impacts have a likely potential to be exacerbated by migration patterns and other regional

- and national impacts of climate change. Response to these trends should be prominent and fundamental to the City's Plans.
- Over time, the City has adopted Eight (8) current and active Master Plans and 18 "resource documents." The combined volume of these plans make it difficult for residents, property owners, and boards and commissions to maintain a comprehensive understanding of City goals in the context of legislative recommendations and decisions.
 - Affordability continues to become a more acute challenge for the City in supporting a diverse population, a robust workforce, and sustainability goals. Continuing a robust conversation on the challenges and pitfalls that face the City as it becomes less accessible by low and moderate income households, should be primary in City master plan development.
 - One analysis predicts that the State of Michigan will be home to more senior citizens than children by the year 2025. Developing goals and objectives for older adults to age in place are critical to this population shift, and providing a healthy community with activity, driving alternatives, and the necessary housing stock to support our City.
 - While the City's population has been relatively stable over the past decades, the estimated 2015 population of 117,303 is the highest in the City's history, coinciding with a time where the majority of vacant land within the City has been developed.
 - The number of workers commuting to Ann Arbor is increasing rapidly, with the Southeast Michigan Council of Government (SEMCOG) reporting an increase of 8% from 2010 to 2013. This represents the addition of more than four (4) new commuters to the City every day in that timeframe. While the transportation plan that is beginning will address the road network, the land use decisions that the City makes will have a primary impact on the corresponding transportation challenges in the City.

Based on these factors, staff recommends adoption of the attached resolution, which supports a comprehensive update to the City's Master Plan.

Attachments: Draft Master Plan Resolution
Draft Resource Information Resolution

**CITY OF ANN ARBOR
MASTER PLAN RESOLUTION**

Whereas, The City Planning Commission is authorized by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), to make and adopt a master plan for the City; and

Whereas, The City Master Plan serves as a guide for decisions and recommendations regarding the physical development of the City and for the implementation of related plans, policies and programs; and

Whereas, The Planning Commission held a public hearing on May 21, 2019 to gather input regarding the City Master Plan; and

Whereas, The Planning Commission has considered the documents below and concluded that based on factors including climate change, affordability, an aging population, and population and job trends all warrant a more comprehensive review and update to the City's Master Plan documents; and

Resolved, The Planning Commission hereby adopts the following documents to constitute the elements of the City Master Plan:

1. Sustainability Framework (2013)
2. Land Use Element, including South State Street Corridor Plan (2013)
3. Downtown Plan (2009)
4. Transportation Plan Update (2009)
5. Non-motorized Transportation Plan (2007) and Update (2013)
6. Parks and Recreation Open Space Plan (2016)
7. Natural Features Master Plan (2004)
8. Treeline Allen Creek Urban Trail Master Plan (2018)

Resolved, The Planning Commission recommends a full review and update to the City's Master Plan through the documents above in the coming years and commits to the Commission's leadership to undertake this process; and

Resolved, The Planning Commission recommends the allocation of resources to solicit both consultant assistance and internal support of a comprehensive master plan update process, rooted in extensive public engagement; and

Resolved, The approval date of this resolution shall be added to each of the documents here listed.

Approved by City Planning Commission
December 3, 2002
Revised May 1, 2007
Revised May 5, 2009
Approved As Is May 5, 2009
Approved June 1, 2010
Approved May 3, 2011
Approved June 15, 2012
Approved June 18, 2013
Approved July 15, 2014
Approved July 7, 2015
Approved June, 6 2017
Approved May 16, 2018
Approved _____, 2019

**CITY OF ANN ARBOR
RESOURCE INFORMATION IN SUPPORT OF THE
CITY MASTER PLAN RESOLUTION**

Whereas, The Master Plan of the City of Ann Arbor is used by the City Planning Commission as a guide for decisions and recommendations regarding the physical development of the City and for the implementation of related plans, policies and programs; and

Whereas, Several valuable City studies and historical plans support the City Master Plan by providing additional detail for interpretation and implementation of the recommendations;

Resolved, The planning documents listed below shall be used by the Planning Commission and Planning staff as resource information in support of the City Master Plan:

1. Current Fiscal Year Capital Improvements Plan (2018-2023)
2. Fuller/Geddes/Conrail Corridor Study (1994)
3. Miller/Maple/Newport Traffic and Circulation Study (1995)
4. Briarwood Subarea Plan (1995)
5. Downtown Vision and Policy Framework (Calthorpe Study – 2006)
6. Northeast Area Transportation Plan (2006)
7. Flood Mitigation Plan (2007)
8. Allen Creek Greenway Task Force Report (2007)
9. Washtenaw County Access Management Plan (2008)
10. Huron River and Impoundment Management Plan (2009)
11. Washtenaw Avenue Corridor Redevelopment Strategy (2010)
12. Downtown Design Guidelines (2011)
13. Connecting William Street Plan (2013)
14. Climate Action Plan (2013)
15. North Main Street/Huron River Corridor Vision for the Future Report (2013)
16. Reimagine Washtenaw Corridor Improvement Study (2014)
17. Washtenaw County Affordability and Economic Equity Analysis (2015); and

Resolved, The Planning Commission recommends a full review and update to the City's Master Plan and the resource documents above in the coming years and commits to the Commission's leadership to undertake this process; and

Resolved, The Planning Commission recommends the allocation of resources to solicit both consultant assistance and internal support of a comprehensive master plan update process, rooted in extensive public engagement; and

Resolved, The approval date of this resolution shall be added to each of the documents here listed.

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