



Legislation Text

File #: 10-1313, **Version:** 3

Resolution of Intent to Create a Joint Corridor Improvement Authority for Washtenaw Avenue
Whereas, The City of Ann Arbor has determined that it is in the best interest of the public to redevelop its commercial corridors to promote economic growth and support transit-oriented development, consistent with the City Master Plan;

Whereas, The City of Ann Arbor has participated with the City of Ypsilanti, Pittsfield Charter Township and Ypsilanti Charter Township in the Washtenaw Avenue Joint Technical Committee (JTC), which created a document called, the "Washtenaw Avenue Corridor Redevelopment Strategy" (as attached);

Whereas, The JTC recommends the implementation of a strategy that includes the creation of a Corridor Improvement Authority, which would support community goals, encourage consistent investment in public infrastructure across jurisdictions, attract private investment, and make available a number of additional financing tools;

Whereas, The City of Ann Arbor recognizes that the JTC's recommendation of a Joint Corridor Improvement Authority in accordance with the provisions of The Corridor Improvement Authority Act, Public Act 280 of 2005 (The Act) as amended, is one appropriate way to redevelop the Washtenaw Avenue commercial corridor and desires to work with the other communities to explore the merits of this tool for inter-jurisdictional cooperation;

Whereas, The City portion of the proposed development area includes primarily commercial land uses on either side of Washtenaw Avenue from US-23 to Stadium Boulevard, as shown on the attached map;

Whereas, The City's Proposed Development Area meets the following criteria in Section 5 of The Act for the establishment of development areas:

- a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration Manual, "Highway Functional Classification - Concepts, Criteria and Procedures".
- b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.
- c) More than ½ of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the General Property Tax Act, 1893 PA 206, MCL 211.34c.
- d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area for the immediately preceding 30 years.
- e) Is presently served by municipal water or sewer.
- f) Is zoned to allow for mixed uses that includes high-density residential use.
- g) The municipality agrees to the following:

- (i) To expedite the local permitting and inspection process in the development area.
- (ii) To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the development areas.

Whereas, City of Ann Arbor Planning Services staff has determined that the Proposed Development Area as identified on the attached map meets all of the requirements of Section 5 of The Act, as documented by the JTC;

Whereas, The Act requires that before creation of the Authority, City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, representatives of the affected taxing units, the residents, and other taxpayers of the City's general public appear and be heard regarding the creation of the authority; and

Whereas, The City has been informed that the State of Michigan looks favorably upon requests for funding infrastructure and transportation related projects that include collaboration among multiple municipalities;

RESOLVED, That City Council accepts receipt of the Washtenaw Avenue Corridor Redevelopment Strategy and its recommendations for land use, transportation improvements, and continued community cooperation;

RESOLVED, That the City of Ann Arbor City Council hereby declares its intent to work together with Pittsfield Charter Township, Ypsilanti Charter Township and the City of Ypsilanti to explore the creation and operation of a corridor improvement authority as enabled by and pursuant to The Act;

RESOLVED, That the City hereby declares its intent to work together with Pittsfield Charter Township, Ypsilanti Charter Township, and the City of Ypsilanti to explore the adoption of a Joint Agreement to operate this corridor improvement authority;

RESOLVED, That City Council intends to designate the boundaries of the Proposed Development Area as identified in the attached map, and that the Proposed Development Area meets the requirements of Section 5 of The Act; and

RESOLVED, That a public hearing be held at the City Council meeting on Monday, March 7, 2011 at 7p.m., on the adoption of a proposed resolution creating the Washtenaw Avenue Corridor Improvement Authority.

Attachment: Proposed Development Area Map, Washtenaw Avenue Corridor Redevelopment Strategy

Sponsored by: Councilmembers Tony Derezinski and Christopher Taylor

As Amended by Ann Arbor City Council on December 20, 2010