

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 25, 2013 WORK SESSION**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 6:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Jean Hall Currie, Stan Eldridge, Mike Martin and Scott Martin

Members Absent: None

Legal Counsel: Wm. Douglas Winters

1. REIMAGINE WASHTENAW PRESENTATION – NATHAN VOGHT

Nathan Voght, Project Manager gave a PowerPoint presentation on the proposed Washtenaw Avenue improvements (see attached). Mr. Voght listed the current active partners for Reimagine Washtenaw as Pittsfield Township, Ypsilanti Township, City of Ann Arbor, City of Ypsilanti, MDOT, AATA, U.S. Department of Housing and Urban Development; Washtenaw Area Transportation Study, Washtenaw County, Washtenaw County Road Commission and the Ann Arbor Chamber. He showed the work that had been done to bring things to the point of implementation. Mr. Voght gave the reasons for the growth of the corridor as high traffic volumes, highest transit ridership, high housing density, connection to many large institutions and the existing infrastructure. He then explained that the auto-centric corridor with access management and safety issues as well as a poor non-motorized network were issues that needed to be addressed. Mr. Voght explained that the Joint Work Plan involved the HUD Grant, Ypsilanti Township, Pittsfield Township and the City of Ypsilanti. He presented the outlook for 2013, which would include updated master plans and codes as well as street lighting.

Mr. Voght said another consideration was whether to brand the whole corridor with a uniform look or if each community wanted to have their own identity.

Arloa Kaiser and Don Hazzard, Township residents expressed their concerns regarding the area surrounding US-23 and Washtenaw Avenue and pedestrian traffic.

Mr. Voght responded to Trustee Eldridge's questions, stating that the area business owners were also engaged in the improvements to the Washtenaw Corridor.

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2. 1034 MAPLEWOOD

Ron Fulton, Building Director provided a brief update on success of 1034 Maplewood, along with before and after photos. Mr. Fulton stated the home, which was cited as a public nuisance, had been fully renovated and issued a Certificate of Occupancy.

REVIEW AGENDA

Supervisor Stumbo reviewed the agenda with further discussion on the following items:

1. PUBLIC HEARING

A. 7:00 P.M. – REQUEST OF SENSITILE SYSTEMS, LLC, LOCATED AT 1735 HOLMES ROAD IN YPSILANTI TOWNSHIP, FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE – RESOLUTION NO. 2013-1 (PUBLIC HEARING SET AT THE JANUARY 28, 2013 REGULAR MEETING)

Attorney Winters stated he spoke with the Sensitile Systems owners and suggested they contact their CPA for guidance regarding their request for 12-year abatement.

Supervisor Stumbo stated the three full-time officials recently met with Mr. & Mrs. Lath who had provided them with a tour of the business. She provided a brief overview of the type of work done by Sensitile Systems and the future expansion they had planned.

The Board discussed the State's proposed elimination of personal property tax by 2016 and the impact it would have on their personal property tax abatement.

Attorney Winters stated if Sensitile Systems revoked their personal property tax abatement in 2016, the Board could choose to invoke the "claw-back" provision of the IFT agreement. He said the owners could request fewer than twelve (12) years for the abatement.

Trustee Mike Martin voiced his concern that employment had not increased as projected and the length of time requested for the abatement.

Supervisor Stumbo explained that their employment fluctuated from as many as 46 to the current number of 27 because the business was contract based and dependent on orders. She stressed that if the law passed, personal property taxes would all be eliminated anyway. Supervisor Stumbo further stated the Township Board approved the first 328-tax abatement for Ford Motor Company in 2010, which was a 100% tax abatement that would generate zero taxes for six (6) years, to retain jobs.

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Clerk Lovejoy Roe explained that through attending economic developmental meetings, it was apparent that tax abatements were readily granted across the country and if the Township did not grant the abatement, someone would.

NEW BUSINESS

**1. RENAME FORD HERITAGE PARK PLAYGROUND ADVENTURES
STRUCTURE TO JAN HALE PLAYGROUND ADVENTURES**

Supervisor Stumbo explained the Board sent this request to the Park Commission in April of 2011 but they chose not to take action. She said Jan Hale was in Hospice and it would be great if the Board would handle the renaming.

**2. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE
CONTRACT WITH THE HUMANE SOCIETY OF HURON VALLEY FOR
TRAP-NEUTER-RETURN PILOT PROGRAM FOR COMMUNITY (FERAL)
CATS IN AN AMOUNT OF \$10,000, BUDGETED IN LINE ITEM
#101.956.000.969.008**

Brittany King, Director of the Community Cat Program Operations with the Humane Society provided a brief overview of the proposed pilot program.

ADJOURNMENT

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk

Reimagine Washtenaw Avenue



Project Update
Ypsilanti Charter Township
Board of Trustees
February 11, 2013

Nathan Voght, Project Manager

Washtenaw County Office of Community and Economic Development

www.washtenawavenue.org

www.facebook.com/reimaginewashtenaw

@washtenawavenue

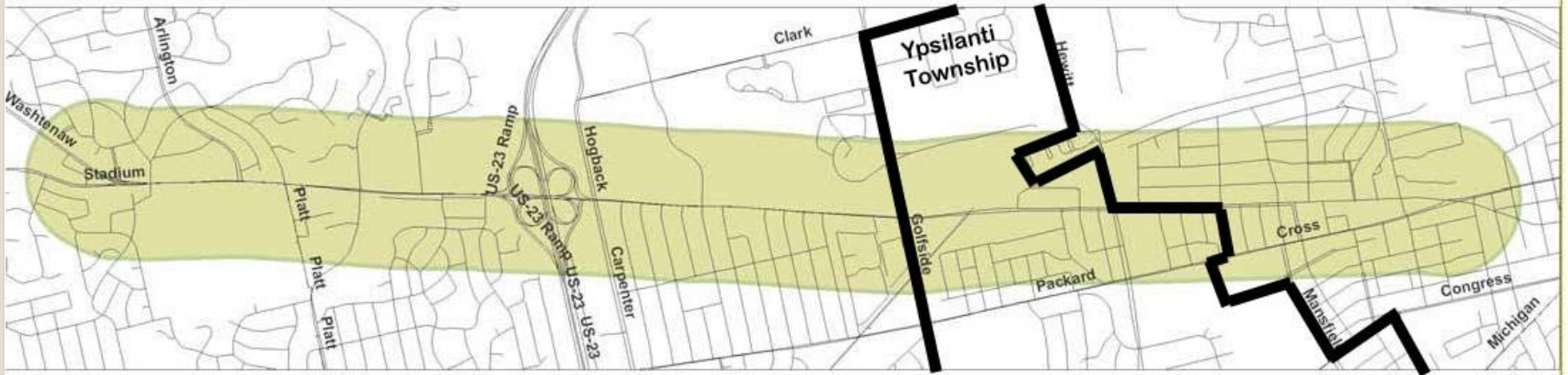




What is ReImagine Washtenaw?

A multi-jurisdictional, cooperative planning and implementation effort to TRANSFORM Washtenaw Avenue around efficient mass transit into an attractive, vibrant, walkable, mixed-use corridor, with sense of place.

Study Area



Quick Stats:

5 Miles Long x ¼ mile wide
(0.7 mile (N) and 1.1 mile (S) segment in Ypsilanti Township)
1.25 square miles of land
1600 acres of land
100 acres is under-utilized and appropriate
for infill or redevelopment
4,452 housing units

Previous Studies



RE-IMAGINING WASHTENAW AVENUE

Multidisciplinary Action Project Report
Washtenaw County
University of Michigan Stephen M. Ross School of Business
April 2010



Re-Imagining Washtenaw Avenue

A Vision for Corridor Redevelopment

Regional cooperation to improve the investment environment and retrofit Washtenaw Avenue to a compact, walkable mixed-use transit corridor.



and the Washtenaw Avenue Action Team



Washtenaw Avenue Corridor Green Infrastructure Assessment

January 2012

SEMCOG ... Creating Success in Southeast Michigan
Southeast Michigan Council of Governments

WASHTENAW AVENUE

Corridor
Redevelopment
Strategy



2010

Public Outreach/Input Since 2008

H3

- ❖ 6 Visioning Workshops/Design Charrettes
- ❖ 1 online survey
- ❖ 1 online concern mapping exercise
- ❖ 1 visual preference survey
- ❖ 3 business-owner specific meetings
- ❖ 3 all-corridor land owner meetings
- ❖ 1 Impact Event presentation
- ❖ 8 community board/council presentations
- ❖ 3 neighborhood-specific meetings
- ❖ 4 community public hearings
- ❖ 1 Concentrate Speaker Series event
- ❖ 10 articles
- ❖ 2 radio interviews, 2 follow-up slots
- ❖ Other groups presented to: HBA, Chambers, WATS Technical & Policy Committees, AATA Senior Staff, UofM, EMU, Urban County



Slide 5

H3

Public outreach/input since when? want to give a context w.r.t. timeline

Home, 2/3/2013

Community Shared Goals

Mixed use corridor

Housing, retail space, office space, all easily accessible through high quality transit

Vibrant neighborhoods and commercial areas connected by safe and pleasant walking and biking facilities



Current Active Partners



Ypsilanti Township

the official website of the
Charter Township of Ypsilanti



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT



A2Y Chamber
ANN ARBOR / YPSILANTI REGIONAL CHAMBER

Why Washtenaw Avenue?

- High Traffic Volumes
- Highest Transit Ridership
- High Housing Density
- Connects numerous large institutions/organizations
- Existing infrastructure
- Auto-centric corridor with access management issues
- Poor non-motorized network
- Willing partners

How will we do it?

Corridor Redevelopment Strategy

- Provide efficient and reliable mass transportation
- “Pulsing” higher density development at Node intersections.
- Create “Sense of Place” at Nodes.
- Encourage Transit Oriented Development to better integrate transit with adjacent land uses.
- Add and/or complete walking and biking networks.
- Provide range of housing opportunities and choices.
- Improving stormwater management through green infrastructure.
- Update Master Plans and Zoning Ordinances in all communities to implement the ReImagine Washtenaw vision.

Ypsilanti Township Vision-2007 Master Plan

- 2012 Master Plan Process underway
- 2007 Master Plan Town Center Designation
 - Walkable
 - Mixed-Use
 - Residential above commercial
 - Integrated into a pedestrian-friendly area
 - Activity center with sense of place
 - Transit Oriented Development
 - Support expansion of transit
 - Buildings relate to street
 - Parking lots behind buildings
- 2010 Corridor Redevelopment Strategy applies Town Center concepts at “Node” intersections

Vision for Building Form



2010 Redevelopment Strategy – “Nodes”

Twp. ← Ypsilanti Twp. → ← City of Y



Zoning Implementation



Washtenaw County is HUD Challenge Grant Recipient

- Three year grant, 2012 through 2014
- County/Ypsilanti Township contract to utilize HUD funding to amend Master Plan, zoning regulations, and design guidelines to implement the ReImagine Washtenaw concepts.
- County also funding Pittsfield Township and City of Ypsilanti Master Plan and zoning regulations for the corridor.
- Coordinated approach assisted by Carlisle/Wortman Associates and LSL Planning through Joint Work Plan (see next slide).
- End result is cohesive and consistent development standards for the entire corridor.



Joint Work Plan

Pittsfield and Ypsilanti Townships

- Regional, cooperative approach favored by HUD.
- County has individual contracts with Pittsfield Township, Ypsilanti Township, and City of Ypsilanti to use HUD funding for MP/ZO updates.
- Joint Work Plan developed by Carlisle/Wortman Associates, LSL Planning, Washtenaw County, and planners from both communities, and attached to contracts.
- Work Plan coordinates two separate efforts in Pittsfield and Ypsilanti Townships to incorporate ReImagine Washtenaw concepts in the Master Plan, Zoning Ordinance, and Design Guidelines.
- City of Ypsilanti's Master Plan and Zoning update process will make use of and incorporate Work Plan products.



Ypsilanti Township

the official website of the
Charter Township of Ypsilanti



Ypsilanti Township Progress

- Golfside Rd. "Road Diet" and intersection pedestrian improvements



Ypsilanti Township Progress

- Pedestrian Crossing/Sidewalks



Before



After

Current Corridor Projects

- Master Plan/Zoning Updates, Joint Work Plan
- Corridor right-of-way, transit station, multi-modal facilities design study (2013)
- Transportation Demand Management technical assistance from Smart Growth America (2013)
- Transit Signal Priority initiative (2014)
- AATA doubling of weekday service on route 4

2013 Outlook

- Presentations to all units and continued outreach/education to the public on our efforts
- April public meetings for ROW/Transit Station Design/Multi-Modal study
- June completion of Transportation Demand Management Technical Assistance
- Complete Master Plan and Zoning updates for Ypsilanti and Pittsfield Townships
- City of Ypsilanti Master Plan and Zoning Ordinance update process underway, complete in 2014
- Continue infill of the non-motorized network
- AATA doubling of weekday service on route 4
- Review of ReImagine Washtenaw organizational structure

QUESTIONS?

www.WashtenawAvenue.org

Nathan Voght

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Ypsilanti Township

the official website of the
Charter Township of Ypsilanti

