OHM Advancing Communities
ARCHITECTS. ENGINEERS. PLANNERS.

City of Hancock – Master Plan

Launch Meeting
April 4, 2016

Creating a comprehensive, balanced, and innovative plan for the future.

This project is part of the Michigan Association of Planning's Master Planning for Sustainability and Resiliency grant program. Financial assistance for this project was provided, in part, by the Michigan Coastal Zone Management Program, Office of the Great Lakes, Department of Environmental Quality, under the National Coastal Zone Management Program, through a grant from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.

APA MI

DEQ

NOAA

OGL MICHIGAN OFFICE OF THE GREAT LAKES

AGENDA

1. Introductions / Project Team
2. Project Understanding
3. Approach
4. Understanding the Context
5. The Plan – Your Ideas
6. Next Steps

1. WHO WE ARE

OHM Advancing Communities

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ICE
Board Game I Would Pick
Museum I'd Visit
Ideal Car
Olympic Events I Watch
Best Italian Foods
Animated Film I'd View Again
Farthest

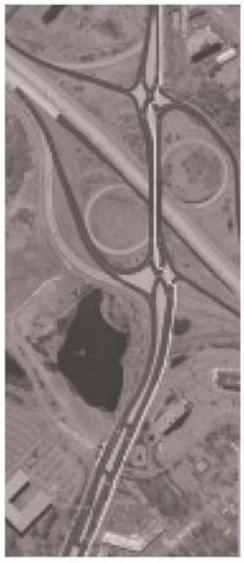

LIVONIA DRAIN NO 19

OHM ADVISORS

PROJECT MANAGEMENT

PLANNING + URBAN DESIGN

COMMUNITY ENGAGEMENT



ENGINEERING

ADVANCING COMMUNITIES

MISSION

10 community plans in the past two years

65+ mixed-use planning projects

100+ major road projects, totaling more than 300 miles

140+ zoning projects

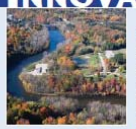
80+ jobs in contract with DOTs

2,000+ multi-family units planned and designed in the last two years

10,000+ civil engineering projects

500,000+ SF of LEED intended space

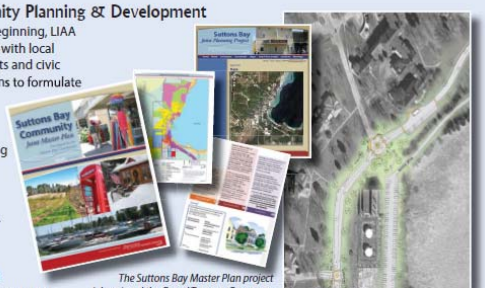
INNOVATIVE



Community Planning & Development

From the beginning, LIAA has worked with local governments and civic organizations to formulate effective land-use plans and policies for more sustainable communities. With the support of forward-thinking foundations and state agencies, LIAA helps communities apply the latest planning and development concepts and technical innovations.

LIAA's experienced staff members provide a broad range of professional planning and technical support services. In many cases, communities can receive low-cost assistance and grant-funded support to make important strides in preserving cultural and natural resources.



The Suttons Bay Master Plan project (above) and the Grand Traverse Commons Master Plan (right) are two examples that combine LIAA's GIS, community planning, website and design services.

Community Planning & Research
- *Multi-Jurisdictional Planning & Policy Development*
- *Resource Inventory & Documentation*
- *Land Use Change Analyses*
- *Comprehensive Planning*

Visioning & Goal Setting
- *Public Participation Processes*
- *Mapping & 3-D Modeling*

Civic Engagement & Community Development
- *Building a Sense of Place/Placemaking*
- *Asset Mapping & Documentation*
- *Multimedia Outreach (Websites and Video)*

LIAA

Harry Burkholder
Executive Director

Claire Karner
Community Planner

2. MASTER PLAN OVERVIEW

WHY PLAN & ZONE?

Planning is done in the public interest to:

- Involve citizens in the community
- Express and implement a community vision

Zoning is done in the public interest to:

- Provide certainty of use
- Conserve the value of property
- Preserve or enhance community character
- Prevent conflicting uses

MICHIGAN STATE UNIVERSITY EXTENSION

HISTORY OF PLANNING IN MI

- 1931 – Municipal Planning Act
- 1945 – County Planning Act
- 1959 – Township Planning Act
- 2008 – Unified Planning Act

1960/70's Urban Renewal → 1980/90's Growth Management → 2000 - present Placemaking → Today Resiliency

WHAT IS A MASTER PLAN?

In simple terms, it identifies where you want to be as a community…and how you get there

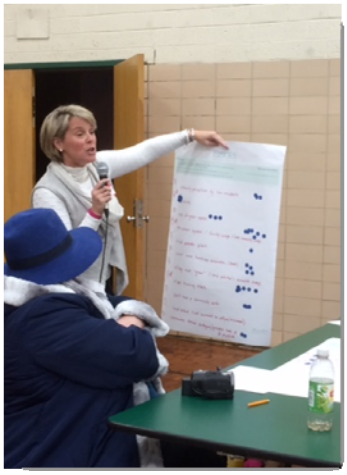
WHAT IS A MASTER PLAN?

HAVE A PLAN.
EMERGENCIES ARE EXPENSIVE.

- A proactive action
- Provides an official statement of vision, goals, objective, and strategies
- A **policy** document that directs the overall direction and physical development – it is the basis for zoning

BENEFITS OF A MASTER PLAN

- ✓ Identifies direction and purpose
- ✓ Alerts stakeholders to needed change
- ✓ Creates a focus on what is important
- ✓ Encourages openness to unique and creative solutions
- ✓ Builds loyalty through involvement (ownership)
- ✓ Results in efficiency and productivity



REQUIREMENTS

Michigan Planning Enabling Act (Act 33 of 2008) Requires:

- ✓ Land use plan and program
- ✓ General location, character, and extent of streets, bicycle and pedestrian system, open space, public facilities, recreation
- ✓ Recommendations for redevelopment
- ✓ A zoning plan
- ✓ Recommendations for implementation

MICHIGAN PLANNING ENABLING ACT
Act 33 of 2008

AN ACT to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.

History: 2008, Act 33, Eff. Sept. 1, 2008

The People of the State of Michigan enact:

ARTICLE I
GENERAL PROVISIONS

125.3801 Short title.
Sec. 1. This act shall be known and may be cited as the "Michigan planning enabling act".
History: 2008, Act 33, Eff. Sept. 1, 2008

125.3803 Definitions.
Sec. 3. As used in this act:
(a) "Chief administrative official" means the manager or other highest nonelected administrative official of a city or village.
(b) "Chief elected official" means the mayor of a city, the president of a village, the supervisor of a township, or, subject to section 3, the chairperson of the county board of commissioners of a county.
(c) "County board of commissioners", subject to section 3, means the elected county board of commissioners, except that, as used in sections 39 and 41, county board of commissioners means 1 of the following:
(i) A committee of the county board of commissioners, if the county board of commissioners delegates its powers and duties under this act to the committee.
(ii) The regional planning commission for the region in which the county is located, if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.
(d) "Ex-officio member", in reference to a planning commission, means a member, with full voting rights unless otherwise provided by charter, who serves on the planning commission by virtue of holding another office, for the term of that other office.
(e) "Legislative body" means the county board of commissioners of a county, the board of trustees of a township, or the council or other elected governing body of a city or village.
(f) "Local unit of government" or "local unit" means a county or municipality.
(g) "Master plan" means either of the following:
(i) As provided in section 81(1), any plan adopted or amended before September 1, 2008 under a planning act repealed under section 85.
(ii) Any plan adopted or amended under this act. This includes, but is not limited to, a plan prepared by a planning commission authorized by this act and used to satisfy the requirement of section 203(1) of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3203, regardless of whether it is entitled a master plan, basic plan, county plan, development plan, guide plan, land use plan, municipal plan, township plan, plan, or any other term.
(h) "Municipality" or "municipal" means or refers to a city, village, or township.
(i) "Planning commission" means either of the following, as applicable:
(i) A planning commission created pursuant to section 11(1).
(ii) A planning commission retained pursuant to section 81(2) or (3), subject to the limitations on the application of this act provided in section 81(2) and (3).
(j) "Planning jurisdiction" for a county, city, or village refers to the areas encompassed by the legal boundaries of that county, city, or village, subject to section 11(1). Planning jurisdiction for a township refers to the areas encompassed by the legal boundaries of that township outside of the areas of incorporated villages and cities, subject to section 11(1).

3. APPROACH

APPROACH

Resilience
Is in umbrella term for the planning and design strategies needed to help communities develop the capacity to meet the economic, social, environmental, and climate challenges of the future.

Community Resilience is a measure of the sustained ability of a community to utilize available resources to respond to, withstand, and/or recover from adverse situations.

BALANCED APPROACH

1.Data
2. Input
3. Best Practices

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Approach…

Construct & Finalize Plan

APPROACH

Overall Project Goals:

1. Integrate sustainability and resiliency throughout the plan and planning process
2. Engage public to ensure support
3. Further advance a strong sense of place and community
4. Identify vision, goals, and implementation strategies to ultimately create a truly usable plan

APPROACH

Launch

Detail project plan and review accomplishments since last plan

Task 1.1: Project launch meeting
Task 1.2: Assemble mapping data
Task 1.3 Review current plans, studies & data

Understand context

Understanding the existing conditions.

Task 2.1: Complete vulnerability assessment
Task 2.2: Conduct GIS mapping
Task 2.3: Identify Issues & Opportunities

APPROACH

Engage Public

Hold meetings to set the plan's direction

Task 3.1: Convene community charrette
Task 3.2: Public Survey
Task 3.3: Collaborate with peers

Goals, LU, Zoning

Revise goals, land use, and zoning based on current understanding

Task 4.1: Develop Goals, Objectives, Strategies
Task 4.2: Review plan for resiliency strength
Task 4.3: Develop Implementation Matrix

ENGAGEMENT STRATEGY

- Gives legitimacy to the Plan
- Gives direction to government investments
- Creates buy-in, ability to implement the plan is dependent on the community
- Identify the next local 'Champion'
- Uncover new transformative thoughts

APPROACH

Compile, Revise & Complete

Finalize the plan and prepare for implementation.

Task 5.1: Hold public response open house
Task 5.2: Compile, revise, and complete final version of plan
Task 5.3: Hold final project meeting

HANCOCK MASTER PLAN

PROJECT LOGO

HANCOCK MASTER PLAN

PROJECT WEBSITE

SCHEDULE

- Month 1 — Preparation
- Month 1-2 — Understanding the Context
- Month 2-3 — Conducting the Vision
- Month 4 — Illustrating the Vision
- Month 5-6 — Formalize the Vision

4. UNDERSTANDING THE CONTEXT

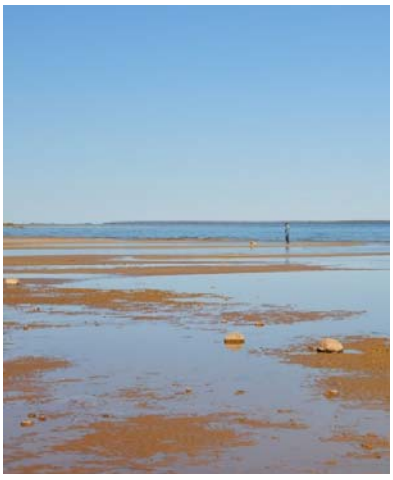
GENERAL TRENDS

When do trends
become "the norm"...?

GENERAL TRENDS

Higher temperatures: Temperatures in Michigan have risen by a little less than 2 degrees Fahrenheit since the 1980s and are projected to increase 2 to 7 degrees by the end of the century.

GENERAL TRENDS



Lower lake levels: Higher temperatures produce less ice cover on the Great Lakes, which means more water evaporates off the lakes. As a result, lake levels are projected to decrease by one to five feet by the end of the century.

GENERAL TRENDS

Unpleasant weather:
Though fewer people will suffer from cold weather-related injuries or deaths, more will suffer from extreme heat conditions. The number of dangerous heat days may increase by five to 10 times by the end of the century.

GENERAL TRENDS

Changes in precipitation:
Michigan will have more frequent heavy rain storms, occurring mostly at the beginning of the spring, followed by less rainfall during the summer months.

GENERAL TRENDS

Changing agricultural conditions:
Since the heavy rainfall will arrive at the beginning of spring, when farmers are trying to prepare their fields, crops will not benefit from the increased precipitation. Also, since Michigan summers will feel more like Arkansas summers by the end of the century, crops will react differently.

GENERAL TRENDS

Lake issues:
With longer summers, the Great Lakes will experience more “dead zones,” in which no living organisms can survive, affecting water-based industries and anglers alike. Invasive species may spread farther and more quickly.

GENERAL TRENDS

Who is affected?
Everyone is impacted, however, some people are more likely to be harmed than others.

The most vulnerable are:

- Elderly, especially those who live alone
- Young children
- Persons with pre-existing conditions
- Homeless, socially isolated
- Economically disadvantaged
- Individuals suffering from mental illness
- Athletes
- Outdoor workers

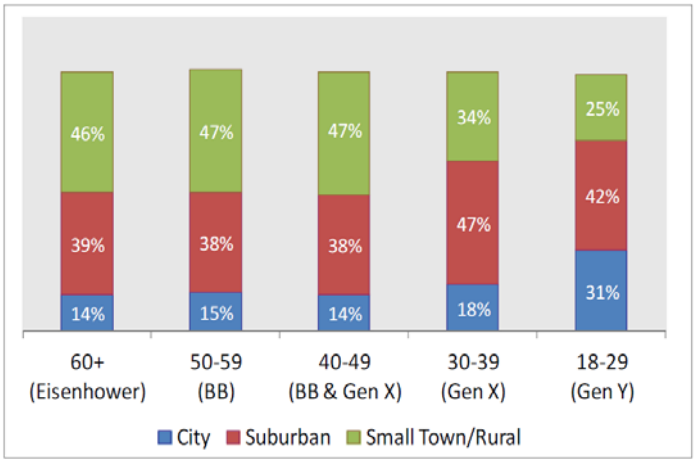
GENERAL TRENDS

- The U.S. Population will increase by 50% between the years 2000 and 2050
- Over 110,000 current housing units will need to be replaced
- *The market is being dominated by the two largest generations in American History*

WHO ARE WE ATTRACTING?

Generation	Born	2010 Age	2010 Pop.	2010 % of Nation
Eisenhowers	Before 1946	64+	41M	13%
Baby Boomers	1946 – 1964	45 – 64	80M	26%
Gen X	1965 – 1980	29 – 45	62M	20%
Gen Y (Millenials)	1981 – 1999	10 – 29	85M	27%
Gen Z (?)	2000 and After	0 – 10	42M	14%

WHERE THEY WANT TO LIVE BY GENERATION?



Source: 2011 National Community Preference Survey, National Association of Realtors, March 2011

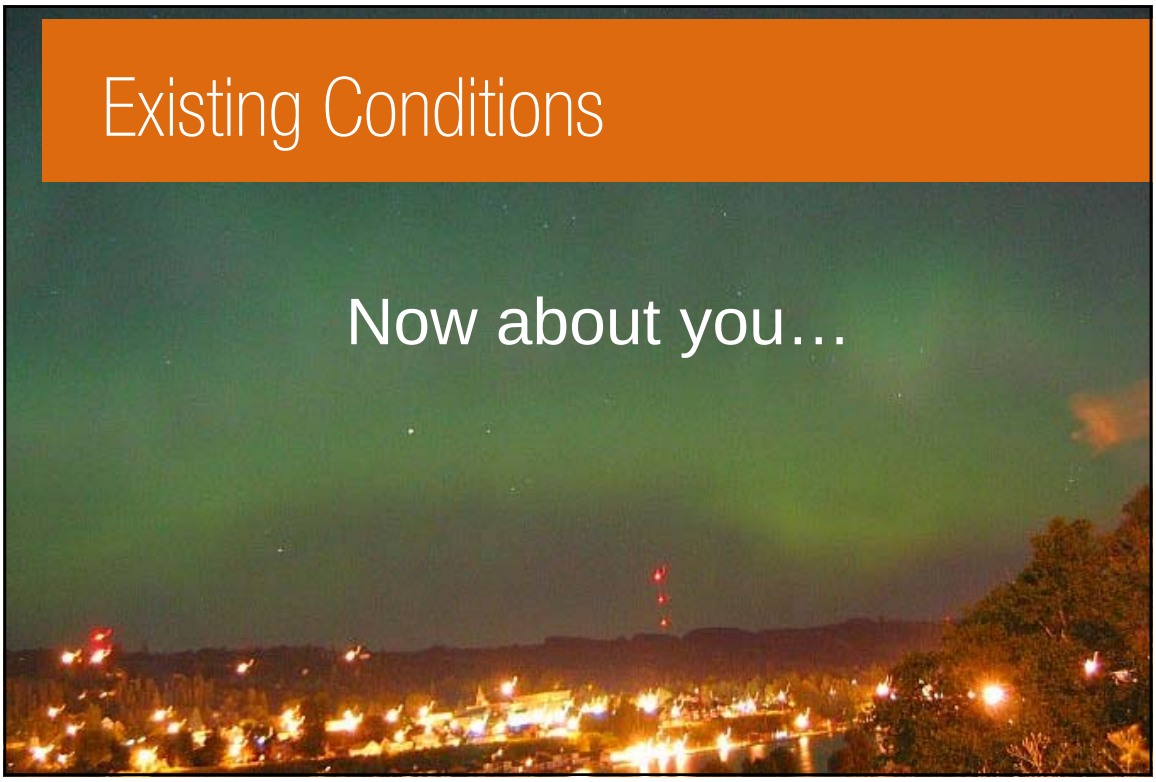
HOUSEHOLD STRUCTURE IS CHANGING

Household Type	1970	2000	2030
With Children	45%	33%	27%
Without Children	55%	67%	73%
Single/Other	14%	31%	34%

HOUSEHOLD STRUCTURE IS CHANGING

- In the 1970s, when approximately **67 million households had pets**, to 2012, when there were **164 million (62 percent) owned pets**.
- 83.3 million owned at least one dog
- Americans spent more than $50 billion on their pets
- In Ohio, about 33% of households have children, 40% have pets

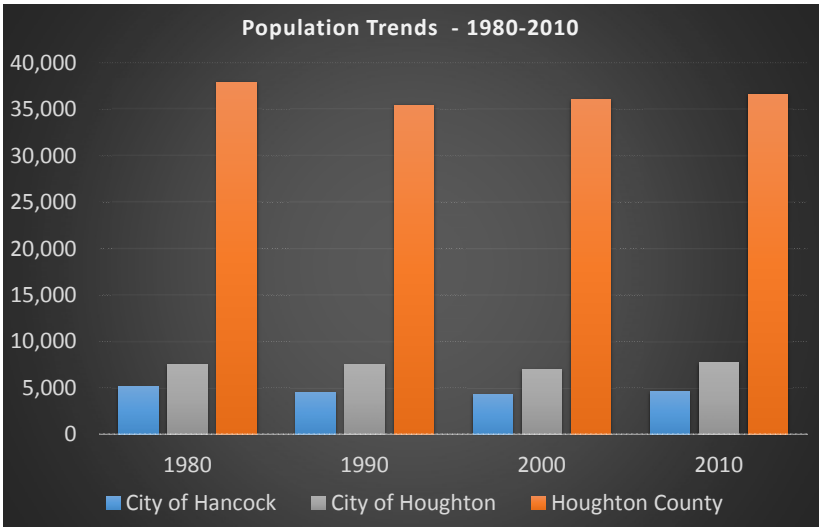
Existing Conditions



Existing Conditions - Population

Population Trends - 1980-2010					
Locality	**1980**	**1990**	**2000**	**2010**	**% Change 2000-2010**
Adams Township			2,747	2,573	-6.33%
Calumet Township			6,986	6,489	-7.11%
Chassell Township			1,845	1,812	-1.79%
Franklin Township			1,390	1,466	5.18%
City of Hancock	5,122	4,547	4,323	4,634	6.70%
Hancock Township			395	461	14.32%
City of Houghton	7,512	7,498	7,010	7,708	8.86%
Houghton County	37,872	35,446	36,016	36,628	1.67%
Osceola Township			1,843	1,888	2.38%
Portage Township			3,104	3,221	3.60%
Quincey Township			271	270	-0.37%
Stanton Township			1,271	1,419	10.43%
Torch Lake Township			1,896	1,880	-0.84%

Existing Conditions - Population



Existing Conditions – Demographics

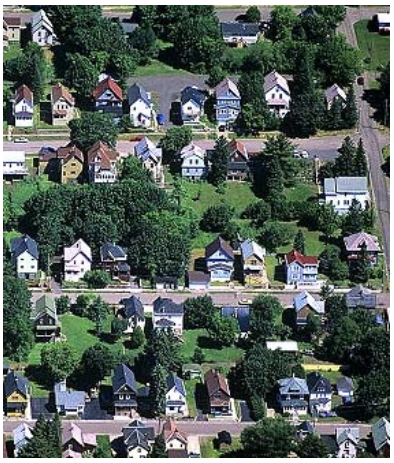
Median Age: 37.5

Education: 91.7% High School Degree or more

Median HH Income: 32,250

Existing Conditions – Housing

Housing Occupancy		
Occupied housing units	2,033	91.2%
Vacant housing units	196	8.8%
Total	2,229	100.00%



Existing Conditions – Weather Impacts

Weather

In terms of extreme weather incidents, NOAA's National Climatic Data Center shows that 224 events were reported in Houghton County between 2001 and 2011. During this 10-year period there were a handful of events that caused recordable damage in Houghton County.

Existing Conditions – Weather Impacts

Precipitation

Houghton County has not suffered any notable localized droughts but has been affected by regional droughts, as indicated most clearly by decreased water levels and susceptibility to wildfires.

5. YOUR IDEAS

6. NEXT STEPS

NEXT STEPS

- Vulnerability Assessment
- Mapping
- Issues and Opportunities
- Plan Charrette

Community Vulnerability Assessment

Purpose

1. Identify community vulnerabilities that can be addressed to increase resilience. Key concerns are in respect to public health/welfare, property values and infrastructure, and natural resources.
2. Serve as a tool to assist community officials in choosing policy options that foster resilience in the face of unforeseen challenges.

Assessment Overview

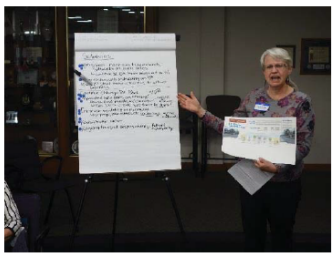
1. Identify Sensitive Populations
2. Explore Environmental Exposures
3. Overlay Sensitivity and Exposure to Identify Community Vulnerabilities

2014 Great Lakes Ice Cover - NOAA

Community Resilience Charrette

A charrette is a fun multi-day collaborative planning event that engages community members, planners, designers, and others to create a feasible plan for the community.

The Resilience Charrette will focus on identifying solutions to local issues surrounding climate variability and resilience as they relate to the built environment.



LIAA
Land Information Access Association


LEADERS AND
EXPERTS IN
ADVANCING
COMMUNITIES.
VISION