

## 2021 MASTER PLAN UPDATE ISSUES/TRENDS

### Jan. 20, 2021 Planning Commission Workshop

(Updated from 9/23/20)

- **Adaptive Re-Use:**
  - Floor plans
  - Historic structures
  - Office conversions
  - Older buildings
  - Schools
  
- **Age Friendly Communities:**
  - AARP Livability Index update
  - Alternative Housing-mother-in-law flats
  - Healthy Living
  
- **Automated and Autonomous Vehicles:**
  - EV charging stations
  - Land use density
  - Off-street parking
  - Pick-up & drop-off areas
  - Ride Sharing
  
- **Capital Improvements:**
  - Fiber optics
  - Wireless facilities/hot spots
  
- **Changing Economy: Retail, Office, Housing, etc.**
  - Drone deliveries
  - Drive thru, drive-up and walk-up windows
  - Economic & Retail forecasts: reduced restaurant sales and store closures
  - Outdoor dining
  - Shopping on-line vs. bricks & mortar retail
  - Small Cell Towers
  - Work from home/remote work implications
  
- **Climate Change/Green Infrastructure/Sustainability:**
  - Clean tech/climate initiatives
  - Climate Action Plan

- Detention/Retention ponds
  - Green/Blue Initiative incentives
  - Gateways and neighborhood entrances
  - Green (LEED) Building requirements & techniques
  - Reduce impervious surfaces
  - Renewable Energy: (solar, wind, geothermal, etc.)
  - Tamarack Drain restoration
  - Woodland & Wetland Regulation refresh
- **Economic Development:**
    - Events
    - Centropolis Incubator
    - Oakland Co. forecasts
    - Pandemic Implications
    - Redevelopment Ready
    - Small Box Retail limits and regulations
    - Trends: office, retail, remote learning, residential, etc.
    - Work from home
- **Healthy Living:**
    - Heart Healthy activity
    - Pandemic prevention
- **Historic Preservation**
    - Adaptive Reuse
    - Historic Designations
    - Vacant Schools/RUDD option
- **Housing Options:**
    - ADA accessibility
    - Adaptive reuse of vacant or underperforming buildings & (schools)
    - Eliminating Single Family Zoning
    - Home occupations
    - Lower cost living (lofts)
    - Residential Unit Development District (RUDD)
    - Short term rentals
    - Small homes
    - Two & multi-family infill in single family districts
- **Implementation of 2016 Master Plan Goals & Action Items:**

- Achievements
- Implementation matrix
- **Land Use and Future Land Use Maps' updates:**
  - Existing Land Use
  - Future Land Use
  - Non-motorized transit
- **Marihuana Facilities:**
  - Limit MMF
  - Medical Marihuana
  - Recreational Marihuana
- **Neighborhood s**
  - Accessory Dwellings
  - Adaptive Reuse of schools, vacant or underperforming buildings
  - Beautification: Gateways, islands, round-a-bouts and entranceways
  - Community Gardens
  - Dog Parks
  - Eliminate Single Family Residential Zoning
  - High Density
  - Home Occupations
  - Lofts
  - Pathways & sidewalks
  - Playgrounds
  - Resident input (via newsprint, social media, virtual meetings, surveys)
  - Routes to School
  - Short Term Rentals
  - Work Force Housing
- **Non-Compliance Implementation:**
- **Non-Motorized Pathways:**
  - Bicycle Places/People for Bikes
  - Bike Safety education (i.e. helmets, etc.)
  - Trail amenities
  - Trail Inventory
  - Trail brochures, marketing and events
  - Trail signage

- Walk Score
- **Pandemic implications for Planning & Zoning:**
  - Drive-thru/curbside pick-up
  - Expanded outdoor seating (i.e. Parklets, public seating areas, etc.)
  - Loss of small business/retail
  - Mobility changes
  - Physical Distancing in Public Spaces
  - Public Health
  - Reduce density
  - Teleconference meetings and digital engagement
  - Socializing Post Pandemic
  - Walk-up windows
  - Working from Home and impact on offices
- **Pedestrian Amenities:**
  - Art
  - Bicycling amenities: bike repair stations,
  - Dog parks
  - Respite Stations: Benches, trash receptacles, shade,
  - Wayfinding signage
- **Place-Making:**
  - Art
  - Birdhouses
  - Gateways
  - Lighting
  - Trails and bike paths
- **Public Engagement through social-media platforms:**
- **Social Justice Values (Equity, Diversity & Inclusion):**
  - Access: *Promote greater equality of access to minority business development and support land use and zoning that increases goods and services in resource poor neighborhoods.*
  - Equity: *Provide technical assistance and outreach efforts that increase equal access to land use resources and economic development tools.*

- Inclusion: *Engage in outreach that targets minorities and under-represented groups in community meetings, land use and planning commission, in hiring decisions.*
- Rights: *Conduct all work/interactions in accordance with legal, social and political rights of the communities served.*
- Participation and Engagement: *Expand opportunities for participation in decision-making by minority and under-represented groups by using innovative methods.*
- First Nations:
- **Sub-Area Plans:**
  - **Centropolis:**
  - **City Centre:**
    - **EverCentre Development:**
      - Redevelopment Ready
      - Mixed-Use Development
  - **DDA:**
    - **Northland Center Redevelopment:**
      - Hudson's Market Place
      - Northland City Centre mixed-use development
      - Perimeter pathway
- **Transit**
  - Electric vehicles
  - Complete Streets
  - Non-motorized
  - Multi-model
  - Public Transit
  - Round-a-bouts
  - Senior transit (operations & services)
  - SMART/DDOT best practices
  - Trolleys
- **Zoning Plan:**
  - Definitions
  - Planning & Zoning News (Sept./Oct. 2020) issue review
  - Short Term Rentals
  - Small Cell Towers
  - Small Box Retail
  - Zoning Map Amendments