

## Introduction

Both the processes and document associated with Pittsfield Township's Master Plan has, since 2009, served as the preeminent guide for determining policy and project priorities. This is to ensure that the work being undertaken by Pittsfield Township administration and its legislative bodies accurately reflects the needs and priorities of our community's residents and businesses.

The initial Master Plan document (2010 Pittsfield Master Plan) was a culmination of a two-year, in-depth planning process that was seminal not only in the process via which it was conducted but also in that it clearly articulated such policy goals as mixed-use, infill, dense development; multi-modal transportation including public transit; incorporation of arts and culture; and promoting local agricultural and food supply. A four year review of the goals and objectives outlined in the 2010 Pittsfield Master Plan, central to the master planning process initiated in 2015, highlighted the tremendous strides the Township had made in implementing multi-modal projects including expanding public transit, promoting local food and agriculture, and directing new and re-developments toward existing grey infrastructure. This second, in-depth planning process (2020 Sustainable Vision Master Plan) resulted in placing sustainability as the central unit of analysis and "hard coding it in the DNA of [Pittsfield Township's] work products and processes."

Since then, the Township has undertaken numerous public forums and surveys, including for enhancing efforts to preserve open/green spaces, install solar farms, stormwater management, and racial equity. As such, over the past four years, Pittsfield has adopted Master Plan addendums and resolutions to promote the use of renewable energy, install green infrastructure, improve water quality, and preserve open/green spaces. Most significantly, the adoption of the Preservation Plan addendum (see Appendix) and the Sustainability Blueprint resolution (see Implementation) outline not just the continued focus on sustainability but the urgent need to move the needle more significantly on such issues as renewable energy, affordable housing, local agriculture, and open/green space preservation.

While we have always understood that policy decisions impact resource allocations and that these processes should not only be fully transparent but also equitable, over the past two (2) years, we have engaged in public forums and surveys to incorporate public input on ways to enhance racial equity in our work processes and products.

As such, sustainability and equity are the current driving forces of all the work processes and products at Pittsfield Township and it is critical that we reflect the same in this updated Master Plan (Preserving Pittsfield Master Plan) that compiles the series of updates/addendums introduced over the past four years while providing for a comprehensive understanding of our vision for land preservation and development over the next few years.

In other words, this Master Plan update encapsulates the narrative that has shaped land preservation and development in Pittsfield Township since 2010. To assist with understand each inclusion, over the years, each section of this Master Plan document has one of three (orange, green, and blue) colored page header to signify each of the three Master Plan updates:

- Orange: Pages part of this update; *Preserving Pittsfield Master Plan*
- Green: Pages updated in 2016; *2020 Sustainable Vision Master Plan*

- Blue: Pages from the initial plan; *2010 Pittsfield Master Plan*

This allows us to provide a complete and comprehensive narrative since our future must take into account the past so we may improve upon it continually move our community in the direction of ever-greater sustainability and equity. It is with this hope and intent that we present you with the Preserving Pittsfield Master Plan.

## **Vision for Tomorrow**

Since 2010, Pittsfield Township has been focused on putting forth a blueprint for retrofitting a sprawled out suburban landscape. Sustainability (fiscal, socio-economic, and environmental) has and continues to be an integral part of our work at Pittsfield Township because of our belief that our region, state, and nation cannot make substantive strides in combating such challenges as climate change without, first, retrofitting suburbs.

Over the past decade, we have achieved these goals by implementing a multi-modal transportation network; constructing affordable and multi-unit housing developments; promoting a diverse economic base that supports jobs ranging from manufacturing to research and development to hospitality and health care; supporting local agriculture and food access; installing green infrastructure; providing for neighborhood parks, investing in renewable energy; preserving open/green spaces; and providing neighborhood-centric service centers through mixed-use developments. These changes – along with highlighting Pittsfield’s history and culture through establishment of historic districts, installation of historical markers, and gateways signs accentuated by colorful mosaic to celebrate our diversity – have helped us manifest our vision of retrofitting a suburban landscape into one that is community-centric through its unwavering commitment to equity and sustainability.

Even though equity started off, in 2009, as more of an administrative (process) focus and sustainability, in 2010, as an outcome (product) focus, the two focal leading principles have intertwined, over the past decade, in a manner that has both demonstrated and allowed us to fully appreciate that one cannot be achieved without the other.

By embracing diversity – economic, demographic, land use, and otherwise – Pittsfield Township has, since 2010, traded away dichotomies in favor of a blended approach. Rather than choosing between development or green space preservation, we have deployed such tools as carbon emission studies and amended the Open Space Preservation ordinance to do both, i.e., provide neighborhood destinations that preserve natural features and are accessible via multiple modes of transportation. Rather than choose between road improvement or traffic congestion, we have implemented road diets and retrofits that allow safer road sharing by multiple modes. Rather than choose between apartments or single-family houses, we have constructed multi-generational housing developments that support apartments, condominiums, and single-family housing many of which are incorporated in a mixed use development. Rather than choose between sprawl or no development we have provided for revitalization and redevelopment of large swaths of vacant parking lots through infill development.

This complex approach rejects black and white dichotomies; it is neither pro-development nor pro-preservation. It is wholly and completely pro-community. This master plan document formalizes that we inform and analyze our pro-community decisions through the lens of equity and sustainability when prioritizing and implementing all Township projects and initiatives.

While the work of the past decade allows us to have a great foundation – including expansive transit and non-motorized access, expansive natural and recreational areas, vibrant farmers market, successful economic centers of job growth and service provision – it also makes us a target for new development. More and more folks want to call Pittsfield Township their home and we are inundated with proposals for new housing developments. How do we balance this with our priority to provide affordable and diverse housing options while also expanding recreational areas and preserving agricultural, open, and green spaces?

It is precisely to answer this question, which will determine Pittsfield Township's ability to promote equity and sustainability into the future, that we have compiled this updated Master Plan. Herein we envision strengthening our network of inter-connected neighborhood mixed-use destinations in a manner that minimizes impact on green spaces and natural features while maximizes access to multi-modal transportation, green and recreational spaces, existing infrastructure, and diverse housing options. The overall objective is to provide for a community wherein folks from all walks of life can live and work together.

A community where a retired senior can live in a condo and go for a walk everyday while being able to take a bus to get groceries and prescriptions or meet friends at a restaurant. A community where a family can live in a safe neighborhood from where their children can walk/bike to a public park and the parents can find a job locally. A community where a single parent can feel safe and have access to good jobs, schools, recreation, and basic amenities such as local food and health care. A community where young folks can find a starter home or apartment and walk/bike to work and recreational activities. A community where folks can work in the service sector and be able to walk/bike/take a bus to access daily amenities. A community where green spaces are integrated into built spaces and local agriculture is economically viable. A community where folks can walk through recreational and nature trails from their place of work or residence. A community where open space preservation and infill development is a top priority. A community where everyone is welcome and contributes to its diversity and vibrancy. A community where we Set the Gold Standard in Public Service.

We planted the seeds for localized inter-connections a decade ago. The vision for tomorrow nurtures and grows on these native plantings. It is rooted in being community-centric with equity and sustainability at its core.

Demographics (based on Census release)

## Land Use Categories

- Maps (attached)

MARIHUANA

**STATE BACKGROUND.** In 2008, Michigan voters approved a medical marihuana ballot proposal which created the Michigan Medical Marihuana Act (MMMA). The MMMA permitted patients to use marihuana with a physician's recommendation. The Act also created Michigan's "caregiver" system that allows an individual to register with the State and cultivate up to 72 marihuana plants on behalf of registered patients. However, the MMMA did not specifically contemplate organized medical marihuana dispensaries or provisioning centers.

In 2016, the State of Michigan amended the Michigan Medical Marihuana Act (MMMA) and adopted the Medical Marihuana Facilities Licensing Act (MMFLA) and Michigan Medical Marihuana Tracking Act (MMMTA). These Acts created a new regulatory framework for commercial medical marihuana businesses to operate within Michigan.

In 2018, Michigan voters passed Proposal 1, the Michigan Regulation and Taxation of Marihuana Act (MRTMA), which legalized adult use marihuana. The legislature subsequently amended the MMFLA again to help the Marihuana Regulatory Agency (MRA) develop a single regulatory framework to oversee medical and adult use marihuana. The MRA, in June of 2020, released a set of administrative rules to regulate both medical marihuana facilities and adult use establishments. This unified set of regulations replaces the MRA's prior administrative rules.

**PITTSFIELD BACKGROUND.** The Board of Trustees adopted an ordinance to allow medical marihuana facilities and grow operations in 2015, however, in response to legal issues and uncertainties, the Township repealed the ordinance in 2017. In 2018, recreational marihuana was placed on the ballot as a statewide proposal and Pittsfield, like many communities, continued to postpone the decision while awaiting the results of the election.

Throughout all of this, Pittsfield Charter Township had public discussions, presentations, and working sessions relating to medical and adult use marihuana facilities and establishments. The election results of 2008 and 2018 were of particular interest. The election results where residents approved medical marihuana by 68% in 2008 and recreational marihuana by 63% in 2018 were especially persuasive and compelling to the Township as an indication of acceptance of the marihuana industry.

In 2019, the Township formed a Marihuana Advisory Committee. The committee is composed of representatives from the Board of Trustees, the Director of Public Safety, the Zoning Administrator, the Township's planning consultant, an attorney who represents several potential marihuana businesses, and the Township's attorney in accordance with Resolution #20-01.

The purpose of the committee was to advise and make recommendations to the Board of Trustees relating to medical and adult use marihuana. The committee provided the Board of Trustees with an interim report on May 13, 2020 which described the review made by the committee. Committee members provided a wide range of perspectives and insight, both personally and professionally, which was invaluable to this recommendation.

The recommendations of the Marihuana Advisory Committee greatly influenced this master plans recommendation and Township position on marihuana uses in the township.

**GENERAL CHARACTERISTICS.** Marihuana uses are not intended to be the predominant land use in any geographic location in township. Rather they are to be accessory and complementary to the

primary uses in the area whether that be office, service, and retail uses in the Commercial and Form-based Districts or office, light industrial, or employment uses in the Business and Light Industrial Districts.

**APPROPRIATE LAND USES AND TYPES.** The regulations that govern medical marihuana (MMFLA) and those that govern recreational marihuana (MRTMA) created eight different types:

1. **Grower:** Growing of marihuana plants in controlled rooms with a continuous cycle of harvesting.
2. **Processor:** Processing the by-product from the marihuana plant into products such as edibles and oils.
3. **Provisioning and Retailer:** The retail sale of marihuana is either called a provisioning center for medical or a retailer for recreational.
4. **Secure Transportation:** Transferring marihuana from one marihuana business to another, for example, from a grower to a lab.
5. **Safety Compliance Facilities:** Labs that test the marihuana plants or products. Unique to transporters and labs is the fact that these two businesses cannot mix with any other marihuana business and must be separate from each other.
6. **Microbusiness:** A facility licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.
7. **Designated consumption establishments (like social clubs):** A commercial space that is licensed to permit adults 21 years of age and older to consume marihuana products at the location indicated on the state license.
8. **Temporary recreational marihuana events (like hash bash or tasting fair):** An event conducted by a licensed marihuana event organizer where the on-site sale or consumption of marihuana products or both, are authorized at the location indicated on the license during the dates indicated on the license.

Certain marihuana types share commonalities including impact on public services, building size and land use needs, employment needs, and impact upon community character and adjacent properties. Due to these commonalities growing, processing, provisioning, and retailer marihuana uses were grouped together and transportation and safety compliance facilities marihuana uses were grouped together.

**LOCATION.** To match the general characteristic of the area and be complementary to like uses, grouped marihuana types were designated for certain areas of the township. Specifically, the grouping of growing, processing, provisioning, and retailer are appropriate in areas of like uses of other retail, service, and light industrial uses. The grouping of transportation and safety compliance facilities are appropriate for areas of like uses of other warehousing, heavier industrial, and laboratory uses. (CAN FILL IN MORE ONCE PC AND BOARD CONSIDER ZONING MAP OVERLAY)

**BUILDING DESIGN.** Marihuana businesses should be unobtrusive and complementary to the surrounding built environment. Buildings should be contextually appropriate to the specific marihuana use. Growing, secure transporting, processing, and safety compliance typically require larger buildings. Conversely, provisioning and retail use require smaller buildings more consistent with similar boutique retail or service uses.

DENSITY. Residential uses are not permitted in regional commercial areas, so there is no density standard.

BLOCKS AND CONNECTIVITY. Whether free-standing or part of multiple tenant development, marijuana businesses should fit into the building pattern, blocks, and connectivity of the area. When applicable, contextually appropriate complete street principals should be applied to the surrounding public roadways as well as internal drives that provide circulation between structures and parking areas. In addition to the existing roadways that support personal vehicle traffic, these uses should be connected to other areas in the township through transit and non-motorized facilities based on the non-motorized plan.

BUILDING LOCATION. Building location should comply with the requirements for the underlying zoning. Location should be contextual and consistent with the established building pattern on adjacent properties.

PARKING. Parking location and number should comply with the requirements for the underlying zoning. The location of parking should be screened and landscaped to reduce the visual impact of parking.

## **Transportation & Land Use**

With the adoption of the 2010 Pittsfield Master Plan, our community embarked on a journey of retrofitting primary arterial roads for two purposes: supporting safe movement of multiple modes (pedestrian, bike, motor vehicles, and bus); and established dense, mixed-use (re)development areas along these corridors with available infrastructure and pre-existing built spaces. This approach, over the past decade, allowed us to harness the intrinsic link between land use and transportation to promote both sustainability (control sprawl through density, reduce carbon emissions through non-motorized/transit) and equity (mixed-use co-locates diverse, multi-unit housing proximate to daily amenities, employment and educational centers).

Our success in acquiring historic amounts in grant funding (\$50 million; 2009-2020) has allowed us to transform the physical landscape of our community in a manner that provides for non-motorized and multi-modal inter-connections between residential, retail, commercial, entertainment, open, recreational, public, and cultural hubs. These improvements along major road corridors, in turn, has spurred (re)development, especially on Ann Arbor-Saline, Textile, Maple, State, Platt, Carpenter. The transit and non-motorized maps on the...attest to this fact.

- Transit map; Nomo map

Going into the future, while much work remains to be done for corridor improvements, our focus remains on enhancing neighborhood, mixed use destinations proximate to existing ones to promote local retail, food access, job growth, affordable and diverse housing stock, and recreational options with the overall goal of improving the overall quality of life for everyone. Private investments

coupled with grant funding can, then, be leveraged to improve multi-modal traffic safety and congestion around these destination centers along the primary, arterial road corridors.

With this in mind, this document envisions expanding upon two of the six focus development areas, initially established in 2010, as outlined in the next chapter. The reason the two mixed-use areas – State/Textile and Carpenter/Packard – are being proposed for expansion is so we may continue the ongoing (re)development along these corridors to both create comprehensive synergies of built space while also leveraging private investments to improve the State, Packard, and Carpenter corridors in a manner that makes them safer and less congested for all modes of transportation. Additionally, both these areas are proximate to job centers, public transit, and residential such that future growth within the two mixed-use destination centers will enhance equity by improving multi-modal access to, among other things, employment and housing.

Enhancing sustainability and retaining the diversity of land uses in Pittsfield Township, of course, remains integral to our approach on transportation and land use. The Preservation Plan (Appendix), adopted in 2019, envisions: (a) Preservation of agricultural areas and tree canopies; (b) Preservation and expansion of public parks, trails/greenways, tree canopies; and (c) Building of green infrastructure such as rain gardens, community gardens, and pollinator gardens. Specific recommendations to achieve these objectives include installing green infrastructure throughout the Township including establishing a program to partner with the private sector to do the same at existing parking areas that are 0.25 acres or larger and requiring developers to conduct Green Space/Carbon Emission study prior to site plan review/approval.

In fact, the Green Corridor initiative has, over the past year, already completed two green infrastructure projects along Carpenter Road and Textile Road. An expansive green infrastructure project is currently being designed for installation along Carpenter, Packard, Washtenaw, and Golfside in northeast Pittsfield. In addition, the Tree Canopy and Green Infrastructure in Residential Neighborhoods (March 2020) initiative envisions expanding these projects away from primary corridors into residential spaces to provide for full, comprehensive coverage as one of the many ways to improve air, water, and soil quality in Pittsfield Township.

Expanding upon existing neighborhood, mixed-use focus development areas in the parts of our community least likely to disturb open/green spaces and natural features while, at the same time, most likely to expand upon affordable and diverse housing stock and promote multi-modal inter-connections between employment, housing, recreational and daily amenities helps us meet our equity and sustainability mandate.

### **Focus Development Areas**

The six focus or mixed-use development areas are spread out throughout the Township: two (2) in the northwest, two (2) in the northeast, and two (2) in central – one in east central and the other in west central – Pittsfield.

Over the past decade, these mixed-use districts – particularly Ann-Arbor Saline, State/Textile, and Carpenter/Packard – have allowed Pittsfield Township to provide for destination centers such that residents are able to walk, bike, or take public transit to access amenities ranging from medical

services and groceries to restaurants and public gathering spaces. Having inter-linked these destination centers to not just residential but also open, green, and recreational spaces has further enhanced the quality of life for Pittsfield Township residents.

The manifestation of the vision articulated in the 2010 Master Plan has placed Pittsfield Township as one of the most desirable places to live, work, and recreate in Southeast Michigan and has earned us many regional awards and recognition. As a result, our community continues to face development pressure such that we find ourselves at a point wherein we must re-imagine our community's land use in a manner that adheres to our decade-long "commitment to create a coherent and comprehensive development and preservation pattern that will result in practical, productive, and sustainable growth and conservation in Pittsfield Charter Township."

To that end, we propose adding two (2) additional mixed-use districts – one adjacent to the existing State/Textile district and the second adjacent to the existing Carpenter/Packard district – in order to continue striking a balance between development and preservation. This expansion of our neighborhood, focus mixed-use destination centers in a comprehensive and cohesive manner will help address the current and future development pressures within a sustainable framework that also promotes inclusivity and sense of community, thereby meeting the equity and sustainability mandate.

MAPS for both districts - State and Carpenter - attached

## **Great Neighborhoods**

Housing, housing, and more housing!! As more and more folks want to call Pittsfield Township home, over the past decade, we have attracted residential development proposals and construction to the extent that our population is projected to increase, through 2035, by more than even the City of Ann Arbor!

The challenge, of course, is our vision does not provide for a sprawled out suburban community. As such, we must balance the need to expand our affordable and multi-unit housing stock to provide for residential diversity while preserving the open, green, and recreational spaces that are integral to who we are as a community. The latter objective has been achieved, mostly with success, over the past decade as we've embraced co-location of multi-unit housing next to single family, commercial and retail spaces. This controls sprawl and minimizes disturbance of open/green spaces while leveraging available access to utilities and other infrastructure including transportation.

However, the carbon footprint of a typical suburban home is four times greater than that of an urban dwelling and the majority of Americans (69%) live in suburbs with millennials fueling this trend as they move from cities to adjoining areas in search of more affordable housing that has multimodal access to urban and daily amenities. As such, we must be more deliberative in implementing programs that improve the water, air, and soil quality of our community. One of the ways the Township has approached this goal is to establish partnerships with community residents through such initiatives as the Ban on Coal Tar Sealants, Snow Removal Practices, MI Green Energy, community gardens, local food stands, and the Tree Canopy and Green Infrastructure program for residential neighborhoods. This approach meets the dual objective of improving water, air, and soil quality while also being comprehensive, grassroots, and equitable.

We must also remain committed to supporting diversity of housing stock. While we've increased our stock of multi-unit dwellings significantly in the past few years, we have also lost many affordable units in the past couple of years because of property owners' decision to convert to market rates. Even though the Pittsfield Township Board of Trustees has redirected the increased tax revenue from these units (because of removal of tax credits associated with affordable units) to fund existing county-wide programs providing access to affordable units for the most vulnerable in our community, it is critical that we expand our stock of affordable housing. Without access to affordable housing, Pittsfield Township in particular and our region in general, will be unable to meet the critical goal of enhancing socio-economic equity.

As such, new and re-developments, particularly in the expanded neighborhood mixed-use destination areas of State/Textile and Carpenter/Packard should prioritize the need to include multi-generational and multi-unit residential spaces that allow folks multi-modal access to daily amenities and health care along with educational and employment centers. This helps diversify our community's socio-economic base while reducing reliance on fossil fuels thereby meeting the equity and sustainability outcome mandate.

### **Successful Economy**

Pittsfield Township's SEV has increased by nearly \$1 billion in the past decade. This resurgence from the Great Recession may be directly correlated to the Master Plan vision articulated in 2010 to establish a sense of place and community through such policy and land use decisions as installing non-motorized amenities, expanding transit, installing gateway signs and historical markers, establishing historic districts, providing neighborhood parks, supporting local agriculture, and Setting the Gold Standard in Public Service. Our inclusive approach to governance and focus on sustainability has fostered a business environment that not only attracts an average \$10 million/year (2015-2019) in private investment but, maybe more importantly, retains our diverse businesses that range from retail and research to manufacturing and bio-sciences.

This outstanding economic success of Pittsfield Township can no longer be solely attributed to its geographic advantage as more companies and jobs chase quality of life rather than location. As such, our approach of community-centric revitalization, over the past decade, has allowed us to retain a competitive advantage in a region filled with excellent choices. Furthermore, our reputation of being neither pro-development nor pro-preservation but rather pro-community has helped attract businesses and jobs that align themselves with a long-term commitment to improving the quality of life for all in Pittsfield Township.

Equitable investments in everything ranging from road improvements and street lighting to zoning incentives and open space preservation has, over the course of the past decade, shown results as parts of Pittsfield that were economically depressed, including the Carpenter Road corridor, have transformed into centers of economic vibrancy. As such, with a few exceptions, all parts of Pittsfield Township are participating in the economic vitality of our community. The receipt of \$30 million in state (MDOT) funding in 2020 to improve the Michigan Avenue corridor, between Platt and Carpenter, will help address not just the infrastructural constraints, first identified 50 years ago,

but also revitalize the land uses along the corridor thereby further improving equitable economic success in Pittsfield Township.

However, much progress needs to be achieved in promoting greater sustainability by our private sector partners. In the last year, we leveraged our partnership with the Washtenaw County Water Resources Commission and Southeast Michigan Council of Governments to install green infrastructure along primary arterial roads of Carpenter and Textile, respectively. It is our hope to begin setting the stage to encourage private sector partners to retrofit grey infrastructure such as parking lots and building roof tops with green infrastructure such as tree installations, rain gardens, green roofs, and native plantings. Even though companies such as May Mobility are located in Pittsfield, installation of electric charging stations at Township administration campus is an effort to further incentivize investment in renewable technologies and energy by private partners.

Even as our community strengthens its focus on localized access our dual mandate of equity and sustainability will be the primary unit of analysis in attracting and incentivizing private investments.

## **Green Pittsfield**

Environmental stewardship – as part and parcel of sustainability – has been the one key and unwavering focus of all our work, since 2009. The A-Z list on the Township website encapsulates the myriad of programs and initiatives we have undertaken, over the years, to promote fiscal, socio-economic, and environmental sustainability in our community. Independent of the continued expansion of those and other ongoing programs and initiatives such as green/open space preservation, expansion of non-motorized and transit amenities, promoting renewable energy, supporting local food production and access, green infrastructure installations, and eco-friendly waste management, some of the more recent and more significant ones include:

*Green Corridors:* In an effort to improve both the visual aesthetic and environmental quality along primary arterial roads in Pittsfield, the Township is working with partners to obtain in-kind or financial funding to install green spaces and infrastructure such as rain gardens and tree canopies. Two projects – one at Carpenter (northwest of Ellsworth, southwest of Packard) and one at Textile (at Marshview Meadows Park and between Hines Dr. and Platt Rd) – have already been completed. In addition, an expansive green infrastructure project is currently being designed for installation along Carpenter, Packard, Washtenaw, and Golfside in northeast Pittsfield.

*Tree Canopy and Green Infrastructure Program in Residential Neighborhoods:* Established in March 2020, this program envisions partnering with residential neighborhoods to provide funding, on a first-come-first-serve basis (similar to the Neighborhood Traffic Calming program), as homeowner associations and resident groups specify consensual plans for installation of native trees or other green infrastructure within their neighborhood.

*Local Agricultural Production & Access:* Over the past decade, the Township has made significant strides with regard to local food access by implementing such initiatives as allowing for local food stands and hosting a farmers market (which is now year-round through online purchases during the off-season). While supporting local food production has been a goal for some time, it may finally come to fruition as a result of recent revisions to the Open Space and Land Development standards

that are incentivizing developers to donate very large parcels (100+ acres) of land for preservation. Whereas, since 2010, the Township has accepted many open and park space donations as part of (re)development agreements, the recent shift to larger parcel donations allows us to leverage them for agricultural leasing by local (preferably organic) farmers. The first such active agricultural parcel is likely to become available in 2022 about one mile south of where the Pittsfield Township Farmers Market is located thereby providing for a sustainable pipeline of local produce to area residents, especially those that are food insecure.

*Promoting Renewable Energy:* While this has been a long-standing goal for Pittsfield, it is only over the past few years that the Township has been successful in implementing programs to help move the needle on the issue. These programs include approval of a solar farm as part of a major amendment to the Wheeler Center PUD (Ellsworth/Stone School Rd). The initiative is a partnership with the City of Ann Arbor and DTE Energy that will install, at zero cost to Pittsfield, a solar farm generating 25MW of energy. Pittsfield will receive 100% of its municipal energy needs, about 1MW, upon completion of the same. Another partnership with DTE, in 2020, through the MI Green program, increased by over 200% the number of Pittsfield residents getting energy from a renewable source rather than fossil fuels. The Township has also begun, in the last year, to install electric vehicle charging stations as a first step in our transition to an all-electric vehicle fleet. Even as we begin to move the needle, a lot more remains to be accomplished for us to move toward significantly lowering carbon emissions in our community. We remain fully committed to working diligently to achieve that goal.

*Waste Management:* In 2009, Pittsfield Township became the first community to institute single-stream recycling in Washtenaw County. However, since that time we have not been able to expand the quality or quantity of these services despite our best efforts. In other words, additional services such as composting or additional units such as businesses and multi-unit residential have not been added to Pittsfield's recycling program. The reason for the lack of improvements in service delivery are directly related to the sharp decline in market rates for recyclables, over the past five (5) years, both in the United States and globally, and the inability of our service provider (Republic Services) to provide us with more expansive and better quality services, at a cost-effective rate. As such, since 2018, Pittsfield Township has been engaged in a regional discussion, spearheaded by the Washtenaw County Water Resources Commission, to establish a regional authority that would allow for a multi-jurisdictional partnership for waste management in Washtenaw County. In 2019, Pittsfield became the first community to approve entering into an Agreement to establish this regional authority: Washtenaw Regional Resource Management Authority (WRRMA). The immediate goals of this Authority are to provide consistency in materials management, citizen awareness and beneficial contracting positions for all solid waste and materials handling. The intent is for WRRMA to be better positioned to bargain for rates and waste management services that will improve upon what is currently available to residents and businesses in Pittsfield Township and Washtenaw County.

These and other similar programs are outlined as objectives in the Sustainability Blueprint, adopted by Pittsfield Township in March 2020. It recommends that the Planning Commission require developers to undertake such steps as protection of existing natural features, especially old growth trees; require developers to conduct a carbon emissions study to minimize emissions; require

developers to build gas-free, electric buildings; require developers to have solar-ready buildings and include parking requirements for electric and autonomous vehicles. The first carbon emissions study was undertaken and completed in 2020 to assist the Township in making a difficult decision about a development proposal. The study allowed deciding in favor of a multi-modal friendly design that promotes pedestrian and non-motorized access and enhances service amenities at an existing neighborhood mixed-use destination while also expanding upon an existing conservation easement.

Approaches such as these, along with the other initiatives and programs outlined herein, allow the Township to not only be green but also meet our sustainability and equity mandate.

## **Arts & Culture**

The 2020 Sustainable Vision Master Plan process alerted us to the fact that while we had made much progress in providing for public gathering spaces, we had not moved the needle on improving the visual aesthetic of our community. As such, we rolled up our sleeves and went to work! In a short span of five years, the Township has installed four (4) gateway signs, a mosaic installation at the Administration Building lobby, and fourteen (14) historical markers with a virtual tour of these points of historical interest available on the Township website's history portal. These physical installations highlight the historical heritage of our community ranging from Pittsfield Township's connections to the Underground Railroad and interurban trolley to our first manufacturers and farm settlements. They also celebrate, through mosaic art, the vibrant diversity – economic, demographic, land use – of Pittsfield Township.

The dedication of the historical archives room a few years ago, was another step in cementing our commitment to maintaining Pittsfield's historical records and artifacts. The next phase of this journey is compilation of oral histories. We are working in partnership with our resident historian, Ed Wall, to record the rich history of our community for posterity.

It is our belief that built and physical structures represent and manifest the priorities and culture of a community. That is the reason the gateway signs incorporate mosaic art into them, which is also proudly displayed at the lobby of the Administration Building. We want to represent and celebrate the tremendous diversity of our community while also conveying our commitment to full inclusion. Furthermore, taking the effort and time to communicate our rich history contributes to our goal of creating a sense of community; one that is rooted in understanding the past to inform its future that includes, in our case, preserving and supporting Pittsfield Township's first and largest land use - agriculture. In these and other related ways, it remains our goal and hope to leverage arts and culture to meet our equity and sustainability mandate.

## **Open Space, Agriculture, and Natural Features**

In 2019, the Township adopted the Preservation Plan (Appendix). This document outlines a vision along with specific guidelines and recommendations that will allow Pittsfield Township to, pro-actively, begin working more aggressively toward preservation and expansion of its green and open spaces. In a nutshell, the Plan envisions: (a) Preservation of agricultural areas and tree canopies; (b)

Preservation and expansion of public parks, trails/greenways, tree canopies; and (c) Building of green infrastructure such as rain gardens, community gardens, and pollinator gardens. Specific recommendations to achieve these objectives include installing green infrastructure throughout the Township including establishing a program to partner with the private sector to do the same at existing parking areas that are 0.25 acres or larger and requiring developers to conduct Green Space/Carbon Emission study prior to site plan review/approval.

To further flush out specifics, the adoption of the Sustainability Blueprint, in March 2020, explicated the following objectives to be met by 2025:

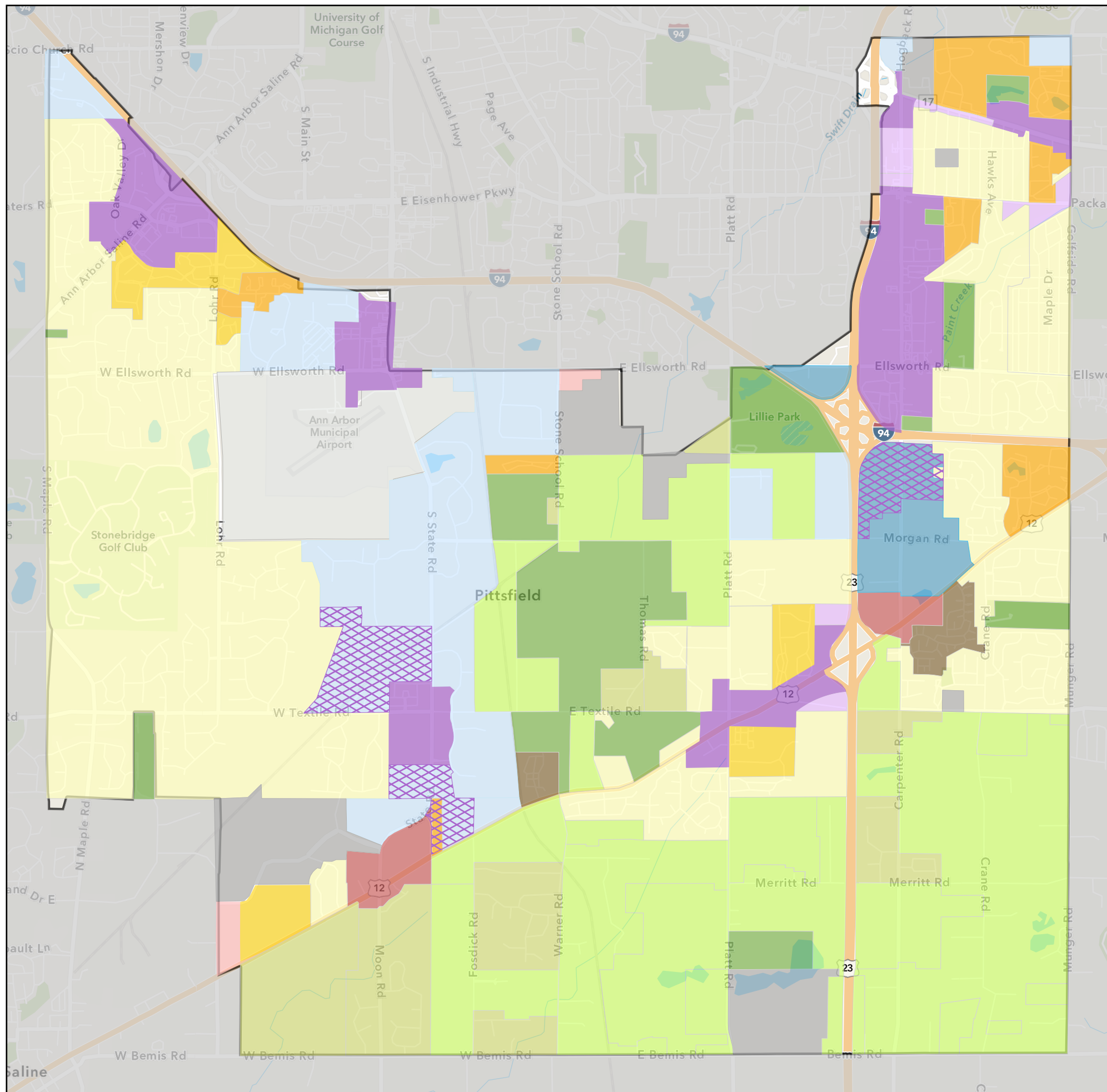
1. Establishing an Open & Green Space Preservation Program that pursues conservation easements, land acquisitions, and PDR' s in compliance with the objectives of the Master Plan
2. Partnering with residential neighborhoods to strengthen and expand on such initiatives as the Tree Canopy& Green Infrastructure program to provide for native plantings, rain/ pollinator and vegetable gardens
3. Working with the Planning Commission to provide for Ordinances that, among other things,; ( a) Require developers to protect existing natural features, especially old growth trees; ( b) Require developers to conduct a carbon emissions study to meet low emission standards; ( c) Reduce parking space requirements with a certain ratio assigned for electric and autonomous vehicles; ( d) Incentivize developers to add/ preserve green space; ( e) Require developers to build to 'green' standards including installation of solar panels and provision of solar-ready units
4. Working with the Park Commission to provide for ADA accessible recreational amenities, installation of tree canopies, and expansion of community and native/ pollinator gardens
5. Providing for local waste management services, including recycling and composting, for single family residential, commercial, and multi-unit housing developments
6. Further improving the quality of, and access to, public transit
7. Further expanding affordable, mull-unit, and attached housing stock Further expanding non-motorized amenities including pedestrian crossings, sidewalks, bike lanes, and greenways

In the last two years, the Township has revised and updated its Open Space and Land Development standards to require greater preservation of open areas and natural features, installed multiple rain gardens and other green infrastructure, initiated the Green Corridors initiative in addition to the Tree Canopy and Green Infrastructure program for residential neighborhoods, and mandated its first Carbon Emission study. In addition, we are in the final stages of finalizing donation of a 100+ acre parcel from a private sector partner that will be made available to local, organic farmers. This farm is situated about a mile south of the Pittsfield Township Farmers Market and will serve as a sustainable pipeline of local, healthy produce to it. The Pittsfield Township Farmers Market has, especially over the past two years, significantly increased its service to food-insecure and vulnerable populations as evidenced by double digit increase in acceptance of food assistance payments.

As such, our objective to equity and sustainability mandates remains central to our focus as we continue working, ever more diligently, on preserving our open, green, and agricultural spaces.

## **Implementation**

- Sustainability Blueprint Resolution (Res # 20-12; attach)
- Green Building Standards Resolution (Res # 21-09; attach)



## Proposed Land Use Change

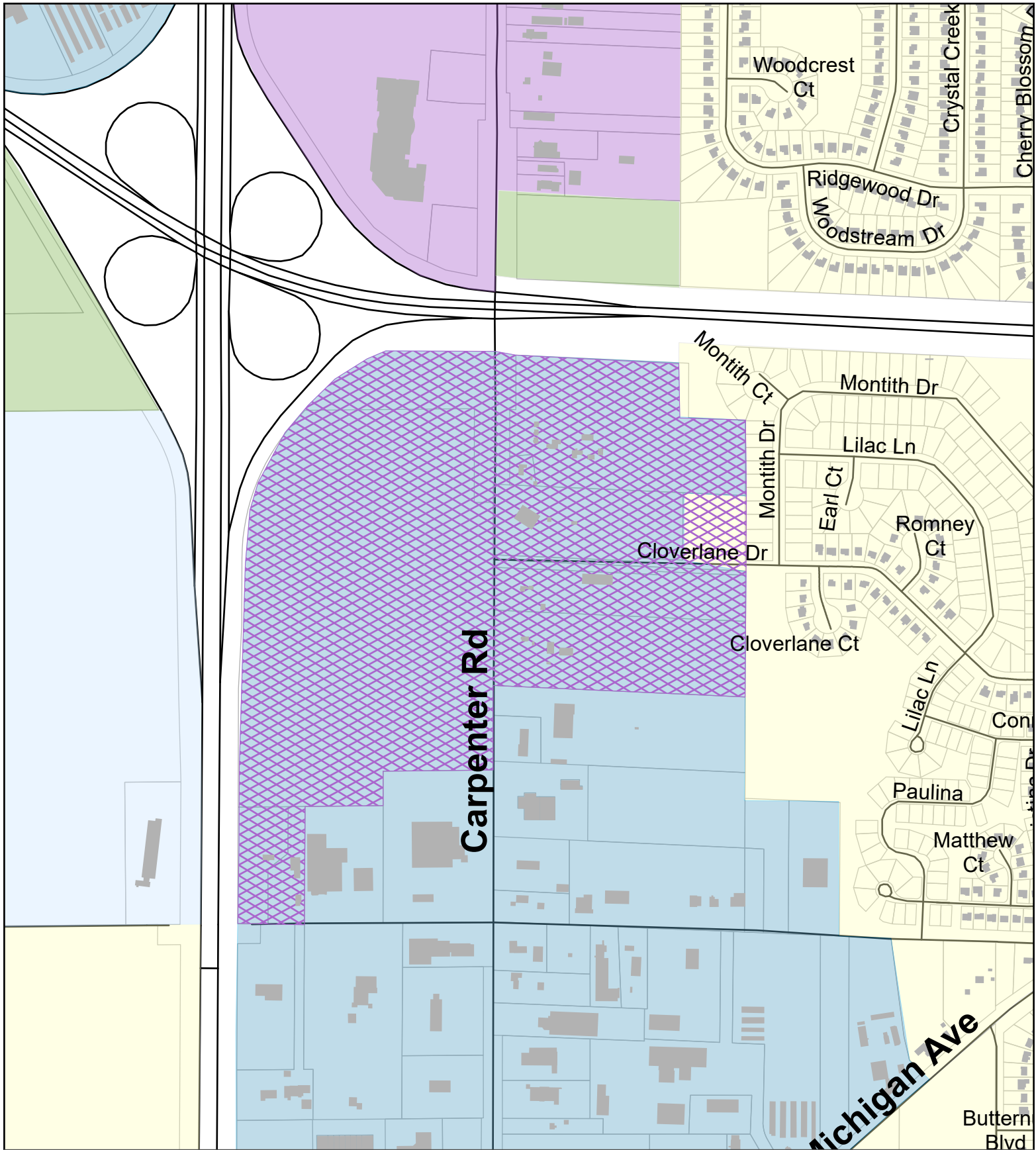


### Future Land Use

- Agricultural Preservation
- Rural Residential
- Suburban Residential
- Multi-Unit I
- Multi-Unit II
- Manufactured Housing
- Neighborhood Commercial
- Regional Commercial
- Business District
- Industrial
- Mixed-Use I
- Mixed-Use II
- Park & Open Space
- Public
- Airport
- Proposed Mixed-Use I

0 0.5 1 2 Miles





## Future Land Use

- Suburban Residential
- Manufactured Housing

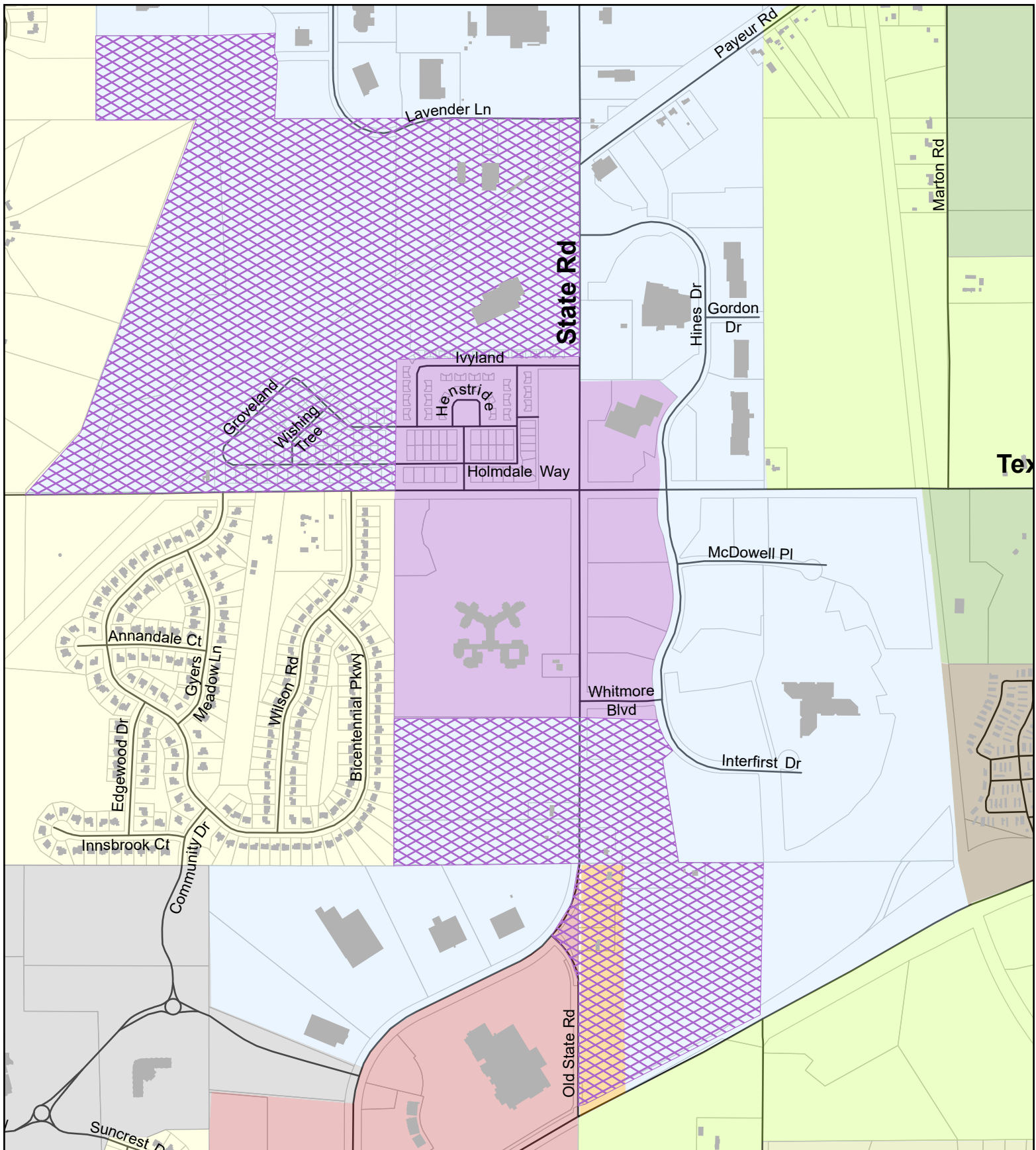
- Regional Commercial
- Business District
- Industrial

- Mixed-Use I
- Park & Open Space
- Proposed Mixed-Use I

Pittsfield Charter Township

0 900 1,800 Feet





## Future Land Use

Agricultural Preservation  
Rural Residential

Suburban Residential  
Multi-Unit I  
Multi-Unit II  
Manufactured Housing

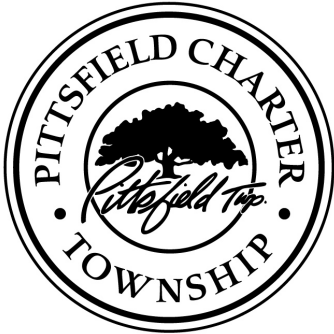
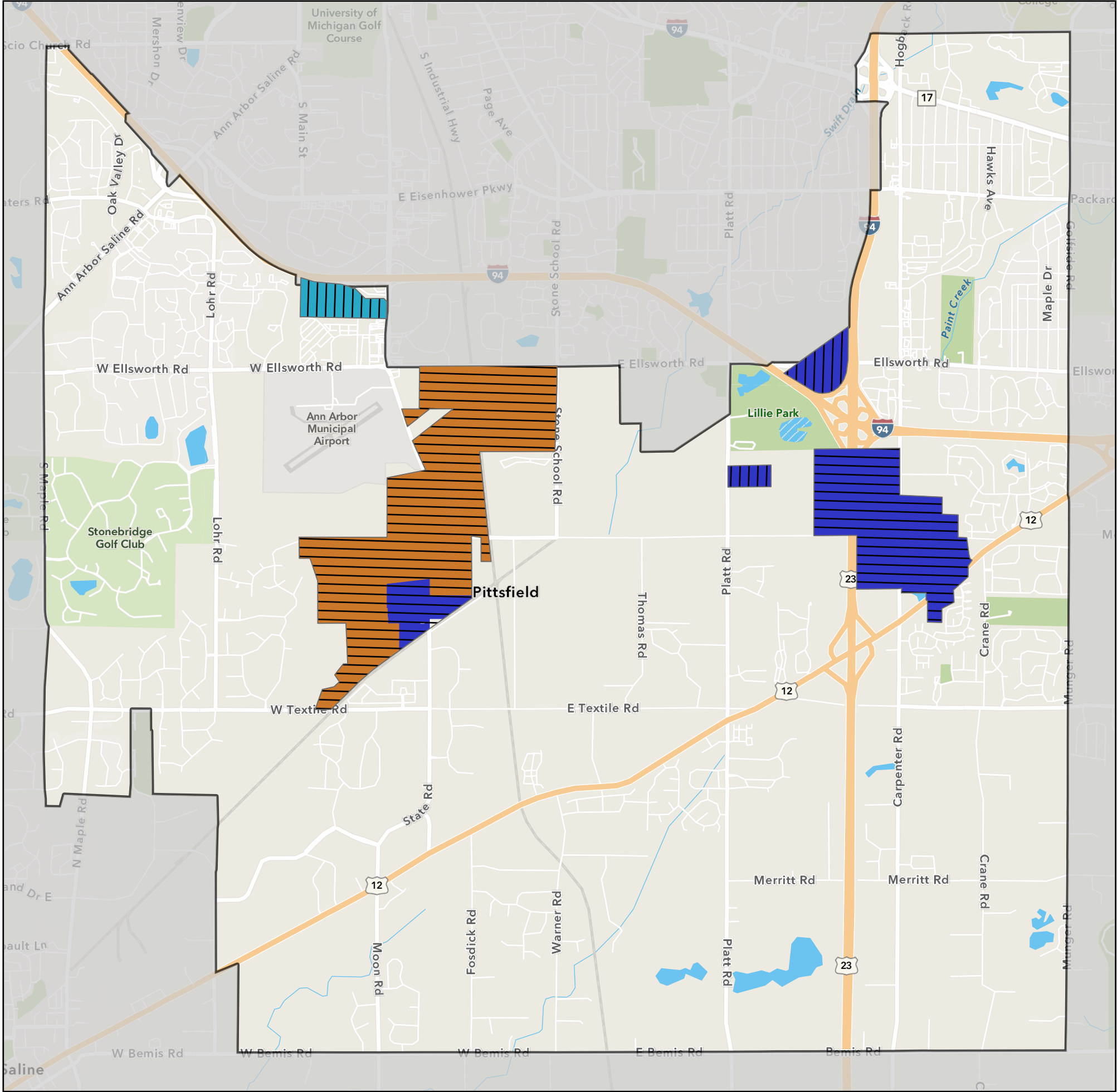
Regional Commercial  
Business District  
Mixed-Use I  
Park & Open Space

Public  
Proposed Mixed-Use I

Pittsfield Charter Township

0 1,000 2,000 Feet





- Zoning Map**
- BD Business
  - FB Form Based Mixed Use
  - I General Industrial
- Marihuana Overlay District**
- Grower, Processor, Provisioning Center and Retailer Sub-District
  - Secure Transporter or Safety Compliance Facility Sub-District

