



Introduction



2020 Sustainable Vision

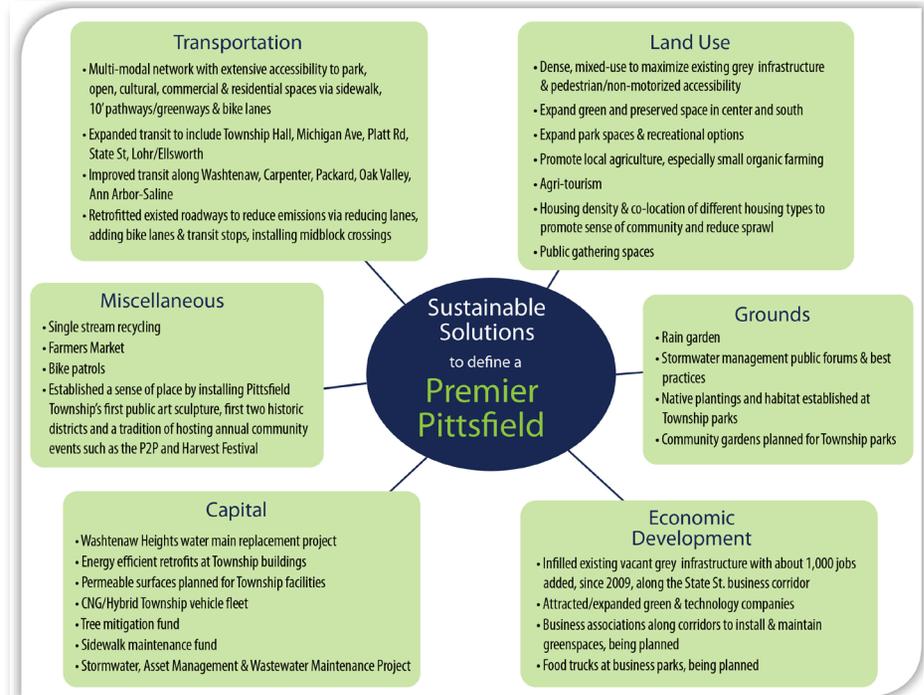
THE 2020 SUSTAINABLE VISION: PITTSFIELD MASTER PLAN

With the adoption of the 2010 Pittsfield Master Plan seven years ago, our community began its journey toward becoming a regional leader in the establishment of a non-motorized transportation network, expanding multi-modality, incorporating public art and spaces into the fabric of our landscape, promoting environmental stewardship, and successfully striking the delicate balance between preservation and (infill) development.

Leveraging a historic \$14 million in grant funding, in those seven years, Pittsfield made significant strides in implementing the vision of the 2010 Pittsfield Master Plan. In 2015, as an update to the Parks & Recreation master plan came due, we decided to implement another innovative planning process, similar to the one undertaken for the 2010 Pittsfield Master Plan (2009-2011), that envisioned synchronizing our two major planning documents - Township Master Plan and Parks & Recreation Plan - to outline one cohesive vision for our community. The need and importance of doing so derives from the fact that Pittsfield Township residents consistently prioritize parks, recreation and open space preservation at the top.



The 2020 Vision planning process, conducted October-December 2015, provided for robust public engagement and generated about 750 survey responses (5.5% response rate) that are geographically representative and statistically significant. Before we delved into analyzing this input, we first undertook a review of the extent to which we had been successful in achieving the goals and objectives outlined in the 2010 Pittsfield Master Plan. As we did so, with Working Groups for each topical area/chapter, it quickly became apparent that, since the adoption of the 2010 Pittsfield Master Plan, we have operated within a framework of sustainability, as depicted in the below diagram.



To further understand, from the public and stakeholders, how sustainability functioned within Pittsfield Township's current framework, we hosted the first Sustainability Conference in April 2016. We have taken the input from this Conference along with the substantive public input and feedback obtained through the 2020 Vision planning process to articulate a vision in this document



that provides for planning our community within the context of non-motorized and multi-modal connectivity, active and passive recreation, infill and mixed-use development, and green space acquisition and preservation.

In other words, we have made sustainability a central unit of analysis in updating the Master Plan and Parks & Recreation narrative along with our goals and objectives such that our future vision is defined within a sustainable framework to: (a) expand amenities and accessibility to park spaces, especially in deficient areas such as the northwest and northeast; (b) expand green and preserved spaces, including providing for small, organic farming; (c) implementing traffic congestion solutions that promote multi-modality and reduction in emissions; and (d) continued expansion of the non-motorized network we began establishing in 2009 such that it provides for seamless inter-connectivity between our public, residential, park, cultural, green, entertainment, commercial, green and open spaces.

With regard to the Master Plan – 2020 Sustainable Vision – we have updated some basic information such as demographics and geographic characteristics while retaining the original content of the chapters but providing an addendum to each. The updated pages and addendums have been identified visually by a green border at the top of the page. This Master Plan, then, is comprised



2020 Sustainable Vision

THE 2020 SUSTAINABLE VISION: PITTSFIELD MASTER PLAN



Share Your Vision

2020 Vision

Arts & Culture

What initiatives should the township prioritize

- a downtown area - identity, walkable shops - not sure where that would be
- fine - dining / fewer fast food places maybe a little walking mall
- doing a fine job with this - stay the course!
- give the Pittsfield Preserve an identity (ex) Art park / trails or working / learning farm (a Preserve maybe a greenhouse?)
- Bandshell
- Highlight Township's History - especially a Preserve

Share Your Vision

2020 Vision

Transportation

How can we improve local roads, trails, and non-motorized

- Bike paths on the east + SE side of T (EAST OF US-25) on Mich Ave. (off Road) etc.
- Signage indicating beginning and end of greenways
- LTG drops you at Marshview w/ no indication of trail ending
- More sidewalks at Montibeller Park
- Pathway/Bike Path extended from Michigan Ave to Bemus down Platt Rd. +1 to THE MAX (CROSS PARK) -1 to THE MAX (CROSS PARK) -1 to THE MAX (CROSS PARK)
- Traffic circles are in direct opposition to non-motorized travel - need better coordination w/ MICH and MDOT

Share Your Vision

2020 Vision

Montibeller Park Design Workshop

Saturday, Dec 5th

10:00 AM - 11:30 AM

@ 6201 W. Michigan

www.pittsfield-mi.gov/masterplan

2020 Vision: A Green Pittsfield Working Group

Goal: The Township should strive to make its buildings and neighborhoods more energy efficient and sensitive to the natural environment.

Objectives	Achievement Banking Scale 0-5: 0 = no achievement 5 = full achievement	Examples/Highlights of Achievement
1. Ensure Township Ordinances and Land Development Standards encourage the use of alternative energy sources (e.g., wind, solar, geothermal, biomass).	1.	1a. _____ 1b. _____
2. Expand the Township's single-stream recycling program to include businesses and multi-unit residential developments.	2.	2a. _____
3. Encourage developers to utilize energy efficient building practices and materials and provide incentives for their use.	3.	
4. Promote alternative modes of transportation, such as mass transit, bike paths, and trails throughout the Township.	4.	

Goal: The Township should strive to make its buildings and neighborhoods more energy efficient and sensitive to the natural environment.

2020 Vision Retain or revise current objectives or include additional objectives, if needed.	Priority Ranking of Objectives Scale: 1-5: 1 = low priority 5 = top priority	Examples of how these objectives can translate to specific projects/initiatives
1. _____		1a. _____ 1b. _____
2. _____		
3. _____		

- Goal**
To preserve and protect examples of Pittsfield Township's history.
- Goal**
Support and enhance existing neighborhoods in the Township.
- Goal**
Recognize that the quality of place in Pittsfield is an economic driver.

2020 Vision: Pittsfield Township Planning Survey
Share Your Vision

Thank you for taking the time to complete this planning survey to inform us of your future vision for Pittsfield Township. Your input will provide valuable information as we update the Parks & Recreation and Township Master Plan.

The survey is divided into three sections: Tell Us About Yourself; Parks & Recreation; Master Plan. This survey will take about 20 minutes to complete and is confidential. If completing a paper version of the survey, please return the completed survey to Pittsfield Township, 6201 W. Michigan Ave, Ann Arbor, MI 48108.



of chapters that are based on key topical areas. Each chapter is designed to be a stand-alone document while also serving to highlight the multiple inter-linkages within and between each of the topics. These topics are: Transportation and Land Use; Great Neighborhoods; Successful Economy; Green Pittsfield; Arts & Culture; and Open Space, Agriculture and Natural Resources.

Each of these chapters has an addendum that articulates the 2020 Sustainable Vision. The addendums begin with a narrative that presents the vision and then specifies the goals and objectives for that topic area. Each of these – the narrative, goals, objectives – build upon the vision of the 2010 Pittsfield Master Plan and the work we have accomplished in the last seven years. We believe that retaining the content of the last Master Plan and refocusing it through the sustainability lens complies with the direction and spirit of the 2020 Sustainable Vision Master Plan for Pittsfield Township.

The 2020 Sustainable Vision Master Plan was developed through a transparent process led by residents and community stakeholders who are committed to making a difference in Pittsfield and creating a vibrant community. It is based on the belief that Township residents can make decisions today to create the Township of tomorrow. Tomorrow starts here. We understand that change happens, but we want to define how that change occurs in a sustainable manner. The 2020 Sustainable Vision Master Plan outlines policies and priorities that will guide and manage sustainable change in our community.

*Mandy Grewal, Ph. D.
Pittsfield Township Supervisor*



Top: Utilities Facility, Platt Road Greenway
Bottom Right: Legacy Trail



PITTSFIELD PROFILE

LOCATION

Pittsfield Township has a land area of 27.4 square miles. The Township is located in southeast Washtenaw County, Michigan. It is bordered on the north by the City of Ann Arbor, and by the City of Saline to the southwest. The city of Ypsilanti is less than a mile to the east. The Township also shares borders with the Townships of Lodi, Ann Arbor, Ypsilanti, and York. Pittsfield is transected by I-94 and US-23.

HISTORY

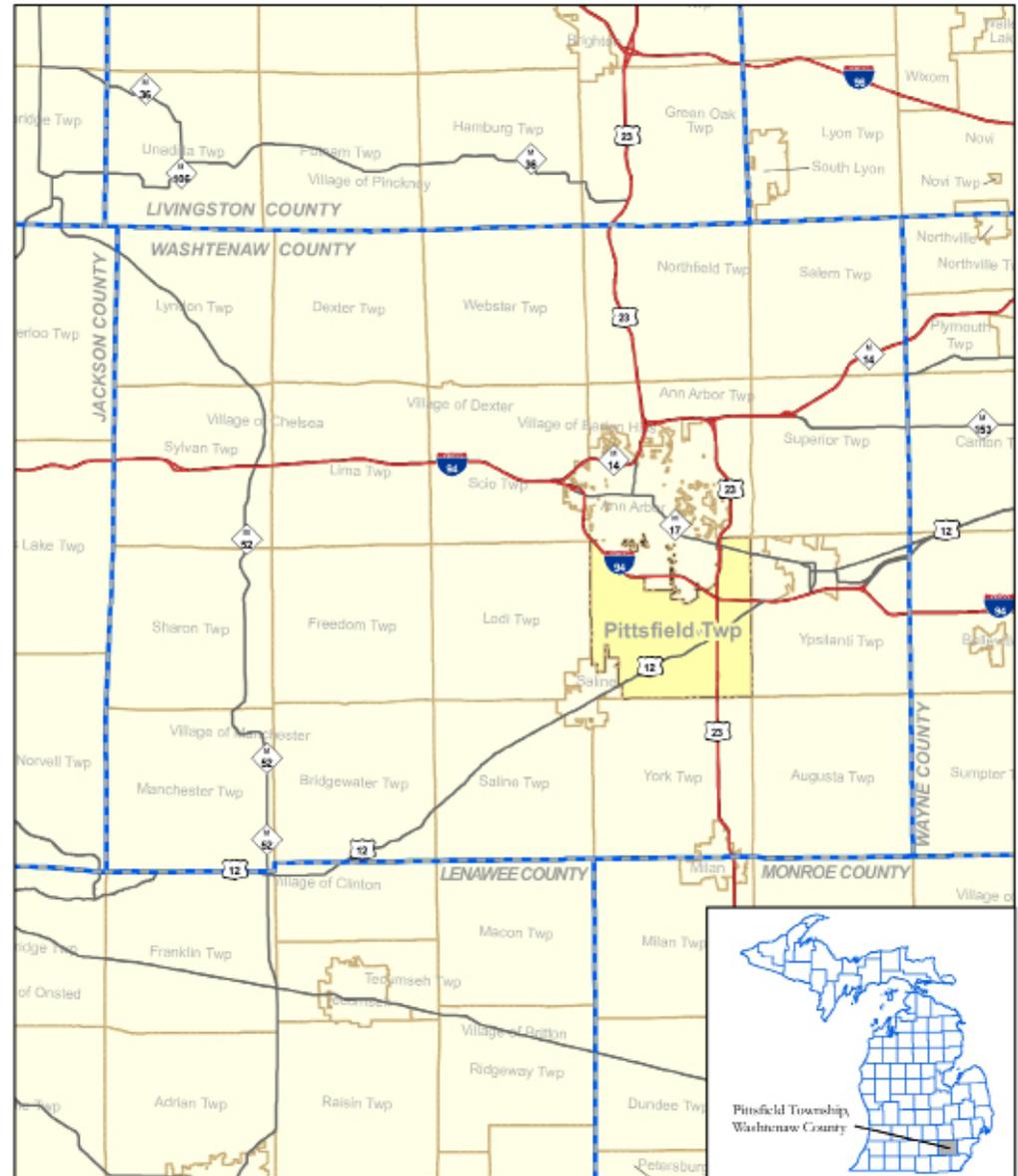
In 1824, Geo. W. Noyes made the first purchase of the federal land that would later become Pittsfield Township. This land is located in what is now Section 10 of the Township; section 10 is located between Platt and Stone School Roads, bordered by Packard Road on the north and Ellsworth Road on the south. Most of this area has been annexed by the City of Ann Arbor.

This area, once part of Wayne County, became Ann Arbor Township in 1827. The population consisted of mostly immigrants from eastern states such as New York and Pennsylvania. By 1830, the land had been divided between Ann Arbor, Ypsilanti, and Saline Townships.

The Township was originally named Pitt Township for William Pitt, Earl of Chatham. The Sixth Legislative Council of the Territory of Michigan passed the Act enabling the organization of the "Township of Pitt" on March 7, 1834. This name was retained until March 22, 1839 when it was changed to "Pittsfield Township" by act of the Michigan State Legislature. One hundred and thirty-three years later in 1972, the residents of Pittsfield Township voted to become a charter township, at which time, our community became known, as it is today, as "Pittsfield Charter Township."

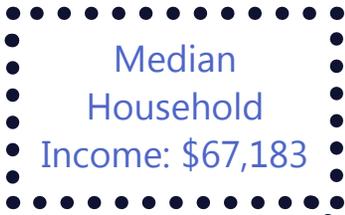
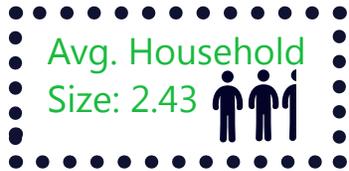
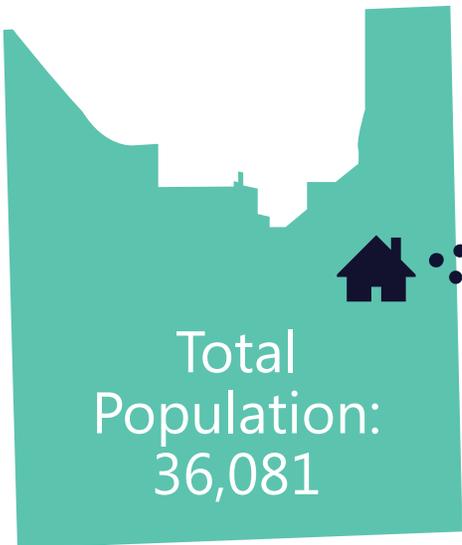
While there has been relatively steady population growth in Pittsfield since the turn of the 19th century starting at just over 1,000 residents, there was a tremendous increase when the population more than doubled between 1980 and 2000 going from 12,986 to 30,167. Between 2000 and 2010 Pittsfield Township's population grew to 34,663.

www.pittsfield-mi.gov/history



Source: McKenna Associates

SNAPSHOT OF PITTSFIELD TOWNSHIP

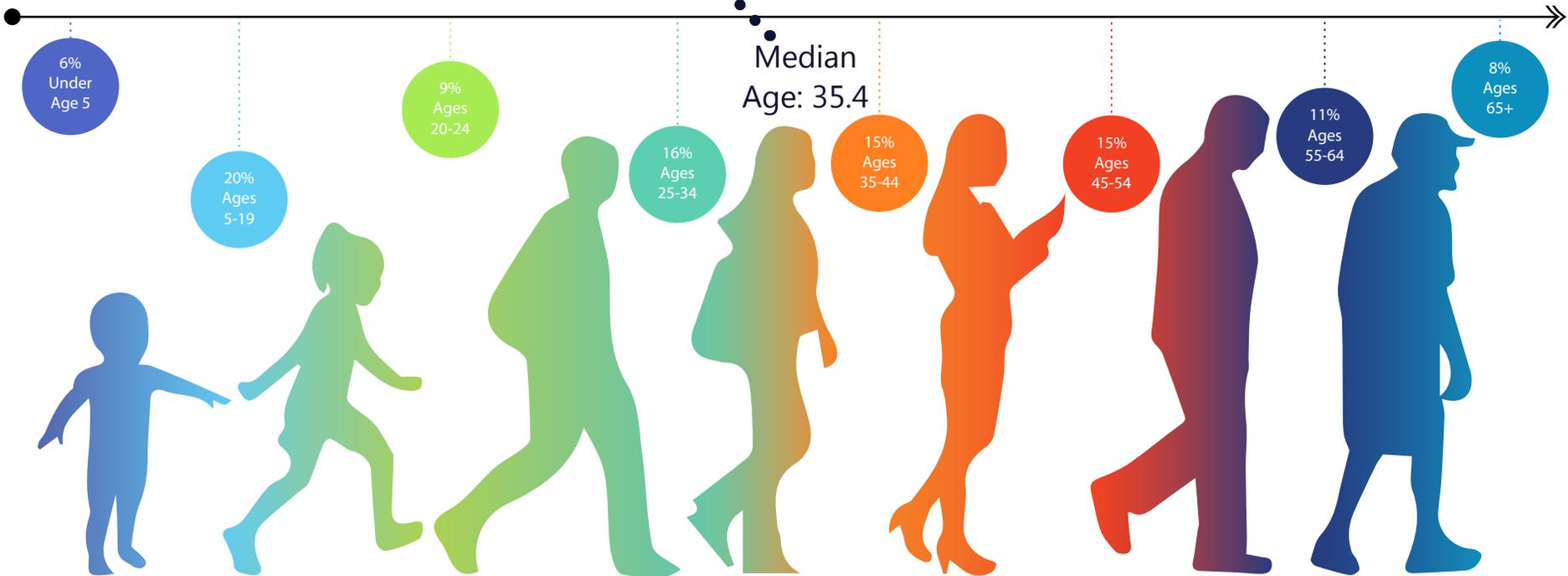


Pittsfield Township has approximately 36,000 residents and is primarily suburban. The Township has seen modest growth; between 2000 and 2014, the population has grown by about 6,000 people. Like most communities in America, the population is aging. While the median age seems relatively low, it is 4 years older than census data from 2000, and currently over 1 in 10 residents is over the age of 65, in comparison to 1 in 20 residents in 2000.

Socio-economic status

The household median income at around \$69,000 annually is about \$19,000 higher than the State of Michigan. Pittsfield Township's poverty rate is 6% lower than Michigan's, and the unemployment rate of 5.5% is about half of Michigan's rate of 9.8%.

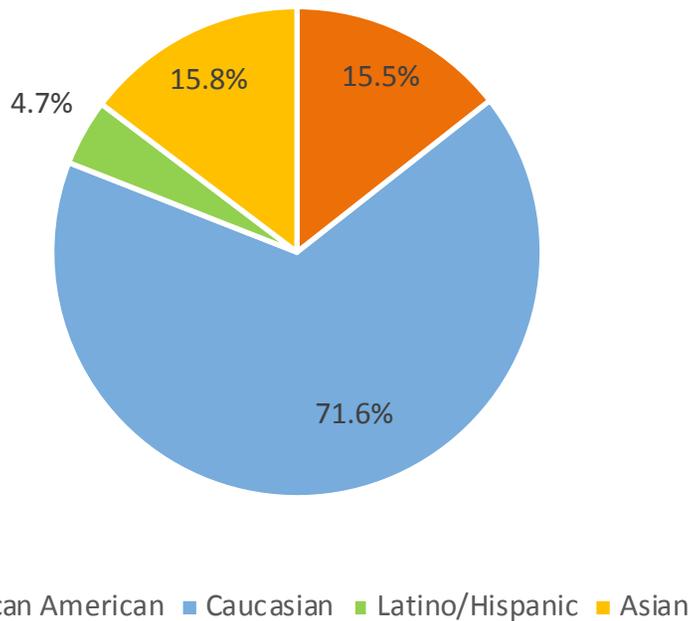
When unemployment is broken down by age, it is over 4 times more likely for the age group 16-19 to be unemployed. The unemployment rate of this age group is 22.1%. Unemployment rates drop to their lowest between 55-59 and 60-64 where the rates are 2.9% and 2.8% respectively. The remaining age groups hover more closely to the overall average unemployment rate of 5.5%.



In Pittsfield poverty rates are highest those aged 18-24 years of age. Of those whose income falls below the poverty line, one-third of them fall into this age bracket. This figure can be slightly misleading as it could correspond to college-bound residents with limited student incomes. That is to say, this inflated poverty rate is likely temporary until the student find employment. The poverty rate drops by half in the next age group 25-34. More alarming however is that 9.1% of children under age 5 live in poverty.

Race

Pittsfield Township is primarily Caucasian. However, there have been slight changes to the racial make-up since the year 2000. The Asian population has grown by over 5%, and the Caucasian population has dropped by about 4%. As of 2014, about 18% of Pittsfield residents were foreign born.



*The total exceeds 100% because Latino/Hispanic is considered an ethnicity, and is double counted amongst the other races.

The US Census uses six categories to describe disabilities. The disabled population discussed below includes those who have difficulty with vision, hearing, self-care, independent living, cognition, and ambulatory difficulty. Disability varies by age, typically with those aged 65 or older experiencing a higher proportion of disabilities. For example, of the 6.6% disabled population in Pittsfield Township, almost two-thirds are aged 65 or older. This age group struggles mostly with ambulatory difficulty and independent living.

Households earning <\$24,999: 16.9%

Disabled population: 6.4%

Below poverty level: 8.9%

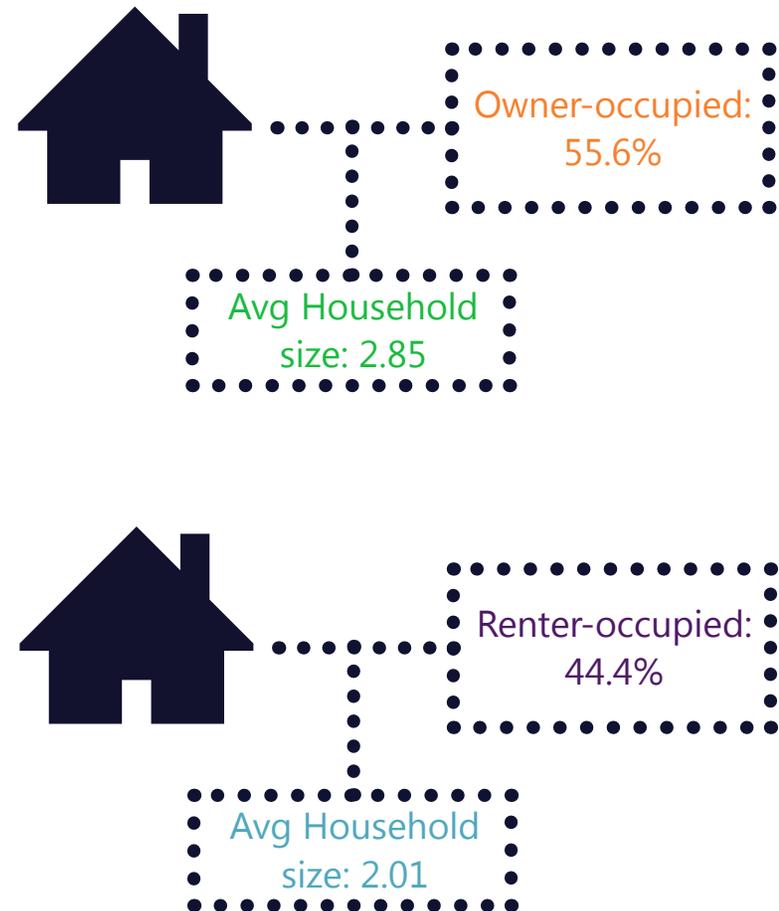
Households without a vehicle: 1,080

The figures above provide clear picture of how diverse Pittsfield is. This demographic data, recommended for review by the Department of Natural Resources, helps inform and guide what type of amenities and infrastructure is worthwhile for further investment. For example, understanding that over 1,000 Township residents do not have access to a vehicle may highlight the importance of connecting people to parklands through alternative modes. Moreover, once a community understands the types of disabilities that its residents have, it can invest in amenities and facilities that make parks a more enjoyable place for them. Knowing the magnitude of elderly residents with ambulatory difficulty can steer investment towards programs (such as fitness classes) for the less able-bodied, and for additional ramps and/or benches.

Households earning <\$24,999	16.9%
Disabled population	6.6%
17 and under	4.8%
18-64	51.6%
65 and older	43.6%
People with no vehicle available	1,022
15-34	311
35-64	457
65 years and older	254
People below poverty level	10.3%
17 and under	21.1%
18-64	73.6%
65 and older	5.3%
Unemployment rate (age 16+)	5.5%
16-29	34.2%
30-64%	21.0%
65 and older	9.9%
Median income	\$69,164
25 and under	\$31,656
25-44	\$72,212
45-64	\$94,901
65 and older	\$47,624

Housing

Pittsfield Township housing tenure is split relatively equally between homeowners and renters. The majority of homeowners live in single-family, detached homes whereas renters tend to live in buildings with 5-19 units. Rentals tend to be clustered in the northern section of the township, adjacent to Ann Arbor. Interestingly, homeowners have a considerably larger household size than renters.



Total Number of Housing Units: 14,661

Source: ACS 2015 5-Year Estimates



Top 3 industries

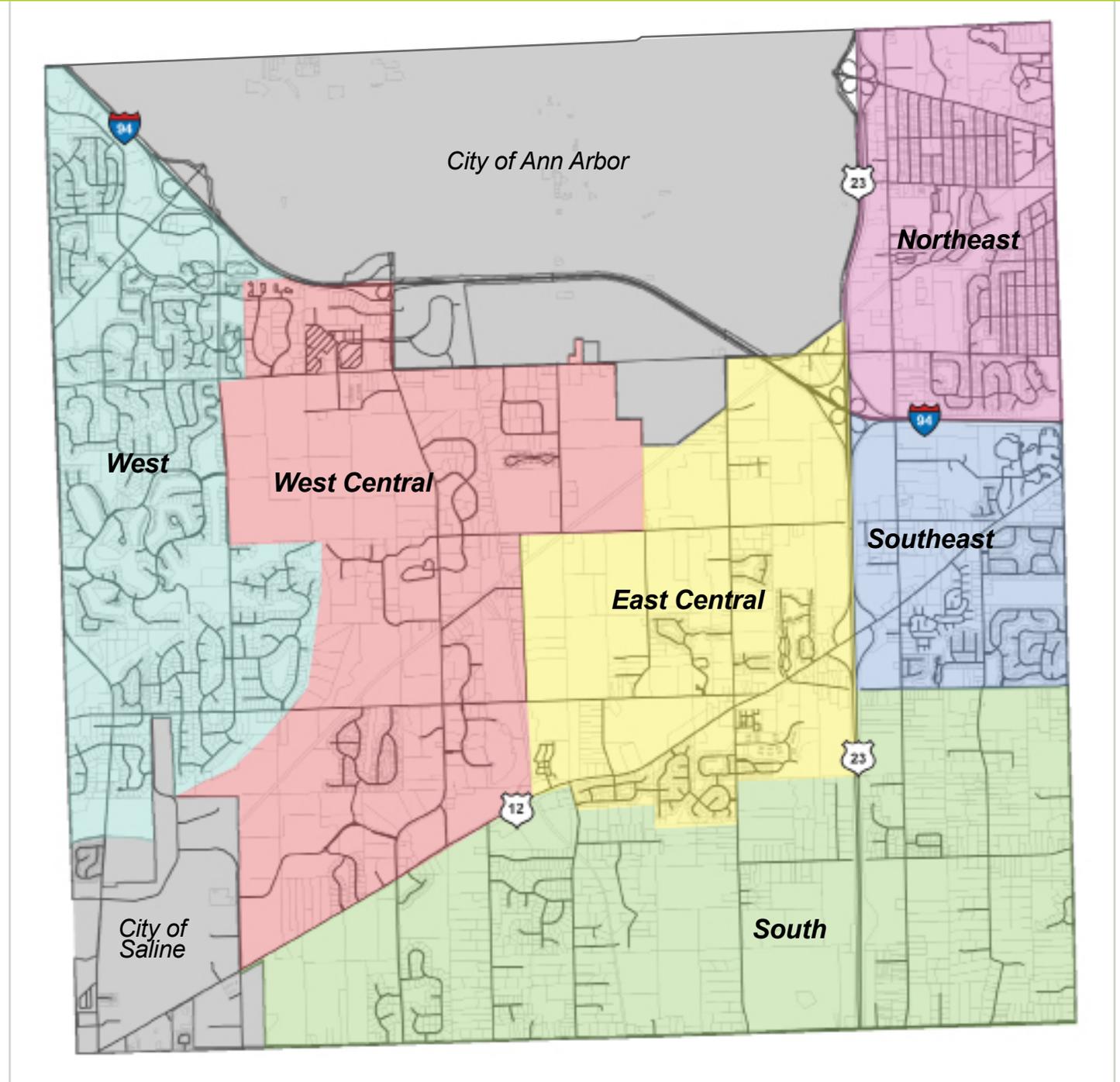
Below are the top three industries in Pittsfield Township by percentage of the population employed in these sectors. Since the year 2000, "education, health and social services" has bumped up from the third largest industry to the first (ACS 2015 5-Year Estimates).

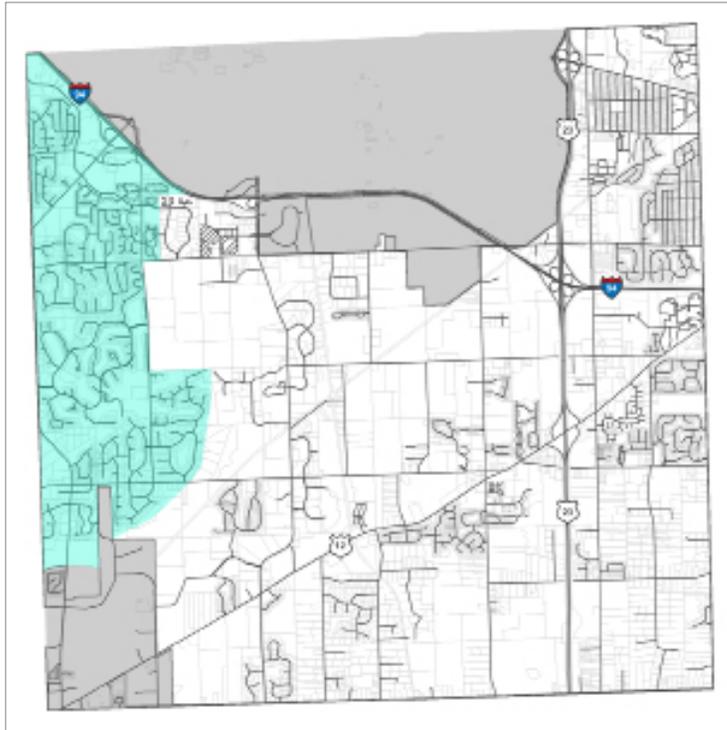
1. Educational services, and health care and social assistance: 35.1%
2. Manufacturing: 14.2%
3. Professional, scientific, and management: 12.2%



Pittsfield Township is characterized by distinctive land use patterns that are specific to certain geographic areas. This map depicts these areas based on existing land use patterns.

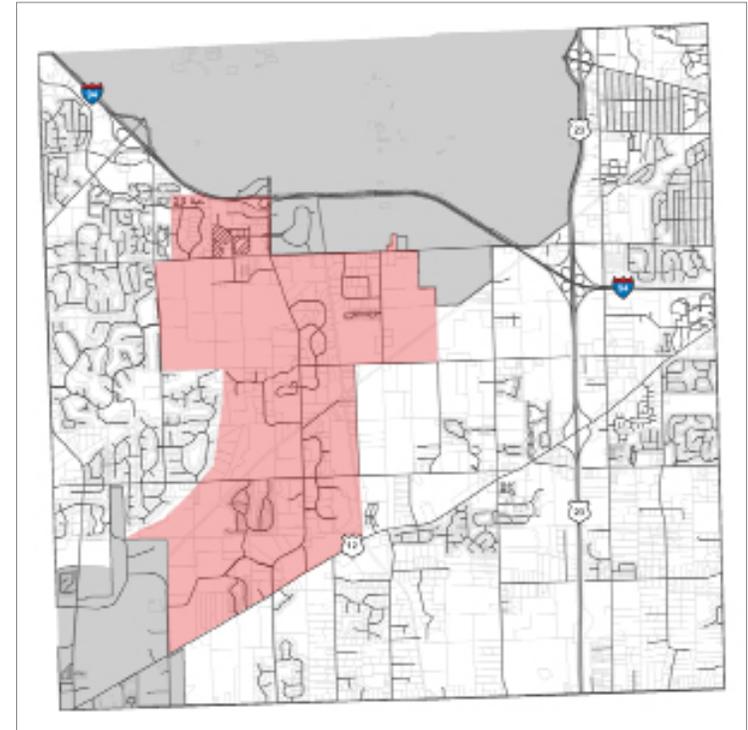
In understanding and respecting existing land use patterns, the following generalizations and categorizations, based on geographic location within the Township, are useful:





This area represents diverse residential neighborhoods, including suburban and multi-family residential, which are interspersed with two vibrant retail centers in the Ann Arbor-Saline Road vicinity. These retail centers became the first to implement mixed-use development, provided for in the 2010 Master Plan, which has resulted in seamless non-motorized connectivity, multi-unit residential and storefronts along Ann Arbor-Saline Road.

There remains a dearth of green space in this part of the Township, which is why the Board of Trustees' approved the first land purchase in eight years for a public park at the corner of Oak Valley and Waters Roads, in May 2016. This, along with our commitment to provide for green and additional park spaces, as part of future residential/commercial development in the west, should provide for that balance between green and grey infrastructure central to the 2020 Sustainable Vision.

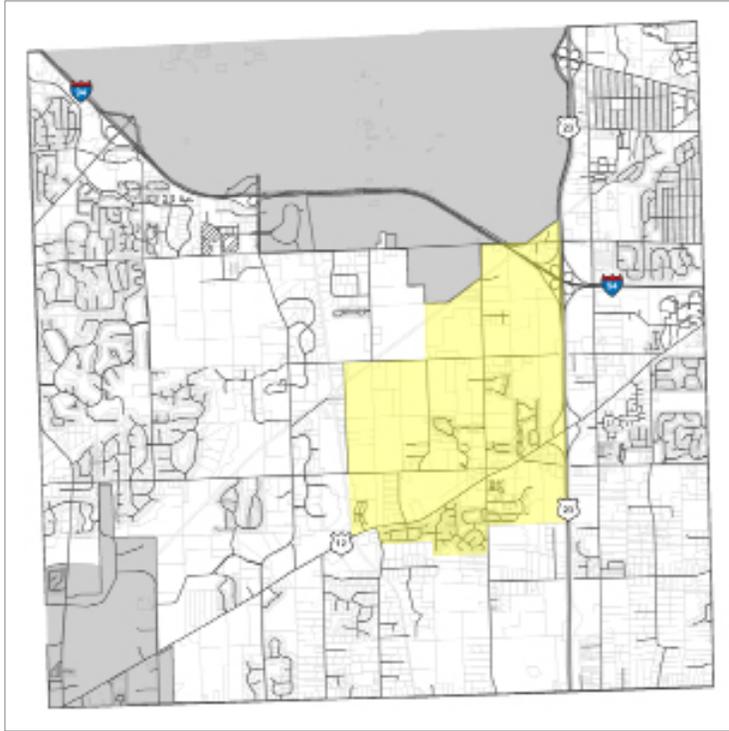


This area is characterized by the business districts within it and includes the Ann Arbor airport, which is owned and operated by the City of Ann Arbor, and some commercial activity toward the southern edge of the West Central area.

The main business corridor is located along State Street. The State Street corridor, between Ellsworth and Michigan Avenue, is home to a diverse set of employers ranging from alternative energy and technology firms, to light manufacturing, such as truck parts and medical equipment facilities. In order to address the urgent need to redesign State Street, the Board of Trustees established a Corridor Improvement Authority in December 2013 to implement a complete street that will accommodate multiple modes of transportation and incorporate greenscapes.

Since 2011, the addition of a public park and historic district; installation of greenways; expansion of transit to this part of the Township along with mixed use developments at State St. and Textile Road have greatly enhanced the vibrancy of this region. The Oak Valley Business Park continues to attract information and other technology-based firms, especially those seeking close proximity to residential units on the west.

EAST CENTRAL

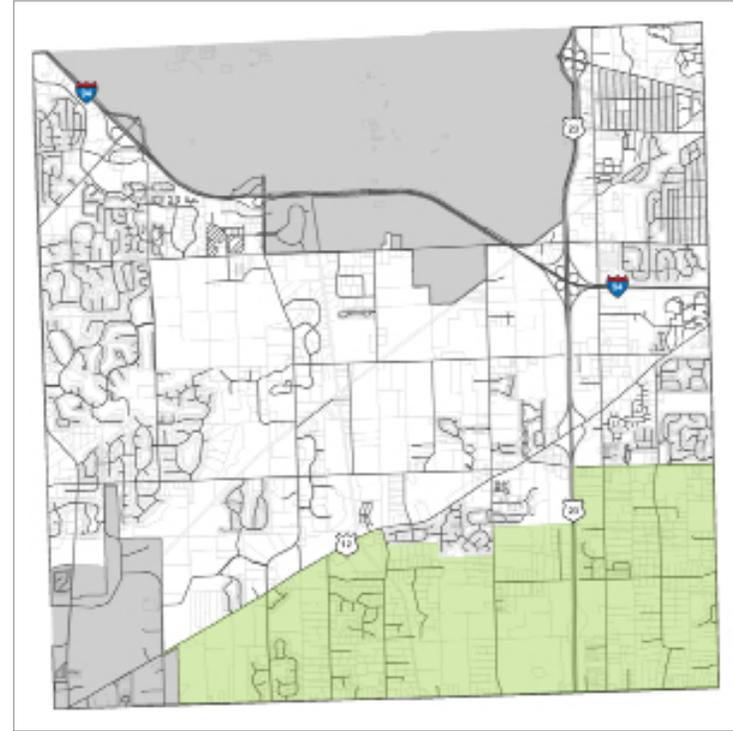


The largest tract of preserved green space - the Pittsfield Preserve at approximately 500 acres - is located in this region. Public facilities, including the Township Administration campus, are located here. There are diverse residential neighborhoods within this area, including one of the largest subdivisions in the Township and several condominium complexes.

Since 2011, the preserved green space around Pittsfield Preserve has expanded with land acquisitions by the Natural Area Preservation Program and the Greenbelt Program. In addition, we have established a historic district at Harwood and a Farmers Market at Township Hall; expanded transit along Platt and Michigan; installed greenways along Michigan and Platt connecting to the Township's most vibrant parks (Lillie Park) – all of which has provided for public gathering spaces and sense of community in this part of the Township.

There continues to be a need to alleviate traffic congestion and revitalize the area along Michigan Avenue between Platt Road and the US-23 interchange not only to enhance one of the major gateways into the Township but also to leverage opportunities for infill development.

SOUTH

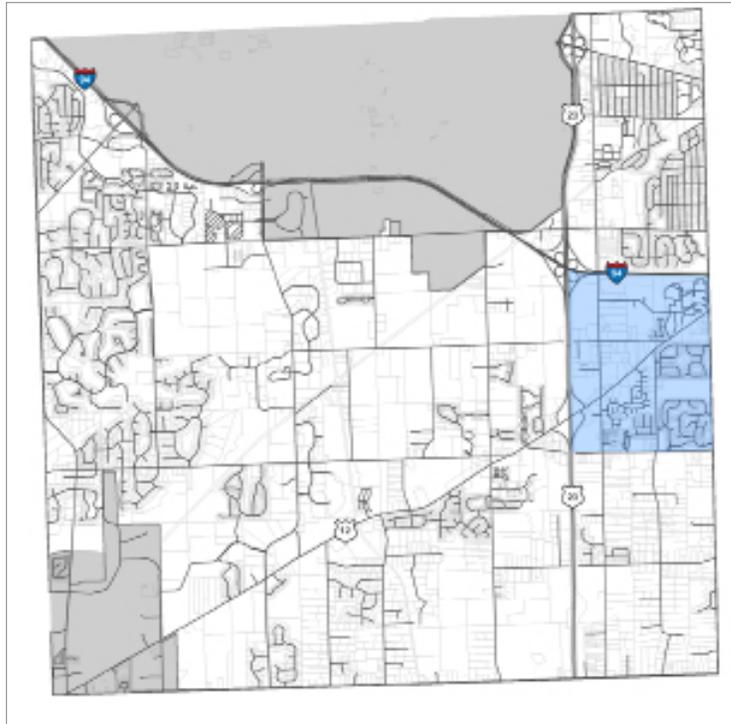


The area of the Township south of Michigan Avenue is defined by rural residential, open space, and agricultural land. There are large lot residential neighborhoods interspersed into the landscape, however, agricultural uses and residential homesteads on parcels that are 2.5 acres or larger dominate this area.

In 2013, Wall Park was brought online that provides for a recreational space with a goal of expanding passive recreational options. There is also a need to extend the Platt Road Greenway south of Michigan to provide for north-south non-motorized access.



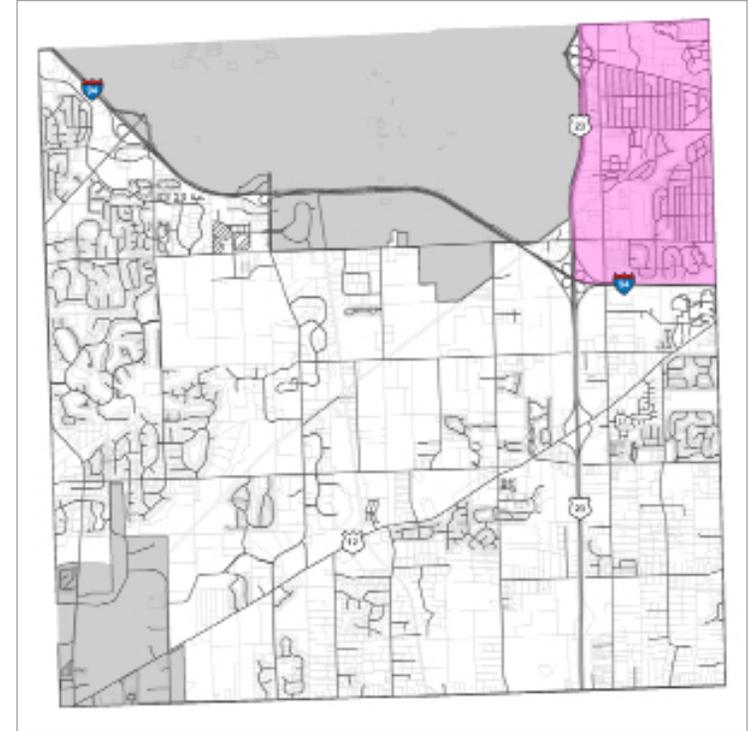
SOUTHEAST



This area contains a continuation of residential development from the Northeast area of the Township. It benefits from convenient access to both US-23 and I-94, along with access to Hickory Woods Park. The other predominant land use in this area (located along Carpenter and Morgan Roads) is industrial. Some of the few remaining industrial parcels in the entire Township are located here.

Even though greater transit options have been made available, since 2011, there continues to be a scarcity of non-motorized transportation choices such as sidewalks and pathways in this part of the Township. The inability of the existing road network, especially Michigan Avenue, to accommodate non-motorized modes of transportation is a major hurdle to the vision of full connectivity in Pittsfield.

NORTHEAST



This area comprises some of the original and most mature neighborhoods in the Township. It is characterized by a compact mix of urban residential along with commercial and retail spaces. Even more than West Pittsfield, this area is home to numerous big box retailers and chain restaurants, especially along Carpenter Road. The Carpenter corridor also contains residential units, including senior and multi-family housing complexes, and some employment centers. The first mid-block crossing in Pittsfield was installed on Carpenter Road in 2012. Since then, many other multi-modal improvements have been made along Carpenter Road and Washtenaw Avenue corridors including enhanced transit services, sidewalk installations and additional mid-block crossings.

There is tremendous potential for economic revitalization along the Washtenaw Avenue corridor as the Township continues prioritizing infill and denser mixed-use developments in areas with existing infrastructure and public amenities.

To further understand and appreciate the geographic distinctions in Pittsfield, personas were developed using the community survey data so that we can better understand the lifestyles, wants, and needs of our residents. These personas were used to generate a narrative for understanding Township residents’ perspectives and priorities with regard to their local government.

In analyzing the data and personas generated, three personas appear to dominate in Pittsfield: Balanced Bob, Nature Nancy, and Driver Dave.

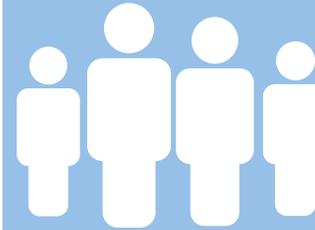
For each of the three – Balanced Bob, Nature Nancy, and Driver Dave – two issues are of critical importance:

- 1 Maintenance of existing roads & improvement of the traffic flow
- 2 Preservation of the Township’s natural features through infill development and construction of new pathways to enhance our non-motorized network

Additionally, Nature Nancy prioritizes maintenance of existing parks; Driver Dave highlights the need to expand the Township’s water and sewer infrastructure; and Balanced Bob places emphasis on making our new and existing buildings energy efficient.

The 2010 Pittsfield Master Plan incorporates these priorities by: focusing preservation of green spaces south of Michigan Avenue, providing for mixed-use development nodes that maximize the use of existing infrastructure and provides for more green and recreational spaces, strongly supporting non-motorized and multi-modal transportation, and emphasizing energy efficient processes within our physical environment.

Balanced Bob



Age: 40s

Marital Status: Married

Children: 2

Housing: My wife and I own a house.

About Me: My wife and I have college degrees and both work. We moved to Pittsfield because of the reputation of the Ann Arbor schools, close proximity to work, and being able to afford a larger home for our growing family. When people ask me where I live I say, “Ann Arbor” [not Pittsfield].

EXPECTATIONS

My expectations for Pittsfield’s governance center around taking care of infrastructure and resources. I think Pittsfield should have a good water supply, good stormwater drainage, good roads, protect natural resources, and offer high quality services. I feel it is critical to maintain roads, improve traffic flow, preserve natural features, and redevelop vacant properties. Pittsfield should spend its budget on a balanced set of priorities starting with the existing roads, and then on to energy efficient buildings, new pathways, expanded water/sewer, public transportation, aesthetic improvements to commercial regions and maintaining existing parks.

REPRESENTATION

Balanced Bob is the most representative of Township residents, as captured within the community survey. Balanced Bob represents between 30-40% of Pittsfield residents in the Northeast, Southeast, Western and Southern parts of the Township.



Nature Nancy



Age: 32

Marital Status: Married

Children: 1 toddler

Housing: I own a new small lot single-family house.

About Me: I have a college degree and worked up until the baby came, but now I'm a full-time stay at home mom. My husband is an engineer at a high-tech company in Ann Arbor. I am an avid walker and biker.

EXPECTATIONS

I want Pittsfield to facilitate non-motorized transportation. I think Pittsfield should spend its budget on the existing parks as well as new parks, so there are more open spaces to visit and pathways to use!

REPRESENTATION

Nature Nancy is representative of about 40% of residents in the East Central portion of the Township. In addition, she represents 30% of residents in the Northeast and 22% in the Southern portions of Pittsfield.

Driver Dave



Age: 54

Marital Status: Divorced

Children: No

Housing: I live in the Western part of the Township in a newer house on a small lot.

About Me: I am an electrical technician at a local manufacturing plant. When people ask me where I live I say, "Saline" [not Pittsfield].

EXPECTATIONS

I have one thing on my mind: roads! I am frustrated with the excessive traffic and condition of Pittsfield roads, which is not surprising, since I had to endure the construction and increased traffic from the new Wal-Mart. I have to drive Michigan Avenue everyday. I believe Pittsfield should do all it can to improve the roads. I am pro-development and unsupportive of buying land for new parks.

REPRESENTATION

Driver Dave represents about 20% of residents in the Western portion of Pittsfield Township.