



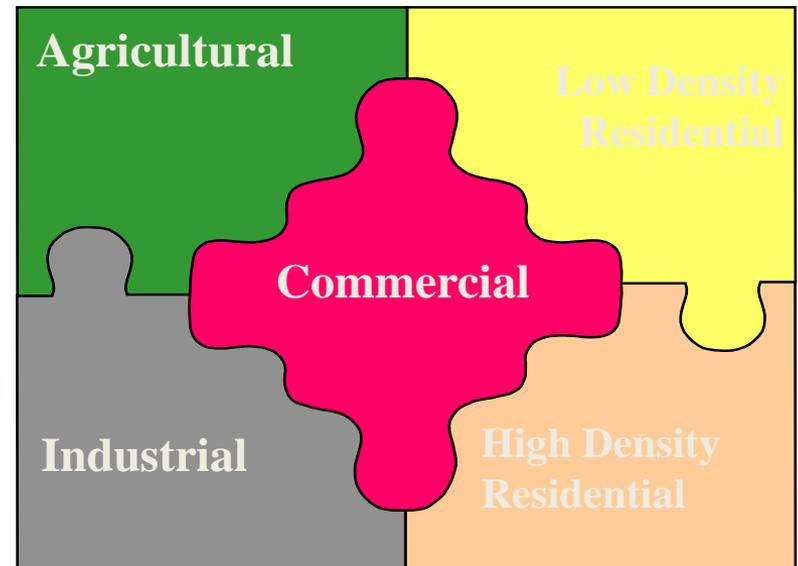
2010 Pittsfield Plan Community Workshop

February 23, 2010

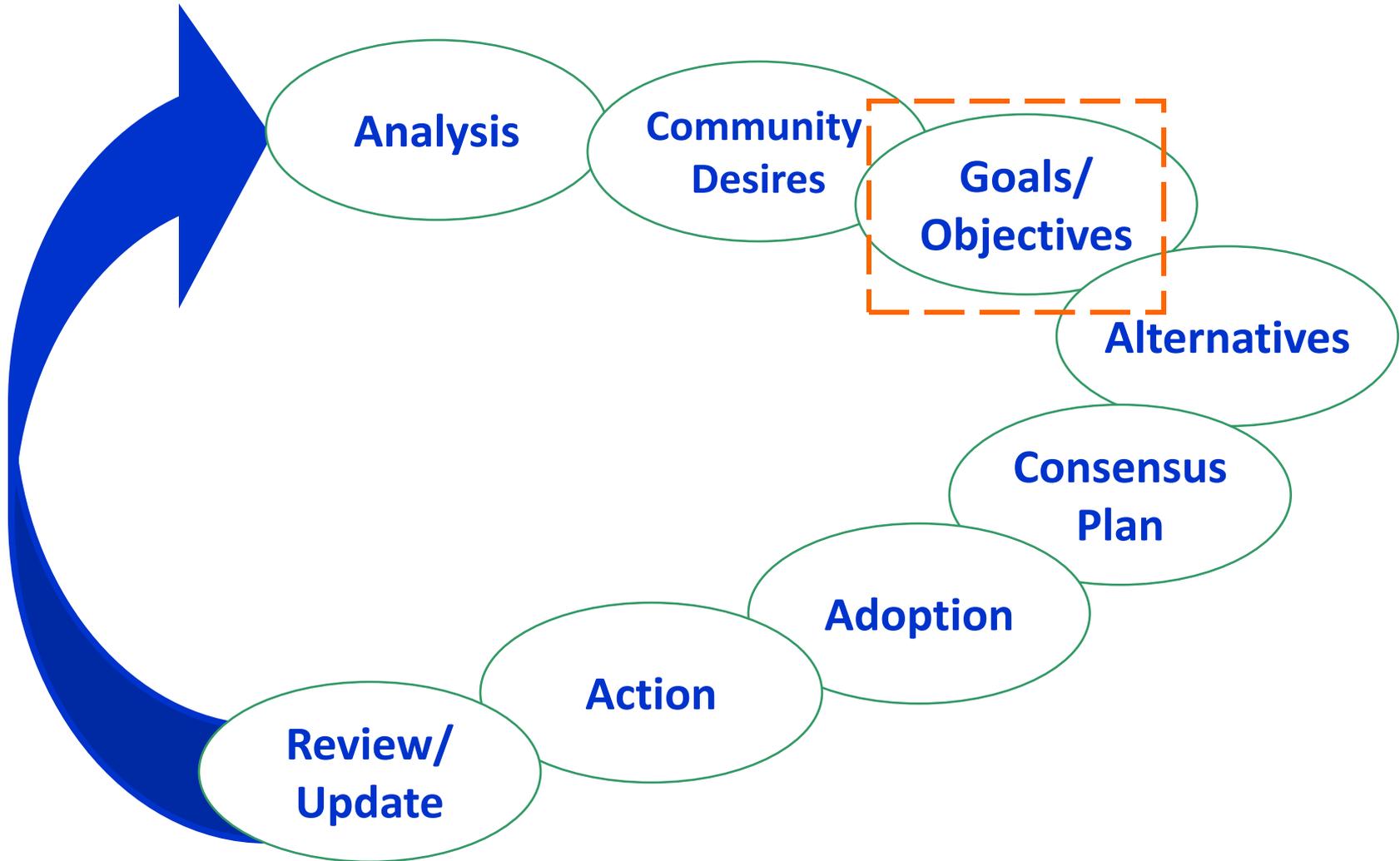


What is a Master Plan?

- Guide for future growth and development
- Basis for Zoning
- Used by property owners, developers, and outside agencies to guide decision making



Project Process



Pittsfield Approach

- **Build** on the Past and **Reimagine** the Future
- Capitalize on Pittsfield's **Assets**
- Create a “Pittsfield” **Identity**
- **Engage** Residents and Stakeholders
 - In the beginning, middle, and end of the process!

Pittsfield Approach

- Respond to the **New** Economy
 - Attract talent
 - Make Pittsfield a place people want to live, work, and play
- Plan for the **needs** of all residents- seniors, young adults, children, empty nesters.
- **Position** Pittsfield in a regional context
 - Foundation for other communities to measure
 - Connections – transportation, jobs, recreation, etc.

History of Development Patterns

Typical Land Development Pattern













Form Recognition

Is this Beautiful?

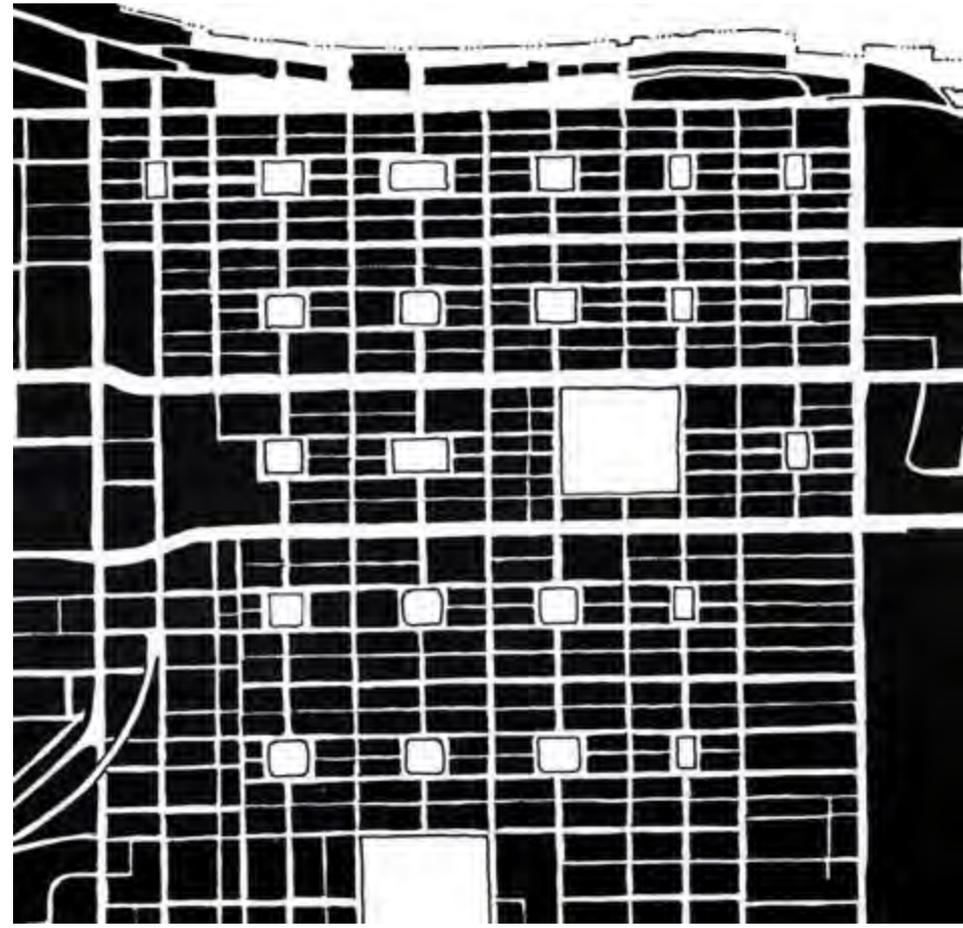
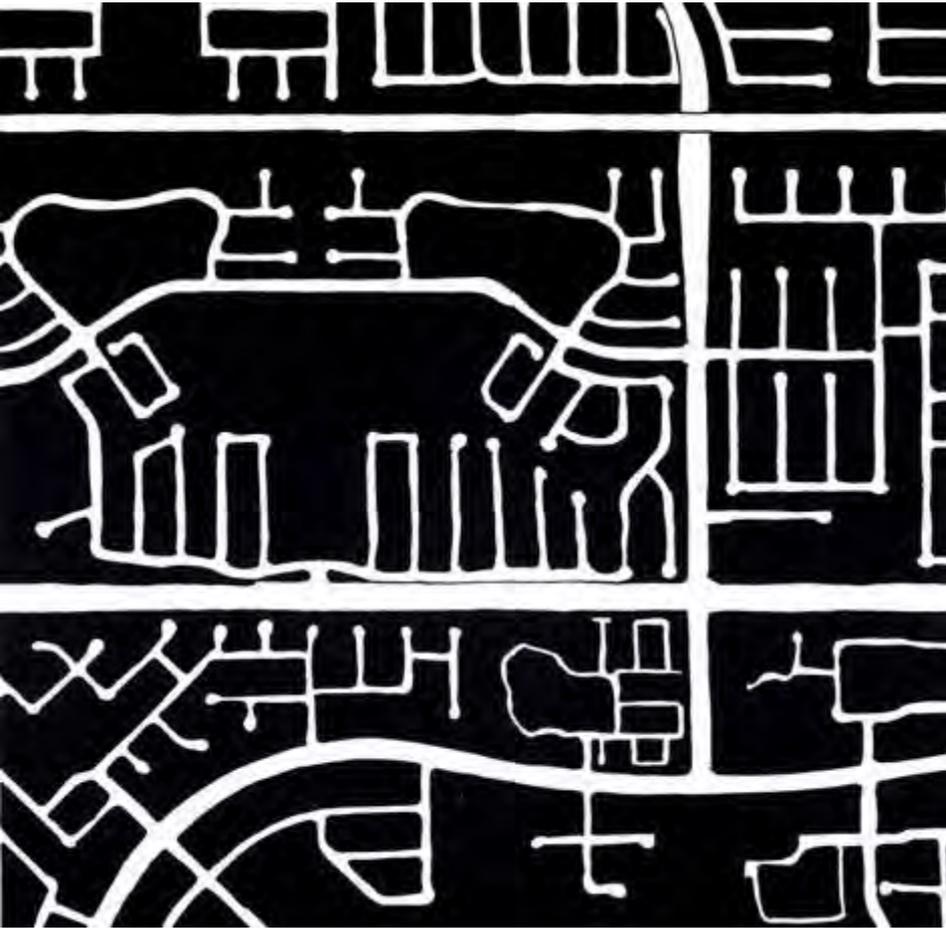


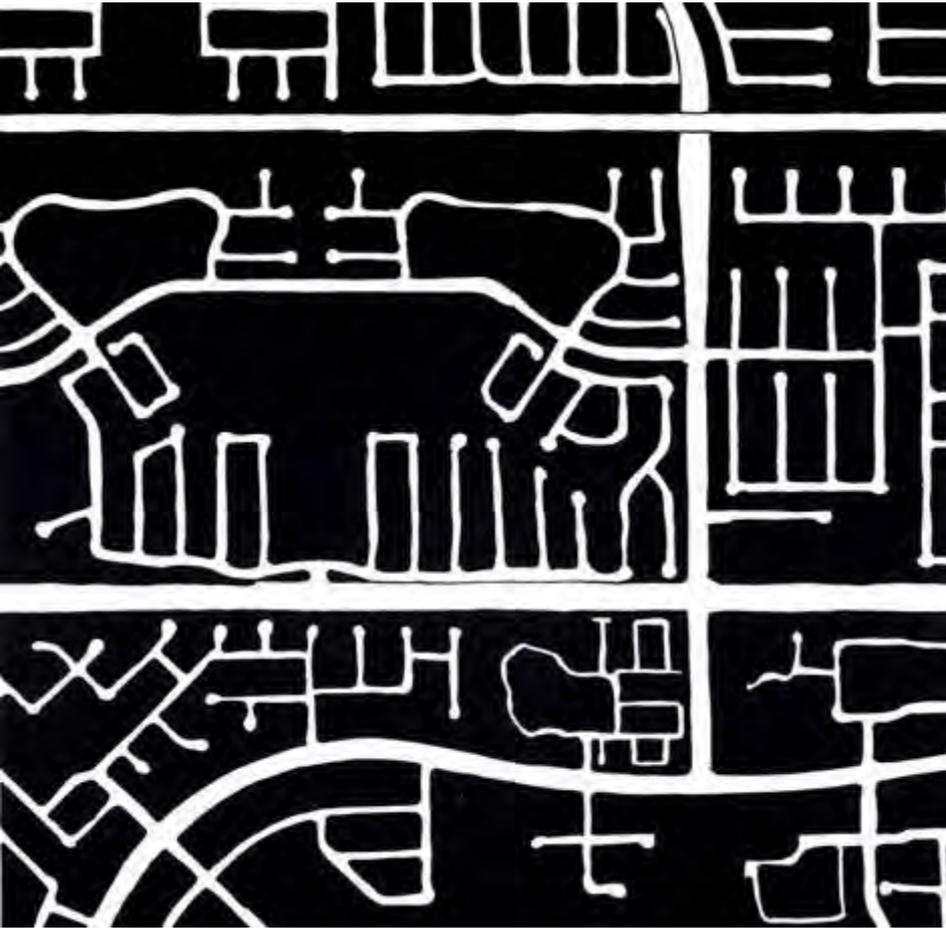
Does this make sense?



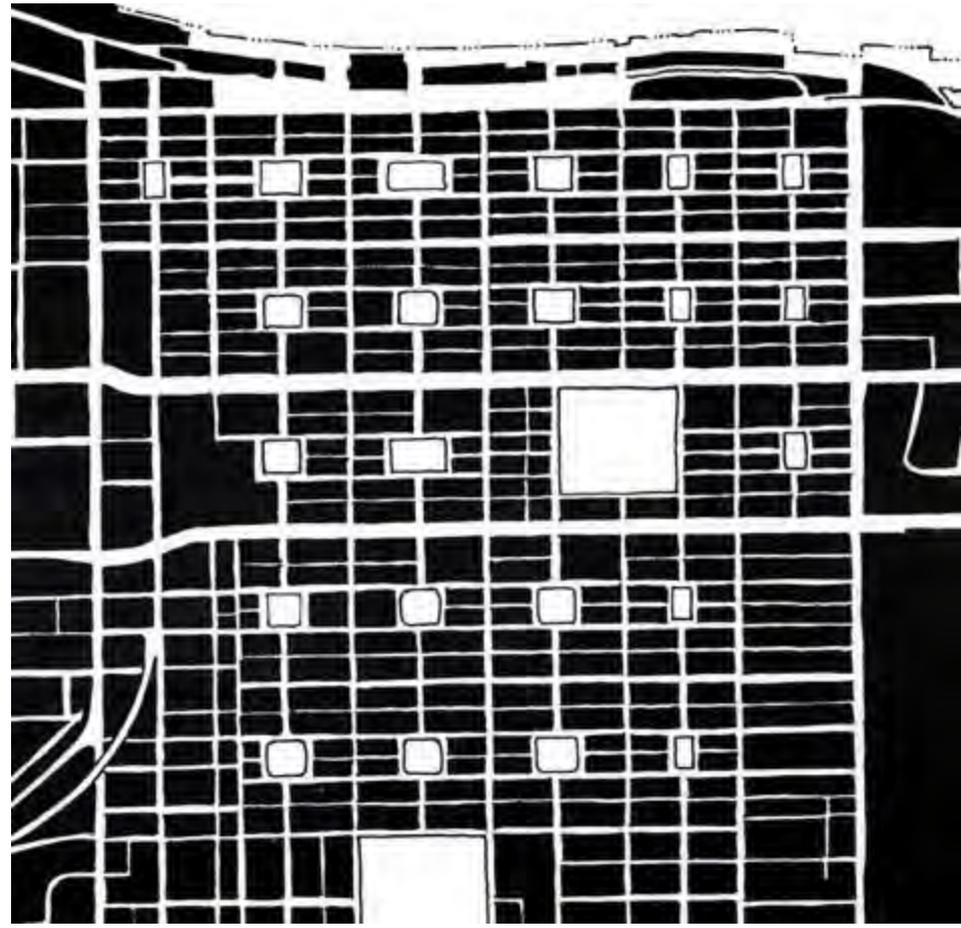


Urban Form Recognition





Irvine, CA



Savannah, GA



Savannah, GA



Irvine, CA

Why do cities exist?





**Cities exist to
maximize
ACCESS to**

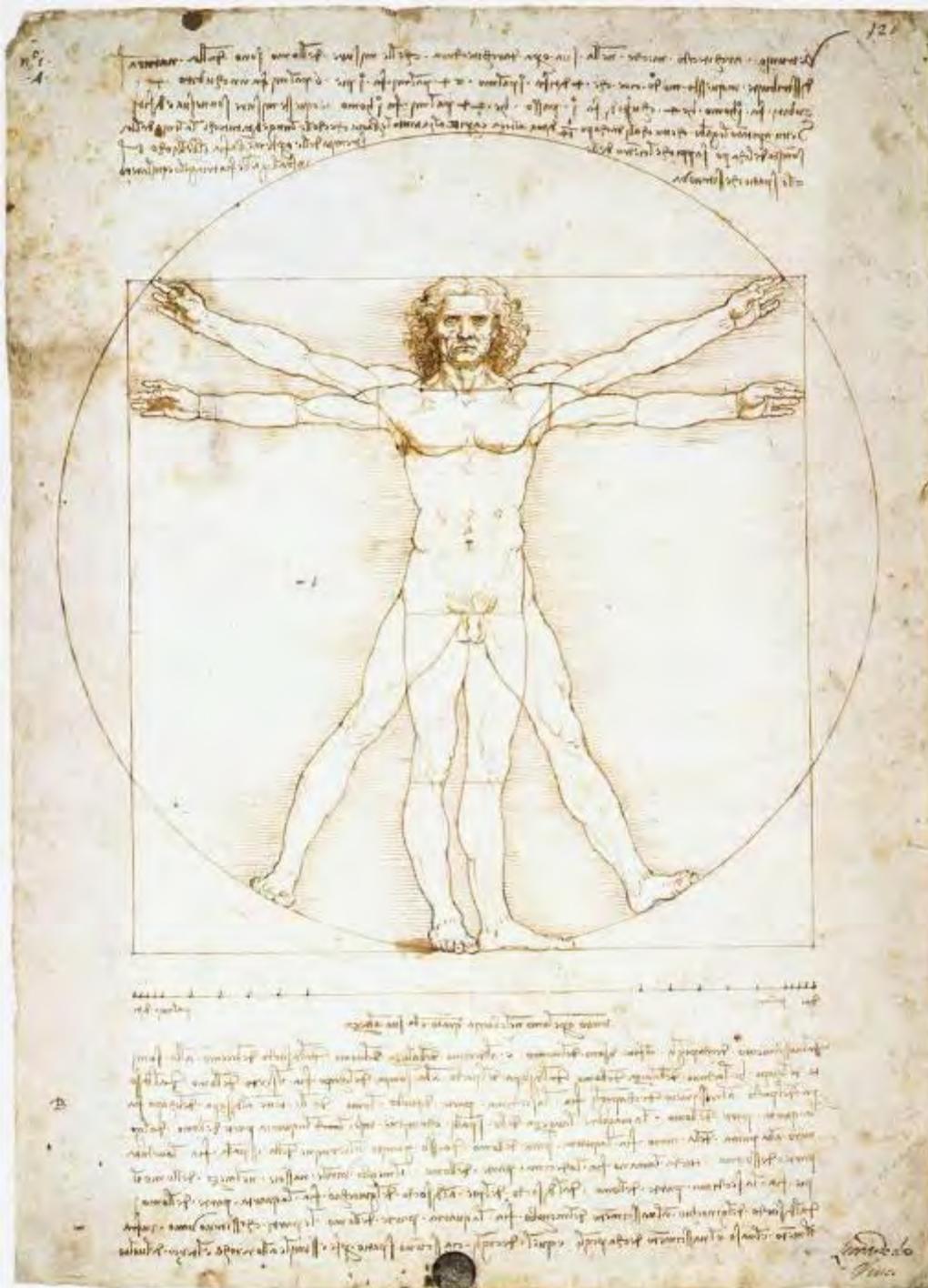
**Cultural
Social
Economic**

EXCHANGE



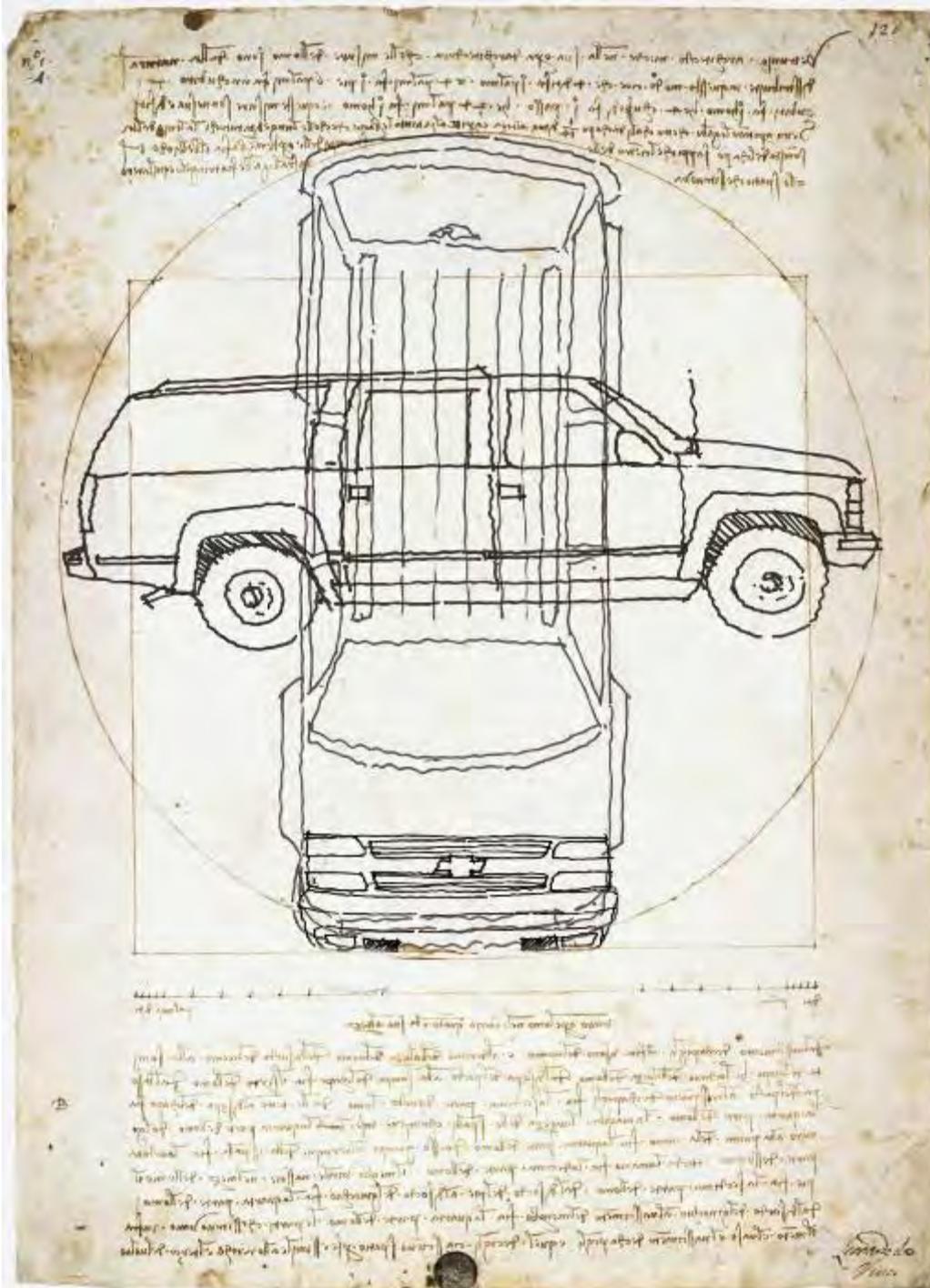
**In Vibrant
Cities,
Exchange
happens at a
face to face
scale**

**For 5,000 +
Years, this was
the scale and
proportion of
our cities**





Is this the scale
and proportion of
our cities today?



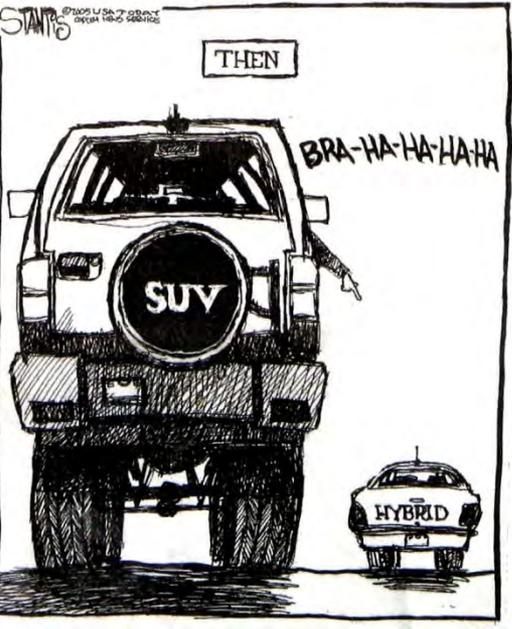


down the prices of these items. You get one of today's greatest bargains

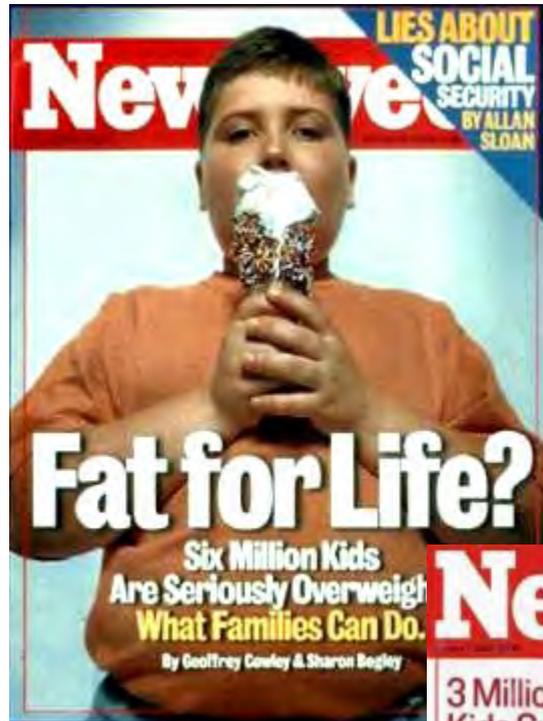
ETHYL CORPORATION New York 17, N. Y.



BY THE SEA: Seaside towns have a special lure for travelers. The picturesque sights, the tang in the air and the friendliness of the fishermen make a few days' vacation...



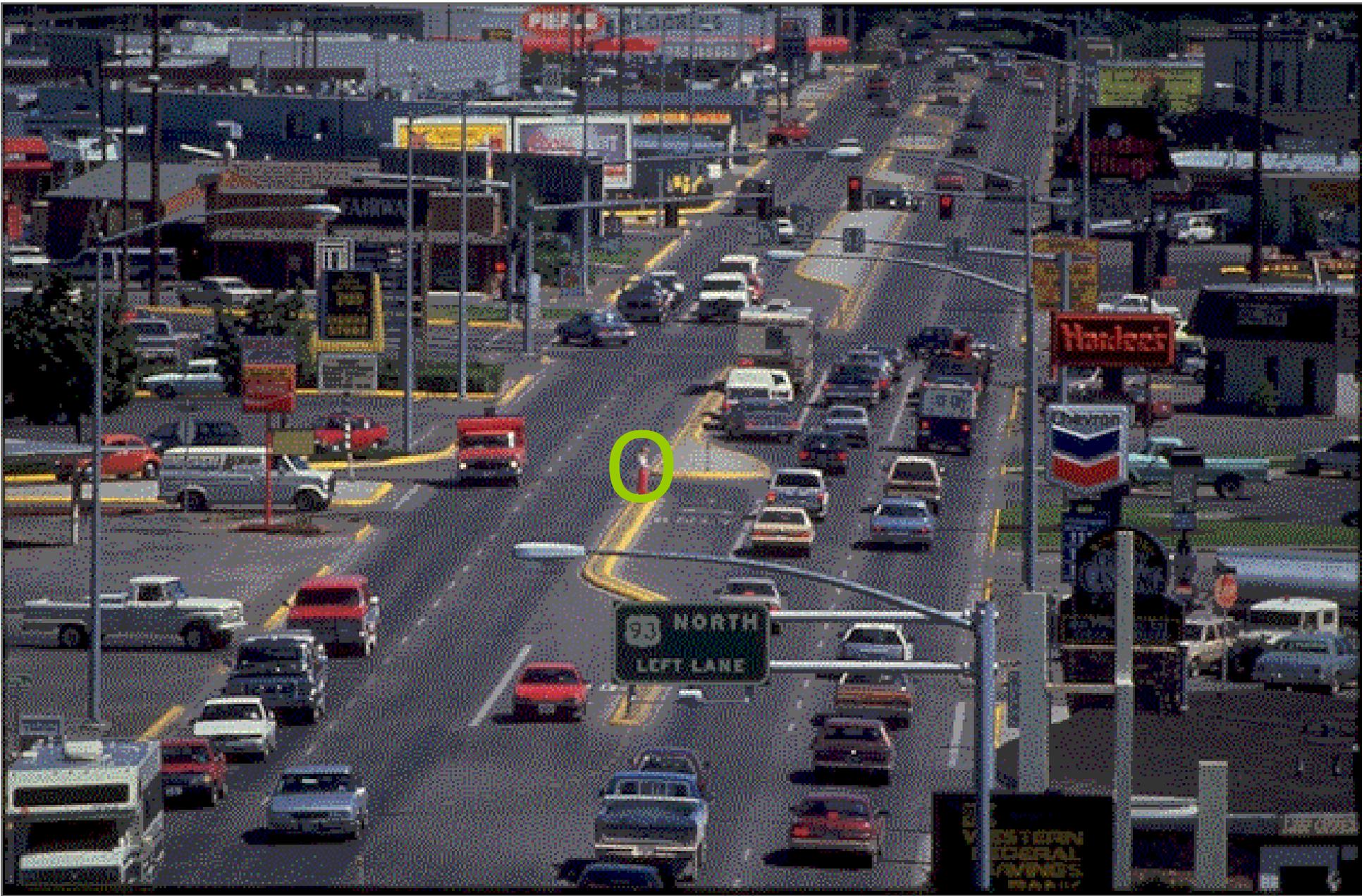
Social Statistics



The physical impacts of all this inactivity

- Increased risk of obesity
- Increased risk of major diseases
 - Diabetes
 - Cardiovascular disease
 - Colon cancer
- Increased symptoms of depression and anxiety
- Poorer development and maintenance of bones and muscles





“The problems we have created cannot be solved with the same thinking that created them....”

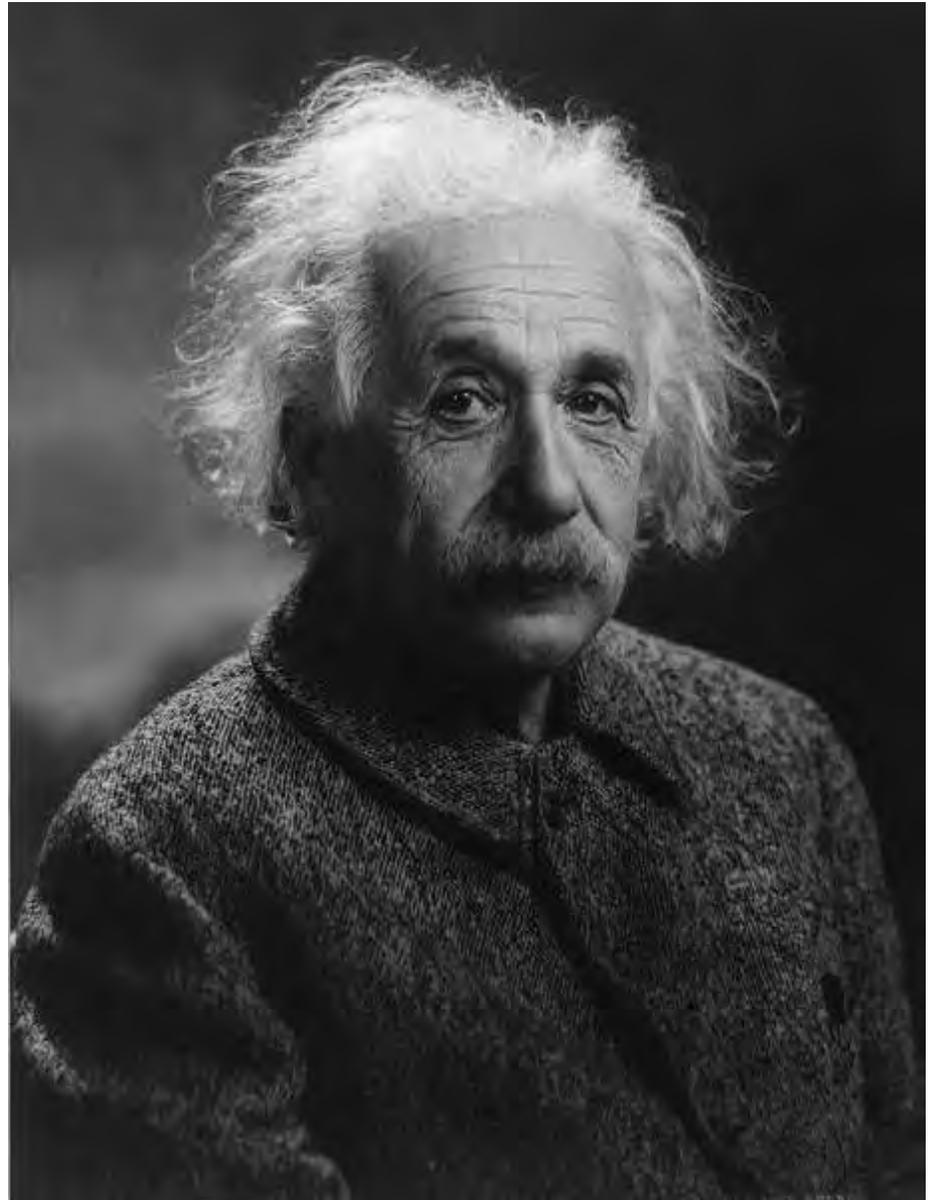


Image Source: Library of Congress, Prints & Photographs Division. Original copyright expired.

Thinking
Differently

Think Differently



“...the possible benefits of required seat belts would not justify the costs to the manufacturers and the public.”

1970

“...the possible benefits of required seat belts would not justify the costs to the manufacturers and the public.”

1970

National Transportation Safety Board

Driver Expectation

How Fast Would You Go?



Driver Expectation

How Fast Would You Go?





30 mph



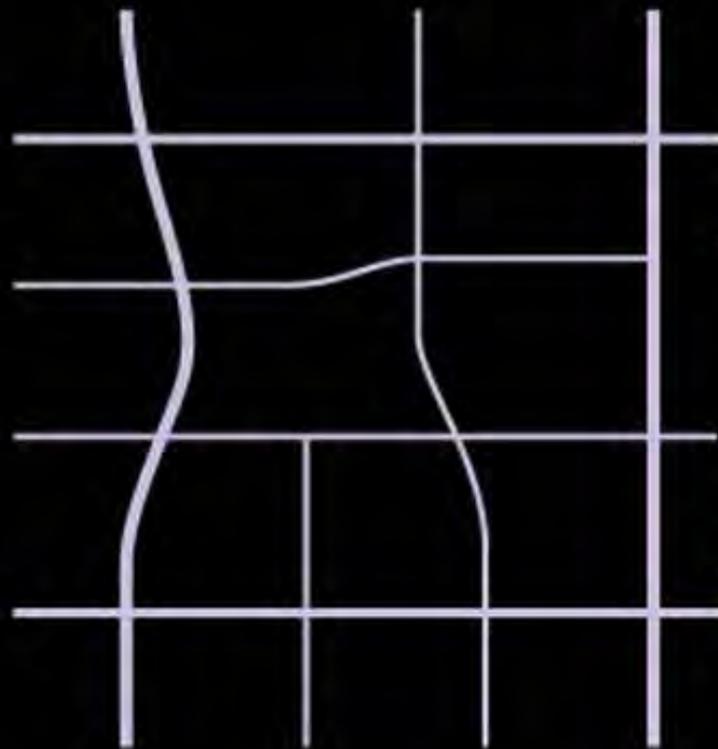
25 mph



20 mph



15 mph

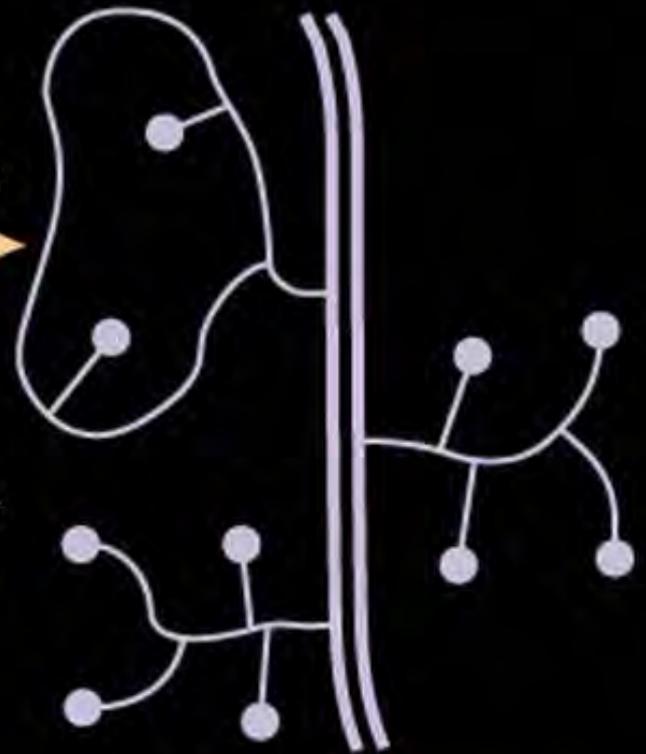


Dense Network

Same Lane-Miles

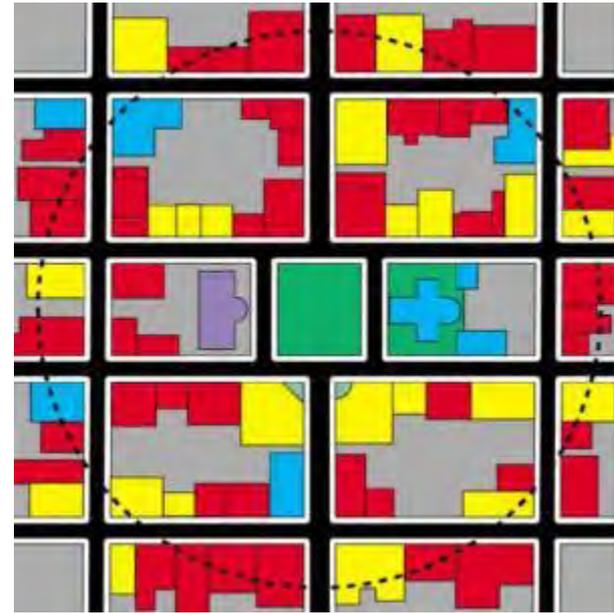
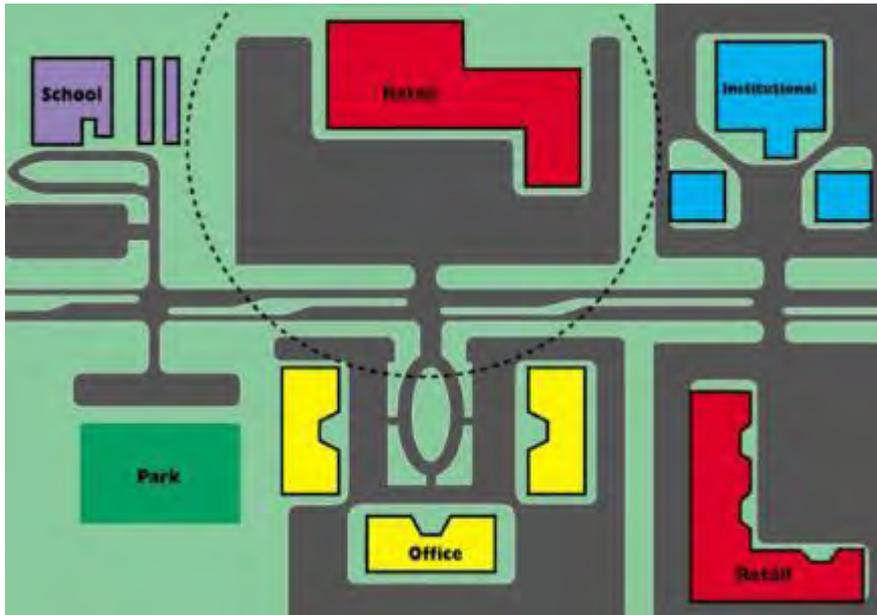


Greater Capacity



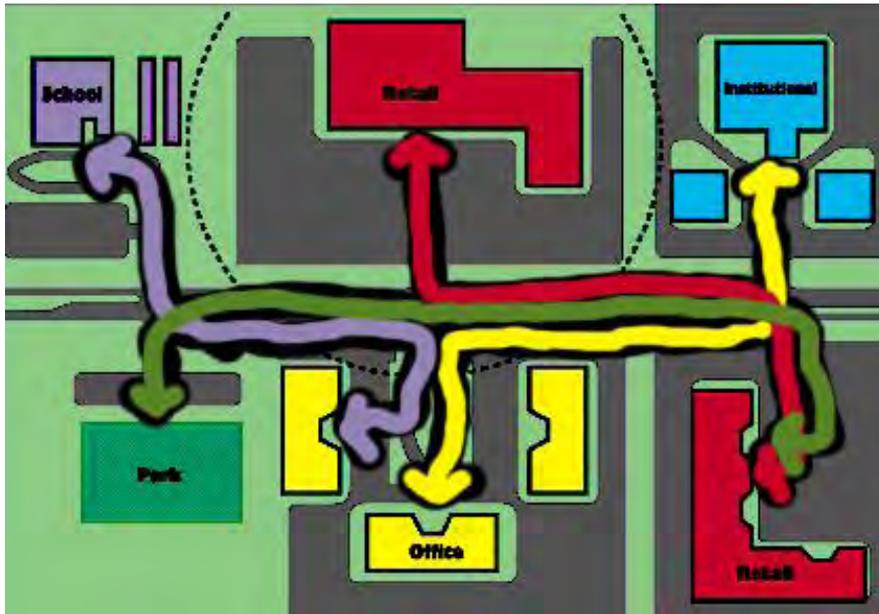
Sparse Hierarchy

Urban Form and Structure



Conventional Suburban Development

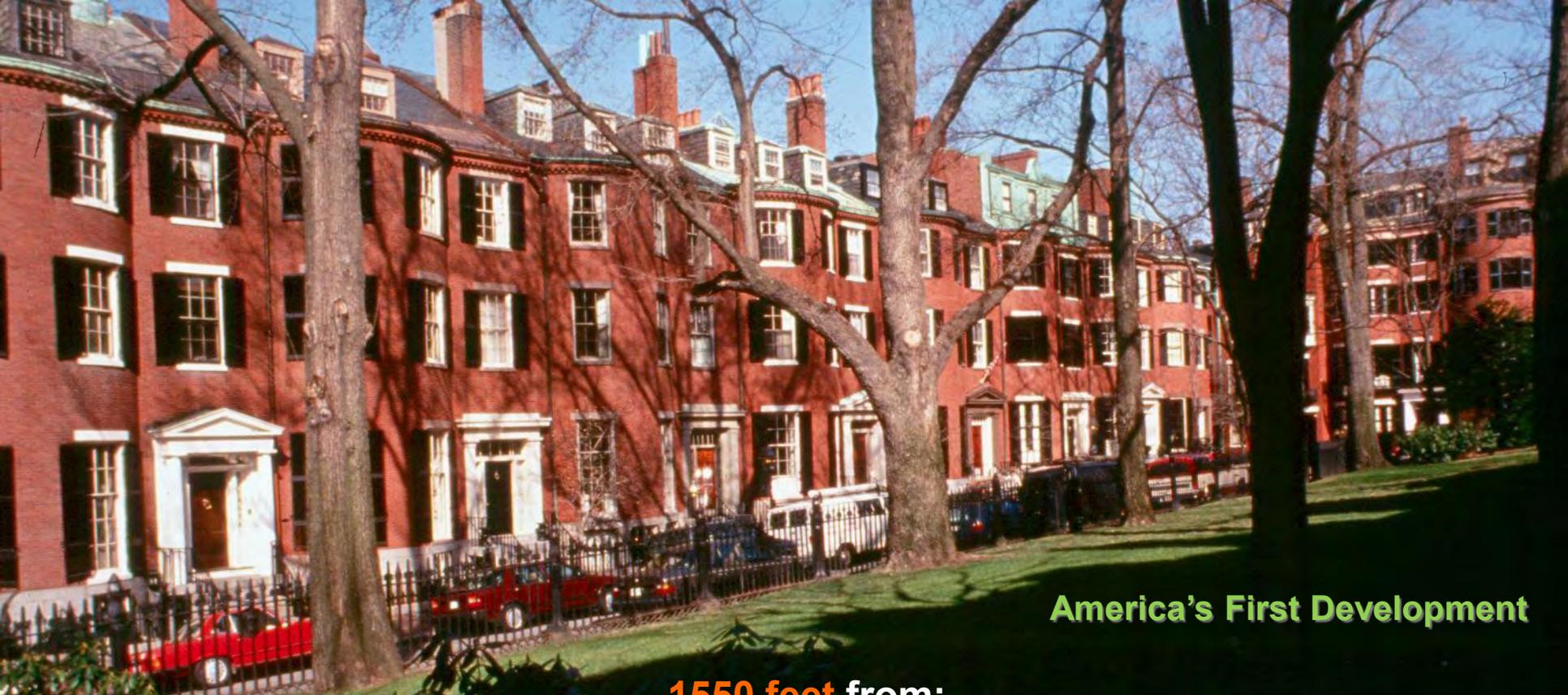
Urban Form and Structure



“The 5-Minute Walk”



Retailers have known this fact for years



America's First Development

1550 feet from:

- THE CHEERS BAR
- 18 Restaurants
- 8 Deli's
- 6 Other Bars
- 5 Churches
- 4 Banks
- 2 Florists
- Grocery, Pharmacist, Hospital, and dozens more.

Beacon Hill, Boston

Orlando, Florida

1550 feet from NOTHING



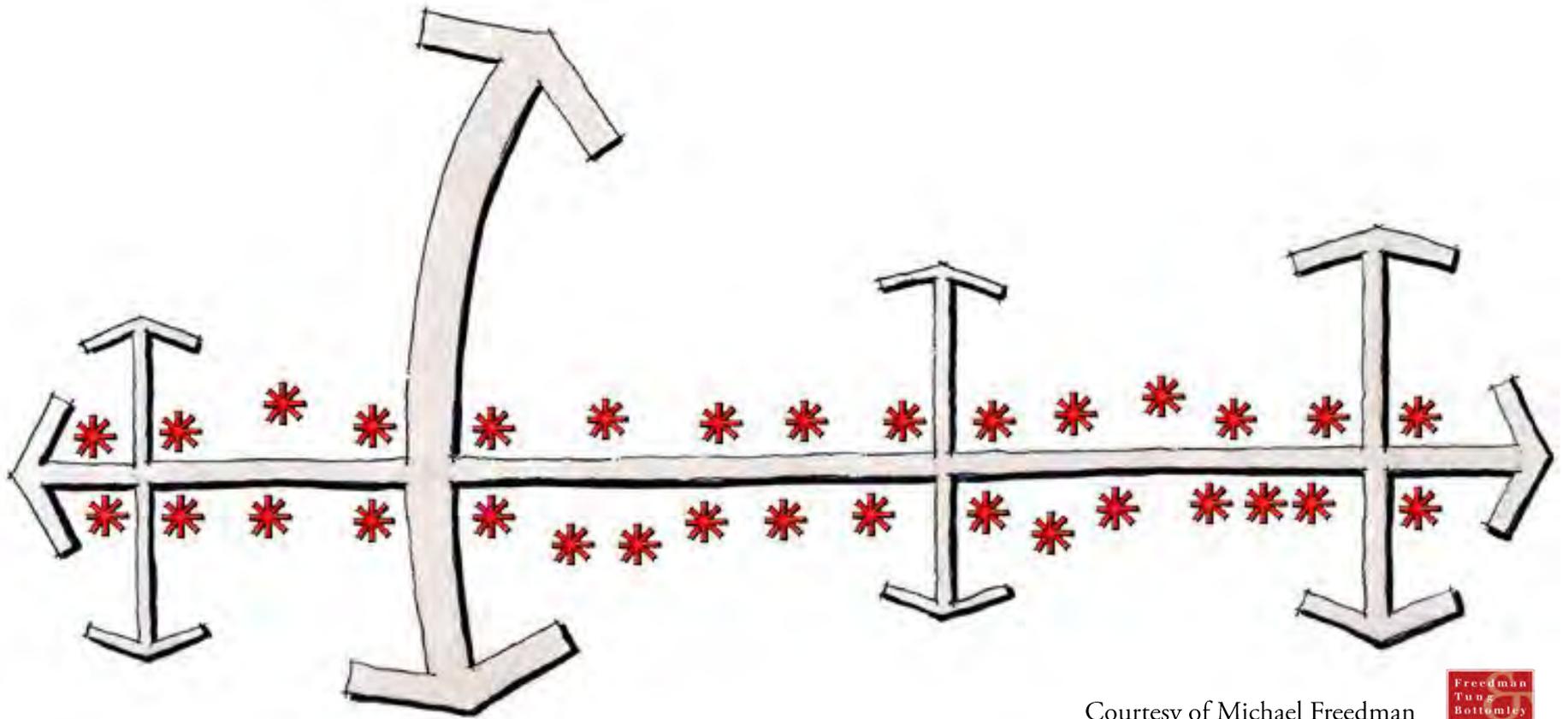






Think Differently

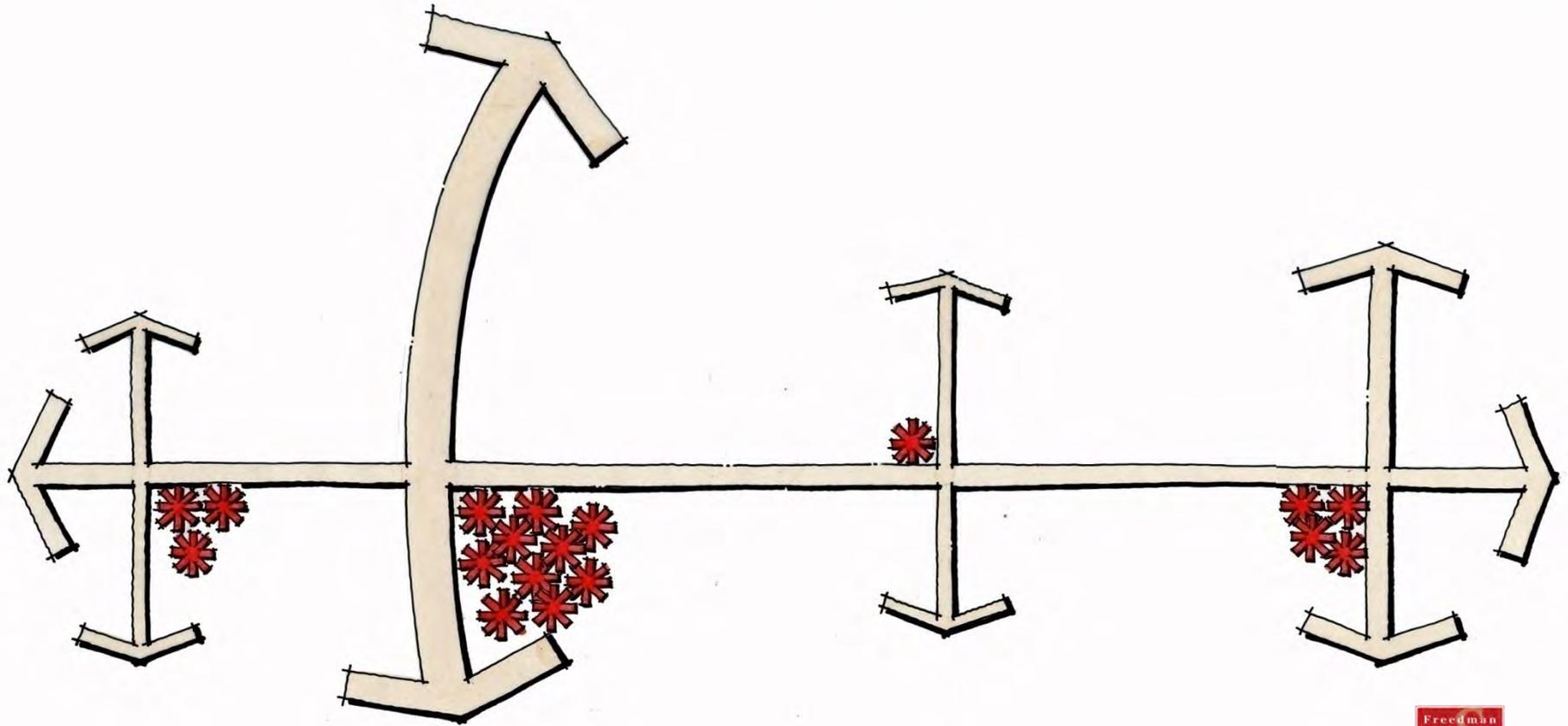
Retrofit Suburban Places



Courtesy of Michael Freedman



Falling out of Favor: Linear Strip format



Courtesy of Michael Freedman



Think Differently

Building to the Street









Chesapeake Factory
RESTAURANT BAKERY BAR

THE CHESAPEAKE FACTORY





Brooms & Parking Supplies

Self Storage Center

SHURGARD

Air Conditioned Spaces



Kim J

Now Open Sunday

Think Differently
The Street

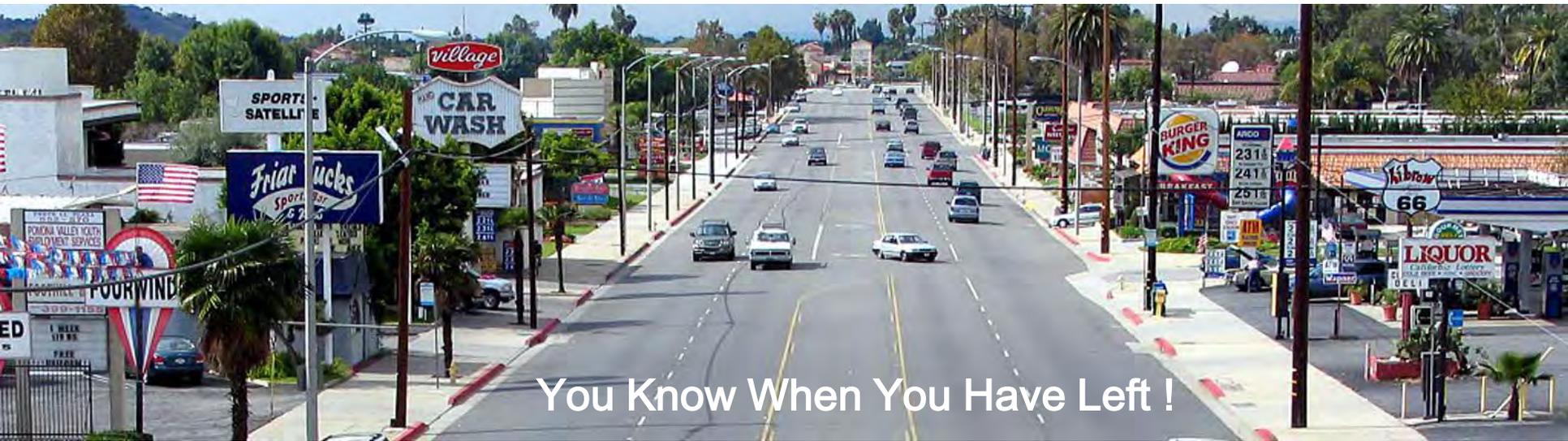
Capacity of Streets







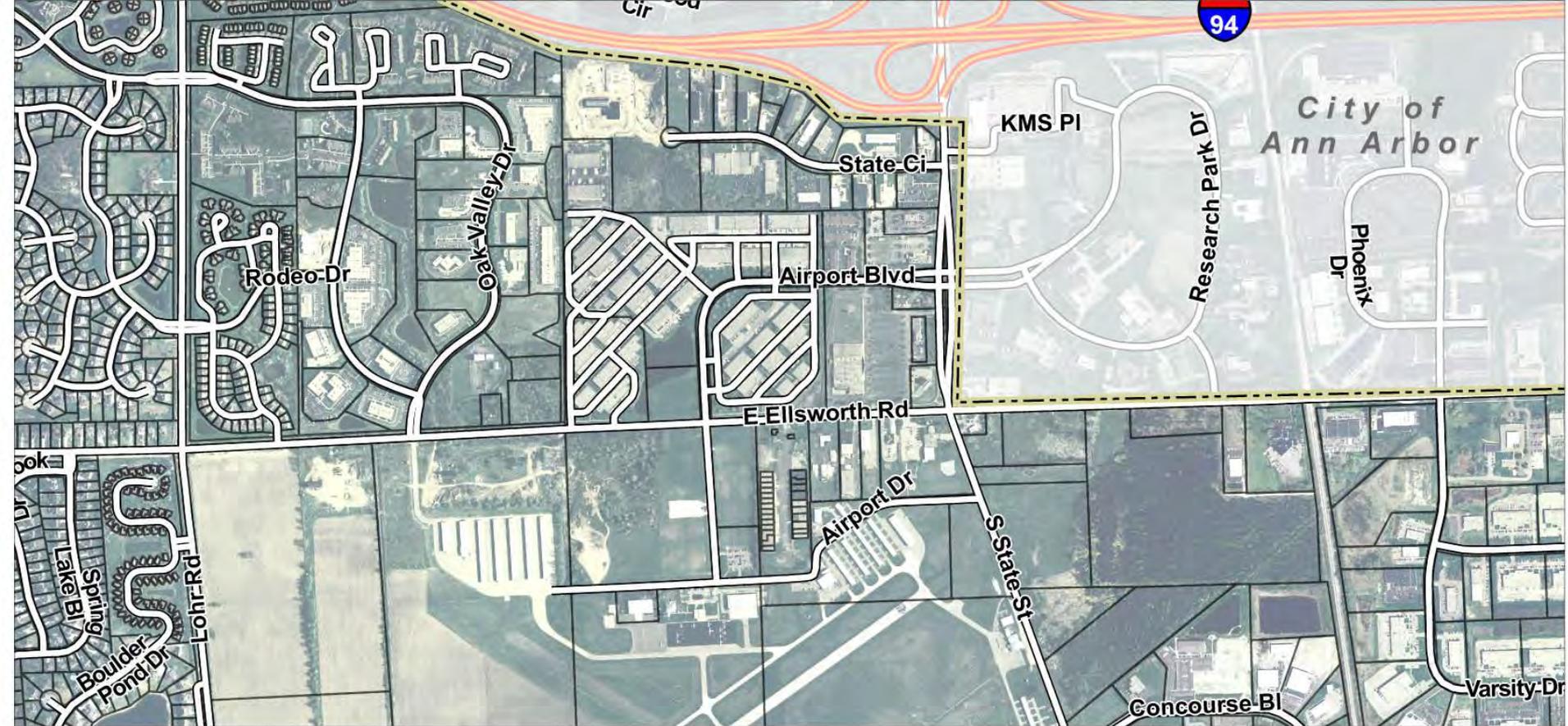
Same Road



You Know When You Have Left !

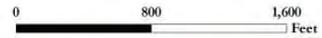
Pittsfield Township

Ellsworth & State



Ellsworth and State

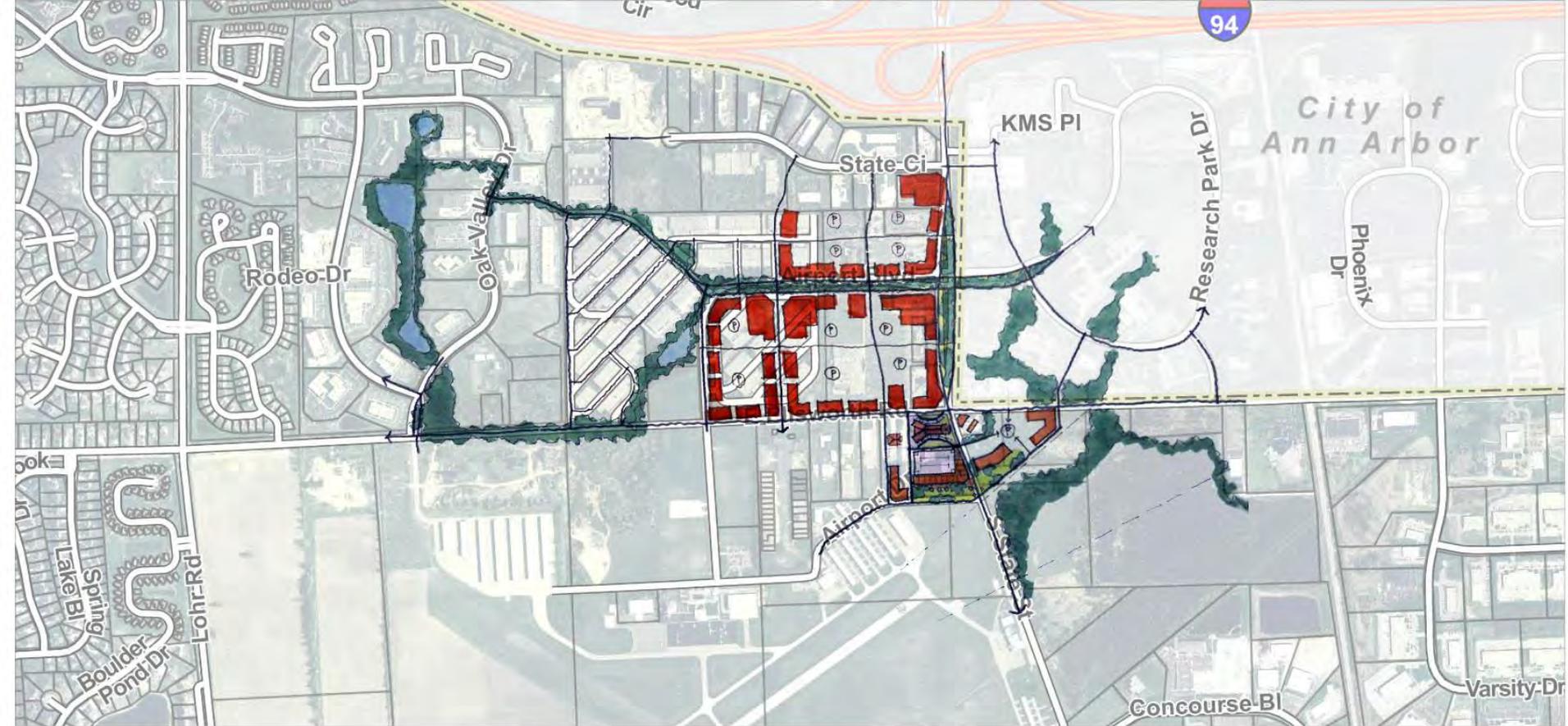
Pittsfield Charter Township, Washtenaw County, Michigan



McKenna
ASSOCIATES
INCORPORATED
Base Map Source: Pinfield Pwp, 2009
Data Source: McKenna Associates, 9/2009



Ellsworth & State



Ellsworth and State

Pittsfield Charter Township, Washtenaw County, Michigan

0 800 1,600
Feet

McKenna
ASSOCIATES

PLAN
Map Source: Pitfield Pwp, 2009
Data Source: McKenna Associates, 9/2009



2/16/10

Ellsworth & State

State Ci



Airport

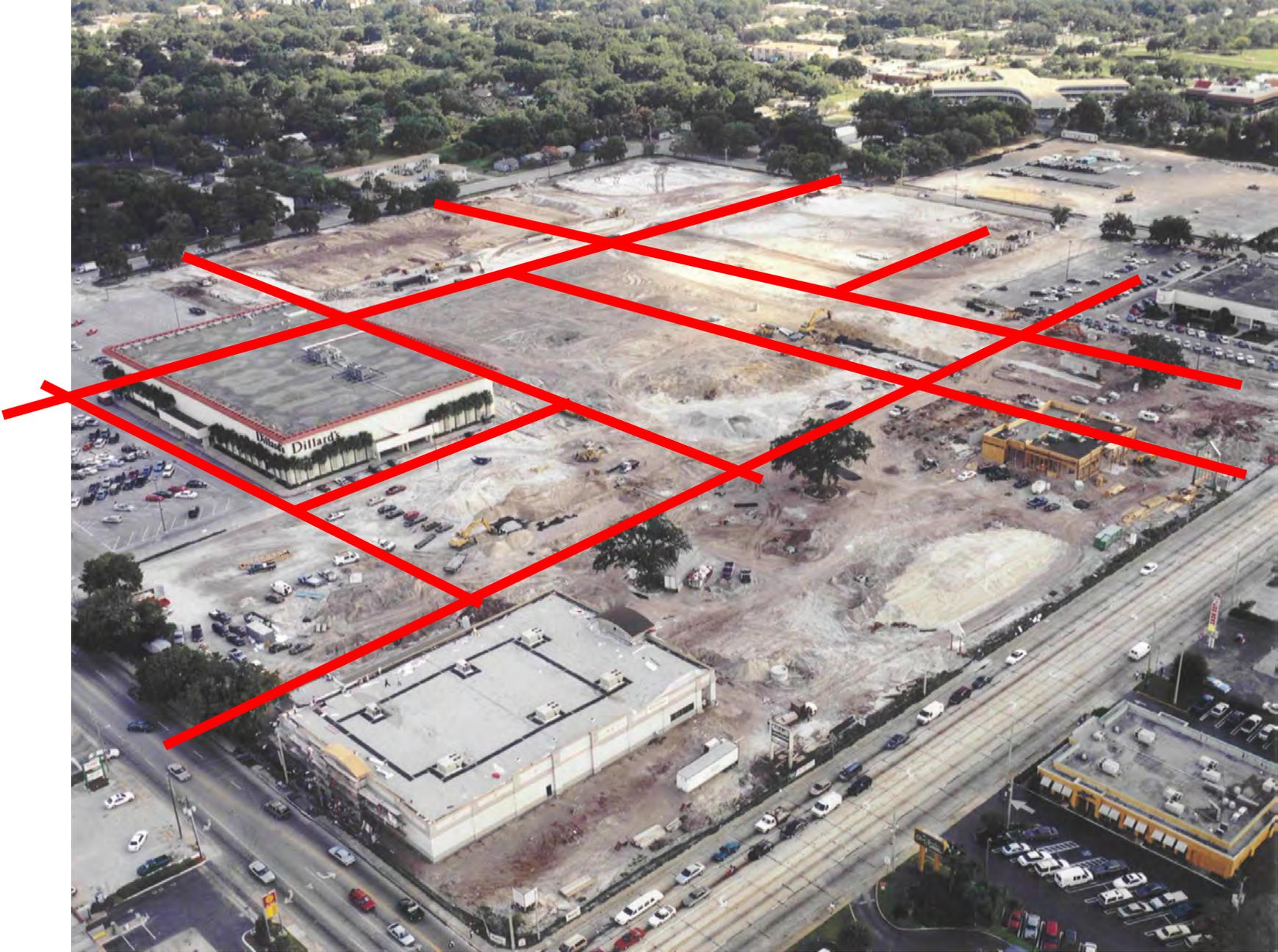
WINTER PARK MALL

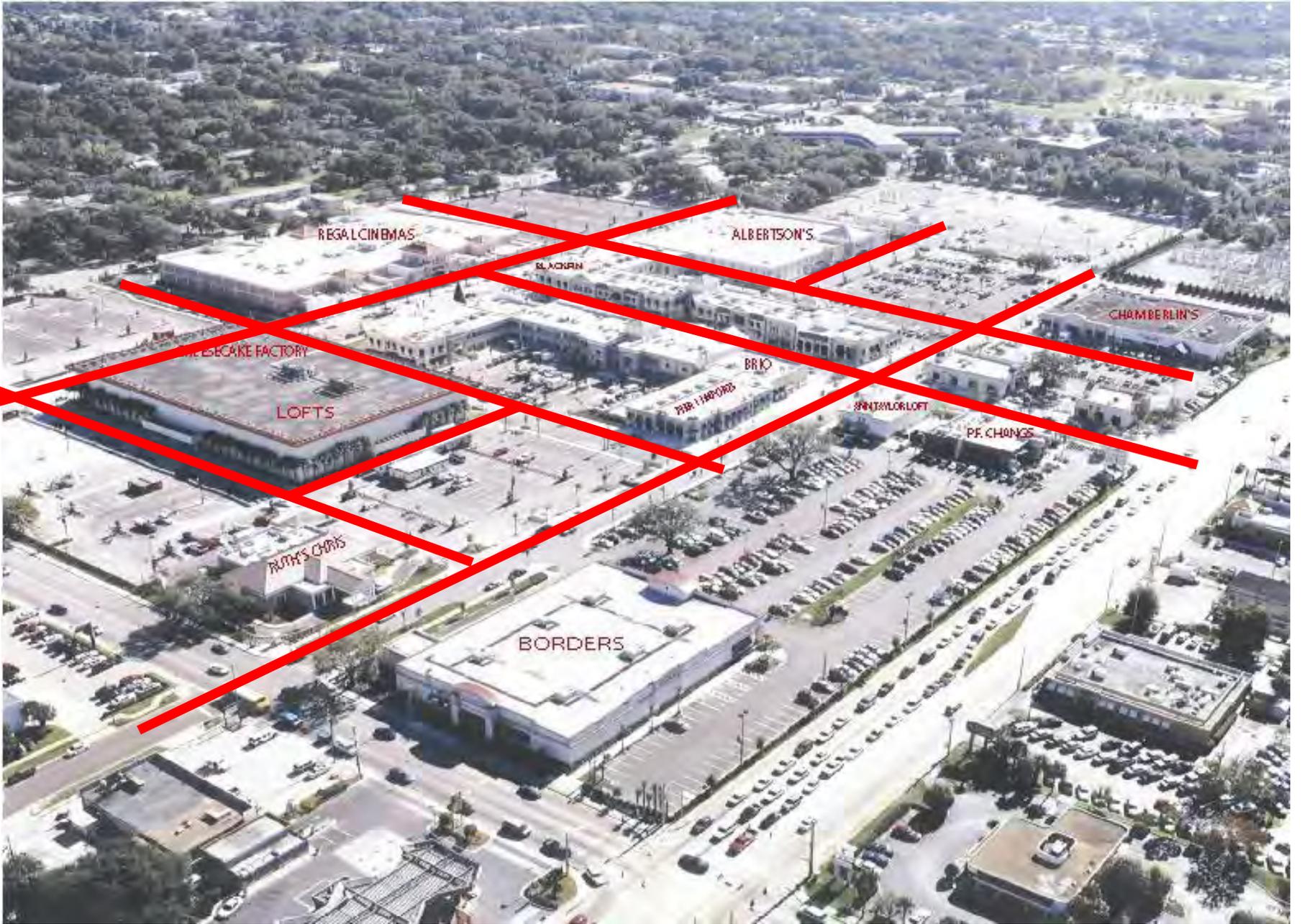


PHOTOGRAPHY BY HAROLD KYLE

Winter Park Village – like “The Village” in Rochester Hills







REGAL CINEMAS

ALBERTSON'S

BLACKBURN

CHAMBERLIN'S

THE CAKE FACTORY

BRIO

PBR IMPORTS

SPIN TAYLOR LOFT

PF. CHANGES

LOFTS

RUMBLE CHOPS

BORDERS













Land Development Retrofit using Smart Transportation

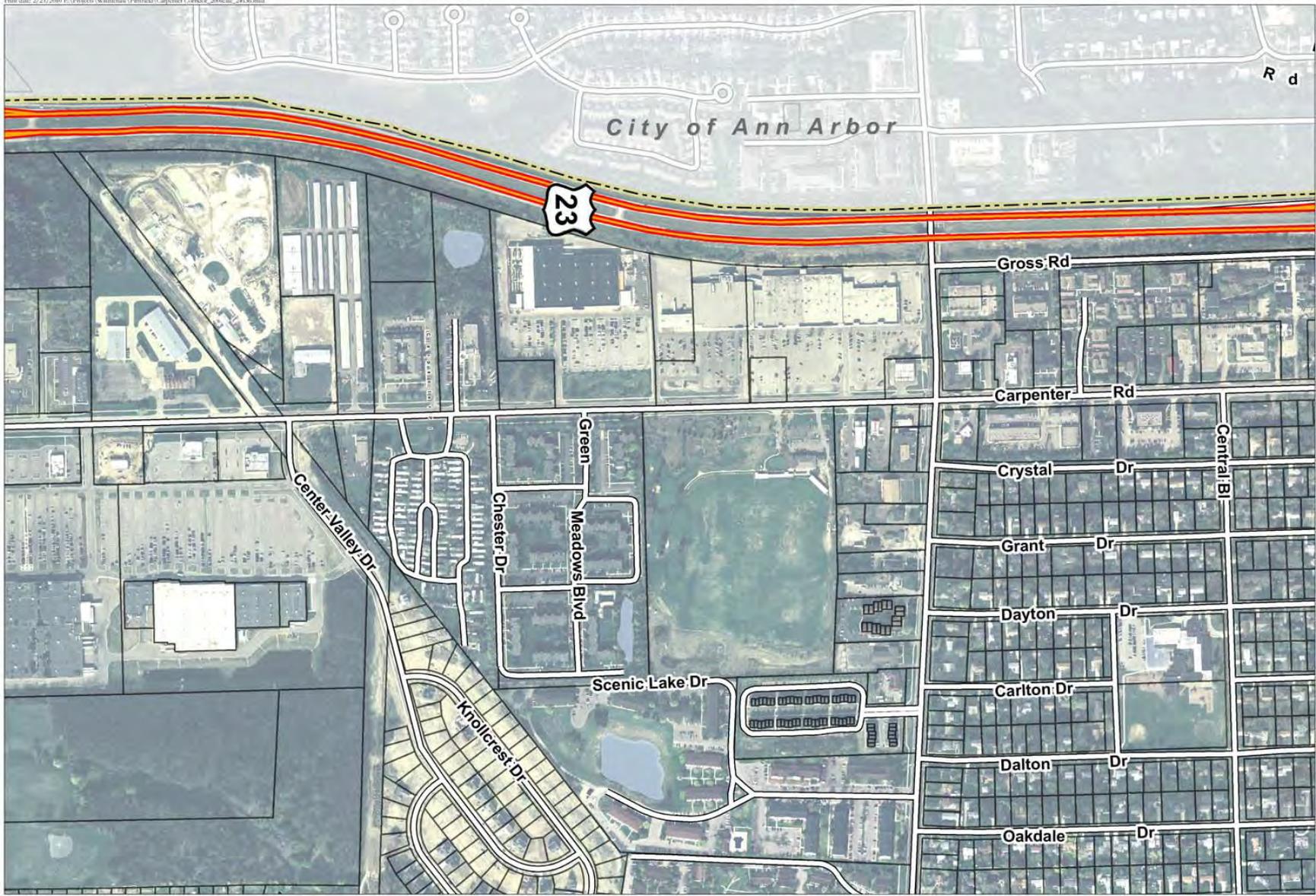






Pittsfield Township

Carpenter Corridor



Carpenter Corridor

Carpenter Corridor

Pittsfield Charter Township, Washtenaw County, Michigan



Carpenter Corridor

Carpenter Corridor

Pittsfield Charter Township, Washtenaw County, Michigan



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 Email: info@mkenna.com
 Website: www.mkenna.com

2/16/10



Carpenter Corridor



Carpenter Corridor – Phase 1



Carpenter Corridor – Phase 2



Carpenter Corridor – Ultimate







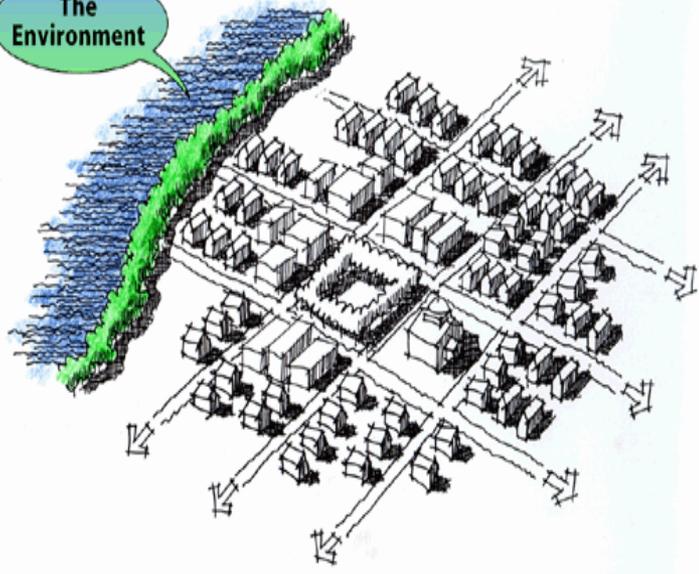
**Photo
Location**



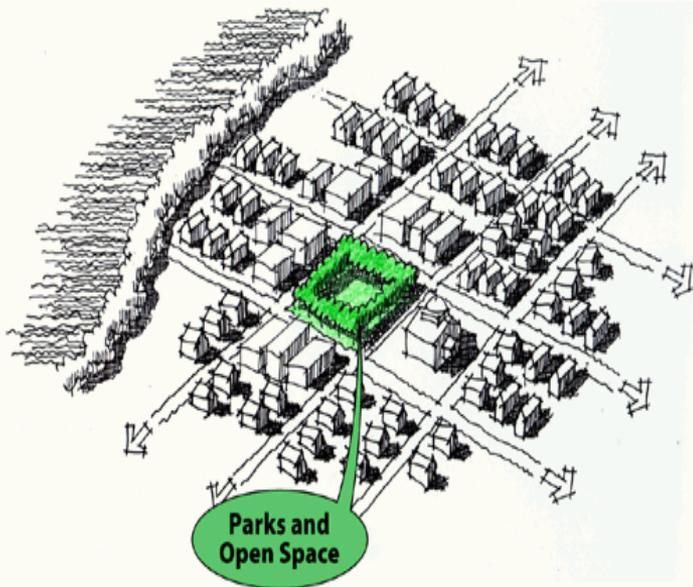
Elements of a Community Center

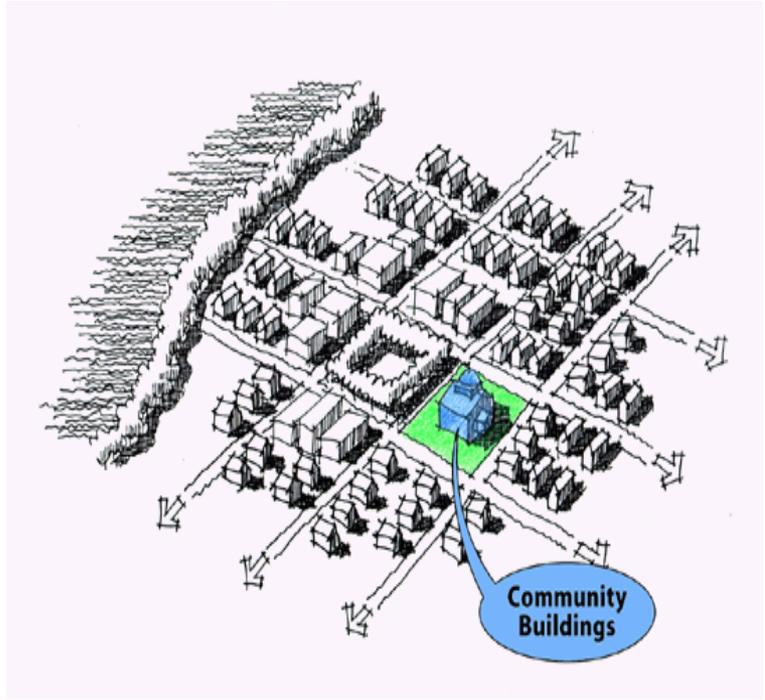


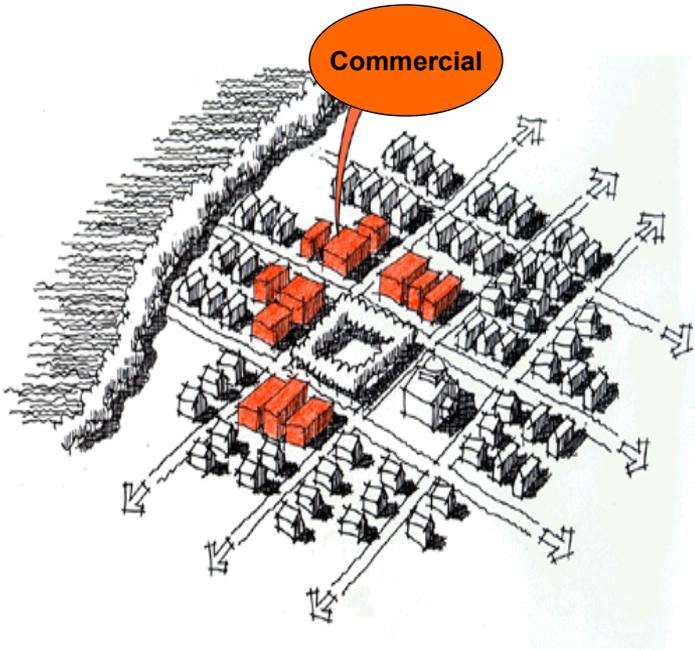
The Environment

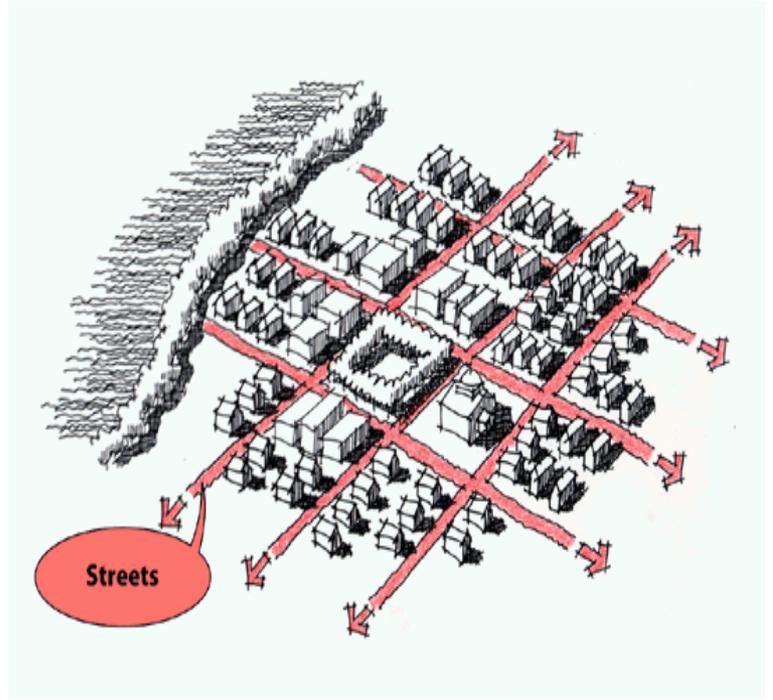






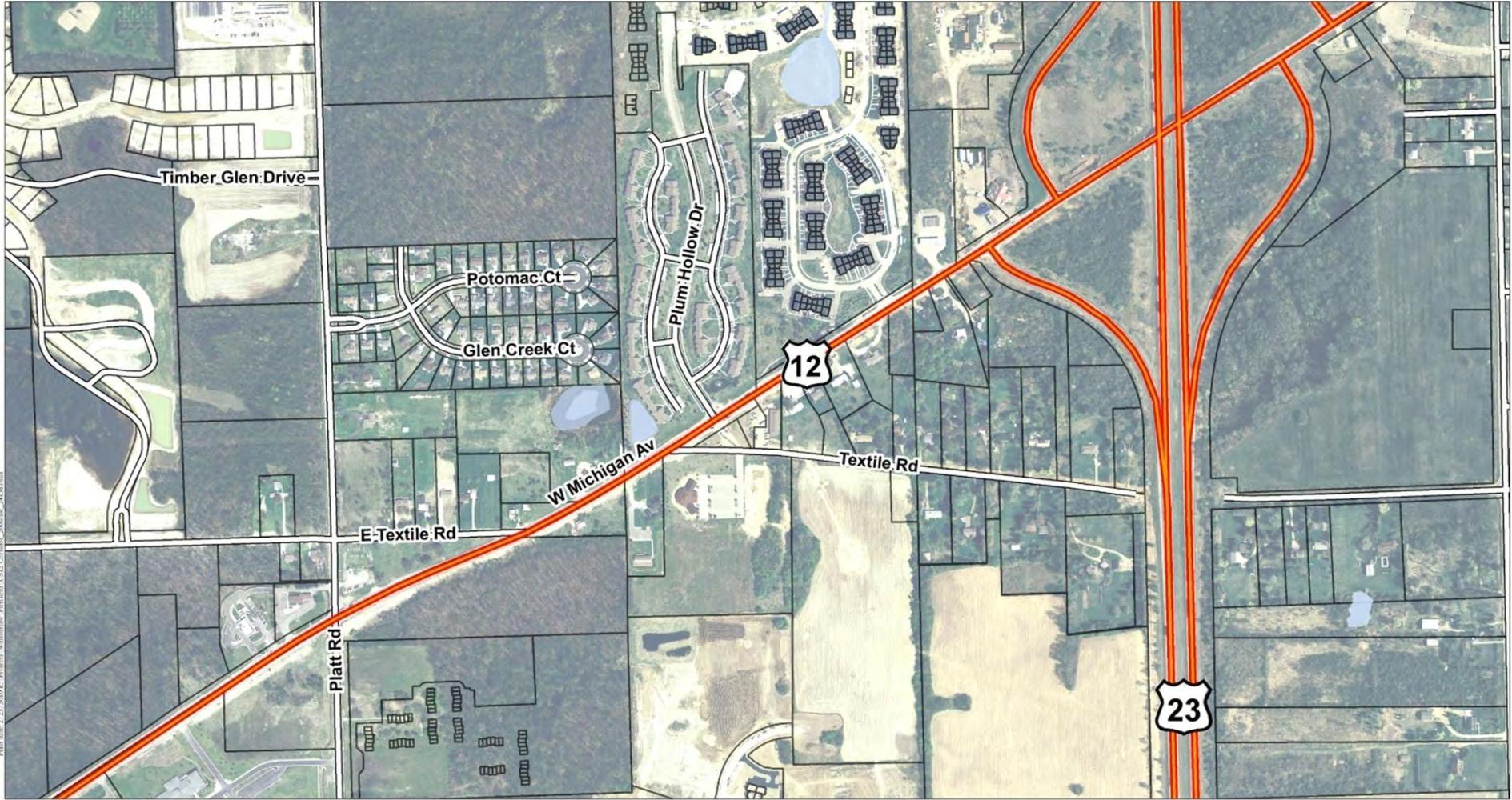






Pittsfield Township

US-12 Corridor



Print Date: 2/16/2010 10:10:05 AM Project: Washtenaw - Pittsfield US12 Corridor - 30x40 - 24x30.mxd

US12 Corridor

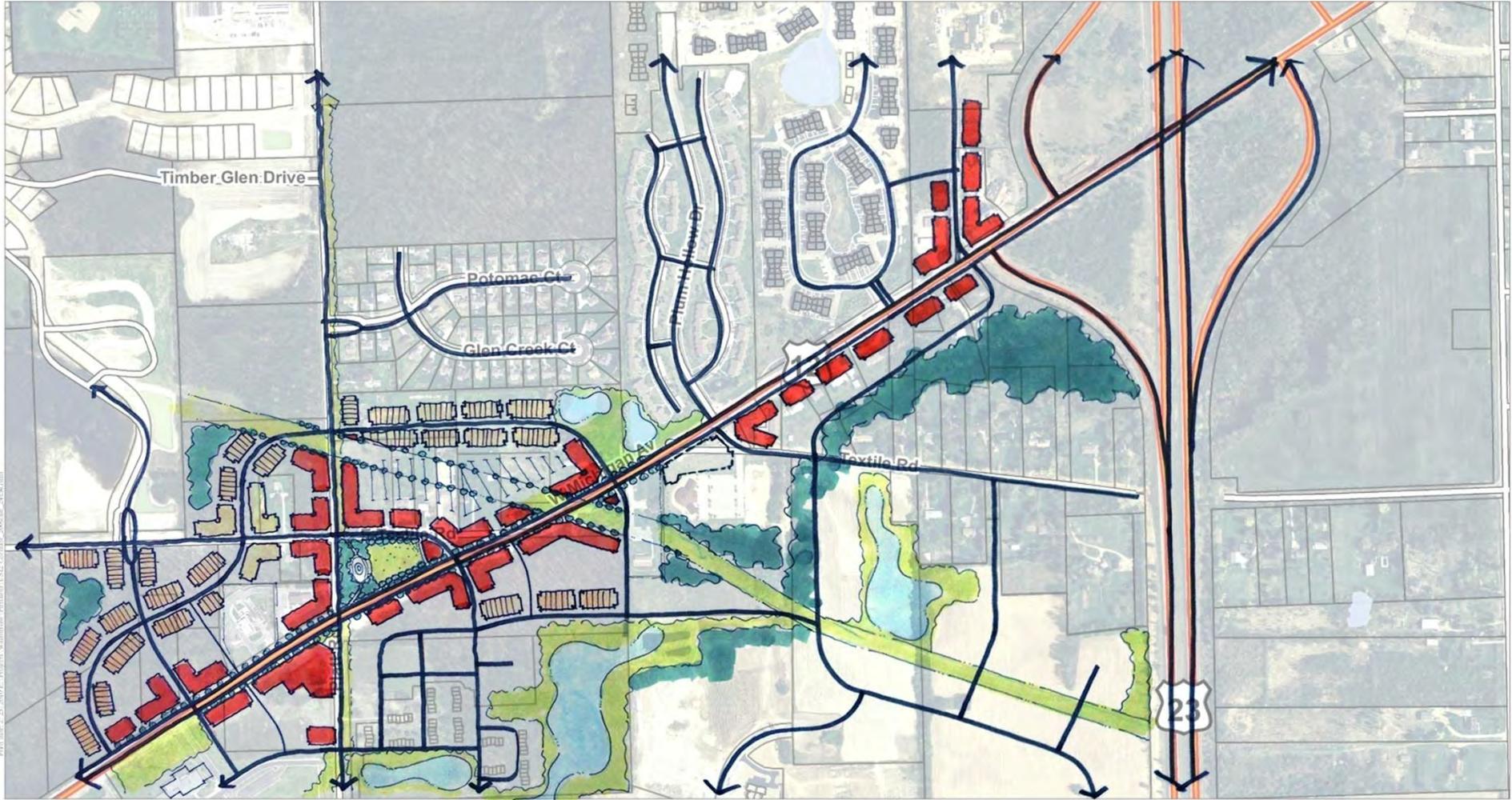
Pittsfield Charter Township, Washtenaw County, Michigan



McKenna
ASSOCIATES
PLANNERS ARCHITECTS ENGINEERS
Base Map Source: Pittsfield Twp, 2009
Data Source: McKenna Associates, 8/2009



2/16/10



US12 Corridor

Pittsfield Charter Township, Washtenaw County, Michigan

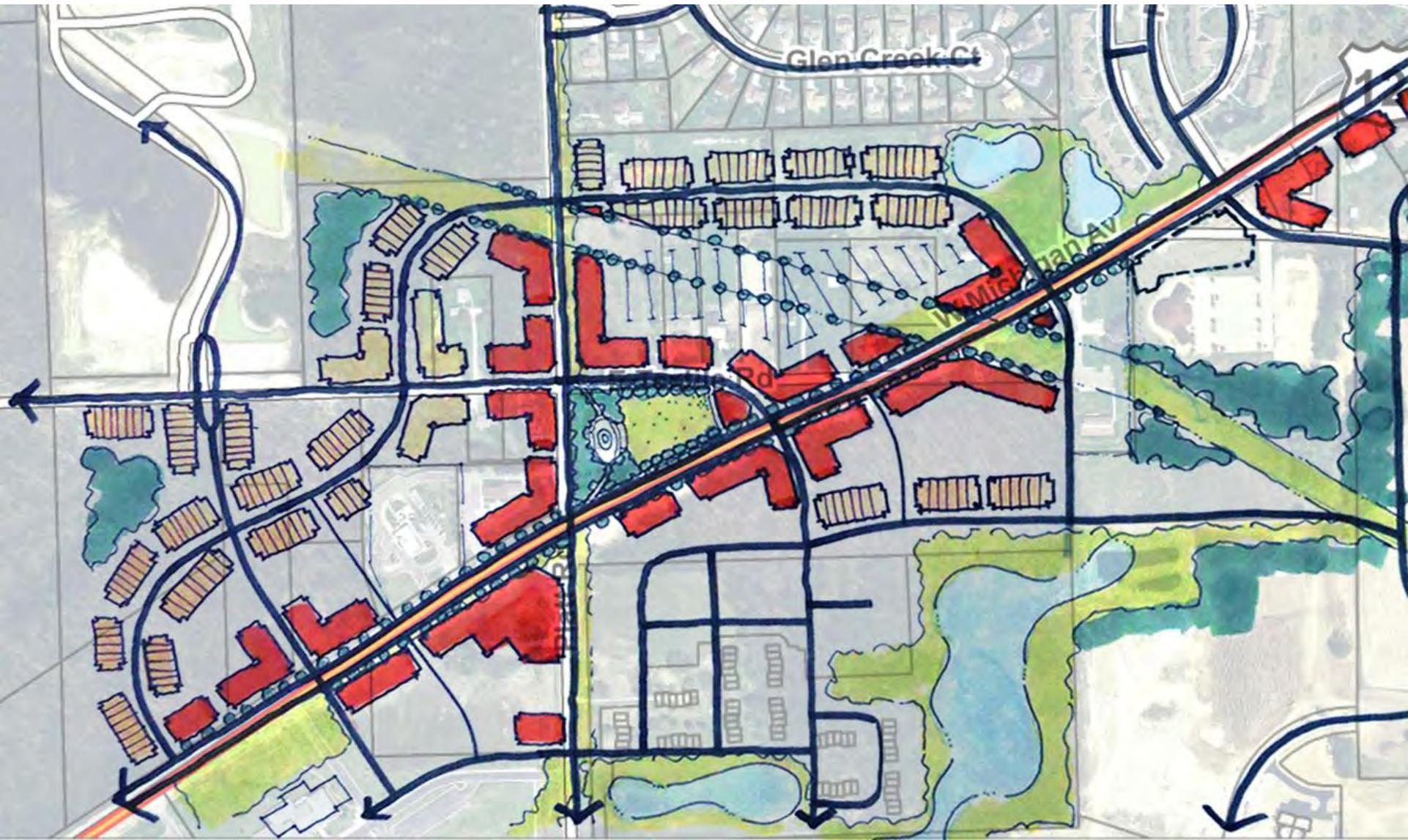


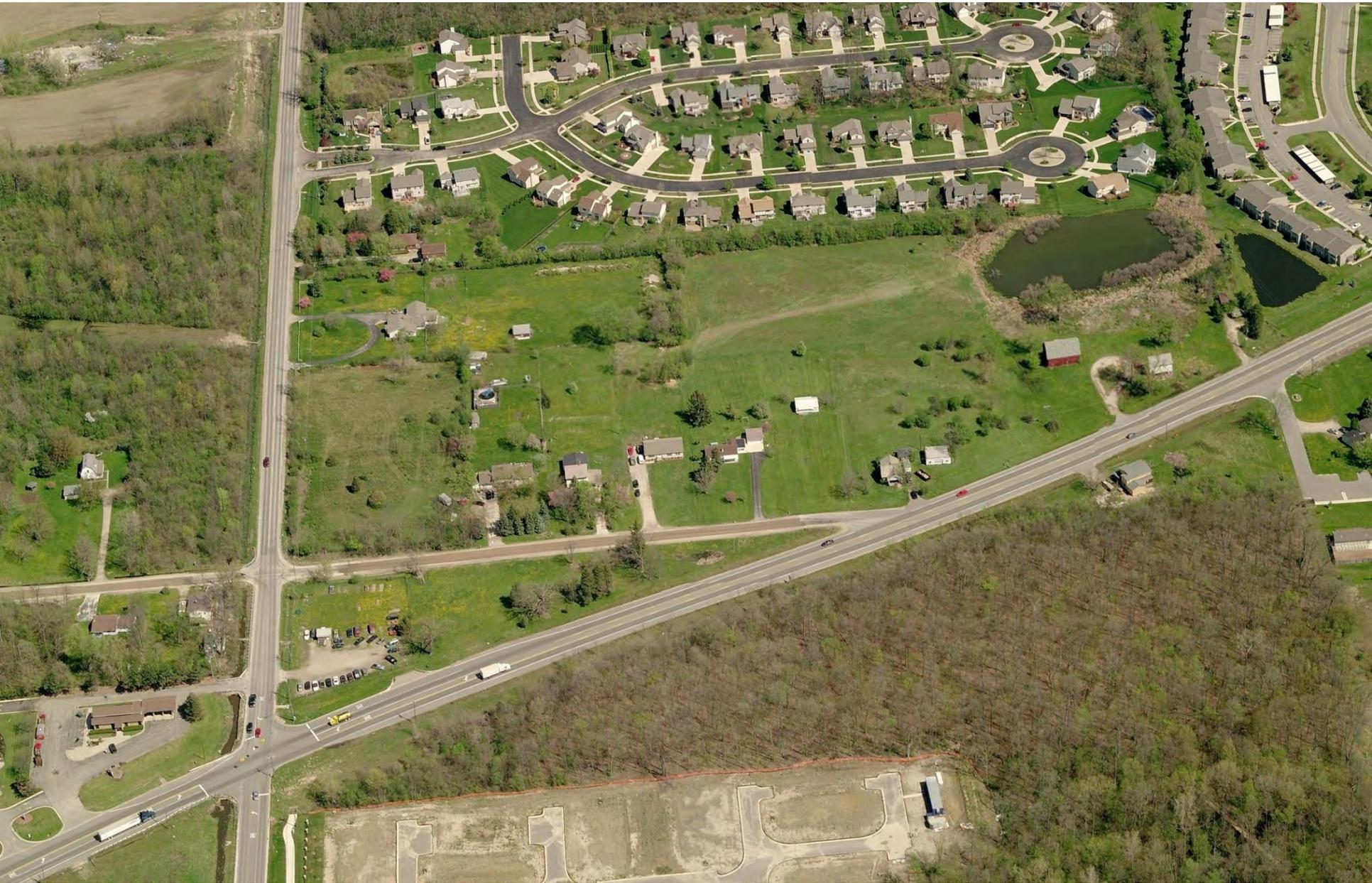
McKenna
ASSOCIATES
L.L.P.
Basic Map Source: Pittsfield Twp., 2009
Data Source: McKenna Associates, 6/2009



2/16/10

Part of a 2.5D, 2009 E. Powers, Washtenaw, Pittsfield, US12 Corridor, 2009, 24.1W.mxd













Next Steps

- Results from the Design Workshops will be posted on Township's website www.pittsfield-mi-gov
- Results will be used to develop long range planning policies
- Input will be analyzed and incorporated into a draft plan
- Public open house in July, 2010