

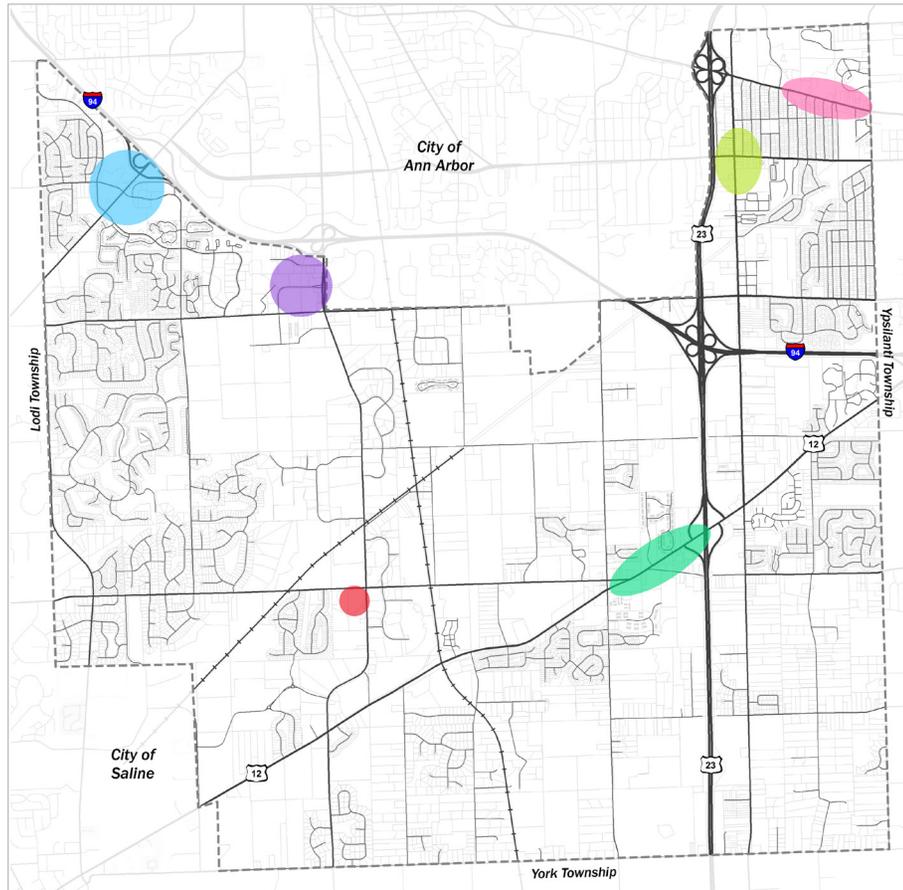


Focus Development Areas





FOCUS DEVELOPMENT AREAS



- | | |
|---|---|
| ● Washtenaw Avenue | ● State & Textile Roads |
| ● Carpenter & Packard Roads | ● State Street & Ellsworth Road |
| ● Michigan Avenue & Platt Road | ● Ann Arbor-Saline Road |

INTRODUCTION

The following graphical renditions are purely conceptual. More specifically, these are suggestions and outlines of our vision for how a particular node may develop in the future. We fully acknowledge and appreciate that the nature and types of development that occur in these locations will be dictated by market forces and take shape over a period of time. The Township is also committed, where applicable, to working with neighboring jurisdictions to ensure design and land use compability at a regional level. Our intent is to convey the essence of our future vision for the Township. These mixed-use nodes promote a land use pattern that supports a variety of compatible uses which are accessible via multiple modes of transportation.

The Future Land Use Plan, shown on page 33, identifies each of these six nodes as either the Mixed-Use I or Mixed-Use II land use category. As described above, these categories are unique because they mix living, working, shopping, and entertainment uses in a walkable, human-scale development. They are also unique because the residential density called for in the Mixed-Use districts is greater than the other residential land use categories, creating dynamic centers.

The images on the following page represent the elements these mixed-use development nodes may contain. Even though the following proposed development typology does not currently exist in the Township, these concepts are designed to be compatible with existing land uses and densities. These six nodes are located in areas that are primed for redevelopment or development at a human scale and will enhance the diversity of the Township's current stock of lifestyle options. These mixed-use nodes provide current and future residents with places to live, work, run errands and access entertainment and cultural opportunities, all within walking distance from each other. Furthermore, these areas will be connected to each other through public transit, automobile, and non-motorized connections.

REPRESENTATIVE MASSING & ELEMENTS OF FOCUS DEVELOPMENT AREAS

ROW HOUSES



SOURCE: <http://www.residentialarchitect.com/>



BIOSWALES



SOURCE: <http://www.lakecountytill.gov/>

LIVE/WORK UNITS



SOURCE: <http://www.ndc-md.org/MountRainierArtistLofts.htm>

MIXED-USE



SOURCE: <http://www.rockvilletownsquare.com/gallery/>

GATHERING SPACES



SOURCE: <http://www.crockerpark.com/gallery.php>

COMMUNITY GARDENS



SOURCE: <http://www.nycgovparks.org/>



GENERAL LAYOUT CHARACTERISTICS AND ELEMENTS OF THE FOCUS DEVELOPMENT AREAS

GENERAL LAYOUT CHARACTERISTICS

These nodal developments have, for the most part, been designed for buildings ranging from 1-5 stories. Note that in areas like Washtenaw Avenue, Ann Arbor-Saline Road, and Carpenter & Packard Roads, existing Big Box development has been integrated into the designs. In these areas it is important to infill the existing surface parking lots that are in front of the stores and reduce setbacks. Mixed-use buildings will be located along these major corridors; they will typically be separated from the road with a 5-10-foot wide landscaped area, 6-10-foot wide sidewalks with buildings immediately adjacent to the sidewalk (*refer to the illustration to the right*). Bringing buildings closer to the street and designing them at a human scale with a lot of ground floor transparency, attractive building materials, and providing for outdoor public gathering areas will create a more enjoyable and vibrant experience.

The proposed mixed-use buildings in these six nodes may range from 2-6 stories, and generally contain ground floor retail or commercial activities with offices and/or residential above. Many of the streets in these areas may provide for on-street parking, with additional parking needs being met via parking structures. When surface parking is needed it will be provided behind buildings. These areas will intrinsically integrate transit and non-motorized amenities into the transportation network connecting them to one another and other land uses in the Township. *See the illustration to the right* that shows how the streets in these areas may be configured to provide all residents with transportation options.

PUBLIC GATHERING SPACES

Although the Township has many parks, it does not yet provide for urban park/public spaces. We suggest that gathering spaces should be integrated into the six nodal development areas to give residents an opportunity to hold festivals and other events as well as casually gather together. The parks/public spaces should be used as an organizing element in site designs, and occupy prominent positions rather than be located in "left-over" spaces. Each public gathering space should also allow pedestrian connections to other gathering spaces throughout the mixed-use nodes. These spaces may range from large gathering spaces to pocket parks and often contain landscaped areas, flexible hardscaped space, water features, ice skating rinks, street furniture, public art, chess tables,

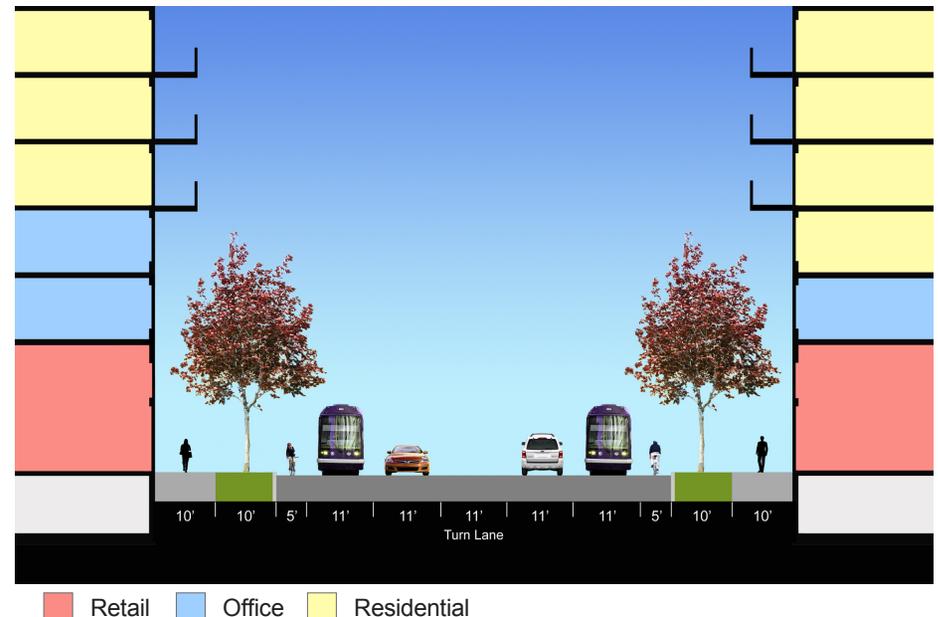
and other amenities. The recently redeveloped Campus Martius Park in Detroit serves as a strong example of this urban park typology.

ROW HOUSES

While reviewing the conceptual designs on the following pages, note that many of them feature row houses; row houses are used as a strategy for stepping down density in mixed-use areas. Row houses help with the transition from mixed-use buildings to single-family and other lower density developments, while providing for an additional housing type to meet the needs and desires of residents. The Washtenaw Avenue design concept illustrates this step-down approach. As we move west away from the intersection of Washtenaw & Golfside building heights are reduced and row houses introduced to buffer the existing single-family Washtenaw Heights and Oak Park neighborhood from more intense uses.

LIVE/WORK UNITS

As part of the Township's commitment to the cultivate arts & culture, some of the buildings in these concepts for the six nodal developments contain spaces where artists can live above their studio spaces. These buildings have gallery and other flexible spaces integrated into them where artists can gather and promote their work.



Representative cross-section of a street served by transit and bicycle lanes.

These spaces can also be designed to meet the needs of burgeoning entrepreneurs. These units can facilitate business incubation by providing entrepreneurs with one space where they can live and simultaneously develop their business, thus saving on the cost of renting office space as they try to launch their new business venture.

SENIOR HOUSING

It is estimated that, 20-25% of the Township's residents will be over the age of 65 by 2035 (SEMCOG, U.S. Census Bureau). Senior housing has been incorporated into many of the conceptual designs because it should be located adjacent to retail, personal services, and other commercial activities to provide people with reduced mobility (e.g., seniors) access to the items and services necessary to meet their daily needs. The proposed senior housing varies from independent living in cottages, duplexes, apartments, and condominiums to assisted living in a larger facility.

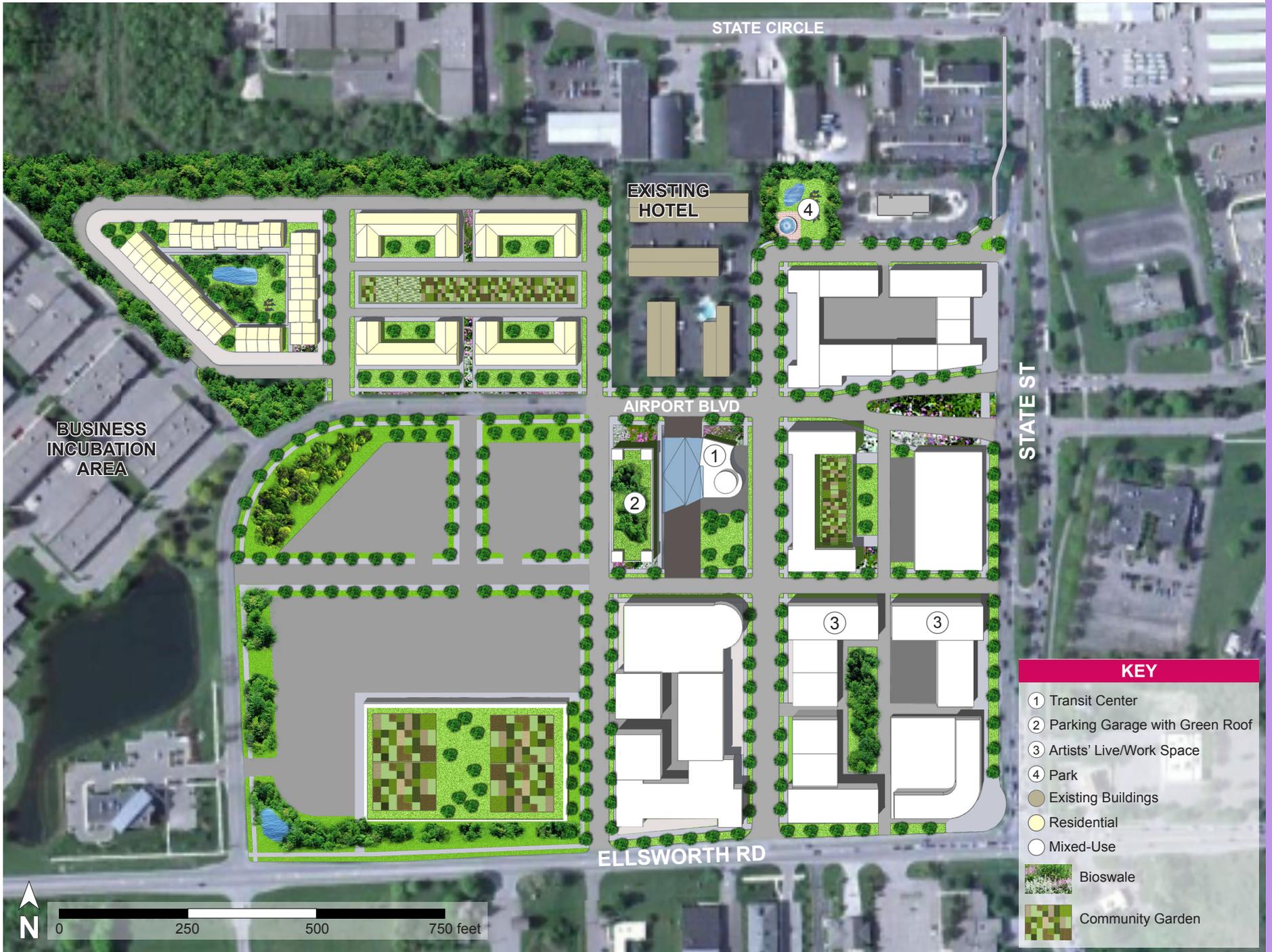
GREEN FEATURES

The designs concepts for the following six nodal developments demonstrate the Township's continued effort to green itself through the use of low impact development techniques such as preservation of natural features, bioswales, green roofs, permeable pavement, and other natural stormwater management techniques in future public and private development activities. These areas may also contain buildings with a variety of sustainability features integrated into their construction and function.

COMMUNITY GARDENS

The 2010 Pittsfield Master Plan promotes the policy of making agriculture a more economically viable activity. One way to incorporate this commitment into these dense development nodes is to promote community gardens. These gardens can help educate residents about the importance of local foods, help them make connections with farmers who may participate in these gardening activities, generate a strong sense of community, and provide all Township residents access to fresh, healthy produce.

It should be noted, once again, that the designs for the six mixed-use development nodes laid out in the following pages are purely conceptual. The overall aim is to introduce a land use pattern into Pittsfield Township that concentrates development within existing nodes, and reduces development pressures on existing green and open spaces. It also serves as a mechanism to help preserve our valuable green and open spaces.



BUSINESS
INCUBATION
AREA

STATE CIRCLE

EXISTING
HOTEL

AIRPORT BLVD

STATE ST

ELLSWORTH RD

KEY

- ① Transit Center
- ② Parking Garage with Green Roof
- ③ Artists' Live/Work Space
- ④ Park
- Existing Buildings
- Residential
- Mixed-Use
- Bioswale
- Community Garden



0 250 500 750 feet











