

A woman in a dark vest is pointing at a public engagement board. The board is titled "do you want in?" and "Vote your 1st, 2nd, and 3rd most important amenity." It features several images of park amenities like a playground, a picnic table, and a dog park. The board also has logos for "anton PARKS AND RECR PUBLIC ENGAGEMENT" and "RUSSELL DESIGN".

Harper Woods Master Plan Overview

Presentation to the City Council, Planning Commission, and Board of Zoning Appeals

July 25, 2022



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What is a Master Plan...?

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Why are we here?

- A Master Plan is YOUR vision for your community!
- The most recent Harper Woods Master Plan was adopted in 2013. The plan should be reviewed / updated every 5 years.
- Redevelopment Ready Communities (RRC)



Why do we Plan?

- People plan to make a special event successful.
- Businesses plan so their products and services sell.
- Farmers plan when to plant and harvest.
- Why shouldn't communities plan to be successful and sustainable?

“When it comes to the future, there are three kinds of people: those who let it happen, those who make it happen, and those who wonder what happened.”

– John M. Richardson, Jr.

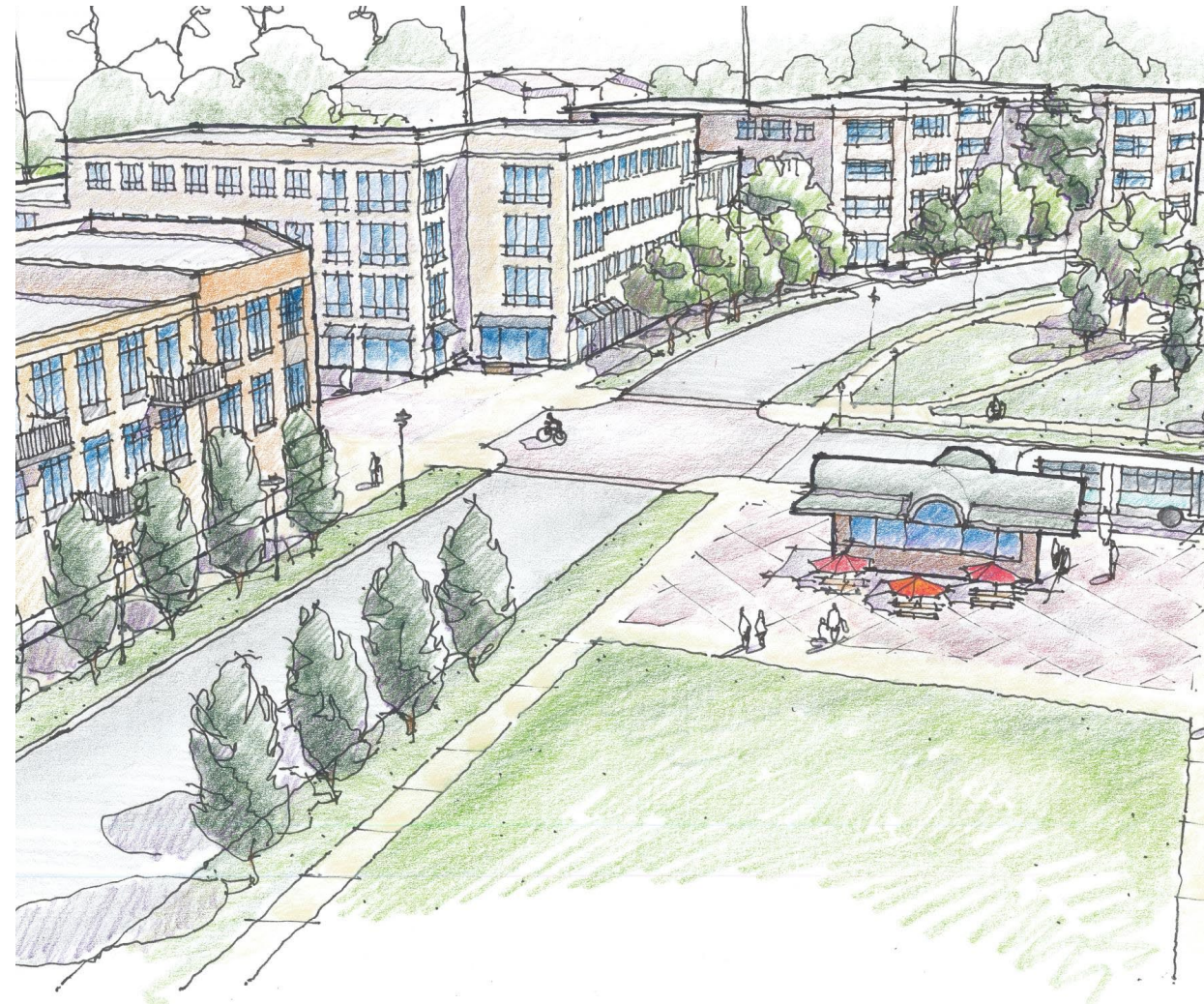
What is a Master Plan?

The Master Plan states a VISION for what a community wants to look like in 10 to 20 years...

...that Vision is based on a consensus of all the people who live there...

...finally, the Master Plan translates the Vision into actionable steps (Goals and Objectives).

It is a guide for the future growth and development of Harper Woods!



Master Plans Provide Future Insight

- Inventory available community assets and resources.
- Consider development trends.
- Explore public facility needs (roads, water, schools, etc.).
- Identify areas where community members may lack access to housing, or to goods and services (grocery stores, public parks, public transportation)
- Examine a community's ethnic and cultural diversity
- **Provide a community-driven statement of a positive future that is inclusive of all existing and new residents.**

Project Schedule

	2022						2023							
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
RRC GRANT AGREEMENT: 5/10/22 – 8/31/23														
1. Kick-Off and Project Startup														
2. Identify, Quantify and Analyze														
3. Engagement, Participation, Outreach														
4. Goals and Objectives														
5. Draft Master Plan														
6. Zoning Plan														
7. Implementation Strategies														
8. Adoption														



Roles and Responsibilities

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Role and Responsibilities

Planning Commission

Performs advisory, ambassadorial, and public engagement functions, plus:

- Directs City staff to distribute Intent to Plan notifications to the public, adjacent communities, reviewing agencies, etc. in compliance with the Michigan Planning Enabling Act.
- Reviews the comments and feedback provided by the staff and consultants.
- Provides direction and focus on planning topics, based on comments from staff and consultants.
- Provides comments, thoughts, suggestions on draft maps and text, including Future Land Use Map and future planning policies.

Role and Responsibilities

Planning Commission (continued)

Performs advisory, ambassadorial, and public engagement functions, plus:

- Makes recommendation to the City Council to distribute the draft Master Plan to the public for 63 days.
- Reviews comments received from public, adjacent communities, reviewing agencies, etc.
- Determines if public comments warrant revisions or edits to the draft Master Plan. If so, continue to work with the staff and consultants to modify the draft text and/or maps. If the Commission determines that the draft text is ready, they will set the public hearing for the next regularly scheduled meeting.
- Holds the required public hearing. Notices to be printed in newspaper and on City website.
- At the public hearing, members of the public are permitted to address the Commission about the Master Plan project.
- The Commission will approve the Master Plan and recommend adoption of the Master Plan to the City Council.

Role and Responsibilities

City Council

Performs the same advisory, ambassadorial, and public engagement functions as the Planning Commission, plus:

- Acts as the adopting body for the Master Plan.
- Receives recommendation from Planning Commission to distribute draft Master Plan to the public. If draft Master Plan is deemed complete, City Council will direct staff to distribute the draft Plan to the public for 63 days.
- Receives recommendation from Planning Commission to adopt the Master Plan, as presented.
- Votes to adopt the Master Plan or may remand the document to the Planning Commission with specific directions to edit, amend, modify the draft Master Plan.

Role and Responsibilities

Board of Zoning Appeals

Performs the same advisory, ambassadorial, and public engagement functions as the Planning Commission, plus:

- Uses the Master Plan as a guiding document when appeals and amendments are presented.
- Uses the Future Land Use Plan as a guide when deciding rezoning appeals.

Role and Responsibilities

Master Plan Advisory Board

- Advises staff and consultants on public engagement activities and underrepresented groups in the City.
- Attends public engagement events/activities, as feasible.
- Acts as an ambassador and promotes the project and public engagement events/activities to neighbors, friends, family, etc.
- Reviews data and recommendations.
- Provides thoughts and feedback to staff and consultants.

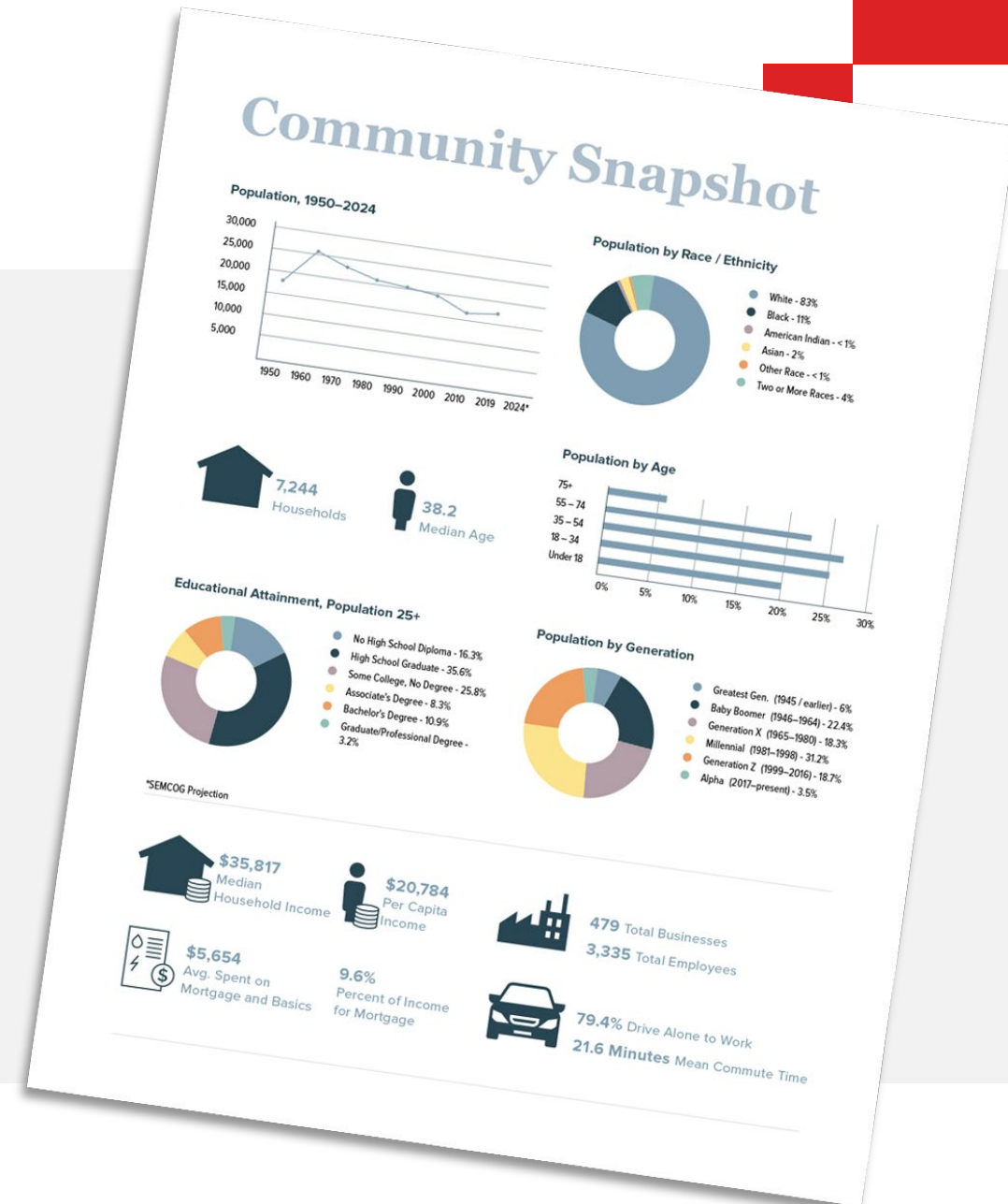


Master Plan Components

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Data Analysis

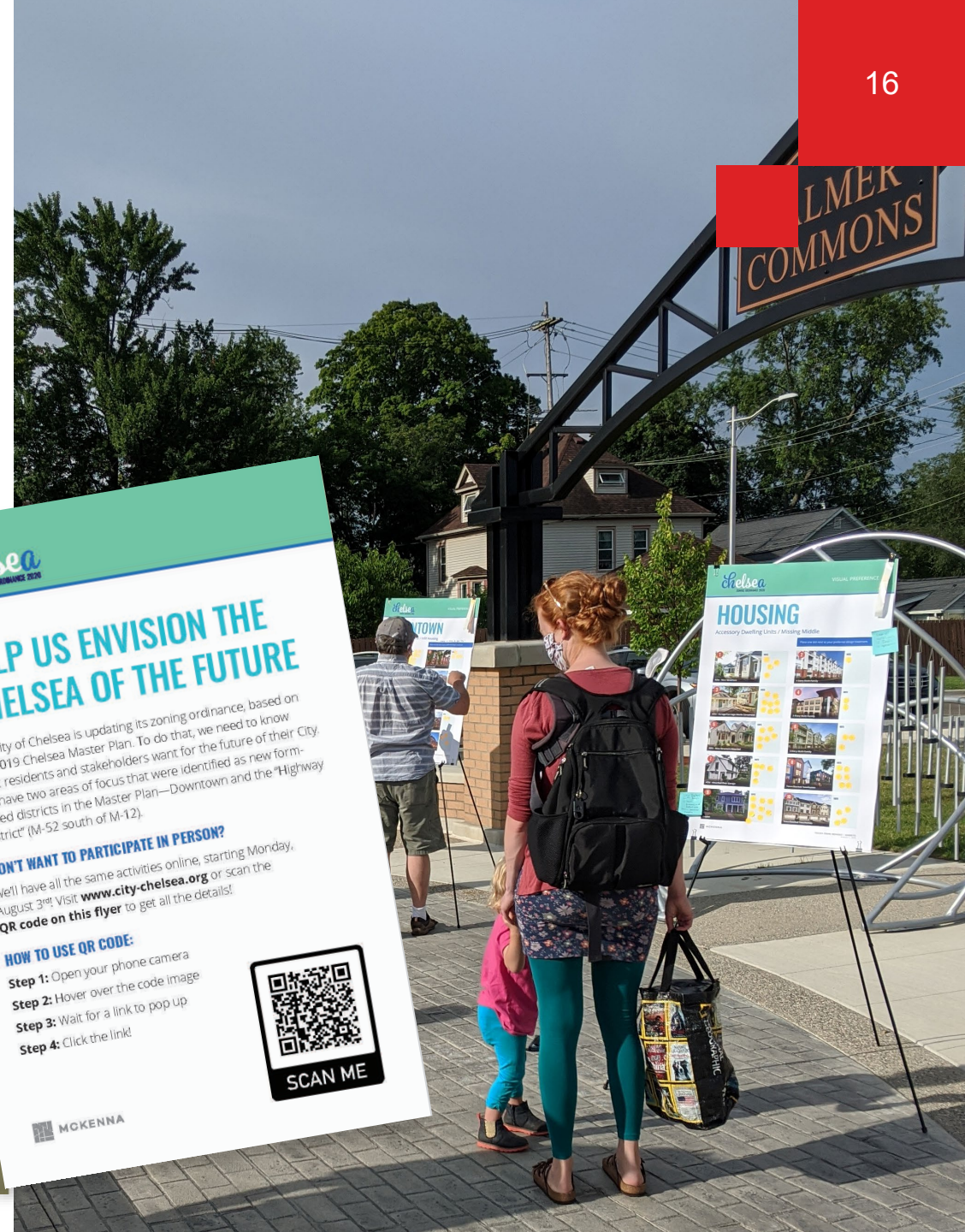
- **Regional context:** What are the areawide development patterns?
- **Existing land uses:** Inventorying how all the City's land is being used today
- **Population and housing:** Who is living in Harper Woods, and what makes them unique?
- **Market studies:** What types of businesses and housing are in Harper Woods? What types are missing?



Public Participation and Community Outreach

Harper Woods residents determine a future Vision through...

- Community survey
- Community workshop
- Roundtable / focus group discussions



Public Engagement Activities

Project Kickoff – July 25, 2022

Public Open House – Week of October 17, 2022

Round Tables – Week of October 31, 2022

Draft Master Plan Review with Advisory Board – January 2023

Draft Master Plan Review with Planning Commission – February 2023

Review Plan for Distribution – March 2023

Public Hearing – July 2023

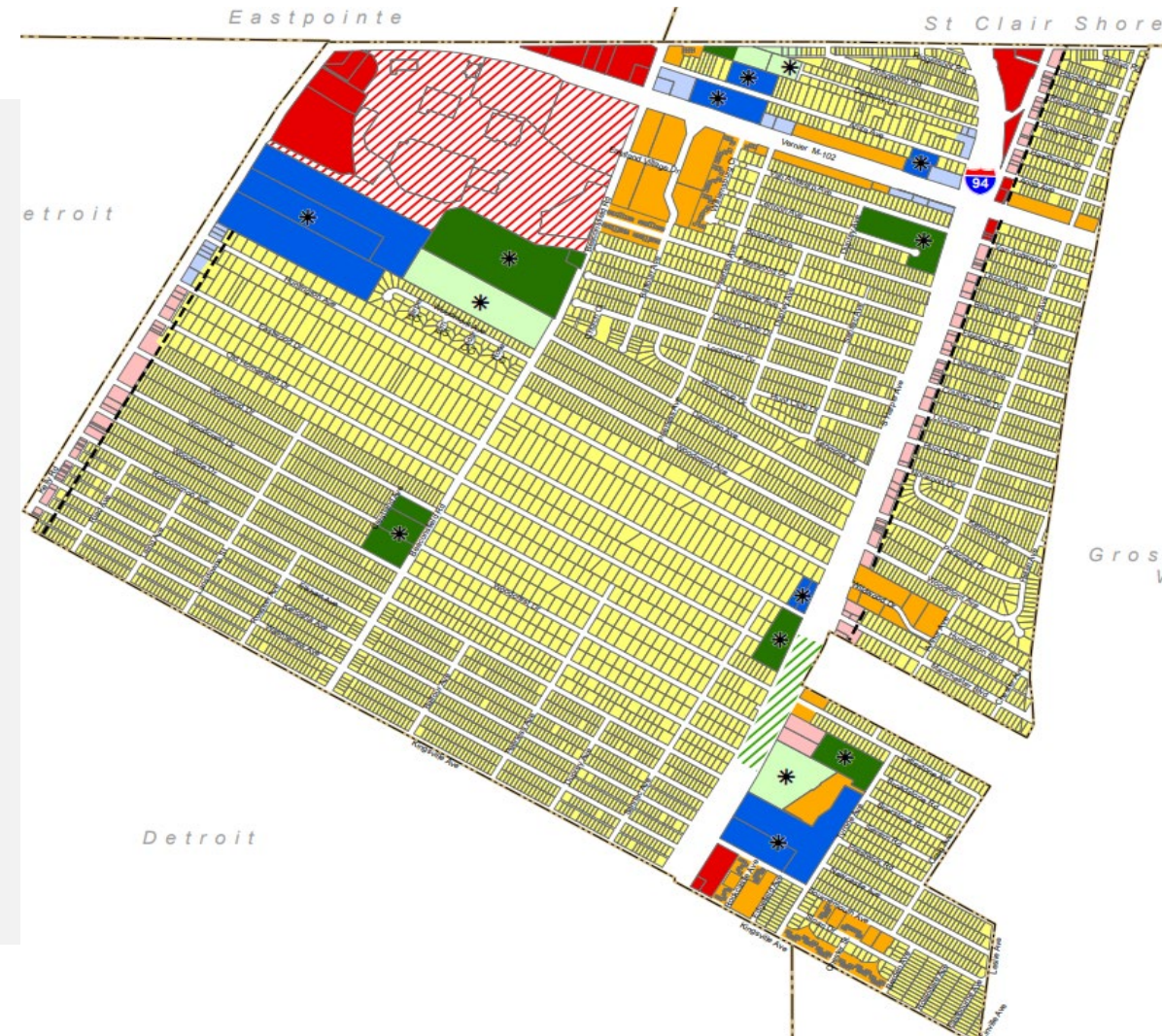
Adoption – August 2023



City-wide Framework

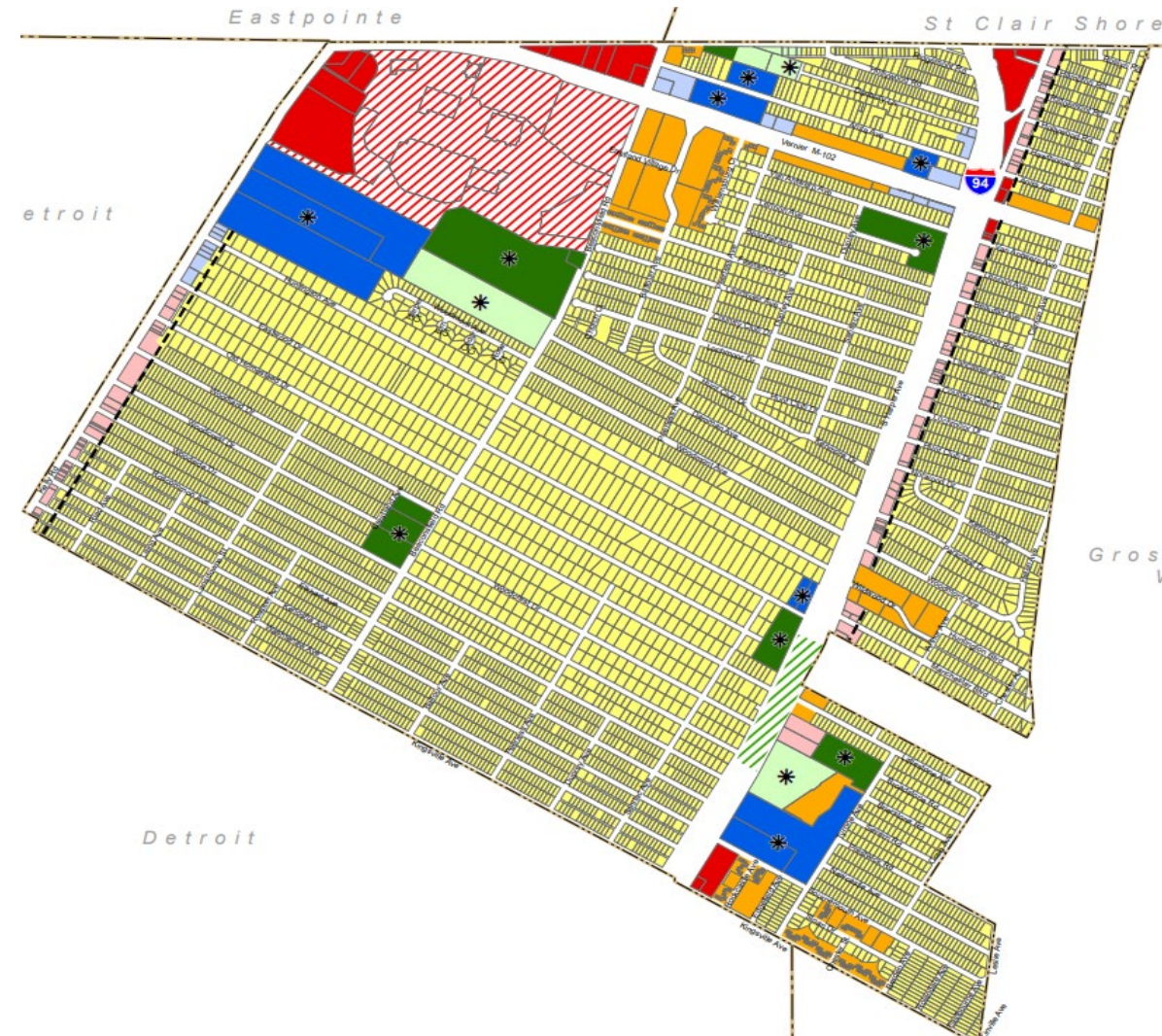
What areas of Harper Woods should we...

- Preserve (or keep exactly the same)?
- Enhance (generally keep the same, but add public amenities)?
- Redevelop (change built-up areas by replacing older buildings and infrastructure)?



Roadmap for the Future

- **Goals and Objectives:** A comprehensive and coordinated vision for the City.
- **Future Land Use Plan:** Preserving quality of place and natural character while supporting new high-quality development and public spaces.
- **Transportation Plan:** Planning beyond the automobile.
- **Zoning Plan:** Action-oriented recommendations to turn plans into reality.



Action Plan

- This is an example of an Action Plan, or an Implementation Plan.
- It is an important component of a Master Plan – it gives community leaders a roadmap to implement the Vision discussed throughout the Plan.
- It summarizes who needs to work together to accomplish a given Goal or Objective, and where these partners can find the money to do it.

GOAL 2: COMPLETE STREETS, WALKABILITY, AND CONNECTIVITY

OBJECTIVE 2.5 Work to implement the East Grand River Avenue Access Management Plan.	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Gov't	Private	Public	Private	TIF / DDA
Create a safe pedestrian crossing near Rowe Ave. to Tom's Shopping complex (sub area one).	A	1	CS	MDOT	BO	•	•	
During the East Grand River Avenue redesign and any site plan review process, administer the access control measures outlined in the East Grand River Access Management Plan including but not limited to cross-access requirements, shared driveways at property lines, right-turn tapers, and traffic calming measures.	A	1	CS PC			•		
The high volume of traffic on East Grand River Avenue along with its width does not provide a safe crossing environment for pedestrians or cyclists. The City should evaluate the feasibility of installing a mid-block, pedestrian activated crossing signal.	A	3	CS	MDOT	BO	•	•	
Implement specific driveway modifications as recommended in the East Grand River Access Management Plan.	B	2	CS		BO		•	

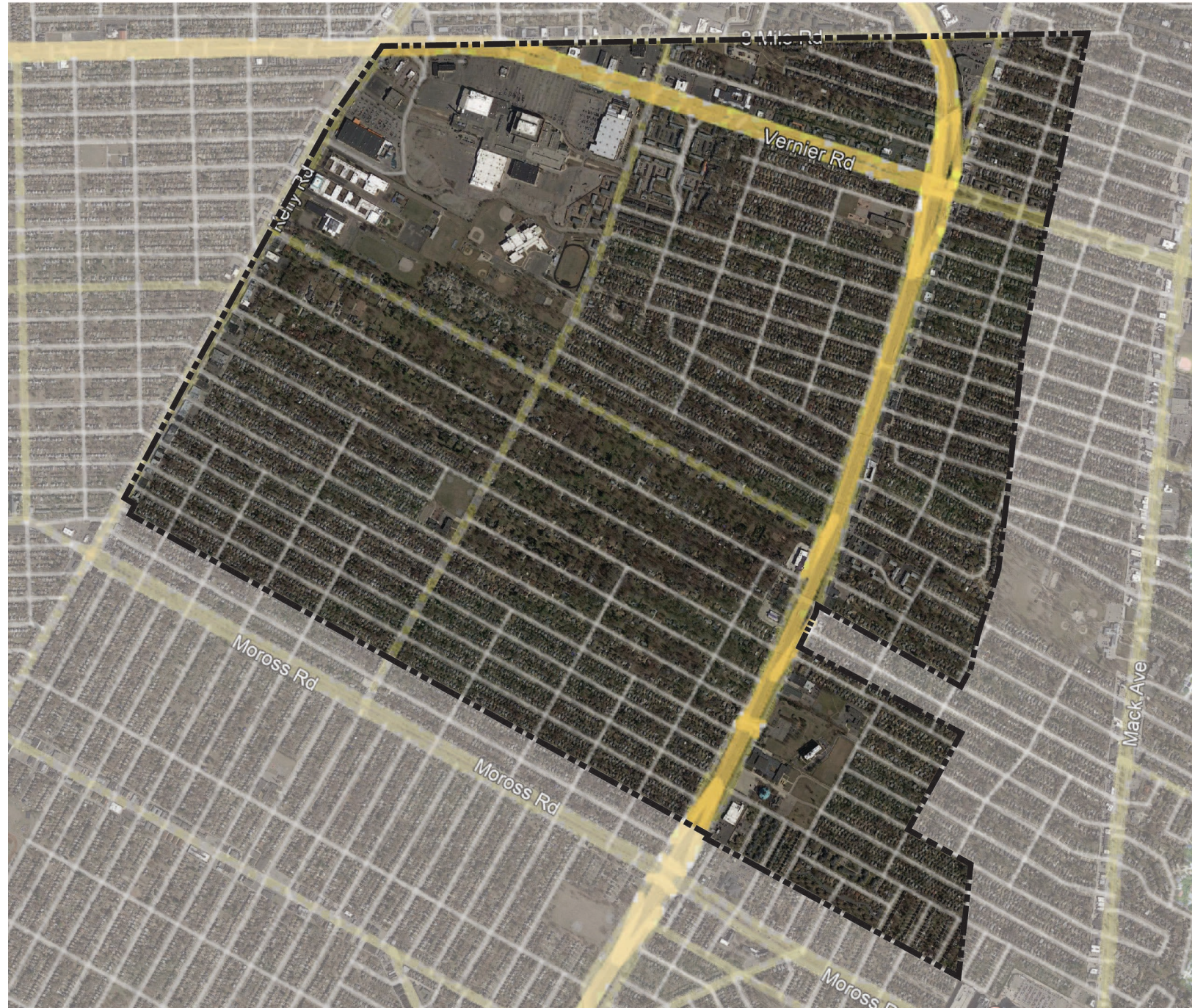


The Elements of Community

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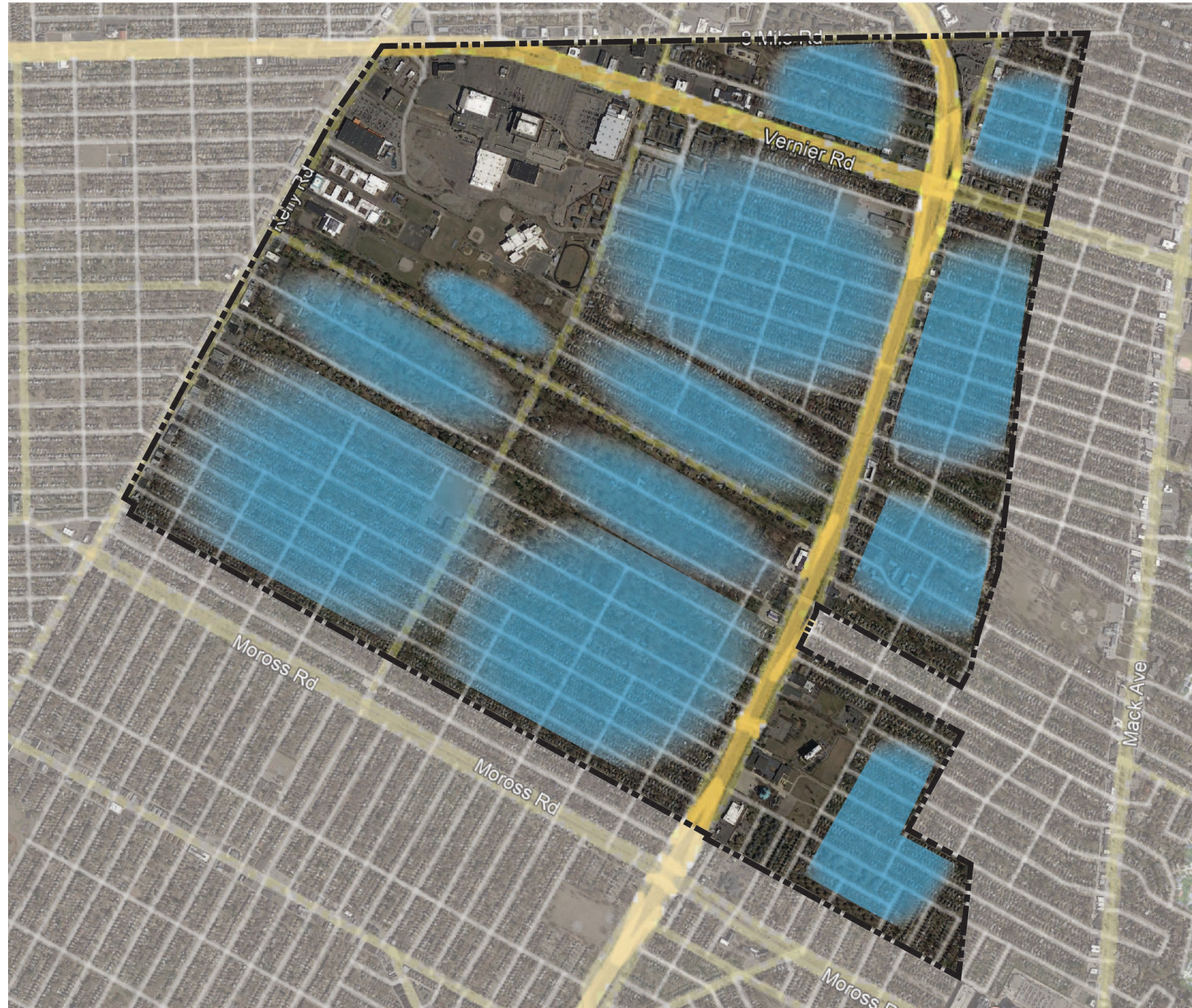
Neighborhoods

- Neighborhoods are the specific areas where people live, and sometimes also work, shop, and go to school.
- Think about your neighborhood – where does it start and end?
- What makes your neighborhood unique compared to others?



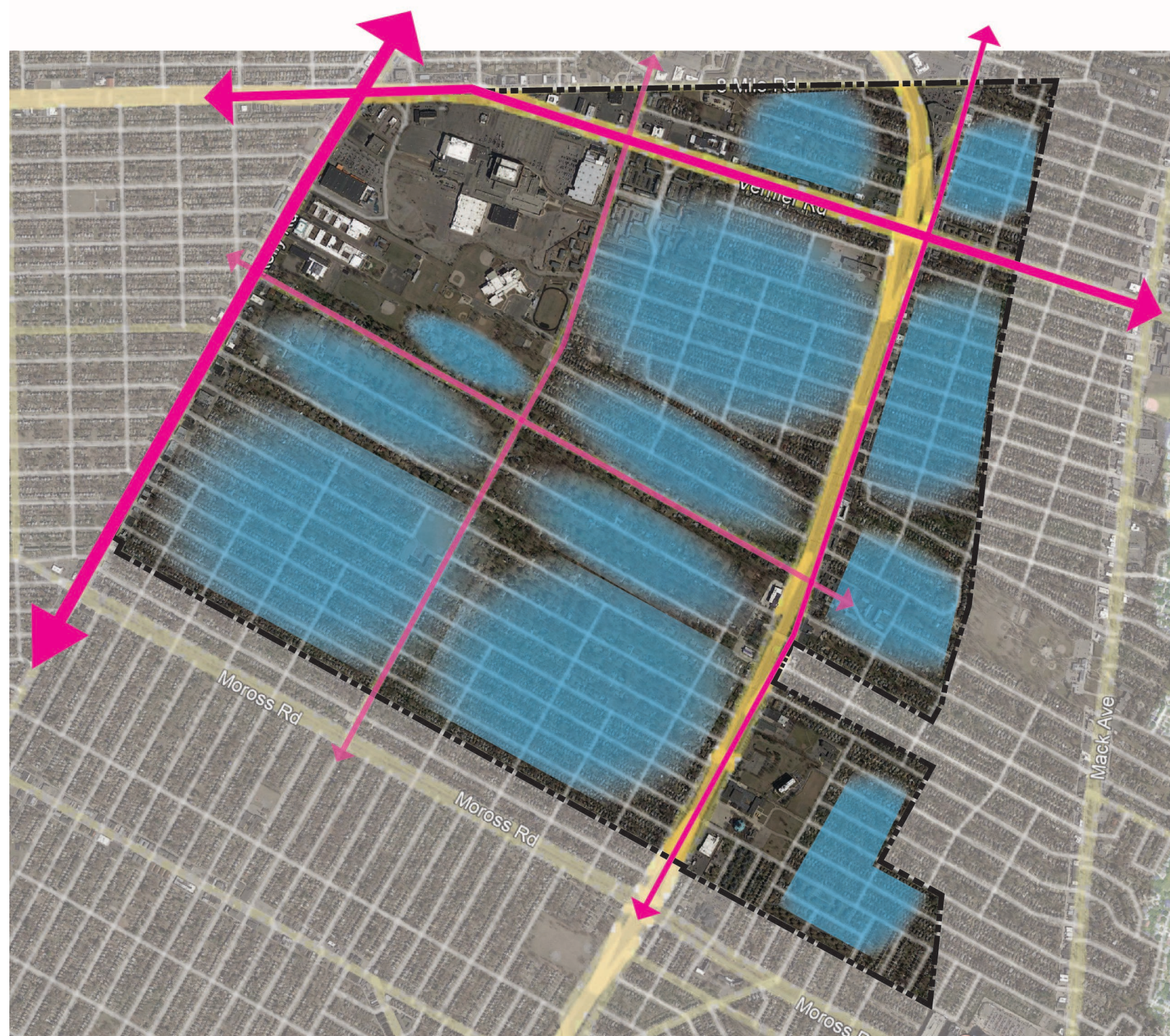
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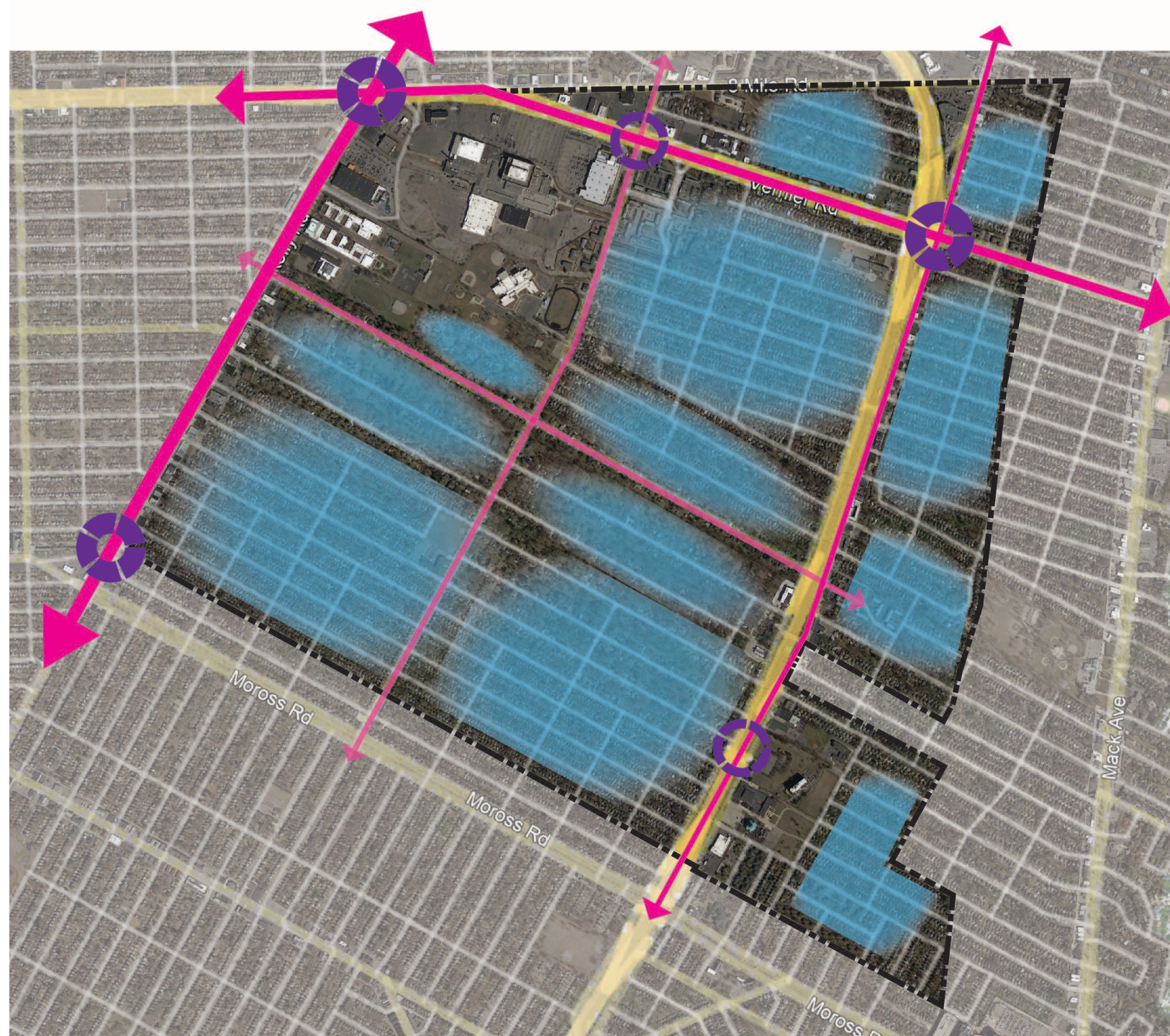
Corridors

- Corridors are the major pathways that link neighborhoods together.
- Important and popular businesses and attractions typically choose to locate along corridors.
- What are the important corridors in Harper Woods?



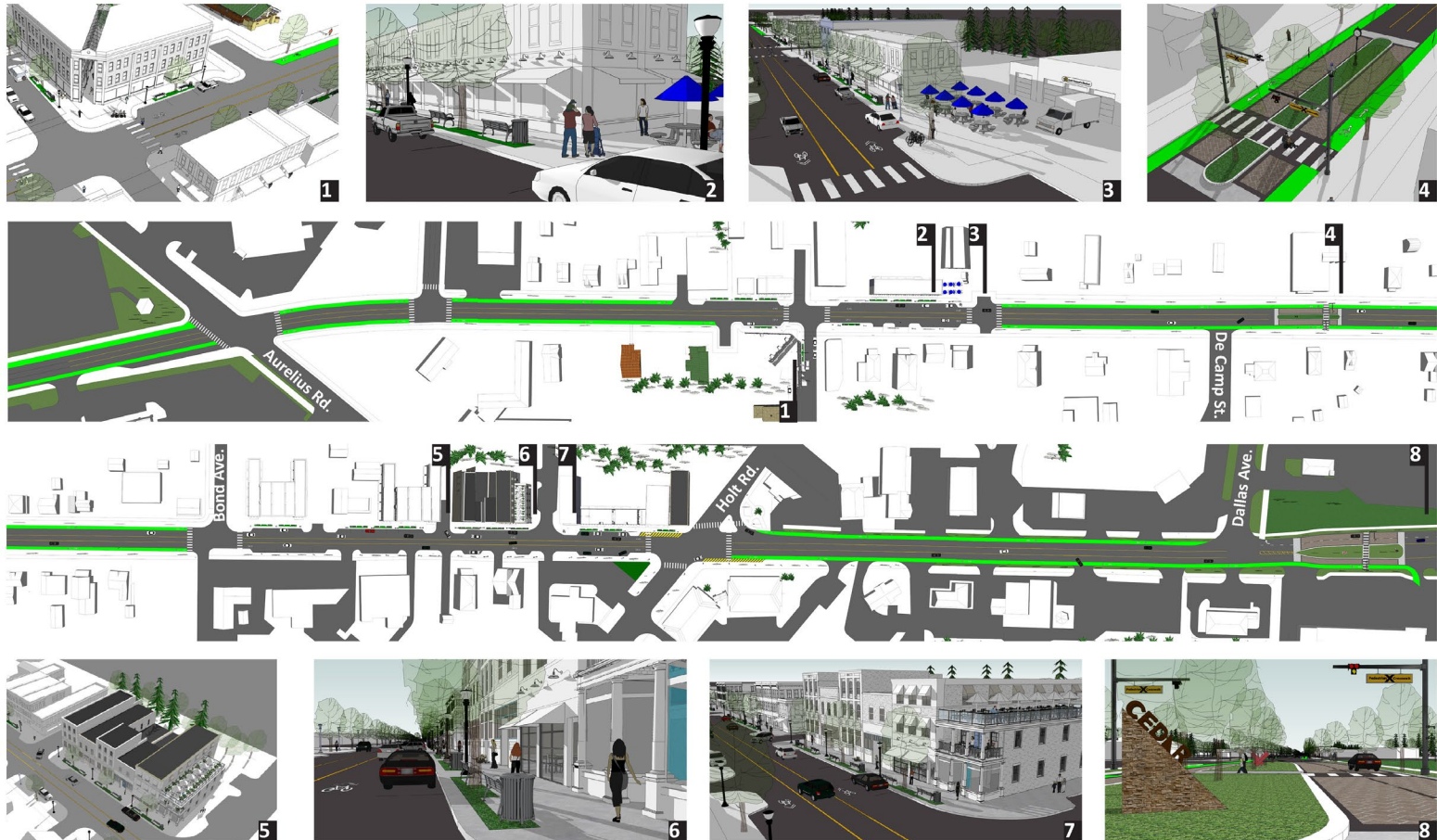
Nodes

- Nodes are hubs of activity, and are usually found where two corridors intersect.
- Nodes can be ideal locations for significant public spaces, more intense commercial activity, or any places where people will want to spend time.



Streets and Public Spaces

- Public spaces are like “outdoor rooms”
- Buildings frame the space and provide enclosure
- We navigate these spaces by way of streets, parks, and plazas
- How can a community designed only for people in cars can be re-imagined so all users can benefit?



Housing Types

- Most housing in Harper Woods is either an individual house (“a single family house”) or apartment buildings.
- There are many other types of buildings where people can live!
- In older communities, a mix of residential building types gave residents more choices.
- What type of building would you like to live in?

POTENTIAL TYPES OF MISSING MIDDLE HOUSING



Duplex Adjacent



Duplex Stacked



Triplex



Fourplex



Small Apartment



Live Work



Rowhouses



Accessory Units

Planning for Change

- Over time, neighborhoods grow and change
- New housing types, parks, or other uses might be added
- In 20 years, you will be making the choice where to live, work, and invest your time and money
- What changes would you like to see during this time?



Scenario 1: Moderate Intensity Development Program



Scenario 2: Low Intensity Development Program

At the end of the day... it's about passion!



“Make no small plans;
Aim high in hope and work”
– Daniel Burnham

Kzoo PARKS **imagine fun!** PARKS AND RECREATION PLAN
Let your voice be heard! Join the City of Kalamazoo at one (or more!) outdoor events for a fun field day in your neighborhood park. Kalamazoo is in the process of updating its five (5)-year Master Plan and is seeking feedback on your favorite parks and what you envision for the future. Light refreshments will be provided.

JUNE 12 TUES	LA CRONE PARK 525 W. PATERSON ST. 6:00-7:30PM
JUNE 23 TUE	SOUTHSIDE PARK INTERSECTION OF PALMER AVE. AND SICKS ST. 11:00-12:30PM
JULY 10 TUES	WOODS LAKE PARK 2400 OAKLAND DR. 6:00-7:30PM
JULY 26 TUES	ROCKWELL PARK 1000 BRIMBLE ST. 6:00-7:30PM

FOR MORE INFORMATION AND FOR OTHER OPPORTUNITIES TO GET INVOLVED, PLEASE VISIT: WWW.KZOOIMAGINEFUN.COM





Thank you

Questions?



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