

February 23, 2022



JOINT MEETING

Charter Township of Garfield
Board of Trustees and Planning Commission





AGENDA

Where Are We Now?

Where Do We Want to Go?

How Do We Get There?

WHERE ARE WE NOW?

Before we can talk about where we are going, we need to understand what is currently happening in Garfield Township.



TRENDS



- As of January 1, 2022, the population of Garfield Township is estimated at 20,274 – the most populated community in Northern Michigan.
- Over the last three years, the Township has approved over 1,100 new housing units – of which 97% are multi-family residential units.
- Over the last three years, the number of property sales in the Township have been at the highest ever. Of those sales, the majority are being made at or above listing price.
- Over the last three years, 817 building permits have been issued in the Township for a construction value of \$152,964,203.

TRENDS



- Township planning and zoning efforts have accommodated the widest variety of housing in the region including single family housing, rental housing, senior housing, manufactured housing, low-income housing, workforce housing, transitional housing, supportive housing, and homeless shelters.
- 42% of all rental housing units in Grand Traverse County are in the Township - more than any other community.
- The Township has approved 14 PILOT housing tax credit projects comprising nearly 1,100 housing units. Over 13% of all Township housing units are in a PILOT project.
- The Township has stood strong in not permitting short term rentals in residential zoning districts which dilute housing opportunities for local owners and renters.

TRENDS

- Parks and trail development remains a priority for the Township. River East is the sixth and newest park that is being developed. Parks are complemented by over 40 miles of paved trails, nature trails and sidewalks.
- The Township Master Plan identifies a significant opportunity for a 40-acre mixed-use town center with the redevelopment of the Cherryland Center. The significant amount of new housing in the area, especially along LaFranier Road, will help support the town center.



TRENDS

Commercial and retail businesses have faced challenges over the last few years, both locally and nationally, but the retail areas of Garfield have been resilient. Many newer retail businesses have been infill developments including:

- Art Van → Value City
- MC Sports → Burlington and Five Below
- Toys R Us → Home Goods
- Borders → Books-a-Million (BAM!)
- Gander Outdoors → Sportsman's Warehouse
- Lucky's → Oryana West

Most of the new retail businesses have been on the west side of the Township especially along US 31. Challenges remain in places like Cherryland Center, with vacancies in all three former anchor tenant spaces.

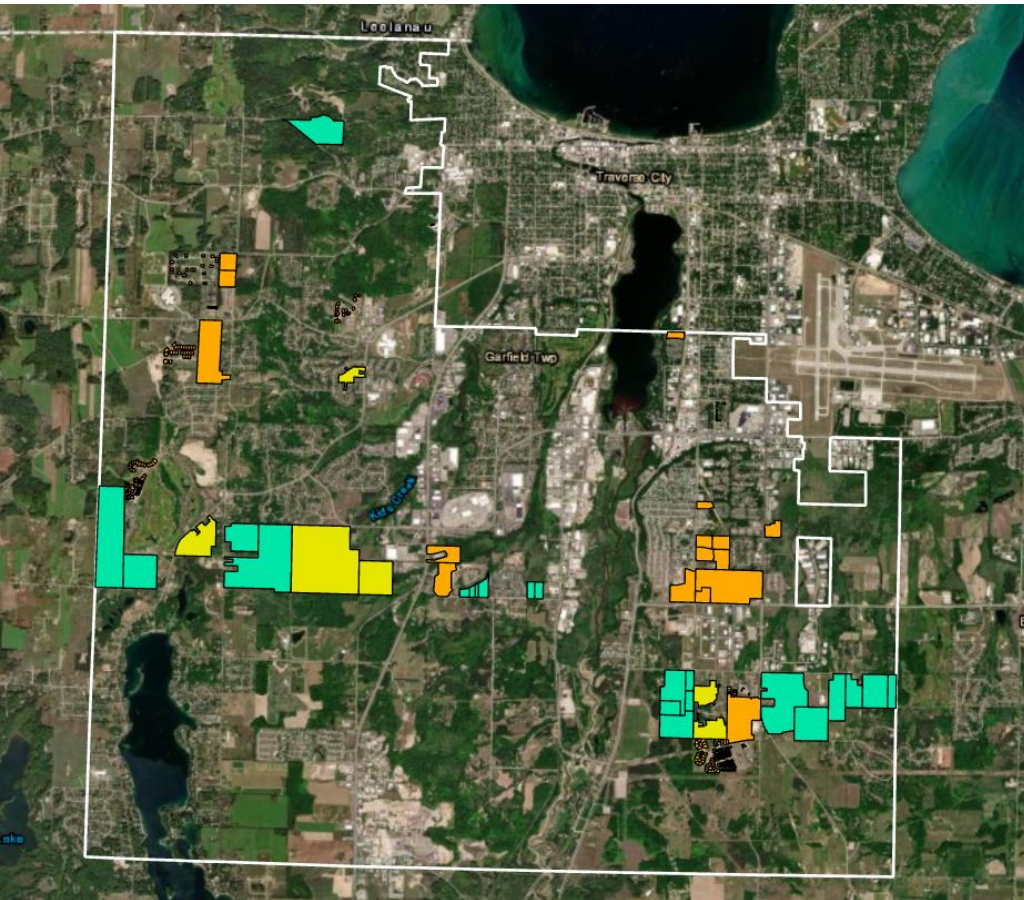


ANTICIPATED RESIDENTIAL DEVELOPMENT

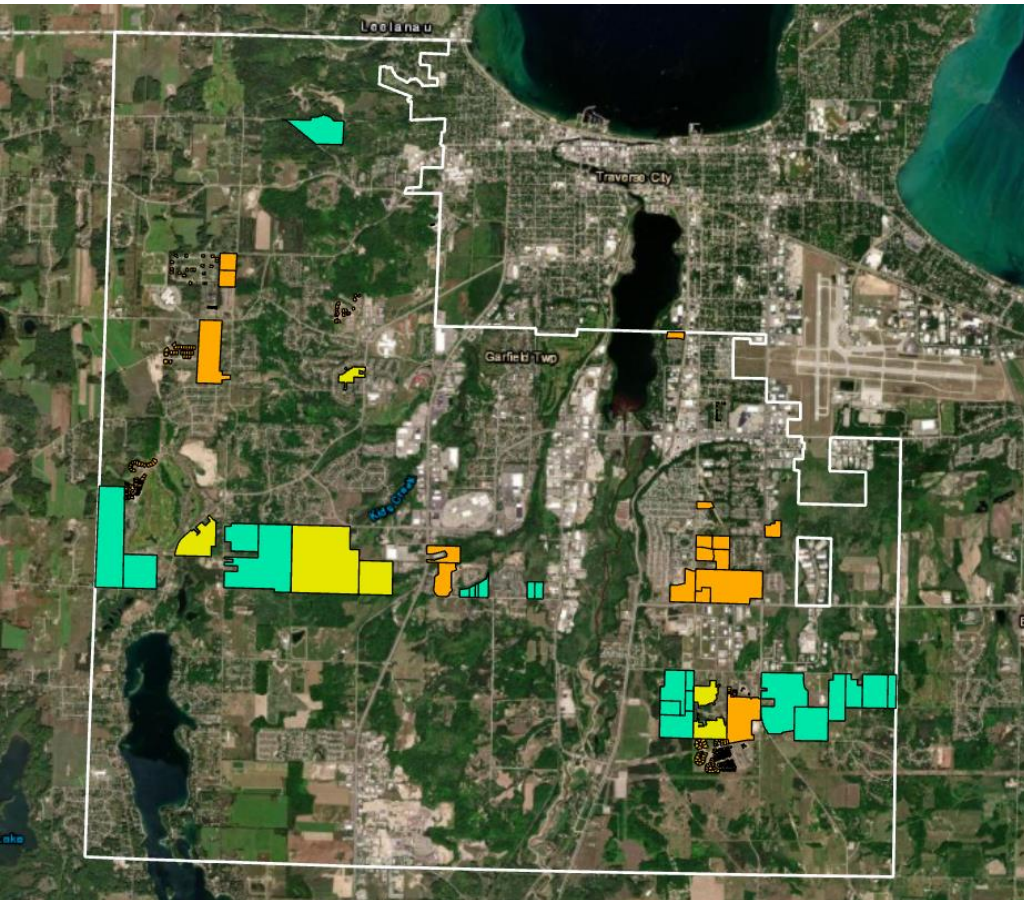
What residential developments are currently anticipated by the Township through recently-approved projects, zoning standards, and master plan policies?

The following assumptions were made:

- Current population: ~20,000
- Average household size: ~2.26 (2019 ACS)
- Percent occupied units: ~93.5% (2019 ACS)
- Assume ~80% of land available for development (~20% needed for roads, natural features)
- Assume ~0.35-0.5 acres approximate lot size based on current Future Land Use designation
- Assume ~10 units per acre for multiple family



ANTICIPATED RESIDENTIAL DEVELOPMENT



Orange: Housing units approved but not yet built (e.g., Village at LaFranier Woods, Oakleaf Village, etc.)

- Potential additional population: 4,000+

Yellow: No current development, but areas zoned for residential development

- Potential additional population: 1,000+

Green: No current development, but areas planned for residential development

- Potential additional population: 3,000+

Without changing any current policies, the potential future population for the Township population is 28,000+

WHERE DO WE WANT TO GO?

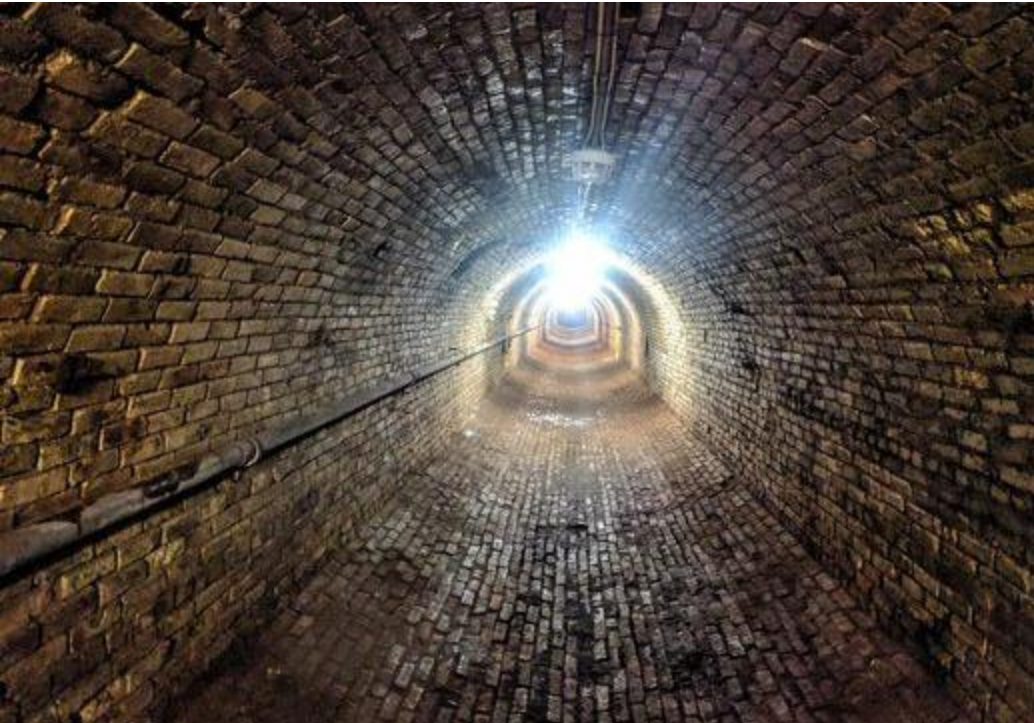


The Township Strategic Plan provides the direction for where we want to go, including the following goals:

- Identity
- Economic Development
- Public Safety
- Parks and Trails
- Water Quality
- Housing
- Transportation and Infrastructure
- Partnerships
- Fiscal Responsibility

The Planning Commission and staff identified several topics that may help advance the Strategic Plan.

NEW INFRASTRUCTURE



Planning for infrastructure and its impact on future land use

- Water Quality, Transportation & Infrastructure, Partnerships, and Fiscal Responsibility are Strategic Plan goals that support this priority.
- Township Engineer identified projects including the Black Bear water main and McRae Hill to Rennie School water main. These projects have significant impact on future land use decisions.
- A Capital Improvement Plan (CIP) is a blueprint for capital expenditures and advances policies and plans. A CIP would be helpful to outlay priorities including American Rescue Plan Act (ARPA) priorities and Infrastructure Investment and Jobs Act (IIJA) grant opportunities.

STARTER HOMES



Planning for single-family starter homes

- Housing is a Strategic Plan goal that supports this priority.
- Providing a variety of housing - single-family homes, manufactured homes, townhome condominiums – is important, but it appears that opportunities to build single-family starter homes has dwindled.
- Are there ways the Township can support the construction of new homes for first-time buyers?
- A focus group conversation with housing developers may provide the Township with increased perspective to consider any regulatory changes.

BLIGHTED PROPERTIES



Working to restore blighted properties to productive properties and determining the role of the Township

- Economic Development and Fiscal Responsibility are Strategic Plan goals that support this priority.
- With a focus on places like redevelopment of Cherryland, the Township support of involvement by the Grand Traverse County Land Bank Authority may allow for development of an “enhanced” brownfield redevelopment plan.
- Ensures a redevelopment as envisioned in the mixed-use focus of Barlow Garfield Neighborhood Plan.

BLIGHTED PROPERTIES



Site eligibility for a brownfield plan:

- Presence or threat of contamination on the property
- Functional Obsolescence
- Blighted conditions
- Historic Resource

Eligible activities for a brownfield plan in the Township include:

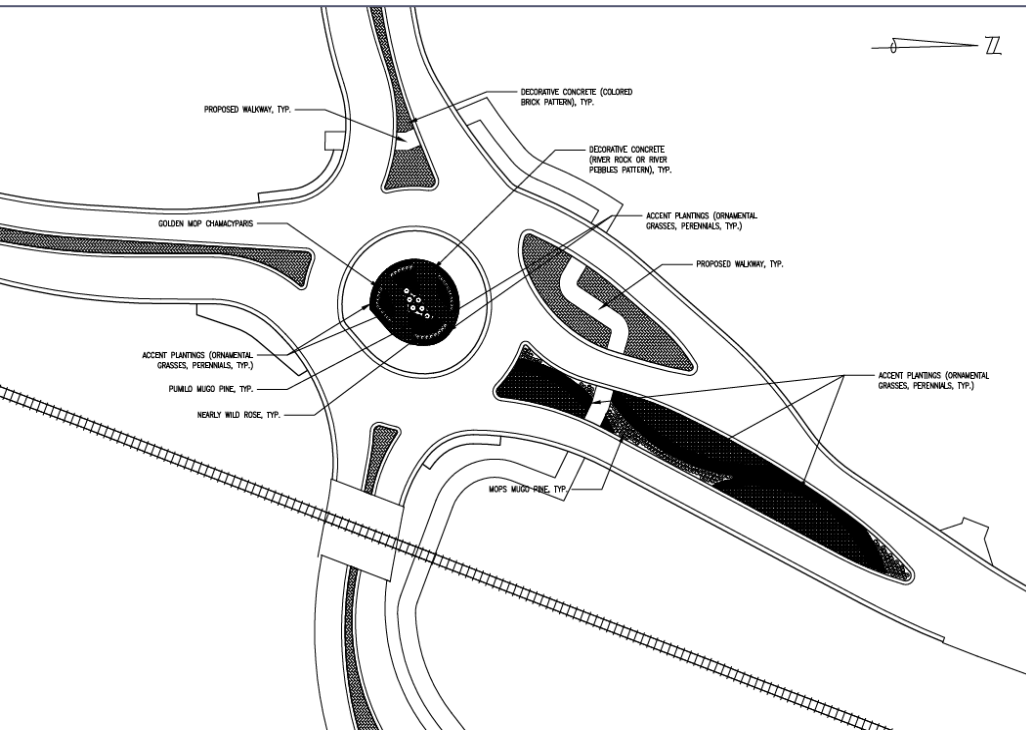
- Environmental Activities
- Demolition
- Site Preparation

Public Infrastructure improvements are not currently eligible within the Township. However, partnership with the Land Bank Authority can change that.

TRANSPORTATION

Planning for transportation and its impact on future land use

- Transportation & Infrastructure and Partnerships are Strategic Plan goals that support this priority.
- Potential corridor priorities:
 - Hartman-Hammond Connection
 - Extension of Zimmerman Road (north of North Long Lake Road)
 - Improvement of South Airport Road (between Garfield Road and Park Drive)



HARTMAN-HAMMOND



In response to the focused Planning and Environmental Linkages (PEL) study conducted by the Grand Traverse County Road Commission (GTCRC), staff recommends consideration the following draft statement:

As a growing community of over 20,000 residents and with currently only two Boardman River crossings, Garfield Township supports a Hartman-Hammond Connection to improve east-west mobility and expand overall community connectedness with these essential points:

- The Township is studying and planning a future land use pattern that is complimentary to this important connection. The Hartman-Hammond Connection is envisioned as a corridor providing primarily industrial and high-density residential uses along with protected wetland areas.

HARTMAN-HAMMOND



- The Hartman-Hammond Connection provides redundancy for the South Airport Road corridor, particularly should it ever have to be shut down.
- Creation of the Hartman-Hammond Connection offers the possibility of a new US 31 route that alleviates traffic pressures on Grandview Parkway and Front Street in the City of Traverse City.
- For any Hartman-Hammond Connection to US 31, the roadway should be considered limited access and designed to preserve the McRae Hill viewshed.



DESIRED DEVELOPMENT



How will development benefit the Township in the long term?

- Identity, Economic Development, Public Safety, Parks and Trails, Water Quality, Housing, Transportation and Infrastructure, Partnerships, and Fiscal Responsibility – All of the Strategic Plan goals that support this priority.

Types of Development

- Single family homes to mid-rise buildings
- Retail shopping areas
- Industrial parks
- Parks and trails
- Roadways

DESIRED DEVELOPMENT



Planned Unit Development (PUD)? Or Mixed-Use District?

Mixed-Use Districts build upon defined nodes or places and corridors

Sample of Places

- West Front/North Long Lake/Oleson's
- US-31/Rennie School/Oleson Property Area
- McRae Hill Viewshed

Sample of Corridors

- Barlow Street
- Veterans Drive
- Hartman Hammond

DESIRED DEVELOPMENT



What type of development adapts to economic changes?

2020 NATIONAL ASSOCIATION OF REALTORS® (NAR)
Community and Transportation Surveys:

- A strong demand for walkability persists for Americans of all ages, with Americans older than 55 and those with higher incomes showing an increased interest in walkability.
- People with places to walk remain more satisfied with their quality of life, although the overall number who say they live in very walkable communities fell almost 10 percent.

DISCUSSION



Infrastructure

- *What infrastructure do we need to grow?*

Single-Family Starter Homes

- *Do we want to support construction of single-family starter homes?*

Blighted Properties

- *Do we want to foster redevelopment of blighted properties?*

Transportation

- *What are our priorities for roadways in the Township?*

Desired Development

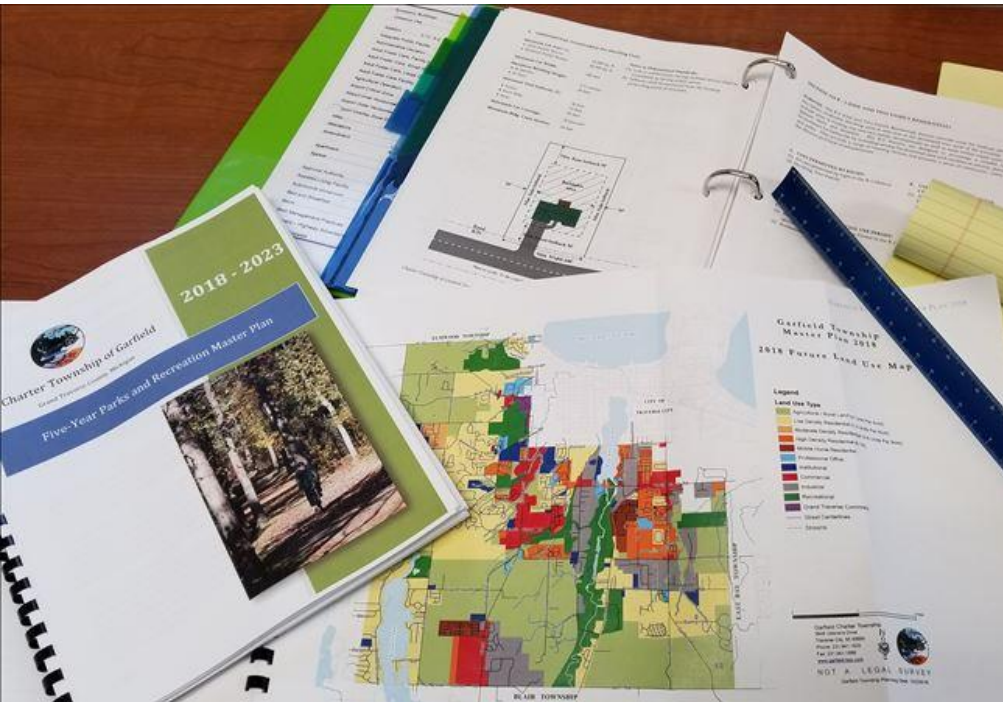
- *What kind of development will benefit the Township in the long term?*

HOW DO WE GET THERE?

Master Plan Update Process

2022 – Pre-Planning Activities

- Joint Meeting of Township Board / Planning Commission
- Sidewalk / Trail Analysis (MSU Urban Planning Students)
- Data Gathering
- Defining Focus Areas and Corridors
- Initial Community Engagement



COMMUNITY ENGAGEMENT

2022 – Initial Community Engagement

Township-wide Resident Mail Survey

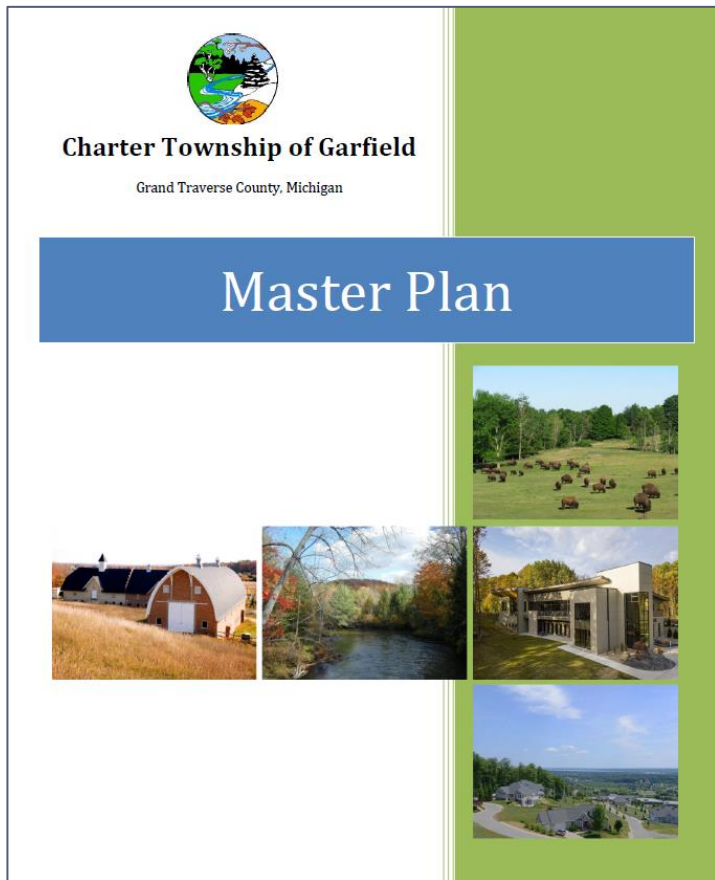
- Update from previous survey (2015)
- Review questions, add/change questions as needed

Focus Groups / Interviews

- Seeking to gain perspective of different stakeholders
- May include business leaders, developers, homebuilders, community partners, other government agencies, etc.
- May include property owners along corridors identified for subarea planning



MASTER PLAN UPDATE



2023 – Master Plan Update/Outline

- Purpose and Process
- Vision and Core Concepts
- Existing Conditions
- Topic Areas
 - Infrastructure
 - Land Use (Existing / Future)
 - Environment / Natural Resource
 - Housing
 - Subarea or Corridor Plans
 - Master Street Plan
 - Non-Motorized Plan
- Goals and Objectives
- Implementation

TOWNSHIP NAME

- PA 97 of 2021
- Township resolution – 2/3 majority vote
- Vote of the electors – August or November election
- Cannot change more than once every 25 years

