

# **CITY OF MANISTEE PLANNING COMMISSION**

## **WORKSESSION AGENDA**

**Thursday, March 17, 2005 - 6:00 p.m.  
Manistee Middle School Library  
550 Maple Street, Manistee, Michigan**

**I Call to Order.**

**II Worksession Items:**

1. Zoning Ordinance Re-Write
2. Other

**III Adjourn.**

# MEMO

TO: Planning Commissioners

FROM: Denise Blakeslee 

DATE: March 9, 2005

RE: Worksession, March 17, 2005

Just a reminder the worksession will be Thursday, March 17, 2005 at 5:00 p.m. in the Middle School Library, 550 Maple Street. Bring your copy of Article 18 - Specific Standards and Requirements for Special Uses with you so we can continue our discussion.

See you there!

cc: City Council  
City Manager  
DDA Members (Dave Carlson & Lee Trucks)

# MEMO

TO: Planning Commissioners

FROM: Denise Blakeslee 

DATE: March 14, 2005

RE: **Worksession STARTING TIME**

Sorry, I put down the wrong time for the Worksession in you reminder memo. The Worksession will begin at **6:00 p.m.** See you then!

cc: City Council  
City Manger  
DDA Members (Dave Carlson & Lee Trucks)

3.14.05

# MEMO

To: MEMBERS - M.A. CITY P.C.

From: DAVE VAVRAT

RE: "DRAFT ZONING MAP 2-17-05"

AS A RETIRED URBAN PLANNER AND OWNER OF A NUMBER OF BUILDINGS IN MANISTEE CITY, I OFFER YOU THESE COMMENTS:

## I. FOLLOW/IMPLEMENT THE MASTER PLAN

- A. US31 RELOCATED - This general alignment, if implemented with other upgrades of the Fed. Hwy, should be recognized in your new zoning map. See Map # attached.
1. Washgtn St. could curve east to meet this new US31 segment - with a lite and 8-14acs of nicely-located, highly marketable commercial
  2. The fine industrial facilities there would benefit

B. DESIGNATION + verbage re: "Mixed Use Med Density Res" - the yellow ochre color for either side of Washgtn St - should be better addressed than 2-17's draft of L-I.

The fine Fab-Lite facility should be addressed: ①, Mas Plan amend

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to "Gen Ind 1" with operator's desired expansion. Remainder is desirable as res - as per mas. plan - zone it for such. See MAP # 2, attached - a concept sketch for the area (part of a plan drawn by Behring-Vavra dated 11.15.04 - Rose has copy.)

C. MAS PLAN CALLS STRONGLY FOR NON-CONTINUATION OF STRIP COMMERCIAL.

▷ I suggest "KEY ST." SEGMENT DESIGNATION and C-2 along: Arthur/Cleveland S. of MONROE and CYPRESS S. of existing com'l uses.

◦ KEY ST. ~~IDEA~~ ~~LINE~~ OFF 31, but not on 31. - it will lead to dreary strip development and access control probs.

W-F IS A NECESSARY + BENEFICIAL ADDITION TO SPUR REDEVELOPMENT. Be sure the Mas Plan is amended to reflect this - BEFORE rezoning!

## II. MISC COMMENTS

1. S. side of 5 AV - consider R-2 vs R-5 shawn.
2. "R-3 Hi Density" at Webster - Grant - Hancock - why propel demo. of this small neighborhood - partic the several larger historic bldgs.?

Should be in II, below  
Sorry.

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Contd: (II, misc. cont'd.)

3. THE "RZ MD W/SERVICE COMCL" SOUNDS  
TOO BROAD; EXAMINE TO SEE IF  
TOO COMMERCIAL.
4. OVERLAY DISTRICTS? WANT ONE FOR  
"HIGH RISK EROSION" +/OR "HISTORIC"
5. G-3 PROPOSED FOR S. SIDE OF TAYLOR AND  
NO. OF FILLMORE SHOULD STAY  
RESIDENTIAL, I'D SUGGEST PERFECTLY  
FINE CLOSE-IN RES. THAT DDA'S  
HYATT PALMA STUDIES URBES FOR  
SAVING.

SOME WOULD HOLD TRUE FOR RES.

ON POPLAR GREENBUSH N. OF 1<sup>ST</sup> ST

#### 6. BASE MAP

- a. What is large wh. square No. of 5 AV off  
Short?
- b. Label Churches, Schools, Parks, Pub. Works  
and DNR ramps on 31 No.
- c. Show all of Monroe St.
- d. color water channel off River to/in  
H. Village
- e. Cherry not there, nor 1<sup>ST</sup> St. Beach  
turnaround
- f. dash in all unbuilt streets, right-of-ways
- g. show private streets' street patterns
- h. show big streets out at edge of city

Sincerely  
— Dave Vavra

TH. 17 + 312.540-1570

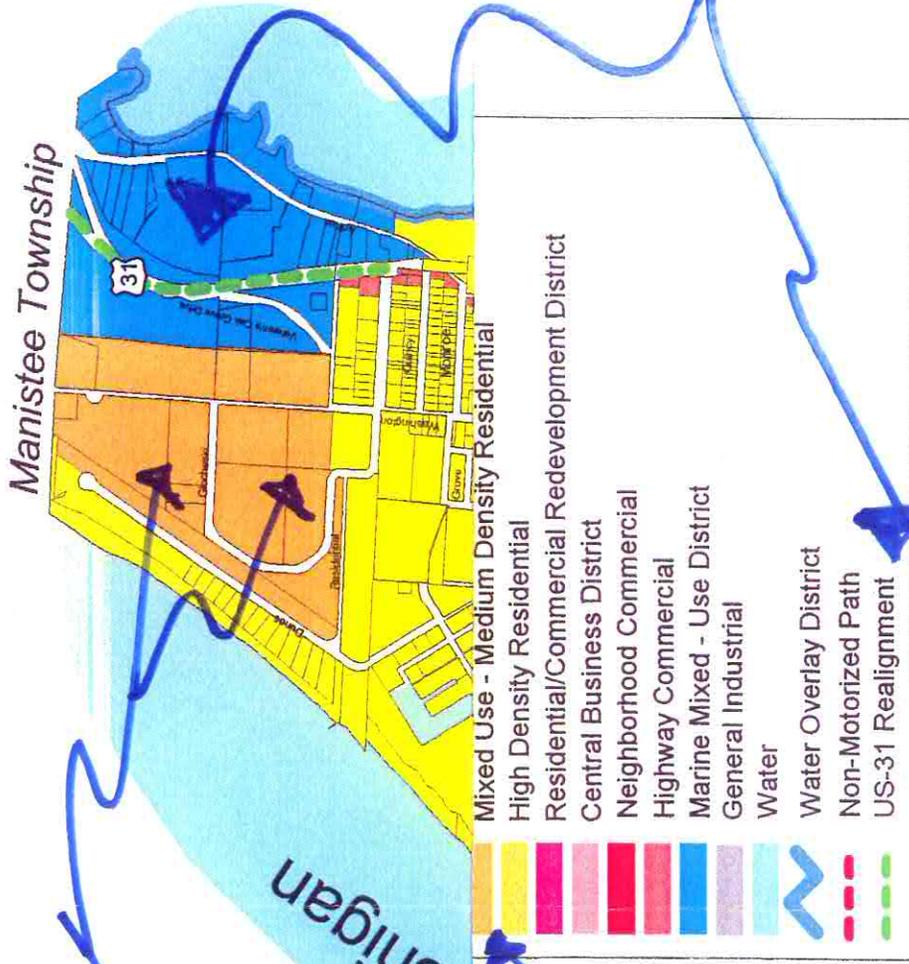
# MAP ONE

## Future Land Use

City of Manistee, Michigan

TO MACCETY P.C.

MIXED USE  
MED. DENSITY  
RES.



Officially Adopted: December 5, 2002

3-14-05



MEMO

3.14.05

To: Ma. City P.C.

Fr: DAVE VAVRA

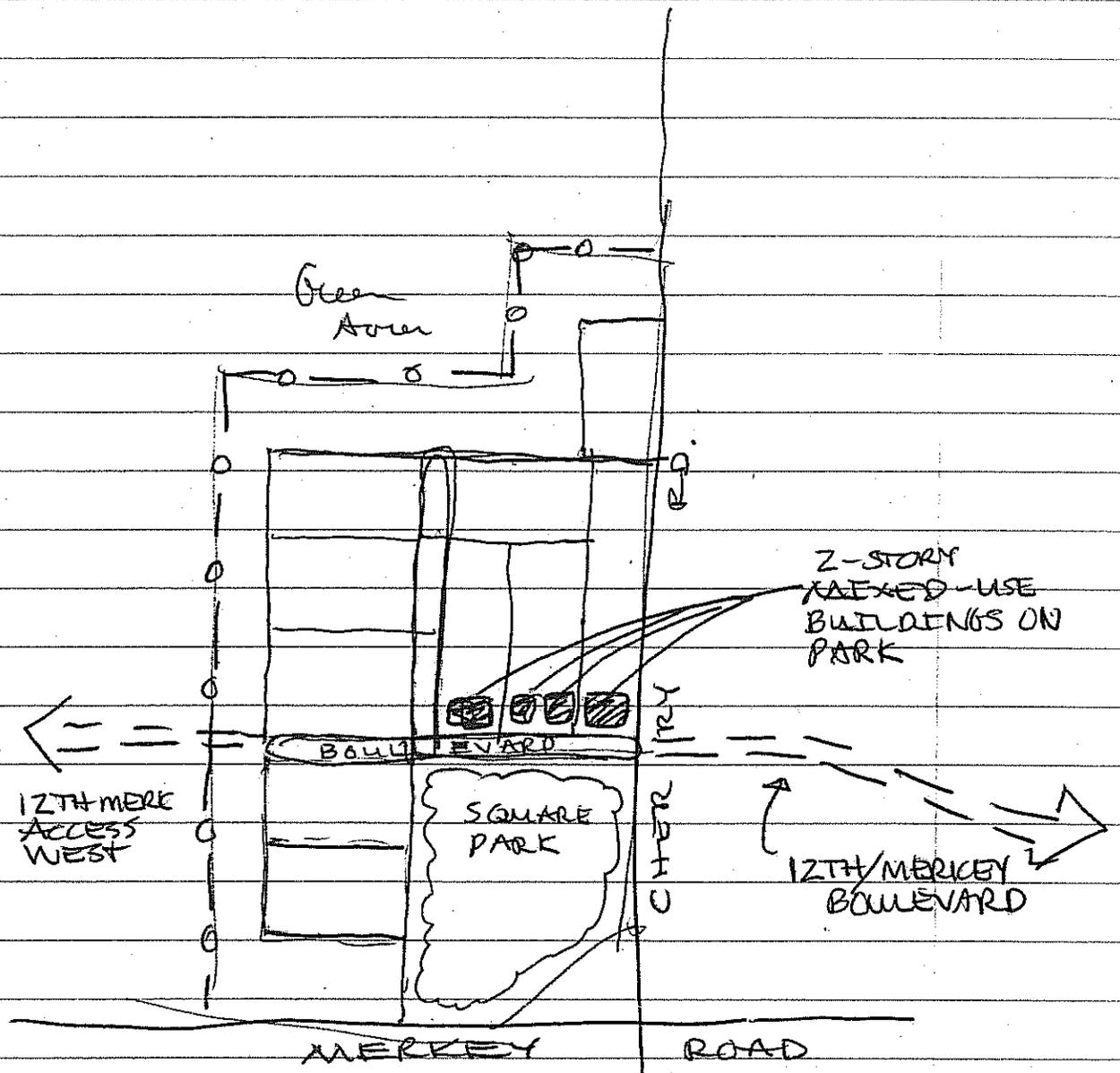
Re: COMMENTS: "HUNTING-MA." PLAN

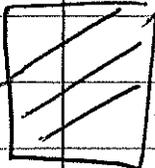
This parcel's development can set hi standards and positive site design used in last 5-8 years in America. Attached 3 articles from trade mags and colors of "New Neigh" in Empire attest that this 2.21 site plan is headed in right direction.

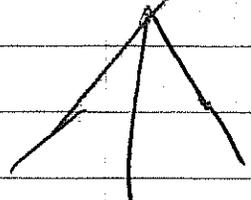
1. RANCH CONDO AREA and Rowhouse section should get on board with a grid plan - the old-fashioned curvilinear pattern isn't as strong at creating a "sense of place" as the grid. Grid pattern is what the City is made of - it is NOW what others seek. (Be sure the zoning update has a district for replicating what we already have!) NOTE HOW RANCH CONDOZE LACK WALKS ON CUL DE SAC & HOW THEY REVERT TO THAT "ROW OF GARAGES" FRONT YARD @ F GARAGE LOOK.
2. PARK AT SE COULD BE USED BETTER FOR MARKETING AS A MORE FORMALIZED SPACE WITH STREETS FRONTING.
3. COMCL FOR LOCALS A GOOD IDEA - BUT A MODIFIED STRIP CENTER BY THE LKWA ARTS "MIGHT BETTER BE IN FORM OF MIXED-USE APT. OVER STORE BLDGS FACING THE PARK.

REZ. REFER  
TO "CONCEPT  
2" ATTACHED  
1, 105






 CONCEPT Z

  
 NOT TO SCALE

DAV 3.14.05

## D. Z - HUNTER

4. THE 12TH AND MERKEY FRONTAGES ARE SINGLE-FAMILY AND ARE PLANNED AS E-W COLLECTOR (12TH) & ARTERIAL (M. RD) STREETS. I ADVOCATE YOU + FELLER DO AN E-W 2-LANE BOULEVARD FROM 31 W. TO W. OF THE SUBJECT (HUNTER) SITE SO THE SINGLE-FAMILIES ON 12 + M. RD. WOULDN'T BE SUBJECTED TO TRAFFIC. THE SUBSTITUTION WITH A NON-DEVELOPMENT FRONTED STREET FROM CHERRY TO 31 IS LOGICAL! SO - HUNTER SHOULD PROVIDE FOR THE WEST END OF THIS AND W. OF CHERRY WOULD BE LOWER TRAFFIC VOLS.

TIMELY NOW - ROOM W/OUT HOUSES IN WAY 31 TO CHERRY! WOULD SERVE 31 DEVELOPMENT, MCC, MATHS AND HUNTER + W. OF HUNTER, PLUS ATTRACT S. OF 8TH TRAFFIC HEADED EAST. GREAT OPPORTUNITY NOW. WILL BE LOST IF HUNTER NOT PART + FELLER NOT INVOLVED!

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5. MIX. COMMENTS

- a. SEE "NEW NEIGH/EMPIRE"  
attached. Close enough for  
a field trip - Empire. Scores  
of other examples in USA.
  - b. site plan better w/ topo under-  
see flow of land.
  - c. identify nice stands of trees - like  
the birches (ashes?)...
  - d. specifications as to architecture,  
materials, etc, etc. very important!
  - e. singles or 2-story would be  
1,280 s.f. ; small?
- Congratulations to Hunter, Moore +  
Brunk and the P.C. ! - fine  
makings of a good development.
  - Hope I've been helpful.

△ Sincerely

Dave Vavra

DAVE VAVRA

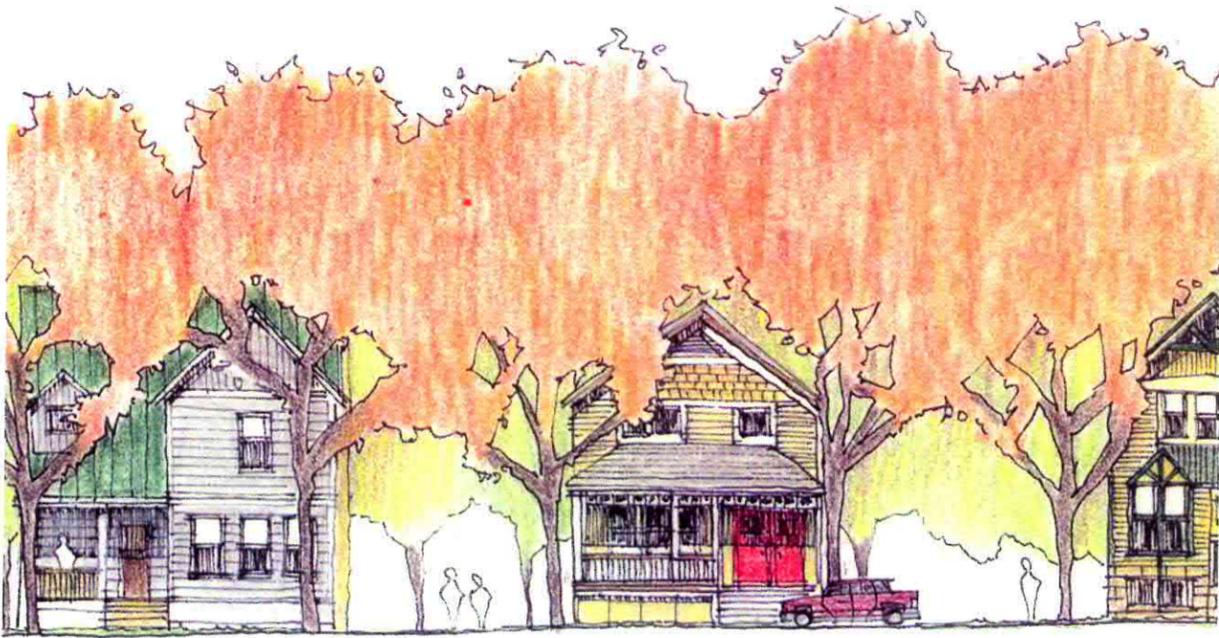
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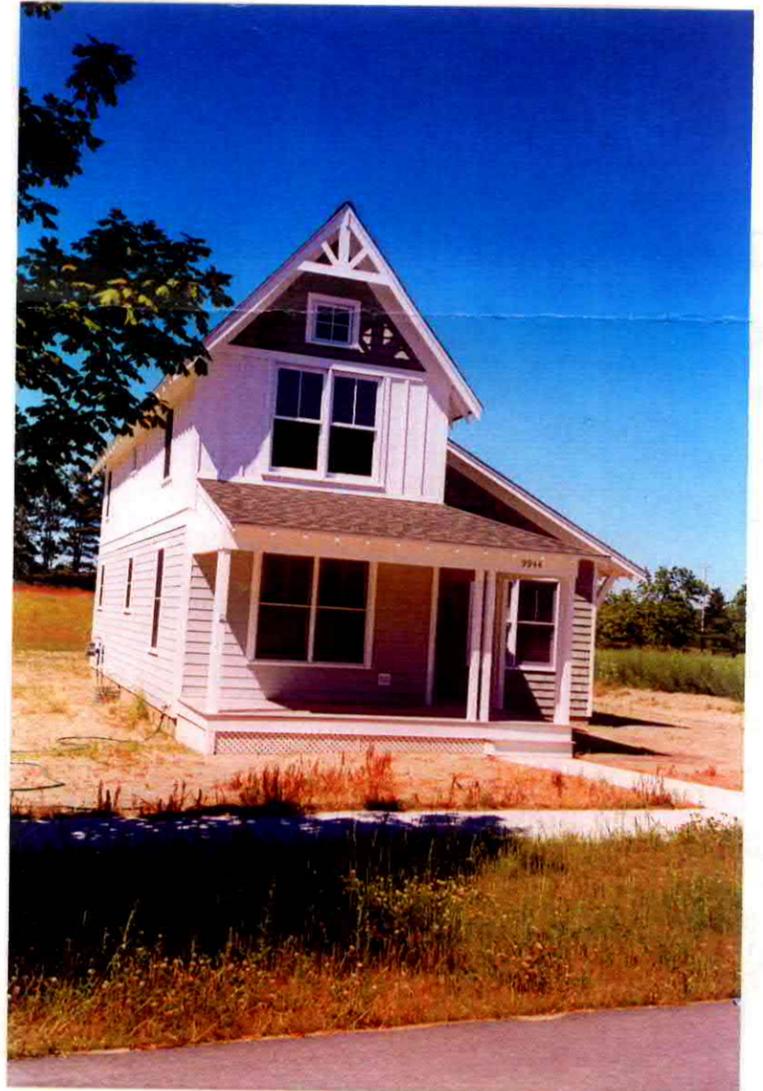
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Walk to stores, beaches, and trails.  
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D. VAVRA 3.14.05 D.V.I.S. NOT A REALTOR, NOT AFFILIATED W/A REALTOR, NOR PART OF THIS OR ANY DEVELOPMENT.

MANISTEE P.C. HUNTER

# Q & A



## Harry H. Frampton: A Champion of Smart Growth Tackles Suburbs

For much of its 68-year history, the Urban Land Institute (ULI) focused on land use and real estate development issues in cities across America. The emphasis was on re-energizing cities that lost ground to emerging post-war suburbs through redevelopment that led to job growth, better schools, shorter commutes and mixed uses appealing to a broad demographic of businesses and residents. While many cities were saved from irreversible decay from such efforts, the mythic appeal of suburbia continues to reign in the American psyche.

But with that appeal has come a host of problems. Top on the list is suburban sprawl, a trend not easily reversed. According to ULI, 60% to 80% of economic growth in the U.S. will occur in suburbs, not cities. Building on its foundation of knowledge about real estate growth patterns in cities, ULI has been applying some of the lessons of urban development patterns to ensure "smart" growth in the county's leafier environs. NREI recently spoke with ULI chairman Harry H. Frampton, who also is managing partner of East West Partners, a development company in Beaver Creek, Colo., about smart growth and what it means for the future.

**NREI:** In your experience as a developer, how have you come to define smart growth?

**Frampton:** Smart growth is all about finding a balance. There's no one simple answer for what smart growth can mean because every planning situation is different. But there are a whole series of issues that have to be considered when accommodating growth, such as preserving open space, trying to minimize automobile traffic, protecting the environment, creating a sense of community, creating an appropriate architectural style, creating projects that work economically for the developer, the local government entity and in terms of the social fabric.

**NREI:** Developers will have to live with smart growth as an issue, and arguably they are contributing to the problem. Why should they care?

**Frampton:** There's clearly been a backlash in many communities across the U.S. stemming from excessive sprawl. For any developer who has a long-term perspective, accepting smart growth is in his or her best interests financially. There's no question that consumers will pay a premium for these well-developed communities. Developers sometimes underestimate the value that customers place on smart growth.

**NREI:** What's really new about smart growth?

**Frampton:** There's no question that the hot new topic is transit oriented development (TOD) — major developments around transit stops. We're seeing that TOD is taking off. Virtually all local governments are trying to figure out how they get high-density pods around transit stops. The second area is multi-use. It used to be that multi-use projects were very controversial. What we're seeing now, often around transit stops, is the grouping of commercial with condos, apartments and retail in high-density pods. There's a new kind of acceptance in suburban areas, and that's part of the smart-growth movement.

**NREI:** What is the biggest lesson you've learned from your life as a private developer?

**Frampton:** The biggest lesson is that planning generally does work. The airing of all the issues in the planning process, although messy, sometimes contentious, will on balance yield a lot better results both in the short and long run.

**NREI:** What drives your passion for this topic? Is it the burning issue of 21st century development?

**Frampton:** I've been in development for 30 or 40 years, and I get a good feeling when I see projects that are well developed. The businesses there are happy, people who live there are happy. It's what we like to see. — Michael Wagner

NMHC

# Why Apartment Owners Should Be Optimistic

Increasing consumer demand for high-density housing will have a dramatic and far-reaching effect.

By Doug Bibby

American lifestyles and housing preferences are changing in fundamental ways that will make apartment living fashionable once again. For the past 50 years, the desire of families with children to live in sprawling, suburban neighborhoods has driven American housing markets.

But now, those families account for less than one-quarter of households in the U.S., and this proportion shrinks each year. In their place: A swelling legion of young professionals, couples without children, downsizing empty nesters and single parents who are drawn to the superior locations, conveniences and flexibility that higher-density housing offers.

Fed up with long commutes and bedroom towns with no sense of place, the new American families want more vibrant communities where housing, jobs, retail and entertainment are all interwoven. The demand for higher-density housing, such as apartments, will hit new highs by 2015 due to an influx of:

- 78 million Baby Boomers who are downsizing;
- 78 million children of the Baby Boomers graduating from college and entering the workforce; and
- 9 million new immigrants.

Communities that want to attract the best — young professionals, knowledge workers, the creative class, vital municipal employees — need to offer them the vibrant neighborhoods they desire. To do that, they must embrace higher-density housing. This development should create a new appreciation for apartment living.

## Desire Meets Need

Fortunately, this change in lifestyle preferences is happening just as America faces a looming housing crunch with the U.S. population projected to increase 33% by

2030. In the past, towns accommodated new residents by growing out in a sprawling manner. But this has created bedroom towns where residents endure long commutes, and cities struggle to cover the costs of servicing their far-flung citizens.

In their search for an alternative, local leaders have re-discovered the financial benefits of higher-density, mixed-use development. First, it eliminates the need to extend utilities, highway, police, and fire protection farther and farther away.

Compact development can also jump-start local economies. In many cities, busi-

nesses are moving away not because of strict regulations and high taxes, but because the community lacks sufficient housing for their employees. Without sufficient housing, companies relocate and towns lose out on valuable consumer spending and business income.

Higher-density housing can also support more neighborhood retail districts, which generate additional sales tax revenue. Adding 1,000 to 2,000 new houses and apartments within a 10-15 minute walk can support lively work/live/walk districts and public transit nodes.

In the past, communities often opposed density because they mistakenly blamed it for crime, traffic, falling property values and more. But many of the problems associated with density have less to do with

dense development and more to do with poorly designed development.

By adding apartments and condominiums as well as shopping, entertainment and jobs to existing low-density subdivisions, local leaders are discovering that they can create great communities that are both more fiscally and environmentally sustainable. For those reasons, higher-density development is making a comeback in America, just as it was until the World War II era.

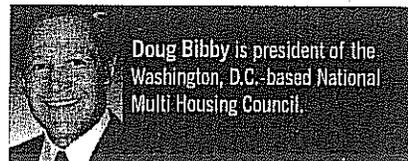
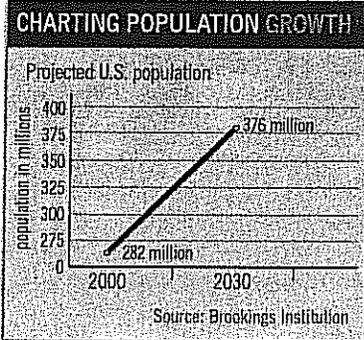
## Work in Progress

To turn rhetoric into reality, business and government leaders need to come together. For instance, most zoning regulations are more than 50 years old and prohibit developments that mix residential and commercial uses. In addition to changing the zoning laws, elected officials can create economic incentives through density bonuses, tax deferrals and fee waivers that encourage developers to build higher-density projects.

Just as important, they can change the political climate by educating citizens that density generates new jobs, tax revenues, retail and amenities. This will help reduce opposition to individual projects.

There are also several steps business leaders can take to make this new future happen. Perhaps most important, they can attend planning meetings to support quality projects. Too often, the only voices at these meetings are the ones who oppose new development. They can also lobby for zoning law changes, and help their employees understand the connection between housing and jobs — and involve them in supporting smart-growth development projects.

Both the National Multi Housing Council and the National Apartment Association will launch a major communications campaign in 2005 to help local policymakers and civic leaders understand the need for well-designed, higher-density development.



Doug Bibby is president of the Washington, D.C.-based National Multi Housing Council.

# Choice Cuts

In this month's Builder's Choice coverage, we slice off the best in housing and community design.

**O**NE OF THE MOST IMPORTANT THINGS FOR BUILDERS to do is to get out of the office, to get out of town even, and see what the other guy is building. New-home design may not be changing as fast as women's fashion, but you are leaving money on the table if you build the same models over and over again.

A reader survey we recently completed found that 84 percent of builders build a different home every year. An overwhelming majority of respondents, 88 percent, say customers are "more or much more" design-conscious than they were five years ago. And most builders now believe that the added cost of fine design pays for itself in higher margins and faster absorption. (We'll have more on the results of that survey in next month's issue.)

The downside of all this attention to design is that it's getting harder and harder to stand out in the marketplace. That's why we have been running the Builder's Choice design competition for 24 years. Mere good design and fast sales don't ensure a project of winning one of these awards. Only the truly inspired make the cut.

Being discriminating means we can identify genuine cutting-edge design trends, which invariably wind up shaping production housing down the road. For instance, this year we noticed a lot more dark wood on the floors of kitchens and darker hues used throughout the house. Greater attention is being paid to four-sided architecture through the use of windows, varied roof treatments, trellises, balconies, and other touches. And recent infatuation with Old World details—aged brick, delicate ironwork, dramatic wood trusses, pre-cast window accents, and decorative tile—seems to be deepening.

Some other emerging trends:

**Affordable Rules:** Over and over, affordable projects surpassed market-rate entries for inventive architecture and site-sensitive design, especially in urban areas. We found exterior elevations marked by bold colors and a mix of materials, with interiors almost always clean and crisp.

**Light My Fire:** The great outdoors isn't complete without a fireplace these days—especially if you live in Southern California or Arizona. They're almost standard in high-end Tuscan and Andalusian wonders. Even attached projects have begun to in-

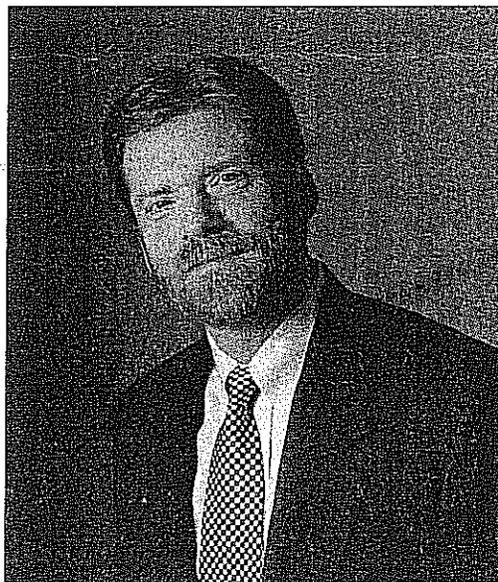
clude an outdoor fireplace or two as a standard feature.

**Urban Renewal:** With cities making a big comeback, gritty infill sites have become prime real estate, especially for builders who have developed a niche with edgy, urban projects. Site challenges often produce some of the most interesting and innovative new housing design.

**Porch Proud:** Porches, front and back, are getting the full indoor treatment these days, with suites of furniture and decorative accessories that would rival any interior. East and West look for flooring material—flagstone, brick, and tile—that makes the transition from inside to out with nary a break.

**New Traditionals:** We're seeing some wonderful fresh takes on traditional styles. Variations on a Midwestern cottage and a St. Augustine, Fla.-style single-family house look remarkably modern today, especially when compared with all those Spanish- and Italian-style stucco palaces out West.

**Out and About:** Builders aren't wasting an inch of valuable land these days, so lots are increasingly filled with all sorts of out-buildings. Look for granny flats, casitas, and separate studios on high-end projects. Families want getaway rooms for themselves, for visitors, and for an aging parent or boomerang child.



*Boyce Thompson*

BOYCE THOMPSON  
Editorial Director

e-mail: bthompson@hanleywood.com