

SD-TEAM Land Use & Development Workgroup
05/03/05 Conference Call notes

Present: John Anderson, Dahlia, Vasile Jurca, Charlene Howell, Victoria Pebbles, Ron Thomas, Susan Wells, John Jones, John Chell.

- I. Traverse City headlines from Executive Session:
 - Clear mandate that entire report is 50 pages; record of proceedings will be included.
 - Beginning priority recommendations: Jan Miller wants something on the website next week.
 - How to bundle over 100 into 5 priority topical areas:
 1. Align institutions to value ecological resources.
 2. Ensure/promote ecological conservation.
 3. Promote and integrate regional planning with public infrastructure maintenance, land use, and development,
 4. Develop incentive programs that promote sustainability across all sectors.
 5. Brand the Great Lakes as a competitive place to live, work, do business, and recreate.
 - This workgroup alone had 49 recommendations; John Anderson developed 5 topical:
 1. COORDINATED PLANNING & DEVELOPMENT
 2. INVEST IN URBAN AREAS & EXISTING COMMUNITIES
 3. STATE & LOCAL GOVERNMENTS SPONSORED GREEN DESIGN
 4. COMMUNITY DESIGN
 5. PROTECT NATURAL & RURAL AREAS

One overarching theme – Treat Water & Natural Resources as assets having a value and incorporating that value . . .

- Action Recommendation – focuses on building action; coordinated state, regional planning; leverage flow of money; and the MPOs that receive that money.
 - Call for GL Basin integrated Land Use & Transportation;
 - Leveraging consistency, focus, etc., with local comprehensive planning;
 - Technical assistance & incentives to encourage LU . . . incorporating sustainability (through water & block grant).
- Need something to address rural; Dept. of Ag money; develop similar piece to run rural parallel language to urban.
- John A. encourages Ron T. to draft something.
- Sustainable land use; only a few would like to see early draft.
- Concept piece; appendix? No. specific recommendation 1/3 page under coordinated planning heading.
- Strategy piece – two Johns & Ron: what can we do to move ideas forward?

- Summary priority – short piece in final report? Yes. Other groups, 1 – 1 ½ page describing problem, some referred to implementation strategy. Have 1/6 of a 5 pg. paper if each is given equal space.
- List existing programs (re: urban re-investment and brownfields). LEED certification is strong incentive. Funding grants eligibility? Yes. Some cities (Chicago) already require.
- John C.- how it plays in rural communities? How to include in smaller, rural areas? Too metropolitan in its focus? Needs to be more focused to urban; boils down to education. Resource strapped – requires higher capital investment up front.
- Kevin Smith e-mail is referenced. Language too strong?
- Has Habitat Team addressed? Don't see the word rural in their recs; check appendix too.
- Watershed, along shoreline; affected by mini-sprawl in the 2nd home development. How to reward, encourage more density.
- Suggest that sub-groups of this group develop robust language that captures nuances & details. RT did excellent job with coordinated planning section.
- Leads are assigned: RT-Coordinated Planning; Invest in Urban Areas-JohnA.; State & Local Gov-sponsored Green Design-JohnA.; Community Design-VP; Protect Natural Areas-JohnC. Develop concise summary points.

Follow these design principles; Commitment to adopt various tools; Call for the G.L. CoG to convene to consider how to endorse, mandate, etc. Then call for federal funding-programs out there if on board with executive order-huge beneficial effect.

- Community Design stand alone? Yes. But outcome to get to sustainability.
- Discuss TIFs. Meeting with Brown, Mayor & Platt. Set up discussion within next 10 days. VP share publication. England makes them prove there is nothing else available before using green space. RT explains reallocation of population with County acting as mediator, holding growth boundaries. Courage, but logical, too.

RECAP:

- RT leads Coordinated Plan;
- JA leads Investing
- JA leads Green
- VP leads Community Design
- JC leads protect natural

Contact leads directly. Draft due Noon Thursday to VP who will pull it all together by Noon Friday. Maximum of a paragraph – 5-7 lines. John Jones will help John Chell. Pdf contact info on website.

/stk 05/03/05