

Next Actions...

- Plan and restructure the Washtenaw public street corridor with pockets of more intimate 'downtown' active setting near appropriate transit stops
- Coordinate multi-jurisdictional master planning and zoning regulations to promote mixed-use centers at key transit stops
- Coordinate public investment to improve transportation choices and function
- Enhance the visual qualities of the corridor through streetscape improvements
- Develop tools and incentives to encourage appropriate infill and redevelopment
- Work with existing and new partnerships to complete demonstration projects
- Jointly seek grant and stimulus funding for planning and capital improvements



Bill Nickels, City Council, City of Ypsilanti
Terri Blackmore, Executive Director, WATS
Mandy Grewal, Supervisor, Pittsfield Township
Eric Mahler, Planning Commission, City of Ann Arbor
Tony Derzinski, City Council, City of Ann Arbor
Richard Murphy, Planning Manager, City of Ypsilanti
Paul Montagno, Senior Planner, Pittsfield Township
Paul Lott, Region Planner, MDOT
Chris White, Manager of Service Development, AATA
Larry Krieg, Planning Commission, Ypsilanti Township
Dick Carlisle, President, Carlisle-Wortman Associates
Mark Geib, Manager, MDOT
Roy Townsend, Director of Engineering, WCRC
Paul Schreiber, Mayor, City of Ypsilanti
Karen Lovejoy Roe, Clerk, Ypsilanti Township
Joe Lawson, Planning Coordinator, Ypsilanti Township
Jeff Kahan, City Planner, City of Ann Arbor
Cheryl Zuellig, Planning Commission, City of Ypsilanti
Anya Dale, Senior Planner, Washtenaw County



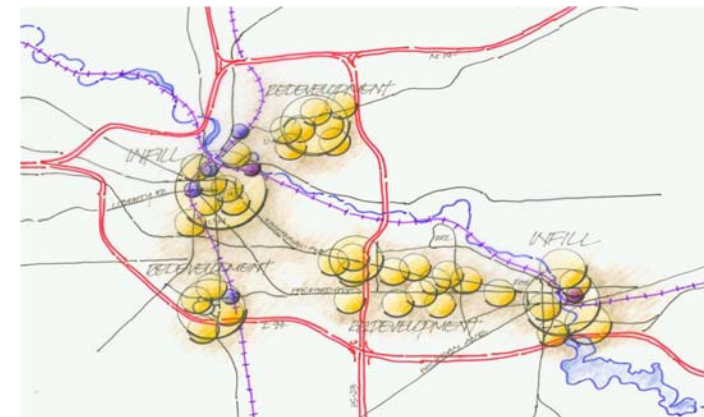
Washtenaw County

110 N. 4th Avenue Phone: 734-222-6848
P.O. Box 8645 Fax: 734-222-6573
Ann Arbor, MI E-mail: dalea@ewashtenaw.org

Reimagining Washtenaw Avenue



City of Ann Arbor
Pittsfield Township
Ypsilanti Township
City of Ypsilanti



[http://annarborregionsuccess.org/action-teams/
washtenaw-avenue-talent-center](http://annarborregionsuccess.org/action-teams/washtenaw-avenue-talent-center)

WASHTENAW AVENUE

is the primary transportation corridor linking Ann Arbor and Ypsilanti and traversing Pittsfield and Ypsilanti Townships.

Past practices along this commercial corridor have resulted in:

- A sprawling, auto-centric development pattern
- Higher than average building vacancy rates
- Over 100 acres of underutilized land with potential for infill and redevelopment
- Large gaps in the sidewalk system and failing or absent pedestrian connections



YET, WASHTENAW AVENUE ALSO:

- Consistently has the highest bus ridership for past 30 years
- Has pockets of high residential density near major transit stops
- Has accessibility to major regional educational institutions and employers
- Has a significant number of bike and walking commuters.



A transit corridor with “Talent Centers” nodes with smart growth and transit oriented development (TOD) principles to enhance existing residents’ quality of place, encourage efficient movement and accommodate the needs of the creative economy.



WHAT IS T.O.D.?

- INTEGRATED TRANSIT ACCESS & BIKING / WALKING CONNECTIONS
- IMPROVED TRANSIT SERVICE
- PEDESTRIAN-SCALE DEVELOPMENT
- INFILL & REDEVELOPMENT THAT BUILDS ON EXISTING INFRASTRUCTURE
- RANGE OF HOUSING OPTIONS
- MIXED-USE BUILDINGS
- INCREASED HEIGHT & DENSITY
- REDUCED BUILDING SETBACKS & PARKING REQUIREMENTS



SO FAR...

An Action Team of leaders from **local government, business, public interest groups, community service associations and individual citizens** has evaluated the potential of Washtenaw Avenue to be redeveloped from an auto-oriented suburban commercial thoroughway into a **compact, mixed use transit corridor**.

Priority areas for **transit node development** were identified based on residential density, proximity to transit stops, clusters of **redevelopable property**, traffic data and access to major thoroughfares.

An Implementation Matrix with specific recommended actions and potential resources was created to guide change along Washtenaw Avenue, help **revitalize adjacent existing neighborhoods, and grow new mixed-use neighborhoods**.

A **Re-Imagining Washtenaw Avenue Report** summarizing the existing conditions, vision, and recommended action steps has been drafted for use by the local communities along the corridor and local transportation agencies to move this vision into fruition.