

Grand Valley Metro Council
Blueprint Committee
Thursday, November 13, 2003
2:00 PM

GVMC Offices
40 Pearl Street, Ste. 410
Grand Rapids MI 49503

Minutes

1. Call To Order

Bowman called the meeting to order at 2:05 PM.

Members Present:

Eric DeLong	City of Grand Rapids
Jack Horton	Kent County Commissioner
Tom McWhertor	Calvin College
Cy Moore	BDO Seidman
Sharon Steffens	Alpine Township

Members Absent:

Glen Barkan	Aquinas College
Nyal Deems	Varnom Riddering
Tom Fehsenfeld	Crystal Flash
Ron Lemmon	
Mick McGraw	Eastbrook Builders
Doyle Hayes	Pyper Products Corp
Marcia Rapp	Grand Rapids Community Foundation
Bonnie Shupe	Cannon Township

Others Present:

Priscilla Babcock	GVMC Staff
Brian Berdanier	GVMC Staff
Andy Bowman	GVMC Staff
Jay Hoekstra	GVMC Staff
Don Stypula	GVMC Staff

2. Purpose of Next Two Meetings & Blueprint II Process

Bowman updated the committee on the following:

- Have been busily working on putting together a regional land use map. The last one created for this area was in 1969.
- Held a series of meetings with five of the subregions this past spring which included Elected Officials, Planning Commissioners and staff.
- Were able to pull together an interim metropolitan framework plan/map for information gathered at these sub regional meetings.
- Kent County needed this information in order to adopt their PDR plan.
- Would like Blueprint members to review this information and recommend it to the Metro Council.

PowerPoint Presentation: “GVMC Metropolitan Framework: Making Regional Planning Work Locally and Local Planning Work Regionally”.

- **Framework process**
 - Initial Evaluation
 - Evaluation of Region-wide Planning
 - Planning Commissions
 - Transportation Providers
 - Water/Sewer Authorities
 - Other Service/Utility Providers
 - Other Planning Entities
 - Compilation of Regional Growth Policies
 - Locally Adopted Principals/Policies
 - Blueprint II Principals
 - City-Township Cooperation Principals
 - Long-Range Transportation Plan
 - Mobile 2020 Policies
 - Other Regional Principals/Policies
 - Data Collection
 - Regionally Important Natural Resources
 - Desirable Living Centers Analysis
 - Regional Centers of Employment
 - Other Regional Concerns:
 - Regional Transit/Transport Corridors
 - Sewer & Water Plans
 - Stormwater Management
 - Property Value/Tax Fairness
 - Other, ongoing
 - Framework Adoption
 - Recommendation by Blueprint Committee
 - Adoption by Grand Valley Metro Council
 - Promote Adoption by Local Jurisdictions
 - Establish Metro-wide Use of Framework
 - Distribution of document
 - Web distribution and use
 - Seminars/Workshops
 - Speaking engagements
 - Technical Assistance
 - Establish GVMC Use of Framework
 - Review and Coordinate Regional Projects
 - Facilitate Charrettes
 - Evaluate Ordinances/Local Plans
 - Establish Ongoing Process
 - Consider alignment with Long Range Trans Plan.
 - Establish trust in the process by local jurisdictions.
 - Provide a metro framework for regional entities
- **Where do we go from here?**
 - One more year in adoption process; more for roll-out.
 - Need immediate approval of GVMC for PDR and to begin regional discussions.
 - Staff’s next step is to return to conduct regional entity meetings and subregional follow-up.
 - After sufficient iterations, will propose final for GVMC.
 - Work is already beginning to further educate, distribute and ensure an understanding of the framework and its use in local planning.

(End of PowerPoint Presentation)

Bowman continued:

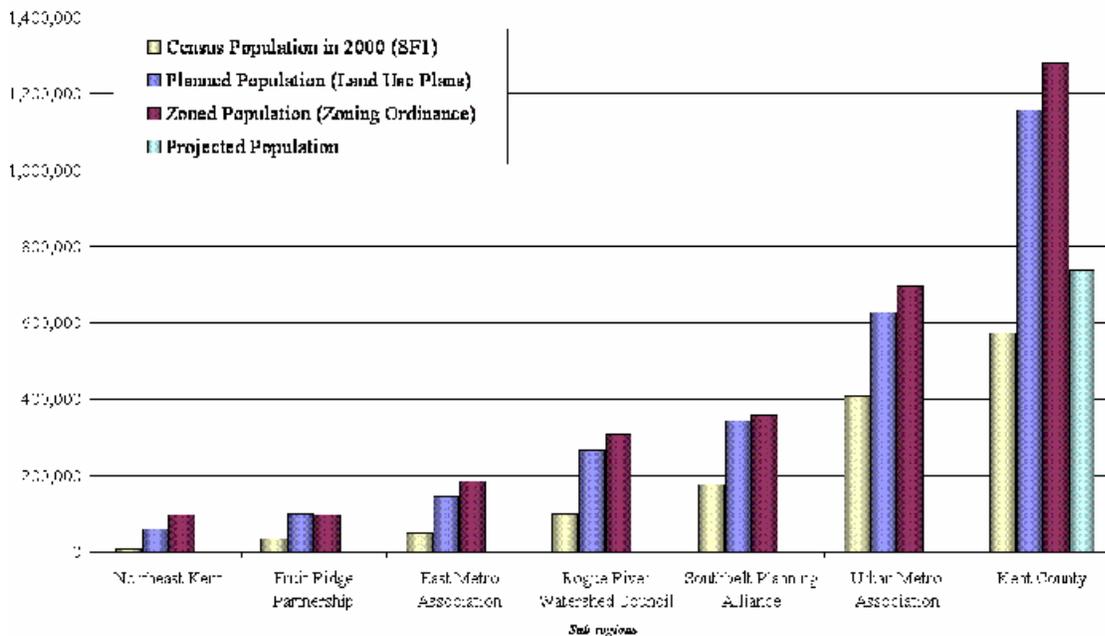
- Defined the difference between the Landscape map and the framework map.
 - Metropolitan Landscape Map – Regional map of what everyone is doing including water and sewer, open lands/agriculture land, livable centers, regional centers, and transportation.
 - Metropolitan Framework Map – Brings the subregional work together. It is a combination of the landscape map and community plans.

3. Subregional Planning and Draft, Interim Metropolitan Framework – Jay Hoekstra

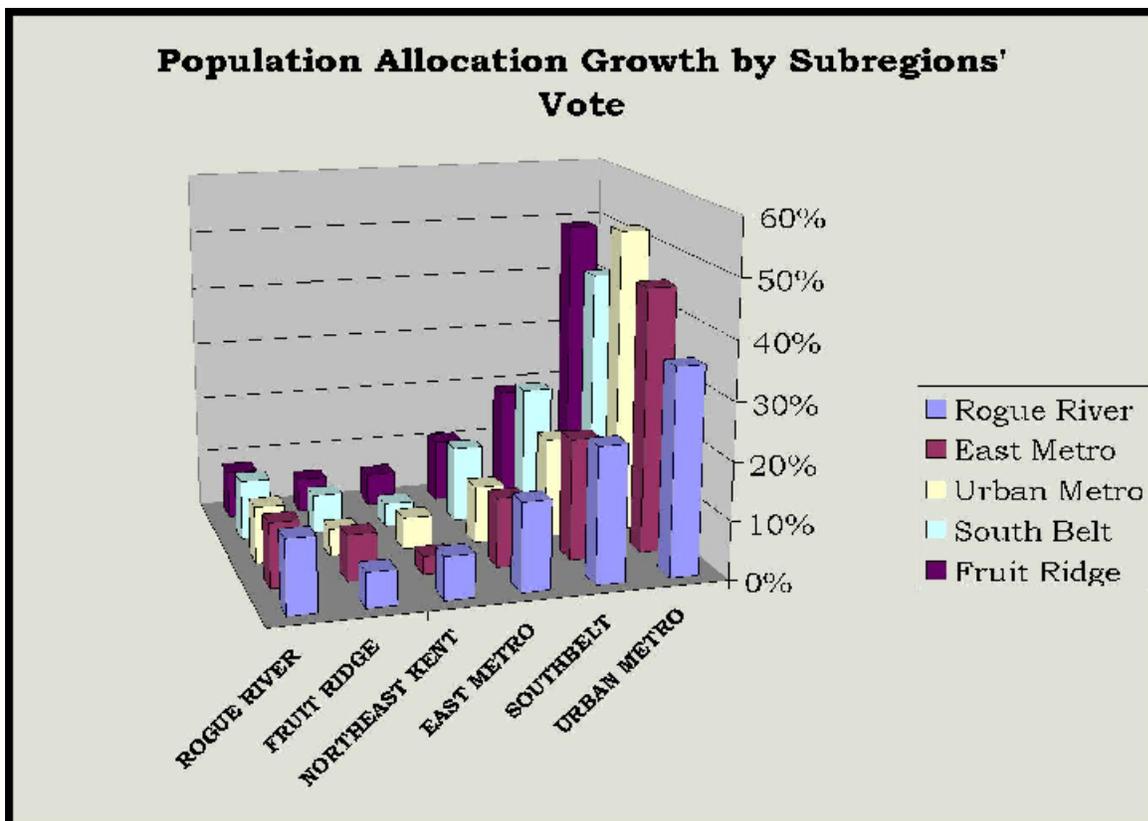
- **PowerPoint Presentation:** Subregional Planning and the Metropolitan Framework
 - 1993 Blueprint Primary Visions
 - Promote compact livable communities.
 - Create compact centers of regional activity.
 - Develop and preserve a network of open space and greenways.
 - Link centers and communities with efficient transportation corridors.
 - Blueprint II Goals
 - Devise and Adopt “Blueprint Principles”.
 - Build and distribute effective regional decision-making tools.
 - Produce a functional Regional Development Framework for metro area.
 - Set up process for aligning regional investments with regional planning.
 - Promote understanding and use of a region-wide vision and ongoing “Blueprint” effort.
 - Estimate to have 211,000 More People by 2030. Where will they live, in what kind of dwellings, and how will the dwellings be arranged?
 - 105,000 more households
 - 38,600 more 1 Person Households
 - 47,300 more 2 Person Households
 - 11,400 more 3 Person Households
 - 4,400 more 4 Person Households
 - 3,200 more 5+ Person Households
 - Current zoning in Kent County could accommodate for almost twice as much.

Population projection vs zoning and land use planning

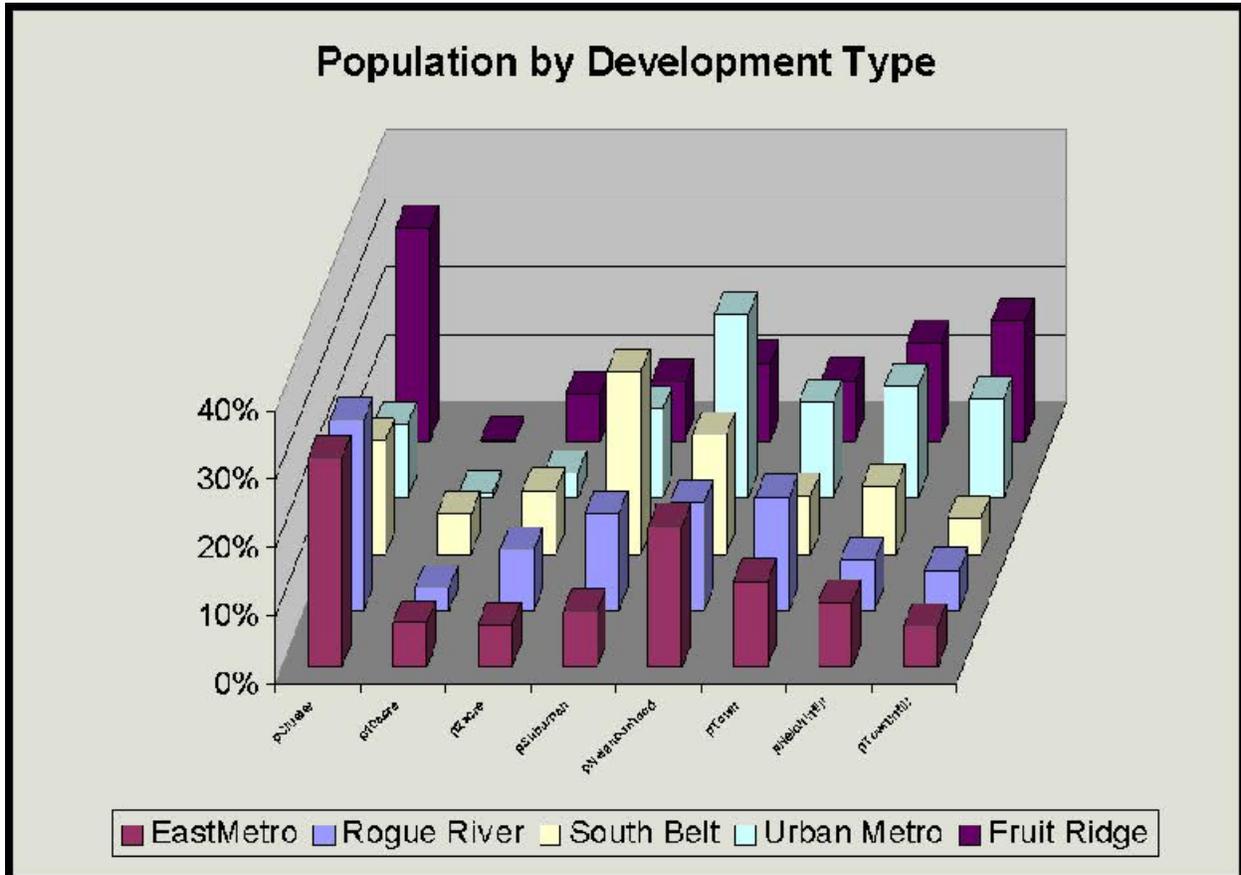
aggregated values to the level of sub regions



- The population who will reside in the metro area in 2030 will include a much greater proportion of older people than now and will consist of many more small households.
- Reviewed various development types used throughout Kent County.
 - 10 acre lots – 160 Persons = 1250 sq miles (35 Townships)
 - 2 acre lots - 660 Persons = 303 sq miles (8.5 Townships)
 - Suburban – 2500 Persons = 80 sq miles (2+ Townships)\
 - Neighborhoods – 8500 Persons = 24 sq miles
 - Town Center – 11000 Persons = 18 sq miles
 - Ag Preservation – 0 Persons
 - Cluster Development – 660 Persons
 - Infill = 0 sq miles
 - Neighborhood – 2100 Persons
 - Town Center – 2900 Persons
- Various example development type maps and pictures were presented and discussed
- Suggested Framework:
 - Areas of preservation – permanently undeveloped – farmland and natural areas
 - Areas of conservation – likely not to be developed for multi decades – cluster development
 - Tiers of hamlets, villages and towns
 - Tiers of towns and cities made up of neighborhoods centered on central business districts
- Sub-regional Planning
 - Five subregions each separately participated in a series of three meetings.
 - Participants in small groups planned out their subregion using chips representing development types placed on a base map. There were two versions. What they felt would happen if status quo trends would continue; and what they would prefer to see happen. In all cases more population was accommodated than was needed.
 - Each subregion voted on how much regional population growth they wished to hold and how much they thought each of the other subregion should receive.



- Participants in each planning voted on what proportion of future growth should go into the various forms of development



(End of PowerPoint Presentation)

- Bowman briefly discussed issues with the process (included in Metropolitan Framework Draft that was distributed)
 - Still working on Subregions
 - Low Participation from Certain Communities
 - New Concept for our Area
 - Transit was too general
 - Indirect Municipal Representation
 - Development Placement Inconsistencies
 - Not a Municipal-style Land Use Plan
 - Special Collaborations

4. Questions and Discussion

- Delong questioned how this all fit in with the Transportation Long Range Plan? Bowman replied that the timing was off because the framework is interim currently – might amend LRTP after it is complete.
- Where do we go from here? Bowman stated that he wanted to have another meeting as soon as possible. Would like a draft resolution from the Blueprint Committee for interim approval only.
- Moore questioned when we involve the public. Bowman stated that this is too big and too much to directly involve the public – local officials are the audience for this level of work. However, we can involve the public in discussions about neighborhood components, vision meetings, and design charrettes.
- McWhertor suggested inviting the public to individual community planning commission meetings to review the process. Steffens volunteered for Alpine to be the first community.

- Horton questioned whether there was much area left in the Urban Metro area for much more development. Bowman replied yes – with infill.

5. Next Meeting

The next meeting will be held on Monday, December 1, 2003 at 11:00 am at the GVMC offices..

6. Adjournment

With no further business before the committee Bowman adjourned the meeting at 3:50 PM.