

INTRODUCTION

PURPOSE OF THE MASTER PLAN

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. There are many official City documents which set forth policies for the future development of the community. However, the Master Plan serves as the primary guide to the City regarding future land use decisions, investment in public improvements, and coordination of public improvements, and private development.

In one sense, a Master Plan presents an idealized vision of future growth patterns in the City. However, the Plan must also provide guidance to local decision and policy makers regarding today's issues. It is the intent of this Plan to be a working document which will provide for the orderly development of the City, assist the community in its effort to maintain and enhance a pleasant living environment, and spark a vision toward the future.

The City derives its authority for the preparation of a Master Plan from the Michigan Planning Enabling Legislation, P.A. 33 of 2008, as amended.

HOW IS THE PLAN TO BE USED

The Master Plan serves many functions and is to be used in a variety of ways:

1. The Plan is a general statement of the City's goals and policies and provides a comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and City Council in their deliberations on zoning, subdivision, capital improvements, annexation, and other matters related to land use and development. This provides a stable, long-term basis for decision-making.

Policy orientation of this Plan provides decision-makers with a framework and basis for decisions while organizing the dynamic character of the community. The variables upon which this Plan is based will likely change over time. However, adherence to the goals and policies will provide a stable, long-term basis for decision-making.

3. The Plan serves to provide the statutory basis upon which zoning decisions are based. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. However, it is important to note that the Master Plan and accompanying maps do not replace other Municipal Ordinances, specifically the Zoning Ordinance and Map. Zoning is only one of the many legal devices (such as Special Land Use approval, Planned Unit Development, or Use-Variance approval) used to implement the Master Plan.
4. The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. For example, public investments such as road, sewer, water improvements, parks and pathways should be in areas identified in the Plan as resulting in the greatest benefit to the City and its residents.
5. Finally, the Plan serves as an educational tool and provides citizens, property owners, developers and adjacent communities a clear indication of the City's direction for the future.

In summation, the City of Saline Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the City that compliments the goals of nearby governmental units, wherever possible. As such, it provides the basis upon which zoning and land use decisions are made.

HISTORIC CONTEXT

~~This document represents a full amendment to the City of Saline Master Plan adopted by the City Council and City Planning Commission in May 2011.~~ The City reviewed and updated the Master Plan in 2023. Because communities are constantly changing, the information contained in a plan becomes outdated in time. As the conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five (5) years.

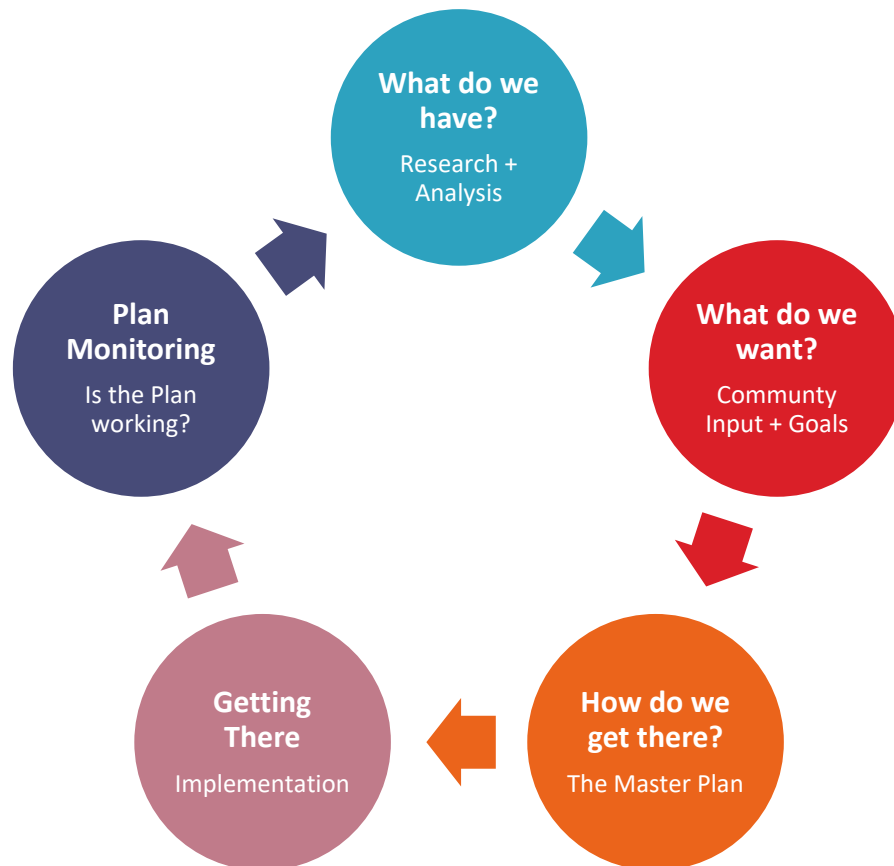
The focus of the 2023 update was to review the Master Plan's vision, goals, and policies related to Saline's Downtown, Transportation, Housing, and Environment, Resilience, and Sustainability.

THE PLANNING PROCESS

The process to update the Plan consists of six (6) phases: community profile; public participation; community vision, goals, and objectives; future land use plan; action plan for implementation; and adoption. Many factors that exist must be considered when formulating plans for the future.

This process is illustrated in the diagram below.

Figure 1. – *Planning Process*



PUBLIC PARTICIPATION

The 2023 Master Plan Update included two (2) public engagement efforts: townhall events and a survey. Both efforts invited city residents and stakeholders to share their opinions about the Master Plan update topic areas: Downtown, Transportation, Housing, and Environment, Resilience, and Sustainability.

Two (2) townhall events were held at the Liberty School on October 27, 2022 and November 15, 2022. Attendees shared and discussed the Master Plan update topics in an open format and in small-group breakout sessions. The survey was announced and electronically distributed through the City's emails lists, website, and social media platforms. The Saline Area Schools also distributed the survey through their email lists. Respondents had the option to complete the survey online through a link shared in the announcement, or to request a paper copy from the city office. A total of 378 people completed the survey.

A summary of the townhall event discussions and survey responses were presented at a third townhall event on August 9, 2023.

~~Citizen input is an important aspect of any planning effort. Methods to obtain public input consisted of a community engagement session held on October 27, 2015 and a web-based survey application, MiCommunity Remarks which was available through the City's web page and various social media outlets from October through January 2016. Results from the citizen input sessions are~~Please see ~~included in~~ Appendix B of this Plan for details about the townhall events and survey responses.

The draft Master Plan was distributed to adjacent Townships and County agencies for review and comment.

The public hearing for formal public comments was held on ~~July 12, 2017~~(TBD).

SALINE AREA PLANNING

PLANNING STUDIES

The commitment of the City of Saline to apply proper planning and zoning within the community is not of recent vintage. Consideration has been given to the other planning studies while preparing this Master Plan. These ~~past~~ studies include:

City of Saline Parks & Recreation Plan (~~2016~~2023) – The purpose of the current Parks and Recreation Master Plan is to guide recreation planning and development efforts of the Parks and Recreation Department over the next five years. Once adopted, the Plan is the official document to be used by the community to guide decisions regarding parks and recreation. The revised and updated Plan is intended to meet State standards for community recreation planning that are necessary to gain eligibility for grant programs. The ~~2016~~2023 Parks and Recreation Plan was completed in coordination with this Master Plan review and amendment.

City of Saline Housing Study (2023) – The City conducted a housing study to plan for current and future residents' housing needs. The study sought to clarify, quantify, and qualify the City's housing inventory using data from City records, the Washtenaw County Department of Equalization, the American Community Survey, and monthly reports from the Ann Arbor Area Board of Realtors.

City of Saline Non-Motorized Transportation Plan (2017) – As adopted, the City of Saline Non-Motorized Transportation Plan provides a clear direction for the implementation of pedestrian and bicycle facilities in the City. The Plan, illustrated on Figure 7, calls for the establishment of bicycle lanes on major roadways, on and off-the-road shared-use pathways and pedestrian improvements at identified crosswalks. In 2010 the City adopted a 'Complete Streets' Ordinance to encourage the development of transportation corridors for use by people of all abilities and all modes. ~~An update to the City's Non-Motorized Transportation is being conducted in coordination with this Master Plan review and amendment and should be completed later this year.~~

~~Urban Design Plan (2007) Quinn Evans – This report focuses on the development and redevelopment of the downtown area, specifically, green space, pedestrian and other~~

~~forms of non-motorized transportation, new development in the City core, mixed-use planning, and preservation of residential developments at the downtown periphery.~~

~~City of Saline Downtown Blueprint (2005) Hyatt/Palma – The blueprint focused on promoting a variety of land uses within the downtown area, including open space. Additionally, upper-story building, historic designation and possible downtowns expansion was included as part of the study.~~

Gateway Strategic Plan (1999) – This plan builds upon the vision for the East Michigan Avenue corridor by providing workable strategies to improve land use and the visual appearance of all of the “Gateways” into the City of Saline. These include the Maple Road corridor, the South Ann Arbor Street corridor, and the West Michigan Avenue corridor.

Michigan Avenue Gateway Strategic Plan (1997) – In recognition of East Michigan Avenue's significance as a “Gateway” into the City and the lasting impression it imparts on those traveling through it, the City developed a strategic plan to improve land uses and the appearance of the corridor.

Adjacent Community Input – As a requirement of the Michigan Planning Enabling Legislation, input from the surrounding communities was carefully considered to ensure the coordination along the perimeters of abutting communities.



COUNTY AND REGIONAL PLANNING STUDIES

WATS 2045 Long-Range Transportation Plan (2019) - The Washtenaw Area Transportation Study (WATS) is a multi-jurisdictional agency responsible for transportation planning in Washtenaw County. The 2045 Long-Range Transportation Plan addresses policy issues surrounding transportation in Washtenaw County and provides guidance on how to plan for rapidly changing transportation technology and trip making behavior. The Long Range Plan Goals serve as the foundation for the 2.1 billion dollars of investment in this plan and a starting point to guide transportation policy decisions.

SEMOG 2045 Regional Transportation Plan for Southeast Michigan (2019) - The 2045 Regional Transportation Plan for Southeast Michigan (RTP) works to make the transportation system safer and more efficient, revitalize communities, encourage economic development, and improve the quality of the region's environmental resources through the policies and actions outlined in the plan. It describes how more than \$35 billion in revenues will be invested in 174 projects to support the region's transportation system through 2045.

WATS Non-Motorized Transportation Plan (2018) - This plan establishes a vision of a non-motorized transportation system that supports and encourages safe, comfortable, and convenient ways for people to travel throughout Washtenaw County. By unifying planning efforts around the county, identifying priority corridors and establishing timely implementation strategies, WATS seeks to facilitate the creation of a safe and equitable, universally accessible regional active transportation system.

PLANNING AND ZONING RESPONSIBILITIES

The City of Saline has several bodies that are actively involved in the planning and zoning decision-making process:

City Council – The City Council is the chief governing body of the City. By Michigan statute, the City Council approves rezoning requests, zoning text amendments, and subdivision plats. By City Ordinance, the City Council also approves special land uses. The Planning Enabling Legislation now permits the City council to review and approve the Master Plan.

Planning Commission – Planning Commission members are appointed by the Mayor and approved by City Council. The Planning Commission is the principal recommended body to the City Council on matters pertaining to the planning and development of the community. The Planning Commission approves site plans and makes recommendations to the City Council on rezoning requests, zoning text amendments, special land uses, and subdivision plats. Michigan statutes require a Planning Commission to prepare and adopt a Master Plan.

Zoning Board of Appeals – The Zoning Board of Appeals serves to interpret the provisions of the Zoning Ordinance when requested and determines when variances should be granted when peculiar difficulties with property make it impossible to meet the strict provisions of the Zoning Ordinance. The Zoning Board of Appeals consists of seven members appointed by City Council. One member shall be a member of the Planning Commission and one shall be a member of City Council.

Historic District Commission – The Historic District Commission oversees and provides direction regarding the protection of community historic assets, and regulates the local historic district.

Parks Commission – The Parks Commission provides direction regarding City Parks, beautification, and landscaping.

Environmental Commission – The Environmental Commission reviews all matters of environmental importance referred by City Council, such as site plans, ordinances, and other matters. The Environmental Commission also provides information to the City Council on environmental concerns and investigates solutions to environmental problems.

Special Projects Commission – The Commission was established per Section 2-255 of the Saline Code of Ordinances to review, coordinate, and recommend Areas of Special Concern.

Each of the surrounding Townships also have elected and appointed bodies with similar planning and zoning responsibilities.



EXISTING LAND USE

LAND USE PATTERNS

The City of Saline's total land area more than tripled since the 1950s. Annexations have occurred primarily within the eastern and northern portion of the City where there is an agreement between the City of Saline and Pittsfield Township. As Figure 1 illustrates, Saline consists primarily of residential land uses, with a commercial area located along US-12 and centered on the Michigan Avenue and Ann Arbor Street intersection.

Single and multi-family land uses occupy almost 39% of the City's land acreage. Historic homes are concentrated in the central area while newer homes are in the outlying areas of town. Duplexes are primarily located around the City center, near Michigan Avenue. Multi-family residential uses include a medium amount of apartment complexes; there is one mobile home park in the City, which is located on Maple Road.

Commercial land uses occupy less than 10 percent of the City's land area, with the greatest concentration located along Michigan Avenue. Many of the avenue's historic buildings and homes have been converted to office, commercial, and related uses. Commercial strips are found at the eastern and western edges of the City. Mixed uses can also be found in the southern portion of town as well as within the industrial parks located in the northeast and southeast quadrants.

Public/quasi-public land uses within the city include churches, a cemetery, utilities, the former hospital, union hall, and other similar uses. Schools and their associated grounds and playing fields cover a relatively large portion of the City's land area. There are two public elementary schools, a middle school and other structures associated with public education. Saline High School and Harvest Elementary School are located east, just outside the City limits in Pittsfield Township.

Industrial land uses occupy about 16 percent of the City's land area and include light and heavy industrial uses in four industrial parks located north, east, and southeast of the Faurecia plant.

Open space and recreation land uses account for about 7.3 percent of the City's land area including about 210 acres of parks and open space. The largest parks are Curtiss and Mill Pond parks along the Saline River, but several community and neighborhood parks are scattered throughout the City. Tefft Park, a 40-acre site in the northeast corner of the City, includes the Saline Recreation Center and outdoor recreation facilities. A full accounting of City recreational lands and parks can be found in the 2016 City of Saline Parks and Recreation Plan.

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BACKGROUND STUDIES

SUMMARY

The Background Studies section of the Master Plan inventories past trends, current conditions and future projections. Although the full text of the Background Studies is found in Appendix A, the following summarizes the highlights from the most up to date U.S. Census Bureau surveys, as well as local and regional data sources. ~~significant findings. Since the adoption of the 2011 Master Plan, 2010 Census data has been made more readily available and accessible.~~

POPULATION

~~Between 2000 and 2010, Saline grew at a rate of 10%, resulting in a 2010 population of 8,810 persons.~~ Saline's population grew from 8,034 persons in 2010 to an estimated 9,072 in 2021. However, the City's rate of population growth during that timeframe (3 percent) was slower than that of Washtenaw County, which grew at a rate of 8 percent. The slower rate of growth could be attributed to many factors, including that the City's land area is almost completely developed or preserved as open space.

Looking back over the last two (2) decades, Saline's population grew by 13 percent from 2000 to 2021. By ~~Since the 1990 decennial census, the population increased by 32%; by comparison, the~~ adjacent rural community of Saline Township grew at a rate of 75 percent during that same time period. Pittsfield Township, which is more developed, grew at a rate of 30 percent. ~~adjacent communities of Lodi and Pittsfield Townships growth rate increased by 55% and 93%, respectively, during the same twenty-year period.~~

~~In the last decade (2000-2010), Saline's population has continued to grow at a rate similar to those of the surrounding townships. Lodi and Pittsfield Townships increased by 6% and 15%, respectively. However, Saline Township whose population grew 46%, from 1,302 to 1,896 persons, since 2000. As of July 2015, the City of Saline's population has increased 1% since 2010.~~

According to 2021 Census~~2010 American Community Survey 5-year estimates~~, the general profile of Saline residents can be described as follows:

- Children (under age 18) make up ~~24~~20 percent of the total population of Saline with ~~2,157~~1,835 persons; and
- People 65 years and over include ~~15~~24 percent of the total population with ~~1,289~~2,197 people.

Projections by SEMCOG indicate that by ~~2040~~2050 the proportion of children and seniors will change as follows:

- The number of children under the age of 18 will decrease to 1,400, which will represent ~~15~~14 percent of the total projected population;
- The number of people 65 years and over will ~~more than double to 2,514~~increase to 2,993, which will represent ~~28~~31 percent of the total projected population.

HOUSING

According to the 2021 American Community Survey, there are 3,866 housing units in the City. While housing construction continued in Saline between 2010 and 2021, SEMCOG reports a net decrease in total housing units (3,923 per the 2010 Census) within the City due to demolitions. However, SEMCOG also indicates that the City has issued 175 building permits for new dwellings since 2019.~~According to the 2010 Census, there are 3,923 housing units in the City, an increase of 710 units or a 22.1 percent increase from 2000. The 2000 Census reported Saline's housing units include primarily single family detached units (63%) with some multi-family residential units (21%). Attached units, duplexes, and mobile homes account for the remaining residential units.~~

Saline's estimated 2021 housing occupancy rate of 95.2 percent exceeds the occupancy rate for Washtenaw County, which was an estimated 94.4 percent in the same year.

~~In 2010, the Census reported ninety-four percent (94%) of Saline's housing units are occupied, 68 percent owner occupied and 27 percent renter occupied. The remaining 5 percent are vacant. As of 2010, the City of Saline demonstrates a 2 percent vacancy rate.~~The Census Bureau reports a slight decrease in the median value of housing within the City over the last ten (10) years. Median housing values were an estimated \$268,056 in 2010 and \$261,000 in 2021. At the same time, the median gross rent in Saline increased from an estimated \$966 per month in 2010 to \$1,065 per month in 2021.

~~Residential property values in Saline have declined between 2000 and 2010. The median house value for the City was \$206,500 in 2010, down from \$220,082 in 2000.~~

SOCIOECONOMIC CHARACTERISTICS

Enrollment in the Saline Area School District has been relatively stable over the past ten (10) years, after experiencing rapid growth during the 1970's.

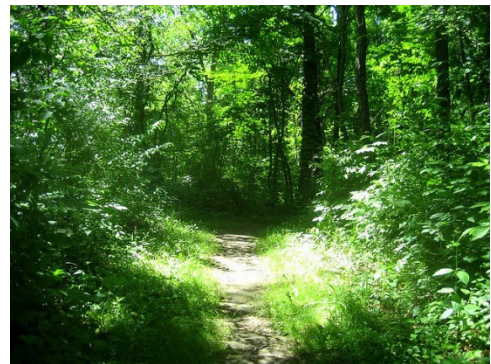
Approximately 57% of residents of the City have an undergraduate's degree or higher.

As of 2019, the leading employment sectors in the City of Saline were manufacturing, which represents 32 percent of jobs in the City, and healthcare services, which represents 11 percent of jobs. ~~As of July 2015, the residents of Saline are employed in a wide variety of employment categories with the largest percentage (38%) employed in manufacturing. Second, at 16% are health care and social assistance occupations.~~ The largest employers in Saline are Faurecia, Saline Area Schools and Evangelical Homes of Michigan.

The ~~median household income in 2021~~ estimated median household income in Saline was \$81,321 ~~010 was \$68,789,~~ which is greater than both the County (~~\$79,198~~60,125) and State (~~\$48,273~~63,202). ~~Due to the high household income, few persons are living below the poverty level (6.3% for the City, 14.6% for the County and 16.2% for the State).~~ However, an estimated 20 percent of households in Saline are cost-burdened, meaning they spend 30 or more of their income towards housing costs. Of those cost-burdened households, 15 percent own their homes, and 34 percent rent their homes.

NATURAL FEATURES

The City's most obvious natural feature is the Saline River which flows across the City's southwest corner and includes an impounded portion, the Mill Pond. Wooded areas are located within areas of open land around Saline's periphery, and along the Saline River and smaller drainage courses. Apart from designated flood hazard areas and a wetland area along the southern municipal boundary, soils are generally suitable for development. For more detailed information on natural features, see Figure 12 in Appendix A.



LAND USE PATTERNS

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can be found in the 2016 City of Saline Parks and Recreation Plan.

GOALS AND POLICIES

INTRODUCTION

The Master Plan encompasses more than just a series of maps. Goals, policies, and planning strategies formulated by the community establish the framework for public and private decision-making. Goals reflect the long-term needs of Saline and establish the desired end results of the planning process.

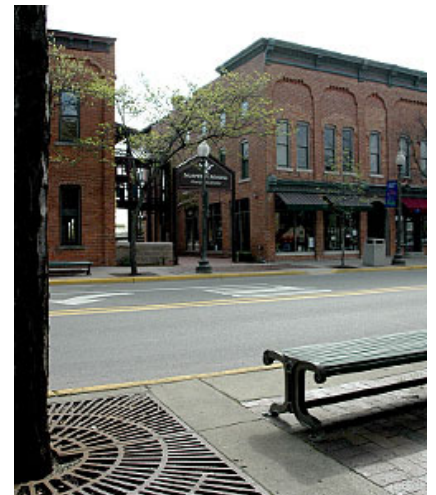
While goals tend to be general in nature, policies set forth an approach or position concerning various issues related to land use, transportation, and natural resources. These policies are the essence of the Master Plan and reflect an overall strategy for local development. Clearly defined statements of policy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions. The Land Use Plan Map and the Thoroughfare Plan Map are the graphic representation of the adopted policies. ~~Policies~~The policies of this update broaden the scope of the Master Plan beyond just a series of maps, and the subsequent objectives are designed to be specific items for City Staff and Officials to address within the five-year update period. The timeline and mechanics of accomplishing each objective are addressed in the implementation section of this plan.

GENERAL PLANNING GOALS

The following general goals set forth the desires and aspirations of the community:

Goal 1: To promote the individuality of Saline in the ~~City in~~ ~~contrast to surrounding communities,~~regional context and to enhance those characteristics which make Saline ~~a superior~~an ideal place ~~in which~~ to raise a family, ~~to work~~ and ~~to play.~~have a uniquely high quality of life.

Goal 2: To manage growth at a moderate rate ~~which~~that respects existing natural features and resources, existing development patterns, and infrastructure. Specific emphasis on the preservation of the Saline River and adjacent natural areas should be considered.



Goal 3: To encourage economic development activities ~~which~~that complement existing development, serve current and ~~which meet~~future residents of Saline, and are beneficial to the ~~employment and tax base needs of the City community as a whole.~~

Goal 4: To support the creation of safe, attractive, and unique places which draw people to and keep people in, Saline. Moreover, the creation of green places can be used as both informal and formal gathering places for the public.

Goal 5: To foster, promote, and initiate intergovernmental cooperation including planning between the City of Saline, its ~~officials~~official and agencies, ~~and the officials~~official and agencies representing Washtenaw County, the surrounding ~~Townships~~townships, cities, and Saline Area Schools.

~~Goal 5: To protect~~Goal 6: To create a beautiful and idyllic city by encouraging nuanced and attractive new development that compliments its surroundings and by protecting historic resources, ~~promote~~by promoting their revitalization, and ~~promote increased~~increasing public awareness of local preservation activities and efforts.

~~Goal 6: To promote the sound development, redevelopment, and improvements of each of the City's "Gateways". As depicted in the Gateway Corridor Plans, improvements include functional improvements, i.e. roadway improvements, and pedestrian access as well as aesthetic improvements, i.e. design guidelines.~~

~~Goal 7: To encourage and develop linkages throughout the entire City and to adjacent townships, to create a fully walkable community. In keeping with the City's Non-Motorized Plan, Complete Streets Policy, and Washtenaw County's Non-Motorized Plan, safe linkages should be created and maintained between neighborhoods, shopping areas, recreation facilities, and employment centers.~~

Goal 7: To encourage and develop a robust system of transportation in Saline that connects residents to nearby communities, allows for the safe, efficient, and smooth flow of motorized transit and that places an emphasis on non-motorized options such as walking and biking for inter and intracity travel.

Goal 8: To promote the goals, policies, and recommendations of the City Parks and Recreation Master Plan.

In addition to the general policies provided herein, specific topics were developed to categorize community engagement comments throughout the Master Plan review process. These categories include: ~~redevelopment opportunities; parks; non-motorized transportation; traffic; sustainability; community assets;~~ Housing, Downtown Saline, Transportation, and ~~general (other).~~ The Environment, Sustainability and Resilience.

HISTORIC AND VISUAL CHARACTER POLICIES

Maintain and enhance the unique and balanced character of Saline.

Maintaining and enhancing the unique and balanced character of Saline as a place to live, conduct business, be employed, and enjoy leisure time shall be given high priority.

Objectives:

1. Plan areas for context-sensitive mixed-uses.
2. Ensure that new development and redevelopment projects promote an image that is compatible with the existing character of the City.
3. Maintain mature trees and historic structures ~~as a primary element in defining community character~~ while allowing for adaptive re-use and housing options that meet a variety of needs.
4. Maintain the historic nature of downtown through the form-based code.

Develop facilities and activities that advance local historic preservation.

The development of facilities and activities which will advance local historic preservation efforts and serve as a link between past, present, and future Saline residents shall be encouraged.

Objectives:

1. Maintain up to - date tools and techniques for the preservation, conservation, and funding opportunities of historic resources.
2. Develop local historic districts that are compatible with community values.
3. Continue cooperation between the Historic District Commission, Saline Area Historical Society, and City departments to ensure that any city-owned properties that have historic qualities are correctly and adequately maintained and preserved.
4. Continue cooperation between the Historic District Commission and the Planning Commission to ensure that historic resources outside of the established historic districts receive appropriate review and preservation consideration.

5. Historic preservation and redevelopment of the ~~central business~~downtown district is important. New development within the downtown should be respectful of the historic nature of the area.

Redevelopment of community “gateways”.

Michigan Avenue, Maple Road_u and Ann Arbor Street represent the major entries to and corridors within the City. Each of these entries; East and West Michigan Avenue, North and South Ann Arbor Street_u and Maple Road are identified as “Gateways” into the City. The Michigan Avenue Gateway Strategic Plan (East Michigan Avenue) as well as the Gateway Strategic Plan (remainder of gateways) should be consulted in any development or redevelopment efforts within these gateways. While these are still valid guides to development, the City should ~~consider updating~~update these important design guidelines.

Goal 1.

Objectives

1. The spread of narrow, linear or what is commonly referred to as “strip” commercial patterns should be discouraged and clustered commercial encouraged.
2. ~~The spread of commercial development at the north and south entries at Ann Arbor Street, the south entry at Monroe Street, and the north entry at Maple Road shall not be permitted except where complementary to an office use.~~
3. Provide for appropriate access management techniques in order to avoid inadequate driveway spacing or placement_u, and encourage non-motorized transportation alternatives.

GENERAL LAND USE AND DEVELOPMENT POLICIES

Land use intensity shall depend on the capacity of infrastructure, compatibility of land use patterns, and natural capacity of the land.

Land use intensity shall depend on the capacity of existing and master planned infrastructure (i.e. roads and utilities), compatibility with existing or master planned land use patterns, and the natural capacity of the land to support new development.

Objectives:

1. Low_u-intensity land uses shall be located where infrastructure and natural resource conditions are least capable of supporting new development, and where low_u-intensity land uses currently exist (i.e. residential uses).
2. Medium_u-intensity land uses shall be located in areas where infrastructure and natural resource conditions are moderately capable of supporting development

and where medium-density land use patterns exist (i.e. small commercial and office uses).

3. High-intensity land uses ~~(including mixed-use)~~ require a high level of infrastructure and shall be located where these facilities exist, and where natural resource conditions and existing land use patterns are compatible with high-intensity land uses (i.e. large commercial and industrial uses).
4. Encourage proactive opportunities for the expansion of technology infrastructure for businesses and residences. Technology infrastructure is needed for all land uses and land use intensities.

Promote compatible relationships between land uses.

A compatible relationship between land uses shall be promoted by providing appropriate land use transitions and safeguards to minimize the potentially negative impacts on roads, adjacent land uses, utilities, and the environment.

Objectives:

1. Promote the appropriate land use transitions between commercial, industrial, and residential land uses. ~~Transitional uses may include office/service, public, and institutional uses. Where a transitional use is not possible, screening measures must be provided to protect residences from noise, glare, visual intrusion, dust and fumes associated with commercial and industrial developments.~~
2. Mitigate the impact of new development on public roads ~~by~~ and utilities.
 - ~~Reducing the number of curb cuts.~~
 - ~~Encouraging the use of combined drives and service drives.~~
3. ~~Promote well designed architecture, landscaping, and signage which uphold the high quality image of development in the community.~~
4. ~~Ensure that new or expanded development is located in areas with adequate sewer and water service capacity.~~
5. ~~Ensure that stormwater runoff from development is managed on-site and does not negatively impact neighboring properties or adjacent public roads. The City and developers shall follow the best management practices for storm water management to reduce illegal discharges into the waters of the State of Michigan. Saline is a Phase II Stormwater Community.~~
6. 3. All planned land uses shall be designed to protect the general aesthetic character, safety, and welfare of existing neighborhoods.
7. 4. The intrusion of incompatible, non-residential, land uses into residential neighborhoods shall be discouraged.

~~8.5.~~ _____ Road patterns ~~which~~that discourage non-residential through traffic within neighborhoods shall be promoted. Non-residential traffic should be routed to existing collectors and arterial streets.

~~9.6.~~ _____ The conditions which lead to blight shall be removed and the rehabilitation of deteriorating residences shall be encouraged.

7. Multi-family or Mixed-Use developments adjacent or near single-family neighborhoods shall be designed as-to match the general visual aesthetic of the area.

~~10.8.~~ _____ Where compatible with existing land uses, promote a mixed-use designation consistent with the tenants of a “form-based code.”

RESIDENTIAL LAND USE POLICIES

Plan residential use in a range of density classifications.

Objectives:

1. ~~Low Density~~ Single Family Residential is planned for areas where it is desirable to maintain existing low-density development patterns to mitigate impacts on natural resource conditions, utility systems, and/or roads. Areas planned for low-density single-family residential will be predominantly devoted to single-family detached housing. Although ~~clustered~~attached housing could occur at comparable densities. ~~Low~~New development density ~~provides for a density~~should not ~~to~~ exceed ~~three (3)~~six (6) dwelling units per one (1) acre. *(North, South & West Residential Sub-Areas)*
2. City Density ~~Single Family Residential~~ is planned for areas compatible with existing or planned medium to high-density development and most capable of supporting additional development due to the availability of utilities and adequacy of streets. ~~The predominant~~Areas planned for City Density residential will be devoted to housing ~~is~~is ranging from small-lot single-family residential, ~~although cluster housing,~~ two-family dwellings, and townhouses, ~~may also be included. The, condominiums, and older~~although multi-family housing may be included. New development density ~~ranges~~should range between ~~three (3)~~four (4) and ~~five (5)~~twenty (20) dwelling units per one (1) acre. *(Central Village Sub-Area)*
3. ~~Multiple Family Residential~~High-Density is planned for areas near existing high-density ~~or multiple family~~ developments where utilities and streets are most capable of additional development. ~~(Central Village Sub-Area)~~New development density ranges between fifteen (15) and sixty (60) dwelling units per one (1) acre.

4. Mobile Home Park is planned to be confined to the existing park in the City.
5. ~~Central Business Downtown~~ District Residential is planned for the ~~Central Business Downtown~~ District (~~CBD~~DD). To increase the overall density of the City, upper-level floors of ~~commercial~~ buildings in the ~~CBD~~DD may be converted to residential uses. To increase the walkability, vibrancy, and synergy of the DD, residential projects shall have a density range of ten (10) and one-hundred and twenty (120) dwelling units per one (1) acre.

Encourage innovative site planning~~and~~, housing design, and re-use of existing homes.

A reasonable balance of housing styles shall be provided to meet the needs of a variety of age and income groups. The City shall encourage innovative site planning~~and housing design using a Planned Unit Development (PUD) overlay zoning district which increases open space opportunities, the sense of neighborhoods, and a safe and secure environment.~~, housing design, and the re-use of existing housing stock in a manner that preserves historic qualities and architecture while providing additional housing to the community.

Objectives:

1. The design of new residential areas shall provide for the preservation of existing trees, water bodies, and other scenic features and open space areas for the active and passive enjoyment of the neighborhood residents, and, where possible, for the visual enjoyment of the City.
2. The use of cluster housing which results in more efficient use of land, and reduction in the cost of infrastructure improvements, ~~and increase of open~~ space shall be encouraged.
3. Future residential development shall be designed to minimize conflicts between ~~the existing~~ residential use/uses and increasing traffic volumes on thoroughfares and collector roads in the City while understanding that growth is inevitable in Saline.
4. New residential development should maintain the neighborhood ~~feel or character~~ aesthetic found throughout the City. It should be the policy to integrate new residential developments into existing neighborhoods where possible through connecting streets, pedestrian walks, ~~and~~ open spaces/parks, and creative reuse of existing housing.

5. ~~Residential developments shall be designed so that access to individual home sites is via local roads rather than directly from thoroughfares and collector roads.~~
6. New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.
7. ~~New residential development which is specifically designed to meet the needs of senior citizen shall be encouraged. Housing designed for the elderly shall consider the following elements:~~
 - ~~Capability of the Police and Fire Departments to provide service.~~
 - ~~Access to public transportation or the provision of transportation within the community.~~
 - ~~Location near shopping which provides food stores, drugstores, and general merchandise.~~
 - ~~Availability of greater level of care as a resident's needs dictate.~~
 - ~~Affordability of senior housing for existing City population.~~

New residential development should incorporate both active and passive recreation areas, i.e. parks and open space for use of area residents. Such areas may include public and private parks.

Encourage housing developments that bring a new variety of housing products to Saline and provide attainable housing choices for Saline's existing and future residents.

Saline has an abundance of larger-lot single-family homes currently. Promoting the development of small-lot single-family homes, duplexes, rowhomes, townhomes, ~~condos, and other~~ multi-family developments increases the housing choices available to current and future residents alike, provides options for "aging in place", and are generally more financially attainable housing products than most of Saline's existing single-family housing stock.

1. Evaluate residential lot standards and make necessary changes to allow for such developments to be permitted.
2. Evaluate the current Planned Unit Development (PUD) standards to ensure that those proposing development of a property may apply for needed flexibility.
3. New denser residential development which is adjacent to existing lower-density development shall be allowed but must work to mitigate visual impact.
4. New residential development which is designed to meet the needs of senior citizens shall be encouraged.

DOWNTOWN DISTRICT LAND USE POLICIES

Create a center for the community that mixes retail, service, office, residential, and public leisure uses. The role of and uses in the Downtown District have continued to change over time. While a wide range of uses can be accommodated, the Downtown District shall be maintained as a focal point of the community's identity with a focus ~~the Downtown District will not be able to meet all the needs of the City. However, the Downtown District will continue to be an important area focused on businesses, public space, and services such as offices, restaurants, and specialty retail. While the function of the Downtown District has become more specialized by individualizing the downtown core and the downtown edge, it shall be maintained as the focal point of the community.~~ Shared parking opportunities, allowing for mixed-uses, the creation of a dedicated public space, improved pedestrian access across Michigan Avenue, and the growth of the Downtown District into portions of the Central Village Sub-Area would promote further commercial development. In addition, the use of upper floors of existing buildings for high-density residential units shall be encouraged to provide a walkable, livable downtown area.

The future role of the Downtown District as a community center in the Saline should be protected and strengthened. Its future role as a community center and its economic strength can be weakened by a lack of attention, lack of placemaking, and/or a lack of public investment.

Objectives:

1. Continue to promote Saline Main Street and the work that they do to build community, hold events, support businesses, and create an inviting downtown environment.
2. Engage a consultant to perform a downtown design study that supports the creation of at least one public space downtown. The study should be comprehensive and provide options and cost estimates.
3. Collect relevant documentation on various restrictions or conditions attached to existing city-owned parking lots. In addition, proactively seek out opportunities to partner with downtown properties to create shared parking agreements.
4. Promote and attract mixed-use development into the downtown area.
5. Identify development and redevelopment opportunity sites, especially on vacant parcels~~especially at 147 West Michigan Avenue.~~

6. Actively seek out grant dollars that will support the improvement of downtown businesses and properties.

—Work with MDOT on the creation of safer pedestrian crossings throughout the downtown and especially at the intersection of Ann Arbor Street and Michigan Avenue.

—

COMMERCIAL AND OFFICE LAND USE POLICIES

Provide commercial areas that meet the needs of City residents in terms of location and services offered.

Commercial areas which are primarily intended to meet the needs of City residents, in terms of both location and goods and services offered shall be provided. Commercial use designations shall include the Central Business District, and General Business. Regional Centers are not provided due to the availability of such centers in Ann Arbor and the Detroit metropolitan area. Office designations include Office/Service and Professional Office.

Objectives:

~~1. The Downtown Business District. The role of and uses in the Downtown Business District have continued to change over time. While a wide range of uses can be accommodated, the Downtown Business District will not be able to meet all the retail commercial needs of the City. However, the Downtown Business District will continue to be an important area focused on business' and services such as banking, offices, restaurants and specialty retail. While the function of the Downtown Business District has become more specialized by individualizing the downtown core and the downtown edge, it shall be maintained as the focal point of the community. Shared parking opportunities, allowing for mixed uses, improved pedestrian access across Michigan Avenue and expansion of the Downtown Business District into portions of the Central Village Sub-Area would promote further commercial development. In addition, the use of upper floors of existing buildings for high density residential units shall be encouraged to provide a walkable, livable downtown area.~~

~~The future role of the Downtown Business District as a business center in the Saline community should be protected and strengthened. Its future role as a business center and its economic strength can be weakened by the development of competing commercial centers in the outlying parts of the City.~~

21. General Business. These areas serve the larger needs of the community for both convenience and comparison goods. Typical uses include large supermarkets, drugstores, department stores, and ~~large~~ specialty stores. Commercial developments which serve the convenience needs of the City are also to be incorporated ~~in this category~~into this category. ~~Future developments in the general business areas should put an emphasis on the quality of goods/services to match known resident/consumer preferences.~~
32. Office/Service. These areas are designated to provide locations for low intensity uses which primarily include professional, technical, medical and business offices, banking, and the services needed to support an office environment. While Office/Service uses exhibit some characteristics of commercial land use, they generally have less impact in terms of traffic, need for utilities, and nuisance to neighboring properties.
43. Professional Office. The Professional Office designation is intended to provide areas for the offices of professional services. Such uses are low intensity in character and operate during normal business hours, produce a low volume of traffic, and serve as a compatible transition between commercial and residential areas and/or between thoroughfares and residential areas. Professional office uses are planned and designed to be compatible with traditional and historic neighboring residential areas.
- In certain areas, the Professional Office designation is intended to safeguard the unique historical heritage of the City, by allowing the re-use of historic homes while maintaining their original historic character.

INDUSTRIAL AND RESEARCH/OFFICE LAND USE POLICIES

Encourage a diversified research/office and industrial base.

A diversified research/office and industrial base shall be encouraged and shall be in areas with available utilities and access to transportation systems. *(These policies coincide with the Business/Industrial Sub-Area)*

Objectives:

1. ~~In the past, the use of the~~Promote a complimentary mix of uses in existing and future industrial ~~parks has been confined to industrial, and~~ research/office ~~and warehousing uses exclusively. A complimentary mix of uses will be promoted.~~parks.
2. Heavy industrial, manufacturing, self-storage, and processing uses shall be limited to areas where effects to non-industrial properties will be minimized, i.e. within

existing industrial parks, or other areas that are not adjacent to residential land use.

3. Buffer and screens, transitional uses, landscaping, and sufficient setbacks between residential and industrial, research and office developments shall be provided.
4. Promote the conversion of vacant or derelict industrial and research/office spaces into businesses or spaces that serve Saline residents.

TRANSPORTATION POLICIES

Plan and provide a safe and efficient vehicular transportation network.

A vehicular transportation network which accommodates the safe and efficient movement of people and goods within and through the City shall be planned and provided. The City of Saline has agreed to work with the Ann Arbor Transit Authority in its objectives regarding regional transit improvements/opportunities. Road improvement priorities shall be based upon a hierarchy established by the function each road serves. The allocation of improvement dollars shall give priority towards roads which function to benefit the greatest number of residents or provide the greatest economic benefit to the City. (See Thoroughfare Plan, p. 49)

Objectives:

1. Encourage the development of an efficient and functional road system.
- ~~1.2.~~ 2. Improve/Pursue opportunities to expand public transit in Saline.
- ~~2.3.~~ 3. The City shall work proactively with regional agencies to develop an alternative east-west route to the north and/or south of Saline. And, also other north-south routes to provide adequate transportation circulation in and around the City. (Outlying Areas & Regional Issues Sub-Area) and State agencies to improve the safety of existing east-west routes as well as bolstering Saline's north/south connectivity.
- ~~3.4.~~ 3. Encourage grid patterns for new development or infill projects to provide pedestrian access and reduce traffic congestion.

Promote/Create a robust pedestrian and non-motorized transportation network.

A planned pedestrian and non-motorized transportation network should be promoted and aggressively pursued throughout the City consisting of sidewalks within

neighborhoods and multi-purpose paths connecting neighborhoods with other community facilities and focal points including City Parks.

Objectives:

1. Plan and construct trails proposed in the ~~2022~~ Saline Non-Motorized Pathway Transportation Plan.
2. Connect with Washtenaw County Parks and Recreation to plan regional trail connectivity.
3. Work with MDOT on the creation of safer pedestrian crossings throughout downtown and especially at the intersection of Ann Arbor Street and Michigan Ave.

The City of Saline Non-Motorized Transportation Plan, ~~updated in 2016~~2022, addresses non-motorized and pedestrian transportation in a comprehensive and extensive manner. By reference the Master Plan incorporates the findings, goals and policies, and implementation of the ~~2016~~2022 plan.

MUNICIPAL SERVICE EXPANSION POLICIES

From Facilitate the moderate and orderly growth of city boundaries.

With rapid growth occurring in Washtenaw County, from time to time, ~~and under mutual consent between the City of Saline and adjacent townships,~~ the municipal boundaries of ~~the City~~Saline may expand. Municipal expansion of the ~~City~~city boundaries will typically occur in relation to a corresponding extension of sewer and water facilities into underserved areas of adjacent Townships.

The City's water and sewer systems were designed to serve City property within the present boundaries of the City. The City has made a significant investment in building the capacity, quality, and reliability of the water and sewer systems to serve existing areas of the City. ~~Due to the significant investment in these facilities, the City will carefully consider the following general guidelines in accepting potential municipal service expansions:~~The addition of more land and users to be served by the existing systems should be carefully considered and planned.

Urban Development Areas (UDA's) are mutually agreed upon geographic areas used for guiding growth between the City and adjacent townships. Within the UDA boundary, municipal services could be available; outside of the boundary, services would not be available.

UDA's as defined within this plan are intended to control and guide the possible extension of municipal sewer and water into pre-planned areas and thus control and guide growth.

~~The City will consider the following general guidelines in accepting potential municipal service expansions:~~

While the method of municipal expansion would have to be determined, Saline Township notes the potential of a PA 425 agreement.

The Lodi Township Master Plan also identifies an area adjacent to the City of Saline as a "municipal service area". This area includes portions of Section 26 and 35 of Lodi Township. While the method of municipal expansion would have to be determined, Lodi Township has also noted in their Master Plan the potential of a PA 425 agreement.

York Township has planned for low-density agricultural land adjacent to the City so there is less of a likelihood that an urban development area (UDA) will be located there. As Pittsfield Township has its own municipal services, it is not likely that a formal urban development area would be needed for the extension, however, the City of Saline is not opposed to the creation of one should the township reconsider their positions on the development of the US-12 corridor leading into Saline. There are also existing parcels within the Saline-area that are subject to an automatic annexation agreement with Pittsfield Township.

The City of Saline Master Plan does not propose or plan for future UDA's outside of the ones identified with Saline and Lodi Townships. In the absence of a formal UDA or transfer agreement for other adjacent Townships all area surrounding the City of Saline shall be handled on a case-by-case basis, considering the City's land use needs at the time and the overall context of the area.

Objectives:

1. When mutually beneficial, work with surrounding communities in developing appropriate UDA's that may include the extension of municipal sewer and water services. Such agreements can be beneficial to both communities regarding economic development and the addition of new tax base.
2. To promote an orderly growth area from the City of Saline into adjacent municipalities, any area planned as UDA must be adjacent to and contiguous to the current City of Saline municipal boundaries. The "leapfrogging" of Township areas to provide municipal services which create an island UDA within a Township will not be considered by the City. The idea of contiguous development requires that municipal services expand from one fully -developed area to the next adjacent area.

~~The development~~3. Development of one or more urban development areas (UDA's) ~~shall only occur with~~should first consider the adoption of an appropriate municipal agreements between the City and any adjacent municipality(ies)~~).~~ before requests

to the Michigan State Boundary Commission are made. There are several tools available to allow such annexation agreements between communities including PA 425 – Transfer of Property, PA 8 – Transfer of Functions and Responsibilities Act, and PA 7 – Urban Cooperation Act. In addition to these tools it is recognized that there are other types of agreements that can be pursued if mutually beneficial between parties.

4. The City shall undertake and/or require studies to determine the estimated impact to city services and utilities.

Annexed land should be used in a manner that fits the context of the surrounding city-area and addresses known or anticipated City needs.

The future land use categories shown as a part of the UDAs are in general conformance with the categories and uses proposed within the Saline and Lodi Townships' Master Plans. Where municipal services are extended to serve portions of the Saline and Lodi Townships' UDAs, land use should generally follow the City Master Plan as shown in Figure 2 and be zoned to be in conformance with these categories.

As shown in Figure 3, two potential residential UDAs have been identified within Lodi Township, adjacent to the City of Saline. The 2016 Saline Township Master Plan identifies an area in the far northeast corner of the Township, adjacent to City boundaries, that is identified as an "urban service area" that includes residential, open space and mixed-use business.

Should there be a proposed development in a UDA that does not align with the land use in Figure 3, the City shall consider whether it meets a known or anticipated need in the community before acting on a proposal.

Objectives:

1. It shall be the policy of the City that land included within an urban development area be ultimately brought under the jurisdiction of the City of Saline. This includes, but is not limited to, control of planning and zoning within the area.~~It is encouraged that representatives from the City of Saline initiate discussions with representatives from Lodi and Saline Townships regarding the formation of a Joint Planning Commission; this is permitted under P.A. 226 of 2003.~~
2. Zoning within UDA's will be established ~~based in part upon an agreement between~~ using the process for rezoning of properties found within the City ~~and the adjacent municipality of Saline~~ ordinances. As a UDA is developed a master plan

amendment shall be required to provide for thoughtful procedure that complies with the approval and adoption procedures for a Master Plan amendment as contained in the Michigan Planning Enabling Act, PA 33 of 2008. Zoning of the UDA would then follow the Master Plan amendment.

- ~~1. The City shall undertake and/or require studies to determine the estimated water and sewer demand of proposed areas to be included within an urban development area and the City's ability to service such demand.~~
3. Generally, the zoning of the UDAs should conform with the land use shown in Figure 3.
4. Where expansion of facilities is proposed, the City shall require developers to ~~provide~~establish a negotiated ~~monetary amount~~agreement with the City to offset the cost of the extension of ~~water and sewer service as well as the cost of expanding and providing water treatment and distribution capacity and wastewater treatment capacity~~services and utilities.

~~As shown on Figure 3, two potential residential UDAs have been identified within Lodi Township, adjacent to the City of Saline. The 2016 Saline Township Master Plan identifies an area in the far northeast corner of the Township, adjacent to City boundaries, that is identified as an "urban service area" that includes residential, open space and mixed use business.~~

Insert pdf Figure 3. Urban Development Areas 11 x 17

Environment, Sustainability, and Resilience

~~While the method of municipal expansion would have to be determined, Saline Township notes the potential of a PA 425 agreement.~~

~~The Lodi Township Master Plan also identifies an area adjacent to the City of Saline as a "municipal service area". This area includes portions of Section 26 and 35 of Lodi Township. While the method of municipal expansion would have to be determined, Lodi Township has also noted in their Master Plan the potential of a PA 425 agreement.~~

~~The future land use categories shown as a part of the UDAs are in general conformance with the categories and uses proposed within the Saline and Lodi Townships' Master Plans. Where municipal services are extended to serve portions of the Saline and Lodi Townships' UDAs, land use should follow the City Master Plan as shown in Figure 2 and be zoned to be in conformance with these categories.~~

~~York Township has planned for low density agricultural land adjacent to the City so there is less of a likelihood that an urban development area (UDA) will be located there. As Pittsfield Township has its own municipal services, it is unlikely that a formal urban development area would be needed for the extension of municipal services.~~

~~The City of Saline Master Plan does not propose or plan for future UDA's outside of the ones identified with Saline and Lodi Townships. In the absence of a formal UDA or transfer agreement for other adjacent Townships all area surrounding the City of Saline are planned for Low Density Residential and if brought into the City would be zoned to correspond to this category.~~

~~NATURAL RESOURCE AND OPEN SPACE POLICIES~~

Integrate natural resources into an open space system.

An element of the City's Master Plan and Policies is the integration of natural resources and features such as wetlands, woodlands, flood plains, surface waters and steep topography into an open space system for the enjoyment of current and future generations. Wetlands are characterized by saturation with water as the dominant factor determining the nature of soil development, and the types of plant and animal communities living in the soil and on the surface. Woodlands, however, are a low-density forest, forming open habitats with plenty of sunlight and limited shade. Woodlands may support an understory of shrubs and herbaceous plants including grasses.

Objectives:

1. The open space plan should be considered in its totality as a combination of privately and publicly owned properties.
2. The Saline River corridor, including the river flood plain, and adjacent wooded areas, is a principal element of the open space plan. The Saline River should be utilized to its

maximum potential as a recreational resource for the Saline community, consistent with its natural beauty and capabilities. ~~Integrated with the Saline River as part of the open space system are the Wood Outlet Drain, Pittsfield Drain #5, and other appropriate contiguous natural areas.~~

3. Poor soil areas, such as wet, organic soils, should be retained in their natural condition, and integrated with the planned open space system.
4. Flood hazard areas and wetlands should be incorporated into the open space system.
5. The open space system and storm drainage system should be integrated to utilize natural water storage areas, and to utilize natural creek corridors as a means of conveying storm water runoff to the Saline River or other discharge areas.
6. The continued education of citizens through the development of community resources geared to explain utility capacity, existing infrastructure and the importance of low-impact development techniques.

Protect and enhance wetland, woodland, water resources, drainage systems, and open space.

The protection and enhancement of wetlands, woodlands, ground and surface water resources and drainage systems and open space shall be a key consideration in land use and development decisions.

Objectives:

1. ~~Wetlands shall be considered in the following manner:~~
 - ~~• The protection of Consider wetlands is essential to the preservation of water quality stabilization of stormwater runoff, promotion of groundwater recharge and provision of plant and wildlife habitats.~~

~~The specific boundaries and the special significance of each wetland area must be determined at the time of a during the new development review. One of the highest priorities is to preserve previously undisturbed wetlands in their natural state. process~~
2. ~~Woodlands shall be considered in the following manner:~~
 - ~~• Woodland conservation is important to protect water, soil and air quality, mitigate noise pollution, moderate local climate and storm hazards, preserve wildlife habitat, and preserve aesthetic values and community beauty.~~
 - ~~• Development which is permitted in and around wooded areas should be planned, constructed, and maintained so that existing healthy trees and native vegetation are preserved. The objective should be to preserve native trees rather than to rely on removal and subsequent replanting. The diversity of woodland areas should be protected to ensure the long-term stability and variety of the species preserved.~~

~~3. Groundwater resources shall be protected through a wellhead protection program which shall include:~~

- ~~• Groundwater recharge areas replenish water levels in underground storage areas and supply water to lakes, rivers, and streams. Although much of the City is served with central water, the source of that water is groundwater. Therefore, the retention and protection of groundwater resources is highly important. Since groundwater resources extend beyond City boundaries, County and regional cooperation will be necessary to effectively manage this problem.~~

~~Groundwater resources should be protected from pollution by controlling uses which discharge wastes into the hydro-geologic cycle. It is equally critical to monitor and discourage uses which handle or produce hazardous materials. Land grading should be controlled to retain the water holding characteristics of the land. Vegetation essential to the water holding characteristics should be preserved or, where necessary, enhanced as part of a~~ Consider woodlands during the new development program review process.

~~4. Drainage systems shall be considered in the following manner:~~

- ~~• Protection of soils, woodlands, and wetlands within a watershed and proper management of land use and development are essential to the proper management of storm drainage.~~
- ~~• Natural vegetation and topographical features along stream corridors and waterways should be preserved. Uses along the stream channel should be restricted to those which minimize topographical disturbance leading to the increased runoff, sedimentation and degradation of water quality.~~
- ~~• Following development of a site, surface water runoff should meet or exceed current standards of the Washtenaw County Drain Commission. Stormwater management prevents stream overloading and long-term erosion resulting from uncontrolled, high velocity discharges.~~

3. Consider ground water resources during the new development review process

4. Consider drainage systems during the new development review process

Bolster Existing Green Space and Parks

The City heard from residents about a desire for more activation of existing green space, establishing expectations for project feasibility and timelines, and the desire for the Saline to become a less auto-dependent community in general.

Objectives:

1. Transparently and accurately report on planned park capital projects providing a timeline for expected completion.

2. Plan and construct trails proposed in the 2022 Saline Non-Motorized Pathway plan.
3. Plan and construct capital improvements featured in the 2022 City of Saline Parks and Recreation Master Plan.

Standards For and Promotion of Green Technology

With substantial changes to the nation's energy production system, the growing popularity of electric vehicles, and Saline's own responsibility to be a steward of the environment, the City shall work to adopt common-sense standards with resources for residents for new green technologies.

Objectives:

1. Investigate the benefits of a formal ordinance allowing solar panels and other local energy production methods.
2. Work with HOAs to remove by-laws that prohibit the installation of solar panels.
3. Provide accessible information to Saline residents on what's needed to install electric vehicle chargers
4. Study the best locations for and install electric vehicle chargers on public property in an adequate manner.

INTERGOVERNMENTAL COOPERATION POLICIES

Promote effective working relationships between the City, surrounding communities, and the Saline Area Schools.

Objectives:

1. Planning issues which are integral to the discussion between the various bodies should ~~include:~~ be proactively discussed.
 - ~~• The delineation of realistic City boundaries which would facilitate the provision of City services and allow for a reasonable level of additional growth through planned urban development areas.~~
 - ~~• The coordination of road improvements, traffic patterns, and traffic control.~~
 - ~~• The improvement of pedestrian connections across municipal borders.~~
 - ~~• The coordination of multi-modal forms of transportation, including pedestrian, dedicated bike lanes, and public transit.~~

2. The Washtenaw Area Transportation Study should be consulted regarding transportation issues of regional significance.

FUTURE LAND USE PLAN

INTRODUCTION

As indicated throughout this document, the Master Plan is more than a series of maps. The Master Plan establishes a direction for the future of the City through goals, policies and graphic representation. Planning strategies, represented in both graphic and narrative form, identify the more specific manner which goals and policies are to be implemented.

SALINE SUB AREA PLAN

In addition to the overall land use plan and the future land use categories the City was divided into the following ~~five~~seven (7) sub areas:

- Business/Industrial ~~Sub-Area~~sub area
- East Michigan Avenue sub area
- West Michigan Avenue sub area
- Central Village ~~Sub-Area~~sub area
- ~~Michigan Avenue Sub Area~~
- City Downtown sub area
- Residential ~~Sub-Area~~sub areas
 - North Side
 - South Side
 - West Side
- Outlying Areas & Regional ~~Sub-Area~~sub area

The following pages address issues related to land use, land preservation, transportation, and community facilities and services for each sub area. The preferred land use arrangement, the specific development strategies, and site design guidelines for each sub area are also discussed.

BUSINESS/INDUSTRIAL SUB AREA

Characteristics:

- Existing land uses are primarily industrial, with general commercial uses in proximity to E. Michigan Avenue, and a small area of recreation in the far northern portion of the sub area.
- Adjacent to Pittsfield and York Townships.
- Encompasses the Faurecia Plant, ~~(former ACH facility),~~ the City's industrial parks, Tefft Park, Saline Recreation Complex, and the Saline Public Works Facility, ~~Sauk Commons Shopping Center, The Oaks Shopping Center, Saline Shopping Center, and Rentschler Farm Museum.~~
- ~~The Michigan Avenue corridor is a primary feature within this sub area.~~

Development Strategies:

1. Consider complimentary uses within the City Industrial Parks. A complimentary mix of uses will be promoted as well as creative reuse that adds new services and amenities for Saline residents.
2. Continue to encourage a diversified research/office and industrial base within this area.
3. ~~Along the Michigan Avenue corridor, discourage the spread of narrow, linear (strip commercial) patterns, and encourage clustered commercial developments.~~
3. Business retention and attraction is a primary strategy within this sub area.
4. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.

Design Guidelines:

1. Appropriate buffers, transitional areas, landscaping, and sufficient setbacks should be provided between residential and industrial, research and office developments.
2. Enhance the aesthetics of the City Industrial Parks to make these areas more attractive for prospective business.
3. Encourage Low Impact Development (LID) techniques for stormwater management.
4. Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.

~~CENTRAL VILLAGE SUB AREA~~

EAST MICHIGAN AVENUE SUB AREA

Characteristics:

- Contains the commercial/retail/service developments outside of the Downtown Area and along East Michigan Avenue.
- Encompasses the Dairy Queen, Sauk Commons Shopping Center, The Oaks Shopping Center, Saline Shopping Center, and Rentschler Farm Museum. Visually characterized by late-1900s strip developments on both sides of Michigan Avenue as well as some older and newer standalone developments.
- Adjacent to Pittsfield and York Townships. Borders the Business/Industrial sub area on the north and south as well as the Central Village and Downtown sub areas.
- There are undeveloped and underdeveloped lots off Sage Court and on US-12 that are clear and immediate opportunities for (re)development.

Development Strategies:

~~Characteristics:~~

1. ~~Existing~~ Network with and encourage the owners of the existing strip centers to fill vacancies with service/retail enterprises that increase the area's vitality.
2. Discourage the spread of narrow, linear (strip commercial) patterns, and encourage clustered commercial developments that maximize the efficiency of frontage on US-12 used.
3. Encourage infill development that creates more efficient use of land ~~uses include primarily city density,~~ especially properties that front US-12.
4. Business retention and attraction is a primary strategy within this sub area and should be focused on higher quality goods and services than what is currently available in Saline.
5. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school, and shopping facilities, and other pedestrian and bicycle paths.

Design Guidelines:

1. ~~, low density~~ Existing buffers separating true industrial and residential, mixed use, and public/quasi-public, uses from their commercial counterparts shall be retained.

2. ~~The focal point of the~~ Encourage the creation of service drives, and where possible, access from Bemis Road, to limit the number of new curb cuts on East Michigan Ave.
3. Encourage Low Impact Development (LID) techniques for stormwater management.
4. New developments shall be designed in a manner that efficiently allocates frontage to many different users as opposed to one.
5. Encourage the creation of attractive, modern, and sustainably built (LEED) commercial/service buildings and sites.
6. New development in ~~the~~ ~~is~~ this sub area should be designed with the intent of minimizing sprawl and increasing non-motorized ~~access~~ connectivity (sidewalks, trails, etc.) to the rest of the Saline community.

WEST MICHIGAN AVENUE SUB AREA

Characteristics:

- Contains the commercial/retail/service establishments outside of the Downtown Area and along West Michigan Avenue.
- Visually characterized by mid-1900s strip developments on the south side of Michigan Avenue as well as automotive dealers/repairs and some residential homes on the north side of West Michigan Avenue.
- Adjacent to Saline Township, Mill Pond and Curtiss Park, and the West and South Side Residential sub areas.

~~This sub area is fully developed and occupied, albeit in an inefficient fashion. There are no immediate opportunities for (re)development.~~

Development Strategies:

1. Network with and encourage the owners of the existing strip centers to fill vacancies with service/retail enterprises that increase the area's vitality.
2. Promote and support the redevelopment of the existing strip centers.
3. New development in this area should focus on bringing essential services, such as a grocer or a pharmacy, to the west side of Saline.
4. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.

Design Guidelines:

1. New development in the sub area should be designed with the intent of minimizing sprawl and increasing non-motorized ~~access~~connectivity (sidewalks, trails, etc.) to the rest of the Saline community.
2. Encourage Low Impact Development (LID) techniques for stormwater management.
3. New developments shall be designed in a manner that efficiently allocates frontage to many different users as opposed to one.
4. Encourage the creation of attractive, modern, and sustainably built (LEED) commercial/service buildings and sites.

CENTRAL VILLAGE SUB AREA~~contains the Union School building, Saline City Hall~~

Characteristics:

- Contains the residences outside of the immediate downtown area. It also includes the businesses that are located on Bennet Street, Hennie Field, and the Historic Train Depot~~Museum.~~
- Visually characterized by the older historic neighborhoods of Saline. There are also older commercial and light-industrial buildings along North Ann Arbor Street and Bennett Street.
- The Central Village ~~Sub Area~~sub area is bisected by Michigan Avenue and the Downtown sub area.
- ~~Represents the older historic neighborhoods within the City.~~
- ~~The density of this sub area ranges between three (3) and five (5) units per acre.~~

~~Development Strategies:~~

Development Strategies:

1. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths, specifically between U.S. 12 and ~~Henne~~Hennie Field.
2. Encourage ~~expansion of the central business district into portions~~redevelopment, repurposing, and/or revitalization of the ~~Central Village Sub Area to promote additional commercial development opportunities~~buildings and parcels along Bennet Street to places that serve the nearby community.

3. Preserve and enhance the historic character of the ~~central village~~ sub area and encourage infill housing that maintains historic structures or creates new ones of a similar aesthetic character.
4. ~~Establish parks in proximity to higher density population areas~~ Build-out infrastructure and amenities at existing parks to meet the needs of the residents.
5. ~~Multiple-family residential developments should be located in close proximity to existing high density or multiple family developments where infrastructure is capable of additional development.~~

~~Design Guidelines:~~

- 6.5. ~~Allow for shared areas that are walkable, near street parking opportunities limiting the number of surface lots, and should be designed in a manner to match the exterior visual character of the neighborhood.~~

Design Guidelines:

1. ~~Allow for mixed uses, such as upper floor residential units and uses in order to encourage a walkable and livable downtown area.~~
- 2.1. ~~Provide appropriate architectural standards for new developments maintaining the architectural integrity of the downtown as it relates to this sub area.~~ are single-family density, city-density and high-density.
2. Parking for multiple-family, commercial, or mixed-use developments shall be located on sites in a manner that maintains the streetscape and limits impervious surfaces.
3. Encourage Low Impact Design (LID) techniques for stormwater management.
4. Encourage Leadership in Energy in Environment Design (LEED) techniques for architecture and site design.

MICHIGAN AVENUE DOWNTOWN SUB AREA

~~Michigan Avenue~~ Downtown is the ~~backbone~~ core of the Saline community. The ~~corridor area~~ is the ~~economic engine and the~~ visual identity of the City. ~~Virtually and is the host to all retail opportunities occur on or near Michigan Avenue, of Saline's major events.~~ Local business growth is to be concentrated and encouraged within this sub area as is the creation of dense housing, investments in walkability, and space for the public to gather.

Characteristics:

~~Characteristics:~~

- The ~~Michigan Avenue~~Downtown sub area is the visual identity of Saline.
- Existing land uses include ~~primarily downtown~~local business/retail, ~~general commercial~~, public/quasi-public, residential and professional office.
- Main east/west and north/south corridor through ~~the City~~Saline.
- ~~Surrounded by all the~~ residential sub areas.
- ~~Encompasses most of~~ with East and West Michigan sub areas being commercial "gateways" into the central business district downtown.
- Considered a "traditional" downtown district.
- Historic architectural character including "zero lot lines".

~~Development Strategies:~~

- ~~1. Discourage the spread of strip commercial development patterns.~~
- ~~2. Encourage clustered commercial developments.~~
- Has many underutilized surface parking lots.
- Lack of public place/space/center besides City Hall.

Development Strategies:

1. All redevelopment and new development shall be done in a manner that retains the existing dense commercial and residential downtown district. No development downtown shall be in a "strip" style.
- ~~3.~~2. Encourage the ~~use~~conversion of upper floors of existing buildings to be converted into residential uses.
- ~~4.~~3. Preserve the historic context of the district, ~~particularly in~~ and ensure the design of new developments ~~using~~ fits this character.
- ~~1. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.~~
- ~~4. Consider~~Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.
5. Work with MDOT on vehicular and pedestrian improvements at all intersections within the ~~Michigan Avenue~~Downtown sub area.
6. Adopt a new downtown corridor plan/design study that proposes alternatives the City could pursue as well as estimated costs. The study should support alternatives that will bolster resident leisure and recreation and/or attract new private investment.

7. Place an emphasis on the attraction of retail, service, and restaurant users to the downtown core.

Design Guidelines:

- ~~6. Consider the goals and objectives referenced in the 2007 Urban Design Plan (Quinn-Evans).~~

~~**Design Guidelines:**~~

1. Although context-based, compatible residential land uses in this sub area are single-family density, city-density, high-density, and Downtown District Residential.
- ~~1.2.~~ Allow for and encourage shared parking opportunities, limiting the number of surface lots.
- ~~2.3.~~ Allow for mixed-uses, such as upper floor residential units as to encourage a walkable and livable downtown area.
- ~~3.4.~~ Provide Continue to provide and refine the appropriate architectural standards for new developments using the form-based code design standards while maintaining the historic integrity of the community.
5. Implement any new design study conducted by the City and its partners.
6. New development in the is sub area should be designed with the intent of minimizing sprawl and increasing non-motorized access (sidewalks, trails, etc.) to the rest of the Saline community.
- ~~4.7.~~ Encourage Low Impact Design (LID) techniques for stormwater management.
- ~~5.8.~~ Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.

NORTH RESIDENTIAL SUB AREA

Characteristics:

- Existing land uses are primarily single-family residential, city residential, multiple-family residential, public/quasi-public, ~~multiple family residential~~ and professional office.
- Adjacent to Lodi Township and Pittsfield Townships.
- Contains newer residential developments adjacent to the older central village sub area residences, Heritage School, Saline Middle School, Liberty School, Woodland Meadows, Linden Square Assisted Living and the Saline District Library.

Development Strategies:

1. Continue to control and plan for future residential growth by encouraging clustered ~~developments preserving open space~~development, increasing the efficiency in which land is used.
2. Implement policies to preserve trees, water bodies and other vital natural features from development.
3. Encourage new developments to preserve or create parks ~~and~~or activated open space areas for the ~~active and passive~~ enjoyment for the north residential sub area residents.
4. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.
5. New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.
6. Integrate new residential developments into existing neighborhoods where possible, connecting streets, pedestrian walks, and open spaces/parks.
7. ~~Consider potential development~~Support Saline Area Schools with the middle school campus reconfiguration which will create new recreation opportunities for Saline residents.

Design Guidelines:

1. Although context-based, compatible residential land ~~not designated as park or open space~~uses in this sub area are single-family density and city-density.

~~Design Guidelines:~~

2. Future residential development shall be designed to minimize conflicts between the residential use and increasing traffic volumes on thoroughfares and collector streets.
3. Provide appropriate architectural standards for new developments maintaining the historic integrity of the community.
4. Encourage Low Impact Development (LID) techniques for stormwater management.
5. Encourage Leadership in Energy in Environment Design (LEED) techniques for architecture and site design.

SOUTH RESIDENTIAL SUB AREA

Characteristics:

~~WEST RESIDENTIAL SUB AREA~~

~~Characteristics:~~

- Existing land uses are ~~primarily~~ city residential, low density residential, multiple-family residential, and open space/recreation.
- Adjacent to Saline and York Townships.
- Contains Wilderness Park, Peoples Park, Curtiss Park, Salt Springs Park, Oakwood Cemetery, and Pleasant Ridge School.

Development Strategies:

1. Continue to control and plan for future residential growth by encouraging clustered developments, increasing the efficiency in which land is used.
2. Implement policies to preserve trees, water bodies and other natural features from development.
3. Encourage new developments to preserve or create parks or activated open space areas for the enjoyment for the south residential sub area residents.
4. Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.
5. New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.
6. Integrate new residential developments into existing neighborhoods where possible, connecting streets, pedestrian walks, and open spaces/parks.
7. Consider housing opportunities designed for the elderly, and the capabilities of the Police and Fire Departments, and public transportation.
8. Encourage additional park development for both active and passive users.

Design Guidelines:

1. Although context-based, compatible residential land uses in this sub area are single-family density, city-density and high-density.
2. Future residential development shall be designed to minimize conflicts between the residential use and increasing traffic volumes on thoroughfares and collector streets.
3. Provide appropriate architectural standards for new developments maintaining the historic integrity of the community.
4. Encourage Low Impact Design (LID) techniques for stormwater management.

5. Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.

WEST RESIDENTIAL SUB AREA

Characteristics:

- Existing land uses are city residential, low density residential, multiple-family residential, public/quasi-public, and open space/recreation.
- Adjacent to Lodi and Saline Townships.
- Contains newer residential developments adjacent to the older central village sub area residences, the Evangelical Home of Michigan, Mill Pond Park, and Stonecliff Park.

Development Strategies:

1. Continue to control and plan for future residential growth by encouraging clustered developments ~~preserving open space,~~ increasing the efficiency in which land is used.
2. Implement policies to preserve trees, water bodies and other natural features from development.
- ~~1. Implement policies to preserve trees, water bodies and other natural features from development.~~
- ~~2.3.~~ Encourage new developments to preserve or create parks ~~and/or~~ activated open space areas for the ~~active and passive~~ enjoyment ~~of~~ for the west residential sub area residents.
- ~~3.4.~~ Encourage non-motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with parks, schools and shopping facilities, and other pedestrian and bicycle paths.
- ~~4.5.~~ New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.
- ~~5.6.~~ Integrate new residential developments into existing neighborhoods where possible, connecting streets, pedestrian walks, and open spaces/parks.
- ~~6.7.~~ Consider ~~Encourage the expansion of existing~~ housing opportunities designed for the elderly. (Evangelical Homes, Mill Pond Manor, and Brecon Village).
- ~~7.8.~~ Consider potential redevelopment/reuse opportunities for ~~Evangelical Homes of Michigan site~~ the former hospital campus on Russell Street.

Design Guidelines:

- ~~1. Future residential development shall be designed to minimize conflicts between the residential use and increasing traffic volumes on thoroughfares and collector streets.~~
- ~~2.1. Provide appropriate architectural standards for new developments maintaining the historic integrity of the community.~~
- ~~3.1. Encourage Low Impact Design (LID) techniques for stormwater management.~~
- ~~4.1. Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.~~

~~SOUTH RESIDENTIAL SUB AREA~~

~~Characteristics:~~

~~Existing~~ Design Guidelines:

1. Although context-based, compatible residential land uses in this sub area are ~~primarily city residential, low~~ single-family density ~~residential and open space/recreation, and city density.~~
- ~~• Adjacent to Saline and York Townships.~~
- ~~• Contains Wilderness Park, Peoples Park, Curtiss Park, Salt Springs Park, Oakwood Cemetery, and Pleasant Ridge School.~~

~~Development Strategies:~~

- ~~2. Continue to control and plan for future residential growth by encouraging clustered developments~~ preserving open space.
- ~~8.1. Implement policies to preserve trees, water bodies and other natural features from development.~~
- ~~3. Establish parks and open space areas for the active and passive enjoyment of the south residential sub area residents.~~
- ~~4.1. Encourage non motorized transportation through the establishment of a pedestrian and bicycle safety path system linking residential areas with park, school and shopping facilities, and other pedestrian and bicycle paths.~~
- ~~5.1. New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.~~
- ~~6.1. Integrate new residential developments into existing neighborhoods where possible, connecting streets, pedestrian walks, and open spaces/parks.~~
- ~~7.1. Consider housing opportunities designed for the elderly, and the capabilities of the Police and Fire Departments, and public transportation.~~
- ~~8.1. Encourage additional park development for both active and passive users.~~

~~Design Guidelines:~~

2. Future residential development shall be designed to minimize conflicts between the residential use and increasing traffic volumes on thoroughfares and collector streets.
3. Provide appropriate architectural standards for new developments maintaining the historic integrity of the community.
4. Encourage Low Impact Design (LID) techniques for stormwater management.
5. Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.

OUTLYING AREAS AND REGIONAL ISSUES SUB AREA

Characteristics:

- This sub area is inclusive of Lodi, Pittsfield, Saline and York Townships, the County of Washtenaw, and the State of Michigan.
- Immediately adjacent to the City, the surrounding area is primarily low density residential and undeveloped.

Development Strategies:

1. Proactively start conversations with farmstead owners to learn their intentions with their land and the timeline in which they are operating on.
2. Proactively start conversations with prospective developers to learn their desires on the size of parcels they'd like to purchase and the timeline in which they are operating on.
3. Support the annexation and addition of new developments that will utilize Saline's utilities.
- ~~1.~~4. Coordinate with regional agencies to develop an alternative east-west route to the north and/or south of Saline.
- ~~2.~~5. Coordinate with regional agencies to develop alternative north-south routes to provide adequate transportation circulation in and around the City of Saline.
- ~~3.~~6. Consider the ~~delineation~~creation of annexation agreements based on realistic City boundaries which would facilitate the provision of City services and allow for a reasonable level of additional growth.
- ~~4.~~7. Coordinate road improvements, traffic patterns and traffic control with appropriate regional agencies.

- ~~5.8.~~ 6.9. Coordinate the improvement of pedestrian connections across municipal borders.
- ~~6.9.~~ 7.10. Coordinate multi-modal forms of transportation throughout the region, including pedestrian, dedicated bike lanes, and public transit.
- ~~7.10.~~ 8.11. Evaluate fees and charge policies for recreation programs and services and work to increase program cost recovery.
- ~~8.11.~~ 9.12. Discuss the equitable distribution of non-residential tax base throughout the Saline Area School District with the appropriate regional agencies.

Design Guidelines:

- 1. Although context-based, compatible residential land uses in this sub area are single-family density, city-density and high-density.
- ~~1.2.~~ 2.3. The Regional Planning Guidelines of the Saline Area Sustainability Circle provide a broad framework of regional cooperation. This framework should be proactively coordinated when land use issues facing the City have a regional influence.
- ~~2.3.~~ 3.4. The Saline Area Sustainability Circle Communities Regional Plan Map should be proactively coordinated when land use and zoning issues are adjacent to neighboring communities and may affect those communities.
- ~~3.4.~~ 4.5. Encourage the use of Low Impact Design (LID) techniques for stormwater management.
- ~~4.5.~~ 5.6. Encourage Leadership in Energy in Environmental Design (LEED) techniques for architecture and site design.

Insert pdf Figure 4. Sub Areas 11 x 17

LAND USE PLAN

The Land Use Plan Map, provided on Figure 4, serves as a graphic representation of the City's goals and policies. The Land Use Plan Map is not a zoning map, but rather a generalized guide to the desired future land use patterns both within the City and in the Township areas which are contiguous to the City.

When preparing the plan, the following factors were considered: public input through the City-wide Planning Fair, previous planning studies, existing development patterns, demographic trends, regional influences, sewer and water service areas, natural resource conditions, and street patterns.

LAND USE PLAN CLASSIFICATIONS AND STRATEGIES

The following defines the intent of each land use plan category:

Low Density ~~Single Family Residential~~ – provides for density not to exceed ~~three (3)~~ six (6) dwelling units per one (1) acre and is planned for areas compatible with existing low density development patterns ~~both within the City and adjacent Townships. Such areas are also.~~ Low Density residential is planned as for areas where it is desirable to maintain existing low-density development patterns to potential mitigate impacts on natural resources, resource conditions, utility systems, and/or roads, and utilities. Areas planned for low-density single-family residential will be predominantly devoted to single-family detached housing. Although attached housing could occur at comparable densities

~~Several parcels, both within and outside of the City boundaries are~~The most significant areas planned for low density ~~single family~~ residential. ~~The most significant areas~~ are in the western, northwestern and southwestern portion of the City, adjacent to Saline and Lodi Townships. Low densities are planned in these areas to protect an extensive wetland system associated with the Wood Outlet and Saline River watersheds. ~~Furthermore, low density is planned to lessen the impact on Saline-Ann Arbor Road and Saline Waterworks Road.~~

~~The other significant areas designated for low density residential are in the southern and southeast portions of the City and adjacent areas of York Township. These areas are also affected by wetlands associated with the Warner Drain and Saline River. Furthermore, low density development would reduce the potential traffic impacts on Willis Road leading into the City.~~

The city is not opposed to the creation of additional low-density residential, however, it is vital that the city support and promote a diversity of housing products available to current and future residents.

The 2023 Saline Housing Study reveals that, based on existing lot size and zoning-classification, most existing homes and developments would fall within this residential density classification. The Study also revealed rapidly increasing housing costs and an aging population. These types of homes tend to be less physically accessible for an aging population and are also necessarily more expensive because they use more land and are typically larger housing units.

City Density ~~Single Family Residential~~ – provides for over ~~three (3)~~four (4) but not more than ~~five (5)~~twenty (20) dwelling units per one (1) acre and is planned for areas compatible with existing medium to high density development and most capable of supporting additional development due to the availability of utilities, existing natural resource conditions, and the adequacy of roads. ~~Such areas are intended to serve in some cases as a transition between low and multiple family density areas.~~ Most areas designated for City density residential are in existing developed areas. The city supports development of this residential density throughout the urban development area.

~~Multiple Family~~High Density Residential – intended to provide for multiple family dwelling units at a density ranging from ~~ten (10) to~~ fifteen (15) to sixty (60) units per acre depending on site conditions. Multiple Family Residential is planned for areas compatible with existing multiple family development, utilities, and direct access to roads with acceptable available capacity.

~~Most of the~~The areas designated for ~~multiple family~~high density residential are confined to existing developments. ~~Additional,~~ however, the city also promotes high density residential development in the downtown. Further, depending on site conditions, the City would support High Density residential development in the urban development area

~~designated for multiple family is located on the north side of Bemis Road adjacent to either existing or planned commercial land uses.~~

Mobile Home Park Residential – intended to provide for mobile home parks within existing locations in the City. No new Mobile Home Park Residential areas are planned for the City of Saline. It is important to note not only the existing Saline City Mobile Home Park located on the west side of Maple Road, but also the newer mobile home development (River Oaks) located in Saline Township just west of the City limits. When both mobile home developments are considered, the Saline area is well served by mobile home park residential.

General Business – intended to provide suitable locations for general retail and service establishments. Uses typically found include larger supermarkets, discount stores, department stores, appliance and furniture stores, and specialty shops. These types of land uses rely on a larger market area and can provide either convenience and/or comparison goods. General Business may take the form of ~~either a shopping center~~centers or groups of buildings sharing common access, architectural style and design elements, or stand-alone structures.

The General Business designation also includes special retail and service uses, such as garden sales, building supplies, and auto dealerships. These types of commercial uses are generally developed along major roads. Usually, the types of business activities located in such a general business district are not related to each other and consequently need not be compatible in terms of their ability to strengthen customer drawing power.

General Business land use is intended to provide for both convenience and comparison needs. Very little new area is planned for general commercial due to the current amount which is already available and the proximity to shopping in Ann Arbor.

The largest area planned for general commercial is along East Michigan Avenue. While this area is extensive, it is also designated as a Special Planning Area (SPA and SPA-1) in the Zoning Ordinance and is subject to relative strict land use regulation. Overtime, these existing regulations have created an inefficient allocation of prime frontage on US-12. Saline will be investigating ways to improve the SPA-1 district to be more accommodating to 21st century commercial developments. The Master Plan outlines specific development strategies and design guidelines in the "East Michigan sub area" plan.

The second smaller area is along West Michigan Avenue at the western entry of the City. While not subject to the same regulation as East Michigan Avenue, the quality and character of development in this area should also be an important concern. The Master plan outlines specific development strategies and design guidelines in the "West Michigan sub area" plan.

~~Central Business~~Downtown District – exclusive to the ~~commercial~~ center of the City of Saline. This designation is intended to promote the ~~center~~downtown of the City as a special business area offering a range of convenience commercial, specialty shops, personal services, restaurants, offices and banking uses. In addition, the use of upper floors or vacant space for high density residential is encouraged to help promote a livelier active atmosphere bringing people and activities to the heart of ~~the City~~Saline.

The ~~Central Business~~Downtown District (~~CBD~~DD) shall be maintained as the focal point of the community. The ~~CBD~~DD is found along Michigan Avenue generally between Mills Road to the west and S. Harris Street to the east. The designation is bounded roughly to the north by McKay Street and to the south by Henry Street. The City should seek to specially plan this area with a dedicated design/corridor plan.

The ~~CBD~~Downtown District has been in a continual state of evolution since its early role as the sole provider of goods and services to residents. However, the ~~CBD~~Downtown District can no longer meet all of the traditional commercial needs of the City.

The current and future role of the ~~CBD~~Downtown District is as a mixed-use center of specialty commercial, office, restaurant, service, and high-density residential uses. As important as the uses in the ~~CBD~~DD are the other elements which make up the ~~CBD~~DD. The pedestrian and vehicular activity, character and scale of the buildings, sidewalks and lighting, street trees, signs and canopies are all elements that, when combined, define the ~~CBD~~downtown district. Future planning activities must consider all the elements in combination.

~~As noted above, the CBD is planned as a truly mixed use designation that promotes a wide variety of land uses including upper story housing. Two studies provide significant insight to the type of desired development as well as the direction of CBD in the future:~~

- ~~• Saline Downtown Blueprint – 2005 (Hyatt, Palma)~~
- ~~• Urban Design Plan – 2007 (Quinn Evans)~~

~~Both plans emphasize the need for mixed use planning including upper floor residential, improved pedestrian access, and a variety of land uses.~~

Professional Office – provides areas for such low intensity uses as the offices of doctors, dentists, engineers, attorneys and other similar professionals.

The Professional Office designation is intended to provide a compatible transition between commercial and residential areas and/or between thoroughfares and residential areas.

Several areas are designated as Professional Office, primarily along North Ann Arbor-Saline Road and East Michigan Avenue. These designated areas provide a land use transition between residential land use and major thoroughfares and/or commercial land use.

Office-Service – intended to provide locations for uses which primarily include office and technical uses, and business and personal services uses which are dependent on and supportive of an office environment.

Office Service is intended for larger sites than the Professional Office designation, but where there still may be a need to provide for a compatible transitional use between commercial and residential areas and/or between thoroughfares and residential areas.

The Office Service designation is not intended to permit commercial retail uses that generate a large traffic volume. A limited range of business and service uses are included for the benefit of office personnel, tenants and visitors, provided offices and technical uses remain the predominant use with this designation.

Two areas are designated for Office Service. An area adjacent to the current City boundaries on West Michigan Avenue has been designated to provide a smooth transition between commercial land use to the east and residential to the west. Furthermore, such a designation is in keeping with both City and Township policies to prevent the spread of strip commercial along West Michigan Avenue. A second small area has been designated at the southeast corner of Maple Road and Woodland Drive to provide an area of support services near the industrial parks.

Industrial – considered warehousing, research, laboratory and light manufacturing. Such uses are intended to be enclosed within a building and external effects are not to be experienced beyond their property boundaries. Outdoor storage is intended to be minimal. Such areas should be located on roads capable of adequately accommodating necessary truck traffic, and should be separated from residential areas where external effects might be present.

Industrial land use patterns are very well established in the City of Saline. With some minor exceptions, the City has concentrated industrial activity in the northeast portion of the City along Michigan Avenue, Industrial Drive, Woodland Drive, and Tefft Court.

Current industrial areas are well planned because of the access to transportation routes, capability for expansion of individual uses, and relative isolation from existing residential areas. ~~Because the City is fortunate to have such an area, it is important that the planned industrial areas be strictly reserved for industrial use. Intrusion by commercial uses, for example, should be avoided.~~ The adaptive reuse or redevelopment of properties on the

edge of industrial districts into services/places that better serve Saline's residents should be considered.

Public/Institutional – intended to accommodate both Public and Quasi-Public uses such as public buildings, schools, and other public facilities including City sewer and water facilities. New Public/Institutional areas are not proposed.

Open Space –Recreation – intended to provide public and private parks, recreation and open space systems which preserve and enhance the character of the City. Protection and preservation of these areas will ensure maintenance and enhancement of the natural characteristics of the City while at the same time broadening recreational opportunities in appropriate areas.

Mixed Use – is proposed to create a flexible environment in which a variety of activities that may be mutually supportive can be permitted. The type of uses envisioned will include office, business support services, light industrial, research, and public facilities. The Mixed-Use district would not include moderate to heavy industrial uses.

It is also the intent that any use permitted within this designation be compatible with adjacent and neighboring land uses. The type of uses envisioned will include office, business support services, limited industrial, research, public facilities and a limited amount of retail type activities.

The mixed-use area is found on the north side of Bennett Street both sides of North Ann Arbor Street. This area will have varied characteristics: office/research, limited industrial and limited retail. To a certain extent this designation reflects the existing mixed-use character of this area.

Desirable land uses and elements of the Mixed-Use Category are:

- Office/Research Use
- Limited Industrial Uses with the storage of materials outdoors strongly discouraged. These uses must be compatible with adjacent properties, especially residentially used property.
- Limited Retail of a neighborhood service type. Retail uses would include only limited facilities of no greater than 4,000 square feet in area and are intended to serve the residential and non-residential uses within the immediate area. Properties within the Mixed-Use Category that directly abut residentially zoned or used property are not appropriate for limited retail uses.
- The idea of an open-air seasonal “Depot Area-Farmers Market” use would fit into the Mixed-Use designation nicely. It would be the intent that this type of use would be organized and operated by the City of Saline.

Insert pdf Figure 5. Future Land Use Map 11 x 17

THOROUGHFARE PLAN

The purpose of the City's street network is to provide for the safe and efficient movement of people and goods within and through the Community. Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning (see Figure 7, p. 49).

There exists a strong interrelationship between the road system and land use patterns. The type of pattern of land use will strongly influence traffic volumes along a given road. Likewise, adequacy of a road may determine the type of adjacent land development that occurs. Therefore, the benefit of the Thoroughfare Plan is to assist in establishing priorities for future road improvements based on the function a roadway serves.

Roads are classified as follows:

- Interstate – Provides major “through traffic” between municipalities and states.
- Principal Arterial Roads – Primary function is to carry relatively long distance, through travel movements and/or to service important traffic generators, i.e. airports or regional shopping centers.
- Minor Arterials – Like Principal Arterial Roads, with trips carried being shorter distance to lesser traffic generators.
- Collector Roads – Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- Local Roads – Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

The above classifications correspond to the National Functional Classification map for Washtenaw County used by the Michigan Department of Transportation Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal aid” roads include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following describes all primary roads within the City of Saline along with their designations:

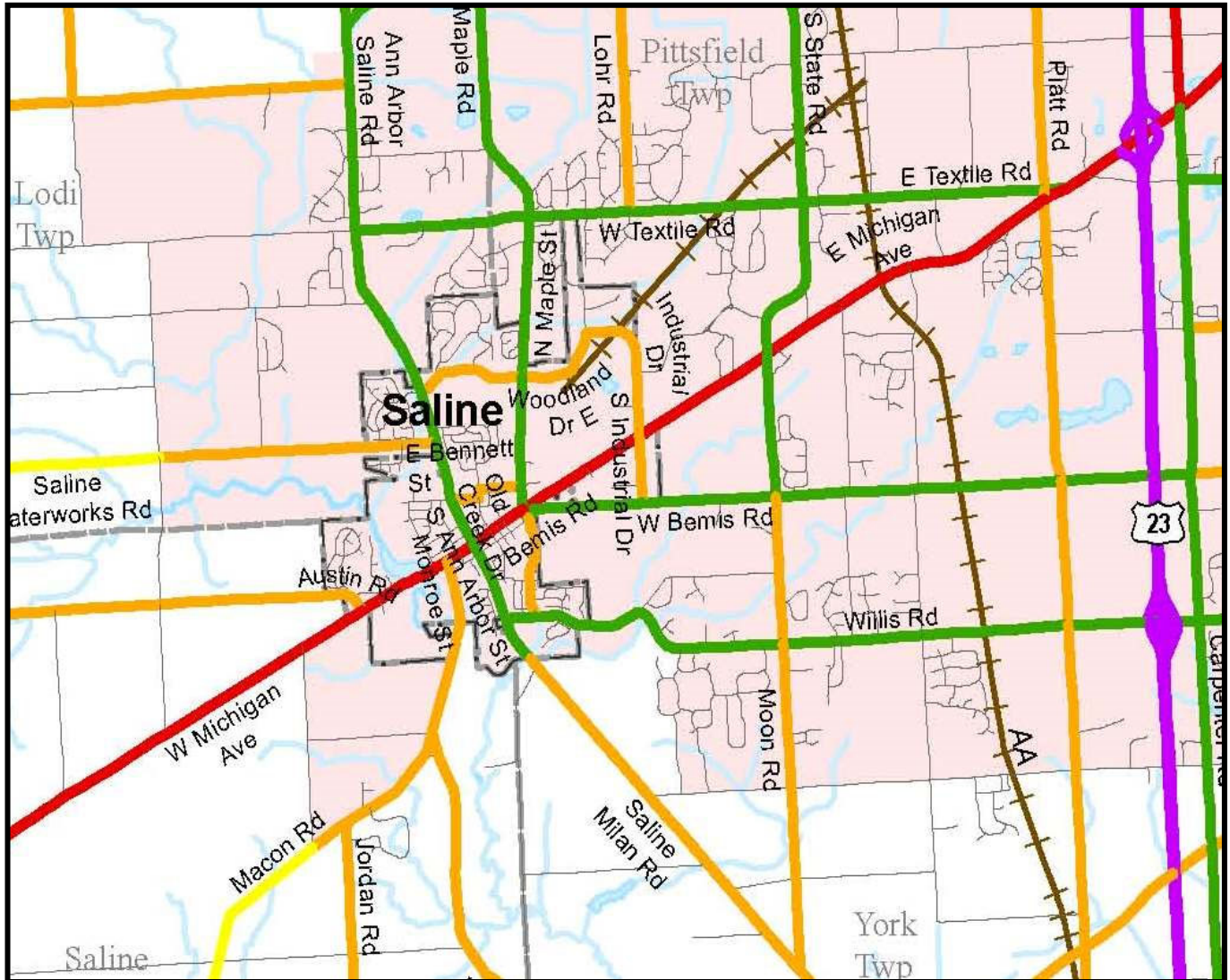
- Michigan Avenue – Principal Arterial
- Ann Arbor Street– Minor Arterial

- North Maple Street (City border to Bemis Road) - Minor Arterial
- Willis Road – Minor Arterial
- Oak Creek Drive – Major Collector
- East Bennett – Major Collector
- Austin Road – Major Collector
- Woodland Drive East – Major Collector
- S. Industrial Drive – Major Collector
- Monroe Street – Major Collector

In addition to the localized efforts, the City of Saline is an active participant with The Washtenaw Area Transportation Study (WATS); the Mayor is a committee member.

Per their website (www.miwats.org), WATS is a multi-jurisdictional agency responsible for transportation planning in Washtenaw County. The agency is mandated by Federal law to provide a continuing, cooperative and comprehensive transportation planning process, which guides the expenditure of state and federal transportation funds in Washtenaw County. WATS annually establishes project priorities for consideration by the Michigan Department of Transportation (MDOT) when programming transportation funds. In addition, WATS continually monitors the current condition of the county's transportation system, including roads, bicycle and pedestrian paths, bridges, and public transit.

Figure 6. National Functional Classification Map



ACCESS MANAGEMENT

To ensure safe management of traffic, several elements should be considered for all new development.

1. Limit the number of driveways and encourage alternative means of access.
2. Permit only one access or shared access per site unless a larger residential development (i.e. greater than 50 units).
3. Median at the east end of the corridor to direct traffic.
4. Spacing of access points is important as it is related to both signalized and non-signalized locations.
5. Locate shared driveways on the property line.
6. Provide service drives at the rear of site unless a shallow lot.
7. Consider a new traffic signal for higher traffic generating uses.
8. Design driveways to support efficient and safe traffic operations.

SAFETY PATHS

The City of Saline hopes to make it safer and easier for more people to bicycle and walk throughout the City with the establishment of non-motorized transportation facilities. This section is intended to work in concert with the City of Saline's Non-Motorized Transportation Plan and Parks and Recreation Plan.

The purpose of the Non-Motorized Plan is to articulate a vision for non-motorized transportation in the City of Saline. The plan provides a vision for a city-wide non-motorized network, a plan for non-motorized facility development, and a clear direction for the implementation of non-motorized facilities throughout the City.

The Non-Motorized Plan is intended to guide non-motorized facility planning, design, and construction for the City of Saline. The plan is implementation oriented and utilizes community and stakeholder involvement and input. The plan is also intended to serve as a foundation for future grant applications and funding requests.

This Master Plan of the City of Saline incorporates the findings, goals and policies, and implementation of that plan.

Additionally, the City adopted a "Complete Streets" ordinance in 2010, which is intended to work in concert in implementing the Non-Motorized Plan.

Figure 7 depicts the City of Saline Non-Motorized Transportation Plan Map.

Figure 7. Non-Motorized Plan



City of Saline
Non-Motorized Transportation Plan



CARLISLE/WORLMAN ASSOCIATES



PRESERVATION PLAN

Open Space - A key element of the Master Plan, as outlined in the Land Use Policy Section, is the integration of natural resources and features into an open space system. Several innovative zoning techniques are available to local municipalities to encourage the preservation of open space and natural features. These techniques include:

Cluster Housing - A common practice used in preserving the natural amenities of a site is by clustering. Cluster development is a development technique in which building lots may be reduced in size and buildings are sited closer together, usually in groups or clusters. The total development density does not exceed that which could be constructed on the site under conventional zoning and subdivision regulations. The additional land that remains undeveloped is then preserved as open space and recreational land.

Planned Unit Developments (PUD) – Planned Unit Development (PUD) is a frequently misunderstood term, mainly because a PUD is often envisioned as a particular type of development. The common view of a PUD is as an immense development containing every possible land use normally found within a small community. PUD's are more properly viewed as a regulatory process that can be applied to various forms of development.

Traditional zoning has developed to reduce conflicts arising from incompatible uses of land. Municipal government achieves this end by segregating the conflicting uses into different districts, and by enacting detailed requirements for the type, size, and location of buildings within each district. Although this "cookie cutter" zoning may reduce some conflicts, it is highly inflexible and tends to obstruct attempts to use property more efficiently.

Because of this inflexibility, several municipalities have adopted the concept of planned unit development (PUD). The PUD process allows for flexibility in the application of traditional zoning requirements to encourage the use of land in accordance with its character; conserve natural resources and energy; encourage innovation in land use planning; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities; and bring about a greater compatibility of design and use. In short, it is a planning driven process rather than a zoning driven process. The plan as approved by the community dictates the use of the land.

Planning Commission approval is always based on a specific plan, and the zoning ordinance must specify the conditions which create planned unit development eligibility; the participants in the review process; and the requirements and standards upon which applications will be judged and approval granted. The procedures for application, review and approval must also be stated.

Site Plan and Subdivision Plat Review Standards - Specific standards can be incorporated in the site plan and subdivision plat review process that reflect the concepts set forth in Policy 14. Such standards would be devised to encourage the preservation of natural features and open space.

Implementation

Once adopted, the Master Plan is the official policy guide to be used by the City Council and Planning Commission to solve the existing and anticipated community development problems identified in this document. Through text and maps, the Plan illustrates the attitude and desire of the community toward future growth and development. Further, the Plan also promotes continuity in development policy as memberships on the Planning Commission and Council change over the years.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

Historic and Visual Character Policies

Goal 1. Maintain and enhance the unique and balanced character of Saline.

1.1 Plan areas for context-sensitive mixed-uses

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Identify areas where mixed-use developments would fit within the City as part of the Future Land Use Plan	Community Development and CWA	2023
1.1.2	Identify existing property owners and share City's vision on mixed-use and current regulations of their property	Community Development	2024
1.1.3	Proactively assist and guide property owners through the development or redevelopment of their property into a mixed-use development	Community Development with support from CWA and OHM.	N/A

1.2 Ensure that new development and redevelopment projects promote an image that is compatible with the existing character of the City.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Staff and Consultants shall take consideration of physical appearance as part of development review and encourage the Planning Commission and City Council to do the same.	Community Development with support from CWA and OHM.	N/A
1.2.2	Investigate the feasibility of a housing pattern book of multi-family homes that would be "pre-approved" for development in Saline	Community Development. The Michigan Municipal League has already started the +	2026

1.2.3	Create a group of Planning Commissioners and others as suggested to define Saline's character and appearance for prospective developers/builders. This can include the consideration of neighborhood plans, pattern books, or other similar strategies.	Community Development with support from CWA	2026
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1.3 Maintain mature trees and historic structures while allowing for adaptive re-use and housing options that meet a variety of needs.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Continue to consider development's effect on vegetation as part of the review process.	Community Development with support from CWA and OHM.	N/A
1.3.2	Continue to enforce existing Historic Regulations and Reviews. Investigate the possibility of expanding the existing historic districts or creating new ones.	Community Development and Assistant City Manager (Staff Liason to the Historic District Commission)	2026
1.3.3	Investigate the possibility of an ADU ordinance or other ordinances that allow for the re-use of existing structures for uses other than storage.	Community Development and CWA	2023

1.4 Maintain the historic nature of downtown through the form-based code.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Maintain existing form-based code and apply it correctly to downtown properties.	Community Development	N/A

Goal 2. Develop facilities and activities that advance local historic preservation

2.1 Maintain up-to-date tools and techniques for the preservation, conservation, and funding opportunities of historic resources.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	Inventory current tools and ensure they are accessible electronically to residents.	Assistant City Manager (Staff Liason to the Historic District Commission)	2024/2025
2.1.2	Contact MML and identify other historic preservationist groups in Michigan to learn more about other existing tools/funding opportunities.	Assistant City Manager (Staff Liason to the Historic District Commission)	2024/2025

2.2 Develop local historic districts that are compatible with community values.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Continue to enforce existing Historic Regulations and Reviews. Investigate the possibility of expanding the existing historic districts or creating new ones.	Community Development and Assistant City Manager (Staff Liason to the Historic District Commission)	2024

2.3 Continue cooperation between the Historic District Commission, Saline Area Historical Society, and City departments to ensure that any city-owned properties that have historic qualities are correctly and adequately maintained and preserved

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	Establish a process of yearly evaluation ahead of the budgeting cycle to plan for needed repairs, maintenance and upgrades. Such a process should involve the appointment of a Staff liaison to facilitate the HDC, Historic Society, and City Council.	Assistant City Manager (Staff Liason to the Historic District Commission)	2024/2025
2.3.2	Establish an annual joint meetings of Boards and Commissions.	City Manager and Clerk's Office	2024

2.4 Continue cooperation between the Historic District Commission and the Planning Commission to ensure that historic resources outside of the established historic districts receive appropriate review and preservation consideration.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.4.1	Create and use a formal intra-city circulator form to ensure consistent department review of Planning and HDC documents.	Community Development	2023

2.5 Historic preservation and redevelopment of the downtown district is important. New development within the downtown should be respectful of the historic nature of the area.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.5.1	Maintain existing form-based code and apply it correctly to downtown properties.	Community Development	N/A
2.5.2	Inventory and create public electronic information on grant programs in Michigan that support the maintenance, repair, or expansion of historic facades/buildings.	Community Development and Saline Main Street	2024

2.6 The spread of narrow, linear or what is commonly referred to as "strip" commercial patterns should be discouraged and clustered commercial encouraged.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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2.6.1	Continue to consider new development's effect on "sprawl" and the general aesthetic of developments to not appear as "sprawl" as part of the review process	Community Development with support from CWA	N/A
2.6.2	Evaluate the current standards of the SPA-1 District and consider options such as a form-based code and/or other changes that promote more clustered commercial and flex development.	Community Development and CWA	2024
2.6.3	Evaluate the current standards of the commercial districts (C-2, C-3, PB, OS) and consider options such as a form-based code and/or other changes that promote a more clustered development.	Community Development and CWA	2024
2.6.4	Evaluate the current ordinance-required parking minimums compared to the figures proposed by the ITE.	Community Development and CWA	2025

2.7 Provide for appropriate access management techniques in order to avoid inadequate driveway spacing or placement and encourage non-motorized transportation alternatives.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.7.1	Continue to enforce existing access management standards as part of the new development review process.	Community Development with support from CWA and OHM.	N/A
2.7.2	Investigate whether or not existing access management standards are sufficient and effective.	Community Development, Engineering, CWA, and OHM	2025
2.7.3	Create an inventory with the current status of the proposed trails.	Parks and Public Works	2024
2.7.4	Get estimates on the cost of design and construction for each proposed trail.	Community Development and Public Works	2025
2.7.5	Work with community partners, City Boards & Commissions, and the public at-large to prioritize the construction of the proposed trails.	Community Development and Public Works	2025
2.7.6	Build an inventory of recurring grant opportunities for non-motorized pathways.	Community Development, Parks, and Public Works	N/A

General Land Use and Development Policies

Goal 1. Land use intensity shall depend on the capacity of infrastructure, compatibility of land use patterns, and natural capacity of the land.

1.1 Low-intensity land uses shall be located where infrastructure and natural resource conditions are least capable of supporting new development, and where low-intensity land uses currently exist (i.e. residential uses).

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Within the Master Plan, identify areas only capable of serving low-intensity uses.	Community Development and CWA	2023
1.1.2	Quantify residential density constraints/concerns for "low-intensity" classification.	Community Development and CWA	2023

1.2 Medium-intensity land uses shall be located in areas where infrastructure and natural resource conditions are moderately capable of supporting development and where medium-density land use patterns exist (i.e. small commercial and office uses).

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Within the Master Plan, identify areas capable of serving medium-intensity uses.	Community Development and CWA	2023

1.3 High-intensity land uses require a high level of infrastructure and shall be located where these facilities exist, and where natural resource conditions and existing land use patterns are compatible with high-intensity land uses (i.e. large commercial and industrial uses).

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Within the Master Plan, identify areas capable of serving high-intensity uses.	Community Development and CWA	2023

1.4 Encourage proactive opportunities for the expansion of technology infrastructure for businesses and residences. Technology infrastructure is needed for all land uses and land use intensities.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Identify existing shortcomings in technological infrastructure.	Community Development, DPW, and IT Director Shonk	TBD
1.4.2	City investment in fiber internet connections for internal networks.	IT Director Shonk	TBD
1.4.3	Create a separate plan to address technological infrastructure shortcomings.	IT Director Shonk and outside help as needed.	TBD

Goal 2. Promote compatible relationships between land uses.

2.1 Promote the appropriate land use transitions between commercial, industrial, and residential land uses.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	Continue to ensure that transitional uses are being used or that there are sufficient screening measures provided to protect residences from noise, glare, visual intrusion, dust, and fumes associated with commercial and industrial developments during the new development review process.	Community Development and CWA	N/A

2.2 Mitigate the impact of new development on public roads and utilities.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Continue to limit curb cuts and encourage the use of combined drives and service drives during the new development review process.	Community Development and CWA	N/A
2.2.2	Continue to promote well-designed architecture, landscaping, and signage that uphold the high-quality image of development in the community during the new development review process.	Community Development and CWA	N/A
2.2.3	Continue to ensure that new or expanded development is located in areas with adequate sewer and water service capacity during the new development review process.	Community Development and CWA	N/A
2.2.4	Continue to ensure that stormwater runoff from development is managed on-site and does not negatively impact neighboring properties or adjacent public roads during the new development review process.	Community Development and CWA	N/A
2.2.5	Investigate and create formal processes for impact fees and other dedication fees that are necessary to build appropriate infrastructure to accommodate new residents.	Community Development and Treasury	2024
2.2.6	Investigate and create an impervious surface ordinance for all zoning districts.	Community Development, Public Works, OHM	2025

2.3 All planned land uses shall be designed to protect the general aesthetic character, safety, and welfare of existing neighborhoods.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	Within the Master Plan, ensure that Future Land Uses are planned in such a way to protect the general aesthetic character, safety, and welfare of existing neighborhoods.	Community Development and CWA	2023

2.4 The intrusion of incompatible, non-residential, land uses into residential neighborhoods shall be discouraged.

		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
	Implementation Step		
2.4.1	Continue to ensure that transitional uses are being used or that there are sufficient screening measures provided to protect residences from noise, glare, visual intrusion, dust, and fumes associated with commercial and industrial developments during the new development review process.	Community Development and CWA	N/A

2.5 Road patterns that discourage non-residential through traffic within neighborhoods shall be promoted. Non-residential traffic should be routed to existing collectors and arterial streets.

		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
	Implementation Step		
2.5.1	Continue to ensure that new road construction does not create a pattern that places through traffic within residential neighborhoods and routes non-residential traffic to existing collectors and arterial streets during the new development review process.	Community Development and CWA	N/A

2.6 The conditions which lead to blight shall be removed and the rehabilitation of deteriorating residences shall be encouraged.

		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
	Implementation Step		
2.6.1	Continue to enforce the City's zoning, property maintenance, trade, and building codes.	Community Development and Code-Enforcement Services (CES, a branch of CWA)	N/A
2.6.2	Proactively pursue Dangerous Building enforcement against properties that meet the criteria found in the ordinance.	Community Development	N/A
2.6.3	Evaluate commercial and industrial sites with their approved site plans to ensure continued compliance with landscaping and exterior design.	Community Development	2024
2.6.4	Consider the creation of additional ordinances related to blight and safety based on Staff, Council, and/or Public feedback.	Community Development	N/A

2.7 Multi-family or Mixed-Use developments adjacent or near single-family neighborhoods shall be designed as to match the general visual aesthetic of the area

		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
	Implementation Step		
2.7.1	Continue to ensure that new multi-family or mixed-use developments near or within single-family are designed to match the general visual aesthetic of the area during the new development review process.	Community Development and CWA	N/A

2.8 Where compatible with existing land uses, promote a mixed-use designation consistent with the tenants of a “form-based code.”

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.8.1	Continue to promote, improve, and utilize the downtown form-based zoning districts (D-1 and D-2)	Community Development	N/A
2.8.2	Evaluate the current standards of the SPA-1 District and consider options such as a form-based code and/or other changes that promote more clustered commercial and flex development.	Community Development and CWA	2024

Residential Land Use Policies

Goal 1. Plan residential use in a range of density classifications.

1.1 Single-Family Residential

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Identify areas in the Future Land Use Plan that will/ should be Single-Family residential.	Community Development and CWA	2023

1.2 City Density

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Identify areas in the Future Land Use Plan that will/ should be City Density residential.	Community Development and CWA	2023

1.3 High-Density

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Identify areas in the Future Land Use Plan that will/ should be High-Density residential.	Community Development and CWA	2023

1.4 Mobile Home Park

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Identify areas in the Future Land Use Plan that will/ should be Mobile Home Park residential.	Community Development and CWA	2023

1.5 Downtown District Residential

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.5.1	Identify areas in the Future Land Use Plan that are in the downtown district.	Community Development and CWA	2023

Goal 2. *Encourage innovative site planning, housing design, and re-use of existing homes.*

- 2.1 The design of new residential areas shall provide for the preservation of existing trees, water bodies, and other scenic features and open space areas for the active and passive enjoyment of the neighborhood residents, and, where possible, for the visual enjoyment of the City**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	Continue to ensure that new residential areas provide the preservation of existing natural resources/amenities, active and passive recreational opportunities, and the visual enjoyment of the City during the new development review process.	Community Development and CWA	N/A

- 2.2 The use of cluster housing which results in more efficient use of land and reduction in the cost of infrastructure improvements space shall be encouraged.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Investigate the possibility of an ADU ordinance or other ordinances that allow for the re-use of existing structures for uses other than storage.	Community Development and CWA	2023
2.2.2	Evaluate Saline's current residential zoning standards for lot width, lot size, and units per acre (UPA) and consider changes that promote more clustered developments.	Community Development and CWA	2024
2.2.3	Evaluate Saline's current PUD standards to ensure that the provisions related to density and open-space are sufficient and accomplish the City's actual intentions.	Community Development and CWA	2024

- 2.3 Future residential development shall be designed to minimize conflicts between residential uses and increasing traffic volumes on thoroughfares and collector roads in the City while understanding that growth is inevitable in Saline.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	Continue to ensure that future residential areas, which are inevitable, are designed to minimize the conflicts between residential uses and increasing traffic volumes during the new development review process.		

- 2.4 New residential development should maintain the neighborhood aesthetic found throughout the City. It should be the policy to integrate new residential developments into existing neighborhoods where possible through connecting streets, pedestrian walks, open spaces/parks, and creative reuse of existing housing.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.4.1	Pending	Pending	Pending

- 2.5 New residential development shall respect the historic character of the City, employing design elements that strike a balance between new and existing neighborhoods.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.5.1	Staff and Consultants shall take consideration of physical appearance as part of development review and encourage the Planning Commission and City Council to do the same.	Community Development with support from CWA and OHM.	N/A
2.5.2	Continue to enforce existing Historic Regulations and Reviews. Investigate the possibility of expanding the existing historic districts or creating new ones.	Community Development and Assistant City Manager (Staff Liaison to the Historic District Commission)	2026
2.5.3	Investigate the feasibility of a housing pattern book of multi-family homes that would be "pre-approved" for development in Saline	Community Development. The Michigan Municipal League has already started the +	2026

- 2.6 New residential development should incorporate both active and passive recreation areas, i.e. parks and open space for use of area residents. Such areas may include public and private parks**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.6.1	Continue to ensure that new residential areas provide the preservation of existing natural resources/amenities, active and passive recreational opportunities, and the visual enjoyment of the City during the new development review process.	Community Development and CWA	N/A
2.6.2	Investigate and create formal processes for impact fees and other dedication fees that are necessary to build appropriate infrastructure to accommodate new residents.	Community Development and Treasury	2024

- 2.7 Encourage housing developments that bring a new variety of housing products to Saline and provide attainable housing choices for Saline's existing and future residents**

2.8 Evaluate residential lot standards and make necessary changes to allow for such developments to be permitted.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.8.1	Conduct a housing study	Community Development	2023
2.8.2	Compare zoning standards for lot width, lot size, and units per acre (UPA) with other similarly positioned Michigan communities.	Community Development	2023-2024
2.8.3	Compare zoning standards for lot width, lot size, and units per acre (UPA) with any "best" practices from the Michigan Association of Planners, Michigan Municipal League, our planning consultant etc.	Community Development and CWA	2024
2.8.4	Monitor the characteristics of new build subdivisions and the deviations being request during the PUD or variance process.	Community Development	2024
2.8.5	Ensure that Saline is adequately meeting the MSHDA statewide housing plan as well as specifically MSHDA's regional plan.	Community Development	N/A
2.8.6	With all considered, propose modifications to residential district lot standards.	Community Development	2024

2.9 Evaluate the current Planned Unit Development (PUD) standards to ensure that those proposing development of a property may apply for needed flexibility.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.9.1	Conduct a housing study	Community Development	2023
2.9.2	Compare PUD standards with other similarly positioned Michigan communities.	Community Development	2023-2024
2.9.3	Compare PUD standards with any "best" practices from the Michigan Association of Planners, Michigan Municipal League, our planning consultant etc.	Community Development and CWA	2024
2.9.4	Evaluate Saline's current PUD standards to ensure that the provisions related to density and open-space are sufficient and accomplish the City's actual intentions.	Community Development and CWA	2024
2.9.5	Monitor the characteristics of new build subdivisions and the deviations being request during the PUD or variance process.	Community Development	2024

2.10 New denser residential development which is adjacent to existing lower-density development shall be allowed but work to mitigate visual impact

Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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2.10.1	During the new development review process, the City should consider landscaping and screening ensure privacy and aesthetic consistency for both new developments and existing residents	Community Development and CWA	N/A
2.10.2	During the new development review process, the City should consider the location and amount of impervious surfaces, carefully considering the location of parking lots and driveways.	Community Development and CWA	N/A
2.10.3	During the new development review process, the City should emphasize the harmony of building façades and construction materials in the neighborhood context.	Community Development and CWA	N/A
2.10.4	During the new development review process, the City should consider pathways and green spaces that connect new developments physically to existing ones.	Community Development and CWA	N/A

2.11 New residential development which is designed to meet the needs of senior citizens shall be encouraged.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.11.1	During the new development review process of housing that is for, or likely to be for senior residents, consider the capability of the police and fire departments ability to provide services.	Community Development and CWA	N/A
2.11.2	During the new development review process of housing that is for, or likely to be for senior residents, consider the access to public transportation or the provision of transportation within the community.	Community Development and CWA	N/A
2.11.3	During the new development review process of housing that is for, or likely to be for senior residents, consider the general walkability of the area.	Community Development and CWA	N/A
2.11.4	During the new development review process of housing that is for, or likely to be for senior residents, consider the development's availability of greater level of care as a resident's needs dictate.	Community Development and CWA	N/A
2.11.5	During the new development review process of housing that is for, or likely to be for senior residents, consider the development's affordability for the senior population.	Community Development and CWA	N/A

Downtown District Land Use Policies

Goal 1. Create a center for the community that mixes retail, service, office, residential, and public leisure uses

1.1 Continue to promote Saline Main Street and the work that they do to build community, hold events, support businesses, and create an inviting downtown environment

Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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1.1.1	Hold frequent meetings between Community Development Director and Main Street Executive Director	Community Development and Main Street	N/A
1.1.2	Identify shared projects and RRC objectives for Main Street to assist with	Community Development and Main Street	2024
1.1.3	Cross-promote engagement sessions, community events and other shared interests.	Community Development, Main Street, and City PR Specialist	N/A

1.2 Engage a consultant to perform a downtown design study that supports the creation of at least one public space downtown. The study should be comprehensive and provide options and cost estimates

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Bid project out to landscape architects. Emphasize practicality and feasibility.	Community Development and Main Street	2023
1.2.2	Engage downtown stakeholders with Main Street Organization	Community Development, Main Street, and Design Consultant	2023-2024
1.2.3	Create a variety of alternatives for downtown public space with cost estimates	Community Development and Design Consultant	2024
1.2.4	Work with MEDC to find grants to achieve community-preferred design/public-space improvements	Community Development and Main Street	2024

1.3 Collect relevant documentation on various restrictions or conditions attached to existing city-owned parking lots. In addition, proactively seek out opportunities to partner with downtown properties to create shared parking agreements

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Pull title work on City-owned parking lots and identify any constraints with use of the lots.	Community Development and Assessing	2023
1.3.2	Establish relationships with two churches (UCC and Lutheran) that having parking lots downtown.	Community Development and Main Street	2024
1.3.3	Work with KeyBank on the possibility of restructuring their parking lot and expanding public-parking hours	Community Development and Main Street	2024

1.4 Promote and attract mixed-use development into the downtown area, especially at 147 West Michigan Avenue

Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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1.4.1	Hold an in-person meeting with the owner of 147 W Michigan and the Community Recruitment and Retention team to understand owner's desires and concerns with the lot.	Community Recruitment and Retention Team	2023
1.4.2	Inventory downtown space that is not currently being utilized. Make sure to denote if it could be residential space (a common factor for grant consideration)	Community Development and Main Street	2023
1.4.3	Talk with nearby municipalities and developers on their successes in developing mixed-use projects in small downtown communities.	Community Development and Main Street	2024

1.5 Actively seek out grant dollars that will support the improvement of downtown businesses and properties

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.5.1	Host quarterly meetings with downtown business and property owners to generate a list of projects/interests that could be eligible for grant funding.	Community Development and Main Street	2024
1.5.2	Create shared database with Main Street on recurring grant opportunities to quickly vet projects for funding opportunities	Community Development and Main Street	2024

1.6 Work with MDOT on the creation of safer pedestrian crossings throughout the downtown and especially at the intersection of Ann Arbor Street and Michigan Ave

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.6.1	Continue conversations and collaboration with MDOT staff.	Community Development and DPW	N/A
1.6.2	Push for a pedestrian safety study to be conducted by MDOT in downtown Saline.	Community Development and DPW	2025

Commercial Land Use Policies

Goal 1. Provide commercial areas that meet the needs of City residents in terms of location and services offered.

1.1 General Business

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Identify areas on the Future Land Use Map that will/should be General Business.	Community Development and CWA	2023

1.1.2	Evaluate the current standards of the SPA-1 District and consider options such as a form-based code and/or other changes that promote more clustered commercial and flex development.	Community Development and CWA	2024
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1.2 Office/Service

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Identify areas on the Future Land Use Map that will/ should be Office/Service	Community Development and CWA	2023
1.2.2	Continue to ensure that transitional uses are being used or that there are sufficient screening measures provided to protect residences from noise, glare, visual intrusion, dust, and fumes associated with commercial and industrial developments during the new development review process.	Community Development and CWA	N/A

1.3 Professional Office

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Identify areas on the Future Land Use Map that will/ should be Professional Office	Community Development and CWA	2023
1.3.2	Continue to ensure that transitional uses are being used or that there are sufficient screening measures provided to protect residences from noise, glare, visual intrusion, dust, and fumes associated with commercial and industrial developments during the new development review process.	Community Development and CWA	N/A

Industrial Land Use Policies

Goal 1. Encourage a diversified research/office and industrial base.

1.1 Promote a complimentary mix of uses in existing and future industrial and research/ office parks.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Evaluate allowed uses in the I-1 Zoning District	Community Development	2024
1.1.2	Evaluate allowed uses in the heavier industrial zoning districts (I-2, I-4).	Community Development and CWA	2026
1.1.3	Evaluate the current standards of the SPA-1 District and consider options such as a form-based code and/or other changes that promote more clustered commercial and flex development.	Community Development and CWA	2024

- 1.2 Heavy industrial, manufacturing, self-storage, and processing uses shall be limited to areas where effects to non-industrial properties will be minimized, i.e. within existing industrial parks, or other areas that are not adjacent to residential land use.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Continue to ensure that these types of establishments are properly separated from non-compatible uses during the new development review process.	Community Development and CWA	N/A

- 1.3 Buffer and screens, transitional uses, landscaping, and sufficient setbacks between residential and industrial, research and office developments shall be provided**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Continue to ensure that transitional uses are being used or that there are sufficient screening measures provided to protect residences from noise, glare, visual intrusion, dust, and fumes associated with commercial and industrial developments during the new development review process.	Community Development and CWA	N/A

- 1.4 Promote the conversion of vacant or derelict industrial and research/office spaces into businesses or spaces that serve Saline residents**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Evaluate allowed uses in the I-1 Zoning District	Community Development	2024
1.4.2	Evaluate allowed uses in the heavier industrial zoning districts (I-2, I-4).	Community Development and CWA	2026
1.4.3	Evaluate the current standards of the SPA-1 District and consider options such as a form-based code and/or other changes that promote more clustered commercial and flex development.	Community Development and CWA	2024
1.4.4	Create a new development marketing package for Saline highlighting the demand and viability of the types of establishments residents are asking for.	Community Development	2023

Transportation Policies

Goal 1. Plan and provide a safe and efficient vehicular transportation network.

- 1.1 Encourage the development of an efficient and functional road system.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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1.1.1	Continue to ensure that “complete streets” are being considered during the new development review process and during street replacement.	Community Development and CWA	N/A
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1.2 Improve public transit in Saline.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Get data on the utilization of existing micro-transit provider.	Community Development	2024
1.2.2	Ensure that, with whatever transit service(s) the City subsidizes, residents in need are getting consistent and quality transit to medical appointments	Community Development	N/A
1.2.3	Investigate the possibility and viability of point-to-point transit options.	Community Development	2024
1.2.4	Investigate the possibility and viability of robust transit options such as The Wave/The Ride.	Community Development	2025

1.3 The City shall work proactively with regional and State agencies to improve the safety of existing east-west routes as well as bolstering Saline’s north/south connectivity.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Continue conversations and collaboration with MDOT staff.	Community Development and DPW	N/A
1.3.2	Push for a pedestrian safety study to be conducted by MDOT in downtown Saline.	Community Development and DPW	2025
1.3.3	Continue participation and joint planning with WATTS	City Manager	N/A
1.3.4	Establish a point of contact with Washtenaw County Parks.	Community Development and Parks	2024
1.3.5	Understand their criteria for funding trail systems and new connections to trails (such as B2B)	Community Development and Parks	2024

1.4 Encourage grid patterns for new development or infill projects to provide pedestrian access and reduce traffic congestion.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Continue to ensure that streets are developed in a grid-like manner during the new development review process.	Community Development and CWA	N/A

Goal 2. Create a robust pedestrian and non-motorized transportation network.

2.1 Plan and construct trails proposed in the 2022 Saline Non-Motorized Pathway plan

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	Create an inventory with the current status of the proposed trails.	Parks and Public Works	2024
2.1.2	Get estimates on the cost of design and construction for each proposed trail.	Community Development and Public Works	2025
2.1.3	Work with community partners, City Boards & Commissions, and the public at-large to prioritize the construction of the proposed trails.	Community Development and Public Works	2025
2.1.4	Build an inventory of recurring grant opportunities for non-motorized pathways.	Community Development, Parks, and Public Works	N/A

2.2 Connect with Washtenaw County Parks and Recreation to plan regional trail connectivity

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Establish a point of contact with Washtenaw County Parks.	Community Development and Parks	2024
2.2.2	Understand their criteria for funding trail systems and new connections to trails (such as B2B)	Community Development and Parks	2024

2.3 Work with MDOT on the creation of safer pedestrian crossings throughout downtown and especially at the intersection of Ann Arbor Street and Michigan Ave

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	Continue conversations and collaboration with MDOT staff.	Community Development and DPW	N/A
2.3.2	Push for a pedestrian safety study to be conducted by MDOT in downtown Saline.	Community Development and DPW	2025

Municipal Service Expansion Policies

Goal 1. Facilitate The Moderate and Orderly Growth of City Boundaries.

1.1 Continue conversations with Saline and Lodi townships about the existing UDAs.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
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1.1.1	Continue conversations with Saline and Lodi townships about the existing UDAs.	City Manager, Treasurer, and Community Development	N/A
1.1.2	Begin conducting annual or semi-annual meetings with the surrounding townships on the status of existing UDAs and the potential for new UDAs.	City Manager, City Council, and Community Development	2026

- 1.2 To promote an orderly growth area from the City of Saline into adjacent municipalities, any area planned as UDA must be adjacent to and contiguous to the current City of Saline municipal boundaries. The “leapfrogging” of Township areas to provide municipal services which create an island UDA within a Township will not be considered by the City. The idea of contiguous development requires that municipal services expand from one fully developed area to the next adjacent area.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.2.1	Continue to prohibit the non-contiguous development of City boundaries	City Manager, and City Council	N/A

- 1.3 Development of one or more urban development areas (UDA's) should first consider the adoption of an appropriate municipal agreements between the City and any adjacent municipality(ies) before requests to the Michigan State Boundary Commission are made. There are several tools available to allow such annexation agreements between communities including PA 425 – Transfer of Property, PA 8 – Transfer of Functions and Responsibilities Act, and PA 7 – Urban Cooperation Act. In addition to these tools it is recognized that there are other types of agreements that can be pursued if mutually beneficial between parties**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Continue to first attempt a PA 425 agreement or another consensual transfer of property before involving the State Boundary commission.	City Manager, and City Council	N/A
1.3.2	Create an informational sheet for property owners interested in annexation on these processes, and their rights. The sheet should clearly state the City of Saline's preference for cooperation on the transfer of land with the townships.	City Manager, PR Specialist, and Community Development	N/A

- 1.4 The City shall undertake and/or require studies to determine the estimated impact to city services and utilities.**

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Continue to have studies conducted that accurately calculate the expected water and sewer demand of new developments as well as the City's ability to serve them.	DPW, Wastewater Treatment, Treasurer, and Community Development	N/A

1.4.2	Ensure that any expected cost to the City due to increased water/sewer demand of a development is being incurred by the development.	Treasury and DPW	N/A
1.4.3	Investigate the feasibility of impact fees, dedications, or other mechanisms to cover the expected burden on other types of City services such as parks, roads, etc. and broadly ensure that new developments are covering their expected impact on city services/infrastructure.	Treasury, DPW, and Community Development	2025

Goal 2. *Annexed Land Should Be Used In A Manner That Fits The Context of The Surrounding City-Area and Addresses Known or Anticipated City Needs*

- 2.1 It shall be the policy of the City that land included within an urban development area be ultimately brought under the jurisdiction of the City of Saline. This includes, but is not limited to, control of planning and zoning within the area.**

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	Continue to not sign or agree to any annexation where the City does not have control of planning and zoning.	City Manager and City Council	N/A

- 2.2 Zoning within UDA's will be established using the process for rezoning of properties found within the City of Saline ordinances. As a UDA is developed a master plan amendment shall be required to provide for thoughtful procedure that complies with the approval and adoption procedures for a Master Plan amendment as contained in the Michigan Planning Enabling Act, PA 33 of 2008. Zoning of the UDA would then follow the Master Plan amendment.**

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Continue to follow the code requirements for rezoning when land is annexed into Saline.	City Council and Community Development	N/A
2.2.2	Ensure that the Master Plan accurately reflects the land being annexed into Saline and that it's correctly displayed on all relevant maps within the plan.	Community Development with support from CWA	N/A

- 2.3 Generally, the zoning of the UDAs should conform with the land use shown in Figure 3.**

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	The City should generally encourage development in UDAs to be in alignment with Figure 3 of the Master Plan.	Community Development	N/A
2.3.2	If the development of all or a portion of a UDA is proposed to not align with Figure 3, the City should consider known or anticipated needs of the community and evaluate their alignment and expected benefit with the proposed development.	Community Development with support from CWA	N/A

2.3.3	For all developments in the UDA, the City should consider their compatiability with adjacent properties within Saline.	Community Development with support from CWA	N/A
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2.4 Where expansion of facilities is proposed, the City shall require developers to establish a negotiated agreement with the City to offset the cost of the extension of services and utilities.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.4.1	Ensure that any expected cost to the City due to increased water/sewer demand of a development is being incurred by the development.	Treasury and DPW	N/A
2.4.2	Investigate the feasibility of impact fees for other types of City services such as parks, roads, etc. and ensure that new developments are covering their expected impact on city services/infrastructure.	Treasury, DPW, and Community Development	2025

Environmental Policies

Goal 1. *Integrate natural resources into an open space system.*

1.1 The open space plan should be considered in its totality as a combination of privately and publicly owned properties.

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.1.1	Continue to ensure that the open space plan is considered during the new development review process.	Community Development and CWA	2023

1.2 The Saline River corridor, including the river flood plain, and adjacent wooded areas, is a principal element of the open space plan. The Saline River should be utilized to its maximum potential as a recreational resource for the Saline community, consistent with its natural beauty and capabilities.

1.2.1	Ensure that the Saline river and adjacent area is included in the Open Space plan.	Community Development and CWA	2023
1.2.2	Evaluate and modify the future land use and zoning of the former hospital campus which is adjacent to and overlooks the Saline River.	Community Development and CWA	2023
1.2.3	Ensure the construction and completion of the "Mill Pond Riverwalk"	DPW and Engineering	2025
1.2.4	Evaluate more ways to bolster the formal and informal recreation offerings of the Saline River and Mill Pond Park.	Community Development, Parks, and DPW.	2025

1.3 Poor soil areas, such as wet, organic soils, should be retained in their natural condition, and integrated with the planned open space system.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.3.1	Continue to ensure that poor soil areas are considered during the new development review process.	Community Development and CWA	2023
1.3.2	Ensure that known areas of poor soil quality are integrated with the open space plan.	Community Development and CWA	2023

1.4 Flood hazard areas and wetlands should be incorporated into the open space system.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.4.1	Continue to ensure that flood hazard areas and wetlands are considered during the new development review process.	Community Development and CWA	2023
1.4.2	Ensure that known flood hazard areas and wetlands are integrated with the open space plan.	Community Development and CWA	2023

1.5 The open space system and storm drainage system should be integrated to utilize natural water storage areas, and to utilize natural creek corridors as a means of conveying storm water runoff to the Saline River or other discharge areas.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.5.1	Ensure that the open space plan and storm drainage systems are integrated and stay integrated with one another.	Engineering and Community Development	N/A

1.6 The continued education of citizens through the development of community resources geared to explain utility capacity, existing infrastructure and the importance of low-impact development techniques.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
1.6.1	Promote and highlight the "Saline Be Green" website and ensure that materials are up-to-date and accurate.	Environmental Commission	N/A
1.6.2	Put information on best practices of lawn irrigation and utility usage in the Saline FYI. Continue DPW messaging on the topics as well.	DPW and PR	N/A
1.6.3	Evaluate and consider further community awards or recognition for things like home solar panels, rain gardens, pollinator gardens, etc. to raise community awareness and support.	Parks and PR	2027

Goal 2. *Protect and enhance wetland, woodland, water resources, drainage systems, and open space*

2.1 Consider wetlands during the new development review process

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.1.1	The specific boundaries and the special significance of each wetland area must be determined at the time of a development review. One of the highest priorities is to preserve previously undisturbed wetlands in their natural state.	Community Development, Engineering, and OHM	N/A

2.2 Consider woodlands during the new development review process.

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.2.1	Development which is permitted in and around wooded areas should be planned, constructed, and maintained so that existing healthy trees and native vegetation are preserved. The objective should be to preserve native trees rather than to rely on removal and subsequent replanting. The diversity of woodland areas should be protected to ensure the long-term stability and variety of the species preserved	Community Development, Engineering, and OHM	N/A

2.3 Consider ground water resources during the new development review process

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.3.1	Although much of the City is served with central water, the source of that water is groundwater. Therefore, the retention and protection of groundwater resources is highly important. Since groundwater resources extend beyond City boundaries, County and regional cooperation will be necessary to effectively manage this problem.	Community Development, Engineering, and OHM	N/A
2.3.2	Groundwater resources should be protected from pollution by controlling uses which discharge wastes into the hydro geologic cycle. It is equally critical to monitor and discourage uses which handle or produce hazardous materials. Land grading should be controlled to retain the water holding characteristics of the land. Vegetation essential to the water holding characteristics should be preserved or, where necessary, enhanced as part of a development program.	Community Development, Engineering, and OHM	N/A

2.4 Consider drainage systems during the new development review process

Implementation Step		Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
2.4.1	Natural vegetation and topographical features along stream corridors and waterways should be preserved. Uses along the stream channel should be restricted to those which minimize topographical disturbance leading to the increased runoff, sedimentation and degradation of water quality.	Community Development, Engineering, and OHM	N/A

2.4.2	Following development of a site, surface water runoff should meet or exceed current standards of the Washtenaw County Drain Commission. Stormwater management prevents stream overloading and long-term erosion resulting from uncontrolled, high velocity discharges.	Community Development, Engineering, and OHM	N/A
2.4.3	Following development of a site, surface water runoff should meet or exceed current standards of the Washtenaw County Drain Commission. Stormwater management prevents stream overloading and long-term erosion resulting from uncontrolled, high velocity discharges.	Community Development, Engineering, and OHM	N/A

Goal 3. Bolster Existing Green Space and Parks

3.1 Transparently and accurately report on planned park capital projects providing a timeline for expected completion

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
3.1.1	Implement software allowing public to track capital improvement projects.	Treasury, Parks, and Public Works	2023
3.1.2	Keep information for public view up-to-date and accurate.	Treasury, Parks, and Public Works	N/A

3.2 Plan and construct trails proposed in the 2022 Saline Non-Motorized Pathway plan

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
3.2.1	Create an inventory with the current status of the proposed trails.	Parks and Public Works	2024
3.2.2	Get estimates on the cost of design and construction for each proposed trail.	Community Development and Public Works	2025
3.2.3	Work with community partners, City Boards & Commissions, and the public at-large to prioritize the construction of the proposed trails.	Community Development and Public Works	2025
3.2.4	Build an inventory of recurring grant opportunities for non-motorized pathways.	Community Development, Parks, and Public Works	N/A

3.3 Plan and construct capital improvements featured in the 2022 City of Saline Parks and Recreation Master Plan

	Implementation Step	Responsible Department/Outside Help	Timeline For Completion (2023 - 2028)
3.3.1	For non-pathway improvements, follow the implementation plan established with the 2022 Parks Master Plan.	Parks and Recreation	N/A

APPENDIX A – BACKGROUND STUDIES

REGIONAL CONTEXT

Saline is located in south-central Washtenaw County. Its main thoroughfare is US-12, the historic Chicago-to-Detroit road. It is supported by a wide variety of business and industry, as well as its proximity to the Ann Arbor area.

Saline was first settled in 1824 by Orange Risdon, a military surveyor who purchased a 160-acre parcel. It was officially platted in 1832 and named for the salt springs found in the area. The town was incorporated as a village in 1866 and later as a city in 1931.

Saline offers a unique mix of land uses, including the following:

- Historic and newer residential neighborhoods;
- A traditional downtown centered at the junction of Ann Arbor Street and Michigan Avenue; and
- Four large industrial parks located on the east side.

The City's transportation network provides direct connections to outlying communities. The east-west route, US-12, provides access to Ypsilanti and Detroit, while the main northern routes, Ann Arbor – Saline Road and Maple Road, connects Saline to Ann Arbor, and main southern route, Saline – Milan Road, connects Saline to Milan. These routes also link to Michigan's major highways, I-94 and US-23, which provide access to Jackson, Flint, Detroit, Toledo, and places beyond.

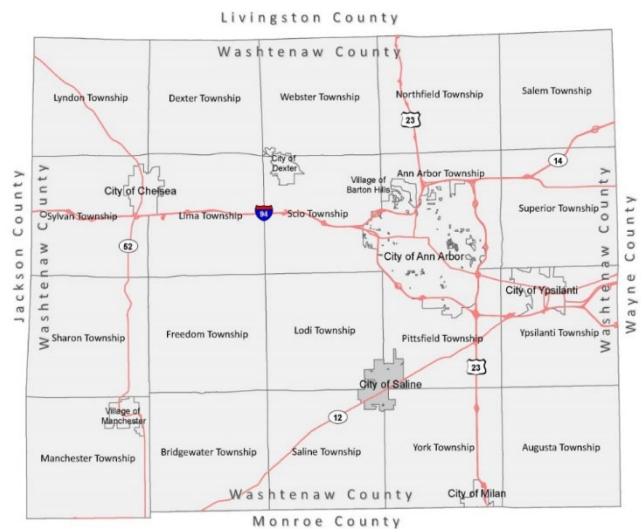


Figure 8. – Regional Location

Figure 9. – SEMCOG Region



Washtenaw County is in the western portion of the Southeast Michigan Council of Governments (SEMCOG) region. SEMCOG is the regional planning agency that conducts planning studies and maintains a comprehensive database of information about each community it serves. It is a source for the population and land use related data included in this report.

POPULATION

~~Between 2000 and 2010,~~ Saline's population grew at a rate of 10 percent between 2000 and 2010, resulting in a 2010 population of 8,810 persons. As shown in Table 1, Saline's population continued to increase between 2010 and 2021 to an estimated total of 9,072 persons. However, the rate of population growth slowed during that time period, falling behind the County's growth rate of 8 percent. The slowing rate of growth could be attributed to many factors, including that the City's land area is almost completely developed or preserved as open space. Compared with most adjacent communities (see Table 1. below), Saline's population growth between 2000 and 2010 occurred at a slower rate, however higher than the county.

~~Table 1. – Population Comparison~~

Table 1. Population Comparison, 2000 to 2021

	2000 <u>2000-1990</u> (Census)	2010 <u>2010-2000</u> (Census)	% <u>%</u> Change 2000- 2010 Increase 1990- 2000	2021 <u>2021</u> (ACS) 2010	% <u>%</u> Change 2010- 2021 Increase 2000-2010
City of Saline	8,034 <u>6,660</u>	8,810 <u>8,034</u>	10% <u>21%</u>	9,072 <u>8,810</u>	3% <u>10%</u>
Lodi Township	5,710 <u>3,902</u>	6,058 <u>5,710</u>	6% <u>46%</u>	6,474 <u>6,058</u>	7% <u>6%</u>
Pittsfield Township	30,167 <u>17,668</u>	34,663 <u>30,167</u>	15% <u>71%</u>	34,663 <u>34,663</u>	0% <u>15%</u>

Saline Township	<u>1,302</u> 1,276	<u>1,896</u> 1,302	<u>46%</u> 2%	<u>2,277</u> 1,896	<u>20%</u> 46%
York Township	<u>7,392</u> 6,225	<u>8,810</u> 7,392	<u>19%</u> 19%	<u>9,108</u> 8,708	<u>3%</u> 18%
Washtenaw County	<u>322,895</u> 282,937	<u>344,791</u> 322,895	<u>7%</u> 14%	<u>372,258</u> 344,791	<u>8%</u> 7%

Source: ~~2010 U.S. Census Bureau, SEMCOG Community Profile, 2012~~ U.S. Census Bureau, Decennial Census, 2021 American Community Survey 5-year estimates, SEMCOG Community Profile

~~Source: 2010 U.S. Census Bureau, SEMCOG Community Profile, 2012~~

~~Population projections (Table 2) from SEMCOG through 2040 indicate~~Regional SEMCOG's 2050 population forecasts anticipates that Washtenaw County's population a leveling off or a much reduced growth pattern for the City (3%), while Pittsfield (14%), Saline (41%), and York (16%) Townships will continue to experience substantial growth.that Saline's population will continue to grow at a slightly slower rate than the remainder of Washtenaw County between 2019 and 2050, as shown in Table 2. Saline's neighboring communities that have more land available for development, such as Saline Township and Pittsfield Township, are expected to see significant population growth.

~~IF~~ 2050 Population Forecast~~2050 Population Forecast~~

	<u>2019</u> <u>(Base</u> <u>Year)</u> 2010	<u>2030</u> <u>July</u> <u>2015</u>	<u>2040</u> <u>2020</u>	<u>2050</u> <u>2030</u>	<u>Change</u> <u>20</u> <u>40</u>	<u>% Change</u> <u>2019 -</u> <u>2050</u> <u>increase</u> <u>2030-2040</u>
City of Saline	<u>8,948</u> 8,810	<u>9,109</u> 8,897	<u>9,612</u> 8,645	<u>9,732</u> 8,564	<u>784</u> 9,066	<u>9%</u> 3%
Lodi Township	<u>6,474</u> 6,058	<u>6,620</u> 6,238	<u>7,064</u> 5,887	<u>7,223</u> 5,791	<u>749</u> 6,174	<u>12%</u> 2%
Pittsfield Township	<u>34,663</u> 34,663	<u>41,214</u> 38,309	<u>44,870</u> 36,356	<u>47,553</u> 37,077	<u>12,890</u> 39,376	<u>37%</u> 14%
Saline Township	<u>2,277</u> 1,896	<u>3,016</u> 2,057	<u>3,621</u> 2,392	<u>4,299</u> 2,457	<u>2,022</u> 2,676	<u>89%</u> 41%
York Township	<u>9,108</u> 8,708	<u>8,992</u> 9,003	<u>9,642</u> 9,032	<u>10,559</u> 9,584	<u>1,451</u> 10,105	<u>16%</u> 16%
Washtenaw County	<u>372,258</u> 344,791	<u>384,851</u> 359,454	<u>409,072</u> 354,116	<u>421,412</u> 368,262	<u>49,154</u> 386,235	<u>13%</u> 12%

Source: U.S. Census Bureau, Decennial Census, SEMCOG 2050 Population Forecast

AGE

~~The median age in Saline was reported as 41.1 years by the 2010 Census which is a 14% increase from the 36-year median age reported in 2000. Figure 10 below depicts the population of the City of Saline and the surrounding townships and Washtenaw County by age group. The greatest proportion of residents in the City of Saline, Lodi Township, and Saline Township are 65 years of age and older. In addition, the median age of Saline residents increased from 41.1 years in 2010 to an estimated 44.6 in 2021. It is clear from the graph, that all communities have the greatest percentage of population in the 45-54 age category.~~

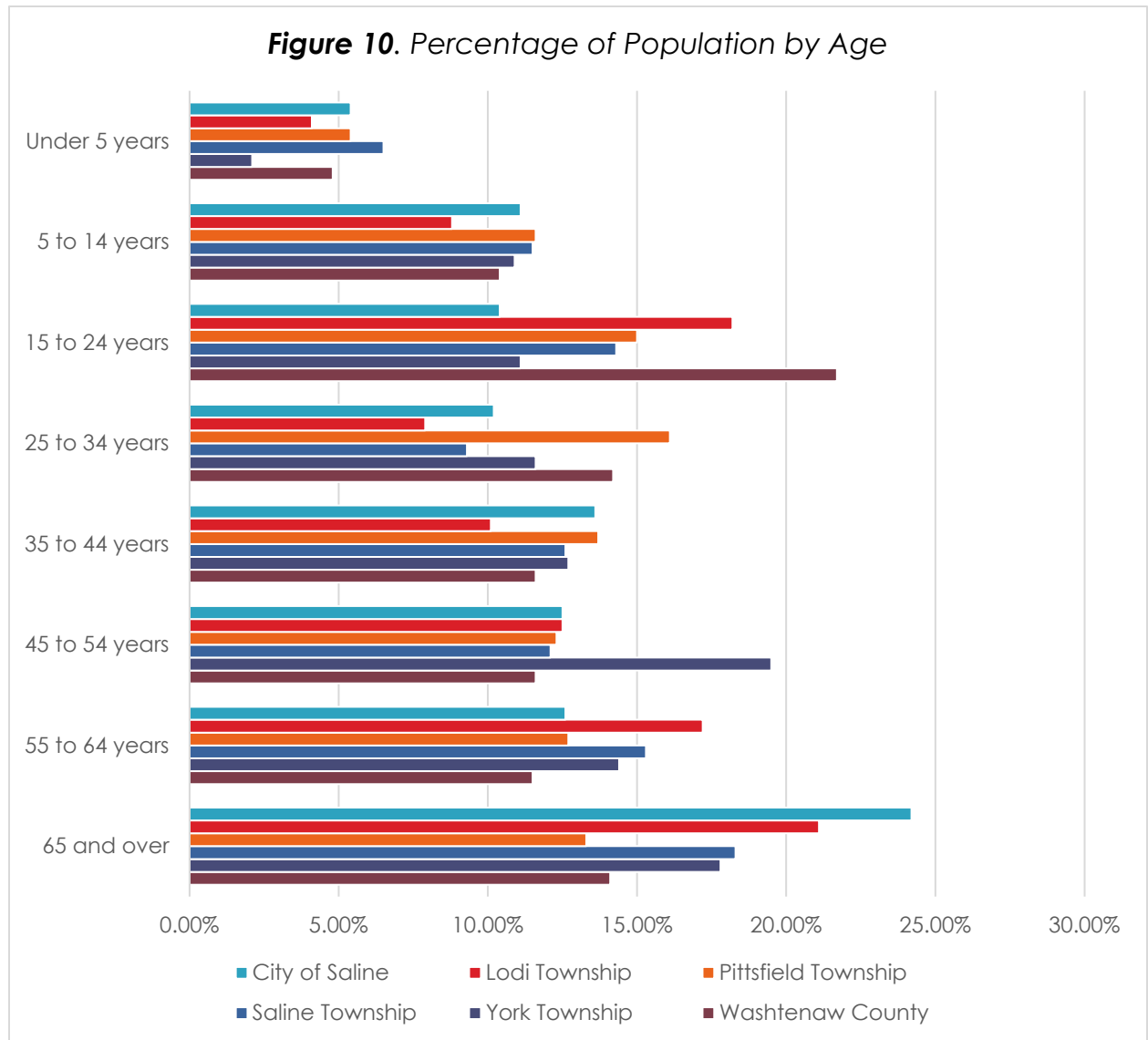


Figure 10.— Percentage of Population by Age

[U.S. Census Bureau, 2021 American Community Survey 5-year estimates, SEMCOG Community Profile](#)

~~Source: 2010 U.S. Census Bureau, SEMCOG Community Profile 2012~~

[SEMCOG 2050 also forecasts the future population by age. As shown in Figure 11, the proportion of Saline residents over the age of 65 years is expected to grow over the next 30 years. Residents in this age group are members of the Baby Boomer generation, who represent a significant portion of the regional and national population. As part of their population forecast, SEMCOG breaks down their projected population by age. This generates a forecast of how the age groups within the total population will grow/decline over the next 30 years. Figure 11 on the following page demonstrates the projected shifts in the population by age group.](#)—The younger age groups (under 5 and 5-17) will

decrease along with the 35-59 category. All other age groups represent an increase, with significant growth in both the 65-74 and 75+ age groups.

Figure 11. ~~Forecasted Population by Age~~

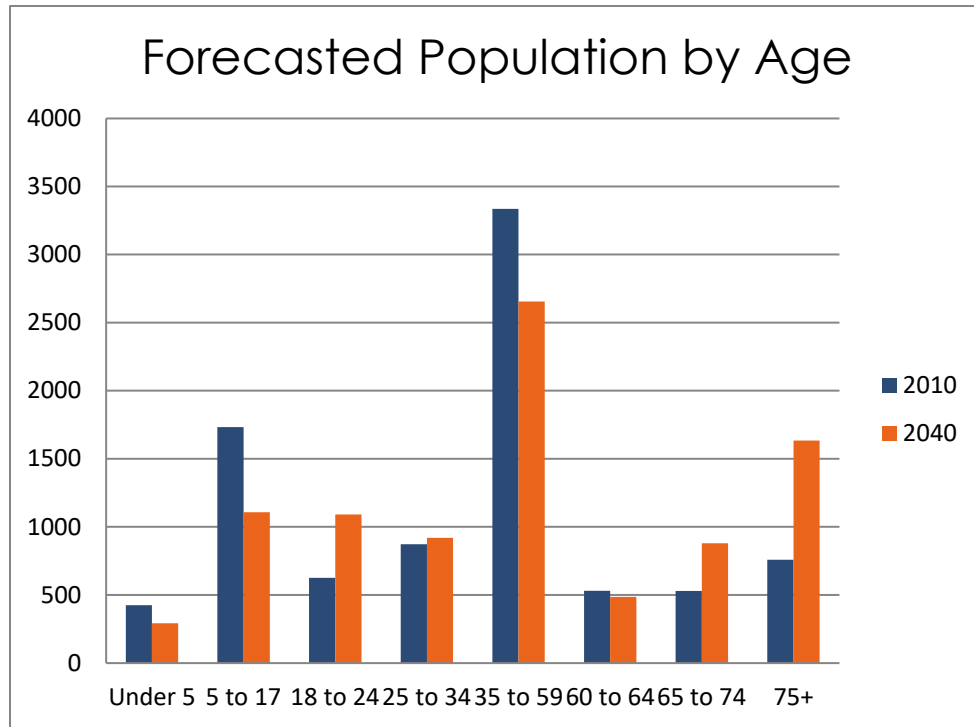
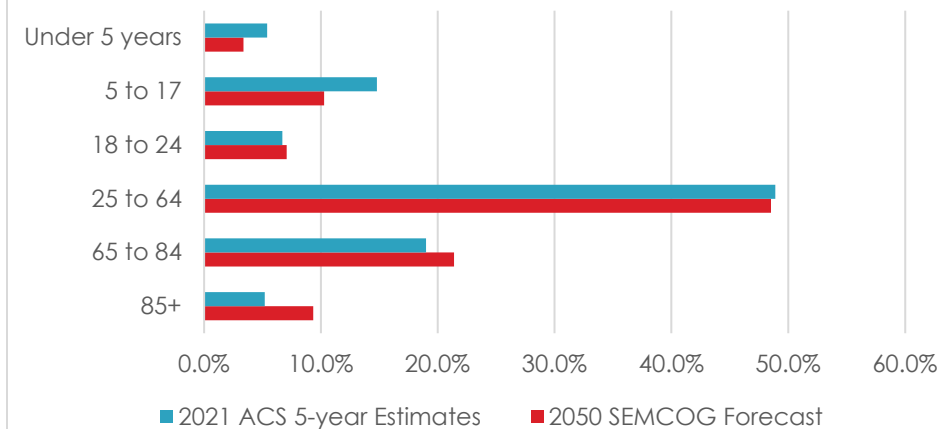


Figure 11. 2021 and Forecasted 2050 Population by Age



EDUCATION

Approximately 57 percent of residents of the City have an undergraduate degree or higher level of educational attainment. Table 3 demonstrates the comparison of education levels of Saline residents and Washtenaw County age 25 and older, and, the percent change reported ~~from the 2000 and 2010 Censuses~~by the Census Bureau between 2010 and 2021.

Table 3. – Education Level (Population age 25+)

	CITY OF SALINE			WASHTENAW COUNTY		
	<u>ACS 2010</u>	<u>ACS 2021</u>	<u>% Point Change 2010-2021</u>	<u>ACS 2010</u>	<u>ACS 2021</u>	<u>% Point Change 2010-2021</u>
<u>Did Not Graduate High School</u>	<u>3.1%</u>	<u>4.1%</u>	<u>1.0%</u>	<u>6.4%</u>	<u>4.3%</u>	<u>-2.2%</u>
<u>High School Graduate</u>	<u>14.7%</u>	<u>16.5%</u>	<u>1.8%</u>	<u>16.7%</u>	<u>14.6%</u>	<u>-2.0%</u>
<u>Some College, No Degree</u>	<u>17.3%</u>	<u>15.8%</u>	<u>-1.5%</u>	<u>19.3%</u>	<u>17.0%</u>	<u>-2.3%</u>
<u>Associate Degree</u>	<u>7.8%</u>	<u>8.9%</u>	<u>1.1%</u>	<u>6.8%</u>	<u>6.9%</u>	<u>0.1%</u>
<u>Bachelor's Degree</u>	<u>37.6%</u>	<u>25.5%</u>	<u>-12.0%</u>	<u>24.6%</u>	<u>26.9%</u>	<u>2.3%</u>
<u>Graduate / Professional Degree</u>	<u>19.6%</u>	<u>29.2%</u>	<u>9.7%</u>	<u>26.2%</u>	<u>30.3%</u>	<u>4.1%</u>
	CITY OF SALINE			WASHTENAW COUNTY		
	2010	% Change 2000-2010		2010	% Change 2000-2010	
Graduate/Professional Degree	19.6%	3.8%		11.5%	1.9%	
Bachelor's Degree	37.6%	12.9%		17%	1.8%	
Associate Degree	7.8%	-1.2%		7.7%	1.1%	
Some College, No Degree	17.3%	-8.3%		23.2%	-0.1%	
High School Graduate	14.7%	-3.9%		28.5%	0.2%	
Did Not Graduate High School	3.1%	-3.4%		12.2%	-4.9%	

Source: U.S. Census Bureau, 2010 and 2021 American Community Survey 5-year estimates, SEMCOG Community Profile ~~Source: 2010 U.S. Census Bureau, SEMCOG Community Profile 2012~~

EMPLOYMENT

The leading employment sectors in the City of Saline are manufacturing, which represents 32 percent of jobs in the City, and healthcare services, which represents 11 percent of jobs. Table 4 demonstrates the current (2010), and forecasted (2040) jobs by industry. Table 4 shows the current and forecasted number of jobs by industry sector for all jobs within the City. Due to the continuing shift in the economy from manufacturing-oriented to service-oriented is depicted by the decrease in manufacturing positions and the increase in health care and other service related industries.

~~Residents in Saline are employed in a wide variety of employment categories with the largest percentage (39%) in manufacturing and (16%) private education and healthcare. Through 2040, manufacturing is projected to decrease by 17%, but will remain the largest percentage with private education and healthcare growing to 23%. It is difficult to speculate the reasons for the estimated increase in some categories; manufacturing and healthcare are not.~~

Since the most recent recession there has been a decrease in local manufacturing. Now that the economy has stabilized the, city is experiencing a factory and manufacturing employment rebound through business expansion and business attraction. SEMCOG's economic forecasts suggest that the number of southeast Michigan manufacturing jobs will decrease as electronic vehicles (EVs) become more widely adopted than fossil fuel vehicles. While SEMCOG anticipates that there will be a relatively slow adoption of EVs in the United States, the eventual shift away from fossil fuel vehicles will have a dramatic effect on employment in motor vehicle manufacturing, related industries, and fuel production by 2050.

As is common in cities across the nation, the baby boomer generation is aging resulting in the need for an increase in healthcare systems employment in the healthcare service industry is expected to increase as the Baby Boomer generation ages over the retirement communities and assisted living facilities in the next twenty years. The is a phenomenon that the population will see for years beyond 2040 as the population across the nation continues to increase and generations continue to age. Employment professional and technical services and education are also expected to grow, which reflects the relatively high rate of educational attainment of the workforce in Saline and Washtenaw County.

Table 4. - Current + Forecasted Job Estimates by Industry

	SEMCOG 2019	SEMCOG 2040	Change -2010-2040
Natural Resources, Mining, & Construction	358	510	152
Manufacturing	2,772	2,294	-478
Wholesale Trade, Transportation, Warehousing, & Utilities	181	211	30
Retail Trade	288	269	-19
Knowledge-Based Services (Contractual Professional Services)	706	894	188
Services to Households & Firms	333	428	95
Private Education & Healthcare	1,126	1,884	758
Leisure & Hospitality (Entertainment or Accommodations)	831	1,071	240
Government	549	580	31

Industry Sector	SEMCOG 2019	SEMCOG 2030	SEMCOG 2050	Change 2019-2050	Pct Change 2019-2050
<u>Natural Resources, Mining, & Construction</u>	<u>312</u>	<u>390</u>	<u>408</u>	<u>96</u>	<u>30.8%</u>
<u>Manufacturing</u>	<u>2,914</u>	<u>2,794</u>	<u>2,476</u>	<u>-438</u>	<u>-15.0%</u>
<u>Wholesale Trade</u>	<u>501</u>	<u>531</u>	<u>538</u>	<u>37</u>	<u>7.4%</u>
<u>Retail Trade</u>	<u>688</u>	<u>641</u>	<u>555</u>	<u>-133</u>	<u>-19.3%</u>
<u>Transportation, Warehousing, & Utilities</u>	<u>149</u>	<u>209</u>	<u>219</u>	<u>70</u>	<u>47.0%</u>
<u>Information & Financial Activities</u>	<u>573</u>	<u>614</u>	<u>730</u>	<u>157</u>	<u>27.4%</u>
<u>Professional and Technical Services & Corporate HQ</u>	<u>628</u>	<u>793</u>	<u>947</u>	<u>319</u>	<u>50.8%</u>
<u>Administrative, Support, & Waste Services</u>	<u>364</u>	<u>375</u>	<u>412</u>	<u>48</u>	<u>13.2%</u>
<u>Education Services</u>	<u>540</u>	<u>574</u>	<u>609</u>	<u>69</u>	<u>12.8%</u>
<u>Healthcare Services</u>	<u>988</u>	<u>1,083</u>	<u>1,418</u>	<u>430</u>	<u>43.5%</u>
<u>Leisure & Hospitality</u>	<u>850</u>	<u>880</u>	<u>903</u>	<u>53</u>	<u>6.2%</u>
<u>Other Services</u>	<u>305</u>	<u>335</u>	<u>438</u>	<u>133</u>	<u>43.6%</u>
<u>Public Administration</u>	<u>264</u>	<u>237</u>	<u>260</u>	<u>-4</u>	<u>-1.5%</u>
<u>Total Employment Numbers</u>	<u>9,076</u>	<u>9,456</u>	<u>9,913</u>	<u>837</u>	<u>9.2%</u>

Source: SEMCOG 2050 Southeast Michigan Regional Development Forecast

INCOME

~~Median household income had decreased 13% between 2000 and 2010 from an estimated \$68,789 to \$59,855. This decrease may be the result of the most recent recession and the loss of employment.~~The COVID-19 pandemic has caused temporary

and lasting disruptions in a variety of socioeconomic indicators, including household income. As shown in Table 5, the median household income in Saline has decreased by 5 percent between 2010 and 2021, while median household income in Washtenaw County has grown by 8 percent. Still, the median household income in Saline remains slightly greater than that of the County.

Table 5. Median Household Income

	2010 (2021 Dollars)	2021	Change	% Change
City of Saline	\$85,482	\$81,321	-\$4,161	-5%
Lodi Township	\$108,733	\$129,205	\$20,472	19%
Pittsfield Township	\$81,788	\$87,535	\$5,747	7%
Saline Township	\$87,763	\$94,167	\$6,404	7%
York Township	\$118,560	\$112,232	-\$6,328	-5%
Washtenaw County	\$73,398	\$79,198	\$5,800	8%

Source: U.S. Census Bureau, 2010 and 2021 American Community Survey 5-year estimates, SEMCOG Community profile

HOUSING TYPES

~~Per the 2010 Census~~ According to the 2021 American Community Survey, there are ~~4,014~~43,866 housing units in the City. While housing construction continued in Saline between 2010 and 2021, SEMCOG reports a net decrease in total housing units (3,923 per the 2010 Census) within the City due to demolitions. However, SEMCOG also indicates that the City has issued 175 building permits for new dwellings since 2019.

Single-family detached residential dwellings are the predominant housing type in Saline. ~~an increase of 799 units, or a 25% increase from 2000. Saline's housing units include primarily single-family detached units (60%).~~ The Census Bureau estimates that ~~with some multi-family residential units (22%).~~ 67 percent of Saline's housing stock are single-family residential units. Approximately 10.4 percent are attached single family dwellings or duplexes, and approximately 21 percent are dwellings in multiple family buildings.

The Census Bureau reports a slight decrease in the median value of housing within the City over the last ten (10) years. ~~Evidence of the negative impact from the 2008 recession was the decrease in residential~~ Median housing values were an estimated \$268,056 in 2010 and \$261,000 in 2021 ~~property values from \$220,082 in 2000 to \$206,500 in 2010.~~ Additionally ~~However,~~ the median gross rent during the same period ~~decreased~~ increased from an estimated \$966 per month in 2010 to \$1,065 per month in 2021, which is a 10.3 percent increase. ~~from \$793.00 to \$749.00.~~

However, as explained in the following narrative, in recent years (2010-2016) the city has issued sixty-eight (68) new building permits for single family detached homes; an indication of a positive shift in the housing economy.

HOUSING UNITS

The information provided in Table 5 and Table 6 indicates a rebound in the housing occupancy rate that is consistent with the population increase as supplied in July 2015 Saline's estimated 2021 housing occupancy rate of 95.2 percent exceeds the occupancy rate for Washtenaw County, which was an estimated 94.4 percent in the same year. The high occupancy rates in the City and County reflect the general recovery from the 2008/2009 housing crisis, and tight housing supply resulting from the COVID-19 pandemic.

As seen in Table 2 – Population Projections, the population increase from 2010 to 2015 was 87 people; the increase in housing around the same time was 33 units. As shown in Table 6 – Housing Units 2010 – 2014, 6, the average household size has seen a reduction from 2.34 persons to 2.27-26 persons between 2010 to 2014-2021. Based on the figures provided, calculating the housing increase and the reduction of average household size results in 74.91 persons, an average consistent with the population increase.

Additional positive trends shown in Table 5 and Table 6 is nearly ninety-five percent (95%) of Saline's housing units are occupied both by either owner or non-owner, leaving only five percent (5%) unoccupied. These numbers are an increase from year 2010 and are nearly identical to the numbers in year 2000.

By comparison, in 2010, Washtenaw County housing occupancy rate was ninety percent (90%) and the remaining 10% were vacant.

Table 5. – Housing Units 2000 – 2010 and Vacancy, 2010 to 2021

<u>Housing Tenure</u> Housing Tenure	<u>ACS</u> <u>2010 Census</u> <u>2000</u>	<u>ACS</u> <u>2021 Census</u> <u>2010</u>	<u>Change</u> <u>2010-</u> <u>2021 Change</u> <u>2000-2010</u>
<u>Owner occupied</u> Owner occupied	<u>2,658</u> 2,254	<u>2,733</u> 2,658	<u>75</u> 404
<u>Renter occupied</u> Renter occupied	<u>1,041</u> 894	<u>946</u> 1,041	<u>-95</u> 147
<u>Vacant</u> Vacant	<u>224</u> 65	<u>187</u> 224	<u>-37</u> 159
<u>Seasonal/migrant</u> Seasonal/migrant	<u>109</u>	<u>30</u> 10	<u>20</u> +
<u>Other vacant units</u> Other vacant units	<u>214</u> 56	<u>157</u> 214	<u>-57</u> 158
<u>Total Housing Units</u> Total Housing Units	<u>3,923</u> 3,213	<u>3,866</u> 3,923	<u>-57</u> 710

Source: U.S. Census Bureau, Census 2000, 2010 American Community Survey 5-Year Estimates.

Table 6. – ~~Housing Units 2010–2014~~ Vacancy Rates and Household Size, 2010 to 2021

	<u>ACS</u> SEMOG <u>2010</u> 2010	SEMOG <u>2014</u> ACS 2021	Increase/Decrease Change	Change <u>Change</u>
<u>Housing Units</u> Housing Units	<u>3,923</u> 3,923	<u>3,866</u> 3,956	<u>-57</u> 33	<u>-1.5%</u> 1%
<u>Households (occupied housing units)</u> Households (occupied housing units)	<u>3,699</u> 3,699	<u>3,679</u> 3,872	<u>-20</u> 173	<u>-0.5%</u> 5%
<u>Residential Vacancy Rate</u> Residential Vacancy Rate	<u>5.71%</u> 5.7%	<u>4.84%</u> 2.1%	<u>0</u> -3.6%	<u>0.9%</u> -63%
<u>Average Household Size</u> Average Household Size	<u>2.34</u> 2.34	<u>2.26</u> 2.27	<u>-0.08</u> -0.07	<u>-3.4%</u> -3%

Source: U.S. Census Bureau, Census 2000, 2010 American Community Survey 5-Year Estimates.

NATURAL FEATURES

GEOGRAPHY AND TOPOGRAPHY

The existing terrain in and around the City of Saline was shaped by the Wisconsin ice sheet, which retreated from the region about 13,000 years ago. Saline is characterized by gently rolling topography in the southeast and by nearly level land in the north.

The Saline River has carved out a steep sided valley which meanders along the southern portions of the City. Figure X depicts the City's natural features.

SOILS

Two soil associations are identified in the Washtenaw County Soil Survey for the City of Saline. The well-drained to poorly-drained Boyer-Fox-Sebewa Association is found in the northwest corner of the City. The Morley-Blount Association, sometimes high in clay content, occupies the remainder of Saline.

VEGETATION

The pattern of vegetation is influenced by topography, soil, and human impact. The representative vegetation communities include forests, streamside natural growth, abandoned fields, and roadside natural growth.

The City's streets and parks include many planted trees, while areas along the Saline River and on the north part of Saline include some wooded areas left relatively undisturbed because they remain undeveloped.

WATER RESOURCES

The Saline River is the City's largest waterway. Primary drains include the Wood Outlet Drain in the north, and the Pittsfield No. 5 and Koch Warner drains in the south. The three tributaries flow in a southwesterly direction toward the river. In a broader context, the Saline area is part of the River Raisin Watershed, the second largest watershed in Washtenaw County draining into Lake Erie.

Small, seasonal wetlands are scattered throughout the City and are most often found in association with the river at its tributaries.

The Saline River is used for recreational fishing. Several public access points have been provided at Mill Pond and Curtiss Park. Canoeing and kayaking along the river are also popular.

Insert Figure 11. Natural Features Map 11 x 17