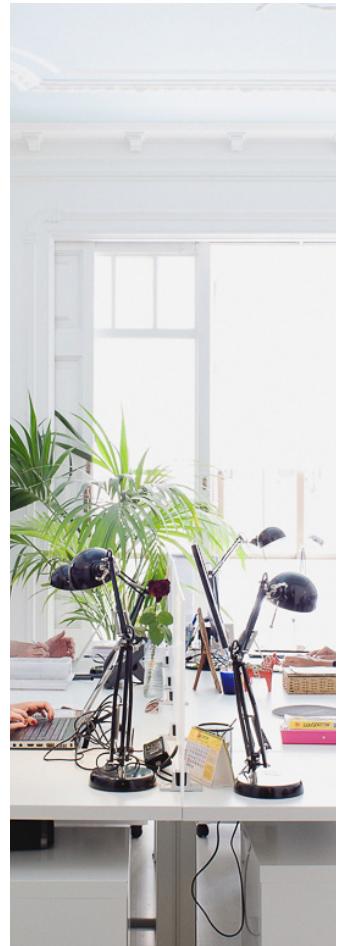
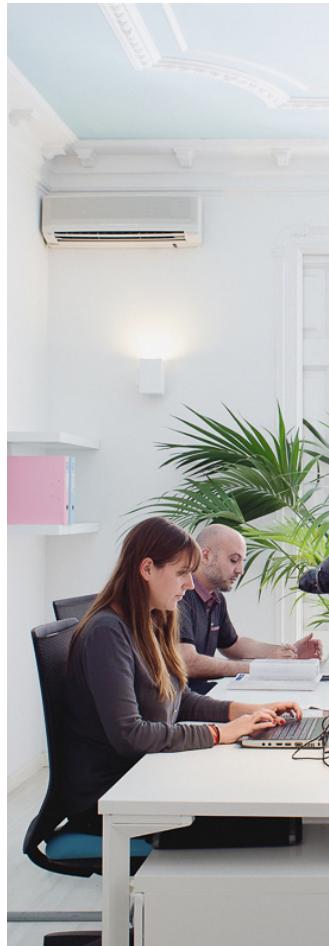
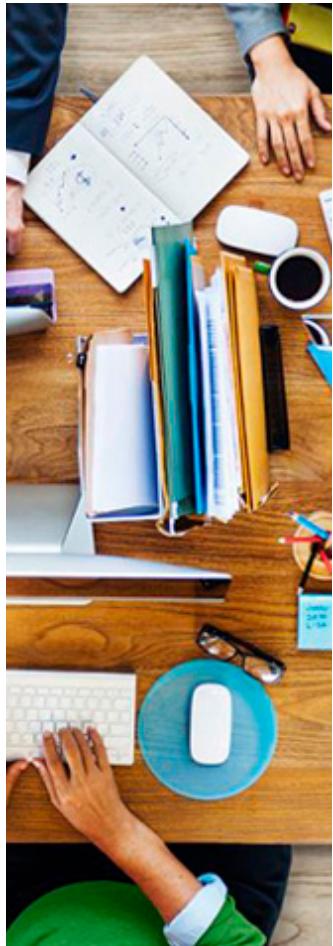


Yuccie 2038



Prepared with the assistance of the

Yuccie Valley

Department of Planning

and

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LETTER FROM OUR MAYOR

Dear Neighbors and Friends,

It is an honor and a privilege to serve as the Mayor of Yuccie Valley. I want to thank my fellow Yuccies and the staff working for the city for their continued support and incessant positive spirit. Yuccie Valley is extremely fortunate to have been maintaining a strong financial position despite a series of economic downturn nationally, largely owing to their talented and hardworking residents, prudent financial planning and good decision making.

In recent years our community has witnessed rapid growth. Yuccie Valley is set to double in population in the next 20 years. To provide for the growing community, maintain the current financial position and equitably distributed benefits among all demographic groups, proactive measures must be taken today.

On behalf of city officials, administration and staff, I take great pleasure in presenting Yuccie 2038, A comprehensive plan. This is a document that will ensure that City government remains true to the community's shared objectives and provides predictability and transparency to the public, property owners, developers, and other regional and state agencies.

Our goals will focus on ensuring safety and integrity of our neighborhoods, the quality of our services, the vitality of our businesses and most importantly, climate change.

I thank you for your continued support as we embark on the journey of fulfilling the objectives outlined in the plan. As always, my door remains open and I welcome you to share your ideas and concerns with me at www.Yuccievalley.talktome.com.

Very truly yours,
Mona Hanna-Attisha
Mayor- Yuccie Valley



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EXECUTIVE SUMMARY

The area covered in the Yuccie Valley Comprehensive Plan includes the Township of Yuccie Valley within which the City of Yuccie Valley is situated. The Township is generally located 30 miles due West of Detroit and 20 miles due East of Ann Arbor. It is situated off the Interstate 94, also known as the Detroit Industrial expressway and is closely located to the Willow Run Airport and the Detroit Metropolitan Airport. This area has an enormous potential to create a unique community and position itself as a significant economic contributor within the state of Michigan. Its past as a prosperous farming community and its current position as a tech-hub provides guidance on how to re-establish mixture of uses to maximize its potential while continuing to serve as a home to existing and new businesses.

The plan framework consists of one east-west corridor which serves as the connecting spine for the community and a north-south corridor serving as a connection to the Township's immeasurable natural landscapes. Secondary and tertiary streets provide alternate routes to the primary transportation network.

Parts of planning district 1(Yuccie Downtown - YuDo), 2(East District), 3(Kickapoo),4(Lake Union), 5(Woodbridge), 6(Mountain View), 7,9,10,15 and 16 will experience targeted growth as a part of this framework, with amenities to expand access to jobs and education in order to incentivize the already occurring growth.

Yuccie Valley is already home to several small-mid size employers and to many long-time businesses. These businesses provide considerable employment and serve local businesses as well as the greater Detroit Area. Most of these businesses are an asset to the area and to the city. The retention of some of the unique industrial buildings will assure that the character of Yuccie Valley is maintained and will continue to foster an innovative community.

CONTEXT AND HISTORICAL BACKGROUND

PURPOSE OF Yuccie-2038



Drake Olmstead/ReportIt

Yuccie Valley has a large community who derive their livelihood from farming. In recent times due the township has seen substantial development. Some of this development has happened on agriculturally viable farmlands. Moreover, clusters of development has also been witnessed in the highly vulnerable flood zones.

This has prompted the city of Yuccie Valley to rethink the zoning regulations and replace the existing Euclidean zoning framework that has been followed by the city since 1963, outlined in the Yuccie-1983.

Yuccie has also observed a growth in tech-based industry which primarily employ high waged individuals. This has allowed for patterns of segregation within the community, which needs to be addressed in order to preserve the strong knit community that Yuccie currently has.

The city of Yuccie would also like to take this opportunity to move its transportation system from car based system to a public transport based one, by investing in transportation framework in the city which connects to the newly constructed Detroit-Ann Arbor RTA line.

Project Partners

Many project partners helped create and validate the Yuccie Valley- 2038 plan. The project partners demonstrate a unique commitment of time and resources by many diverse agencies. Several City departments collaborated on the Plan including, Community Planning and Development, Public Works, Parks and Recreation and the Mayor's Office. There was also crucial participation from the Regional Transportation Agency, Detroit. The strong interest and participation by city and other agencies bodies for framing the Plan is greatly appreciated by the Yuccie Valley Department of Planning and the consultants SATY-YATS.

LOCATION



Fig 1: Yuccie Valley in context of Michigan State

The Yuccie Valley study area is located off the I-94 which connects two major cities of Michigan, Ann Arbor and Detroit. It is 20 miles East of Ann Arbor. It is close to the two airports - Denver International Airport (an international airport serving millions of commuters each year) and the Willow Run Airport. The area of the township comprises of 12.25 square miles, and the Planning area consisting the City of Yuccie Valley consists of 2.5 square miles. The already developed land is concentrated around the Yuccie downtown, or the planning district 1, and the proposed future development extends along the East-West axis, generally located between the north and south flood plains.

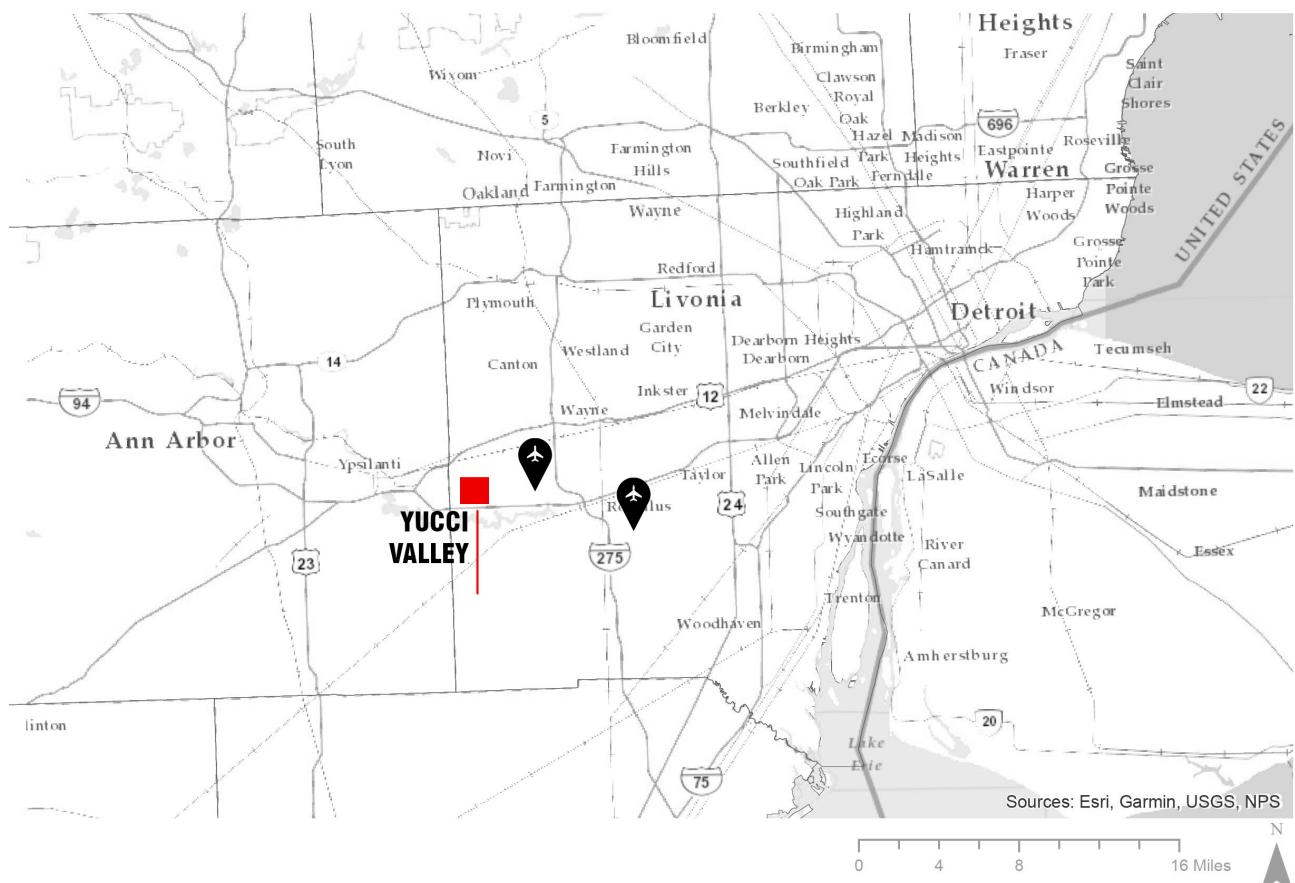


Fig 2: Location of Yuccie Valley in proximity to the two airports and the cities of Denver and Ann-Arbor.

HISTORICAL BACKGROUND



Yuccie valley has a history which dates back to more than 300 years. The earliest residents of the area however were the Kickapoo tribe, a Native American nomadic group which are famous for their miniature clay pottery and Kickapoo Pumpkin soup. The Kickapoo historic center in the YuDo district displays some of the relics from this time. Some residents of Yuccie Valley can still trace their lineage to these groups.

Despite the long line of history, the city was first recognized and incorporated in 1932 as the city of Yukon Valley as to tribute to one of its early residents which had emigrated from the Yukon region in

Canada, during the industrial boom in the early twentieth century.

Even though industrial revolution was transforming the nearby Detroit and Ann Arbor in the late nineteenth century, Yukon Valley remained an area sustained by tranquil close-knit community. This changes in the last decade of the nineteenth century, when young Canadians came to this region in sought of better economic opportunities deemed to be offered by Detroit's manufacturing industry and made Yuccie their home.

A railroad line was constructed to facilitate the movement of industrial goods in the early twentieth century, this railroad was repurposed in 2013 to become the RTA line connecting Detroit and Ann Arbor. In 1915, Dodge brothers set up a sweat shop close to the present downtown Yuccie which manufactured ball bearings at a small scale. This endeavor was wildly successful, and the brothers ended up signing a contract with Henry Ford to supply all ball bearings being utilized in Ford engines. Following this, Dodge brothers decided to move its manufacturing to a larger location, closer to the Metropolitan Detroit area, which marked an end to a large-scale immigration to Yuccie.

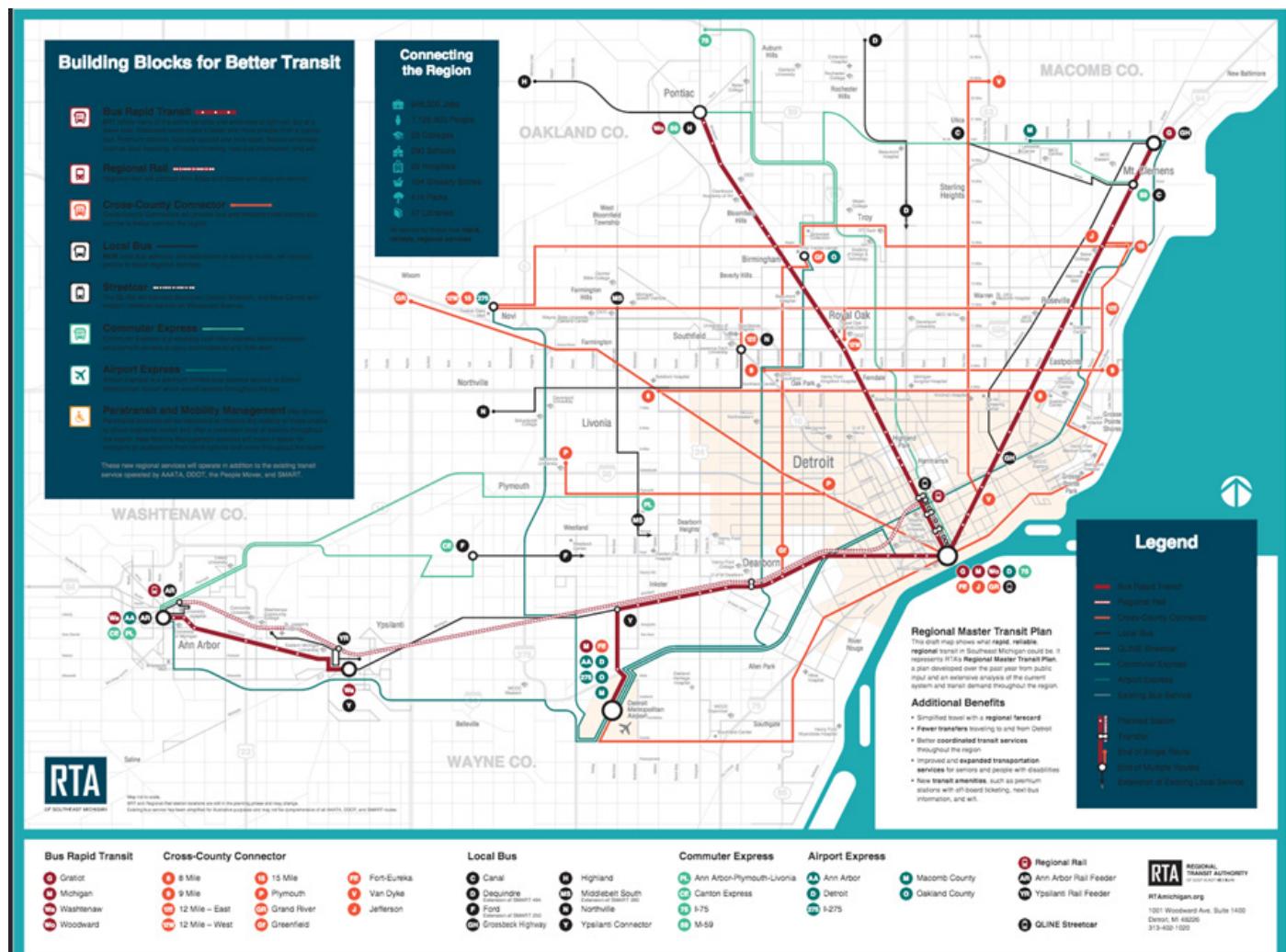
Much of the next 50 years, the city and township served as a middle-class suburb to the nearby cities and evolved as a thriving farming community. The city was renamed as Yuccie Valley as a part of a revitalization endeavor in 1970s. At this time, the city council made efforts to reinvigorate the town-center and to preserve green spaces, which attracted immigrants from the nearby college town of Ann Arbor. Since the time and Yuccie has witnessed an increase in population of young individuals who seek a comfortable lifestyle in affordable price. The concentration of young individuals has slowly transformed Yuccie into a tech-hub which currently is in constant clashes with the existing farmlands.

REGIONAL CONTEXT

Metro Vision 2020 is a plan developed by the Detroit-Ann Arbor Regional Council of Governments for the region. Among other core elements, it identifies urban centers as a means to mix uses and increase densities in locations that are well served by transit. In 2000, the agency requested jurisdictions to submit areas that meet criteria being developed to update Metro Vision 2020 to 2030, in collaboration with the Michigan Regional Transportation Agencies. The primary motive was to determine centers for future development and Yuccie Valley was one of them.

Following through that vision and as a part of their regional transportation program, the Michigan Regional Transportation Agency (RTA) recently built a line through the Yuccie City Center. This line connects the city of Detroit and Ann Arbor and the two nearby airports.

This is an opportunity for Yuccie as a city to shift from a car based transportation system to a public transportation system and Yuccie wants to be a pioneer in the region to make this change. This will allow easier access to the existing population in Yuccie to the opportunities in the big cities and for the individuals living in the cities to be able to live and work in Yuccie- a place known for its 'affordable' and 'collaborative' spaces with spectacular views.



ECONOMIC CONTEXT



Yuccie was historically an industrial town, which was later transformed into an agricultural community. Owing to its industrial heritage Yuccie still consists of a small community that have small businesses that manufacture parts of larger products being assembled elsewhere.

This industrial turned agricultural community boasts unique entrepreneurial skill and a self sufficient economy. Yuccie, since the incorporation of the city has been able to provide for affordable housing and access to produce.

The United States of America has seen a series of boom and busts during the past few decades and Yuccie has been no exception. Owing to its entrepreneurial capabilities, Yuccie's economy bounced back with a duration of three years, wherein the local jurisdiction witnessed positive collection.



Today Yuccie is standing with plethora of opportunities aligned for it with the recent advent of RTA line. It has the potential to substantiate its income by attracting new customers and businesses from the nearby cities which now have a better access to the city, and become an engine in the global economy.

Recently, a team from Ann-Arbor incubator, located in downtown Yuccie created an app called GoCrop which allows farmers to monitor their crops and evaluate their produce. The City Planning Department at Yuccie wants to encourage such confluence of diverse sectors and serve as a platform for innovation.

W



VISION 2038

Pursuing the Michigan Planning Enabling Act of 2008, Yuccie Valley thus sets out to create a Comprehensive planning document with the following vision -

Yuccie Valley commits to be a vibrant and diverse community that is healthy, well-connected, sustainable and equitable while valuing historical roots and protecting natural resources. It will strive to provide equal opportunity to all that choose Yuccie to be their home.

EXISTING CONDITIONS

EXISTING DEVELOPED AREA - 2018



DEVELOPED AREA



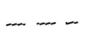
LAKES / RESERVOIRS



FOREST AREA



AGRICULTURAL LAND



RAILROAD



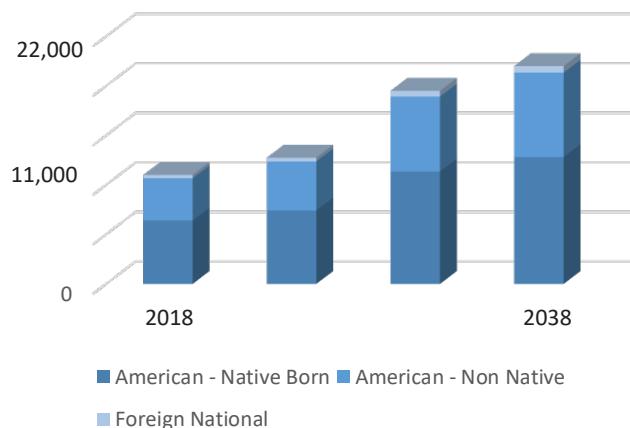
ROAD NETWORK



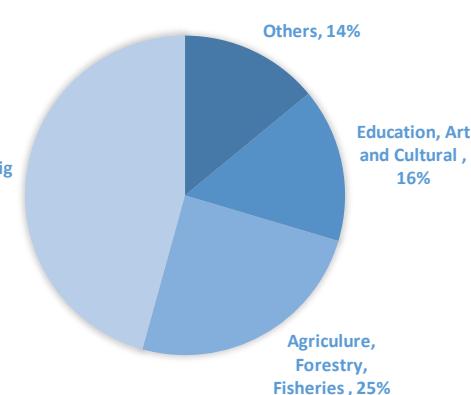
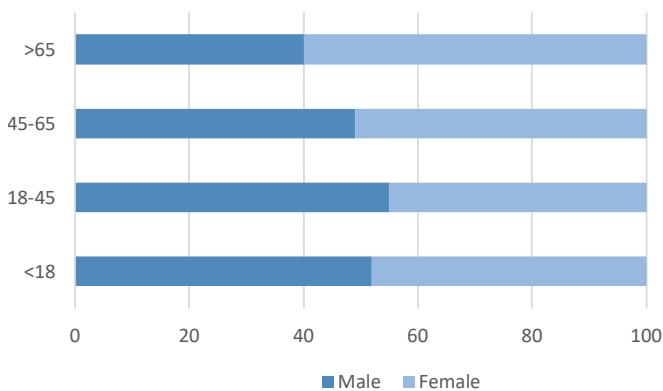
WATER STREAMS

POPULATION & HOUSEHOLD

Projected Population Growth



Gender Distribution - 2018



CURRENT POPULATION

The total population of Yuccie Valley currently is 11,000, of which 10,000 individuals reside in the city (incorporated area). 97 percent of the population is American, however, they come from diverse cultural backgrounds. 40 percent of the American nationals come from outside Michigan, majority of them belonging to Illinois, Maine, Ohio and Oklahoma. This percentage also includes first generation Americans which represent countries such as Canada, China, and Korea. 3 percent of the population are foreign nationals.

Gender representation is almost equal in all age-categories. Women in Yuccie Valley tend to live longer than the men, as they represent sixty percent of age group which includes individuals that are 65 and above. The median age of population is 35. Seniors make up 28 percent of the population and 35 percent of the population is below 18.

The average size of household dropped from 4.5 in 1970 to 3.9 in 2018. With estimates indicating more young people moving in the City, the average household size is expected to become smaller in the coming years.

GROWTH TRENDS

As mentioned earlier, the population of Yuccie Valley is expected to double to 22,000 in the next 20 years. Much of the population growth is attributed to the economic growth.

Figure on the left demonstrates the predicted growth percentage in population in 2038, likely to be caused by economic growth of major industries. It is estimated that STEM research and design, and Agriculture, Forestry and Fisheries will be key drivers and will cause 46 and 25 percent population growth respectively.

LAND USE

The current land use in Yuccie Valley is a product of Euclidean zoning set out in the 60s. Although relevant at the time due to intensive industrial activities going on in the city, today, it poses as a barrier to mixed use development.

The predominant land use in Yuccie Valley is residential. The residential is clustered around the city center with a few fragments of development observed away from the cluster. These developments have occurred recently,

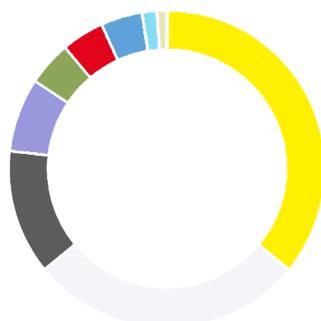


The land developed within the city is 1,196 acres whereas in the fringe area only 423 acres are developed. The largest land uses in the city are residential and transportation.

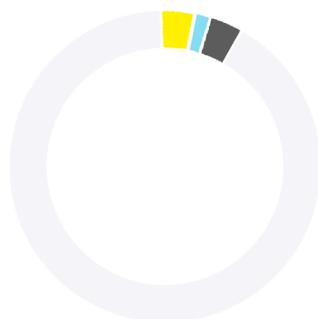
Despite dense development, the city enjoys consists of a variety of open spaces and parks. There are also two lakes within the city limits. The commercial footprint within the city is just 74 acres. As shown in the Land use map on the next page, huge square footage of industrial building still remains near the downtown Yuccie. This piece of land remains underutilized as people seek use variance for each and every event they want to hold there. The Planning Commission of Yuccie may look at rezoning this entire area as a special purpose district.

LAND USE DISTRIBUTION - 2018

CENTRAL CITY



FRINGE CITY



- █ RESIDENTIAL
- █ COMMERCIAL
- █ COMMUNITY FACILITIES
- █ RECREATIONAL
- █ INDUSTRIAL
- █ TRANSPORTATION
- █ WATER BODIES
- █ VACANT
- █ OTHERS

in the past 10 years. The scattered development was possible because of easy approval process and gracious distribution of variance. In the late 1980s, the city ended up with retention of large stock of industrial spaces. In order to put these spaces back in the market, the government redistributed them as residential stock.

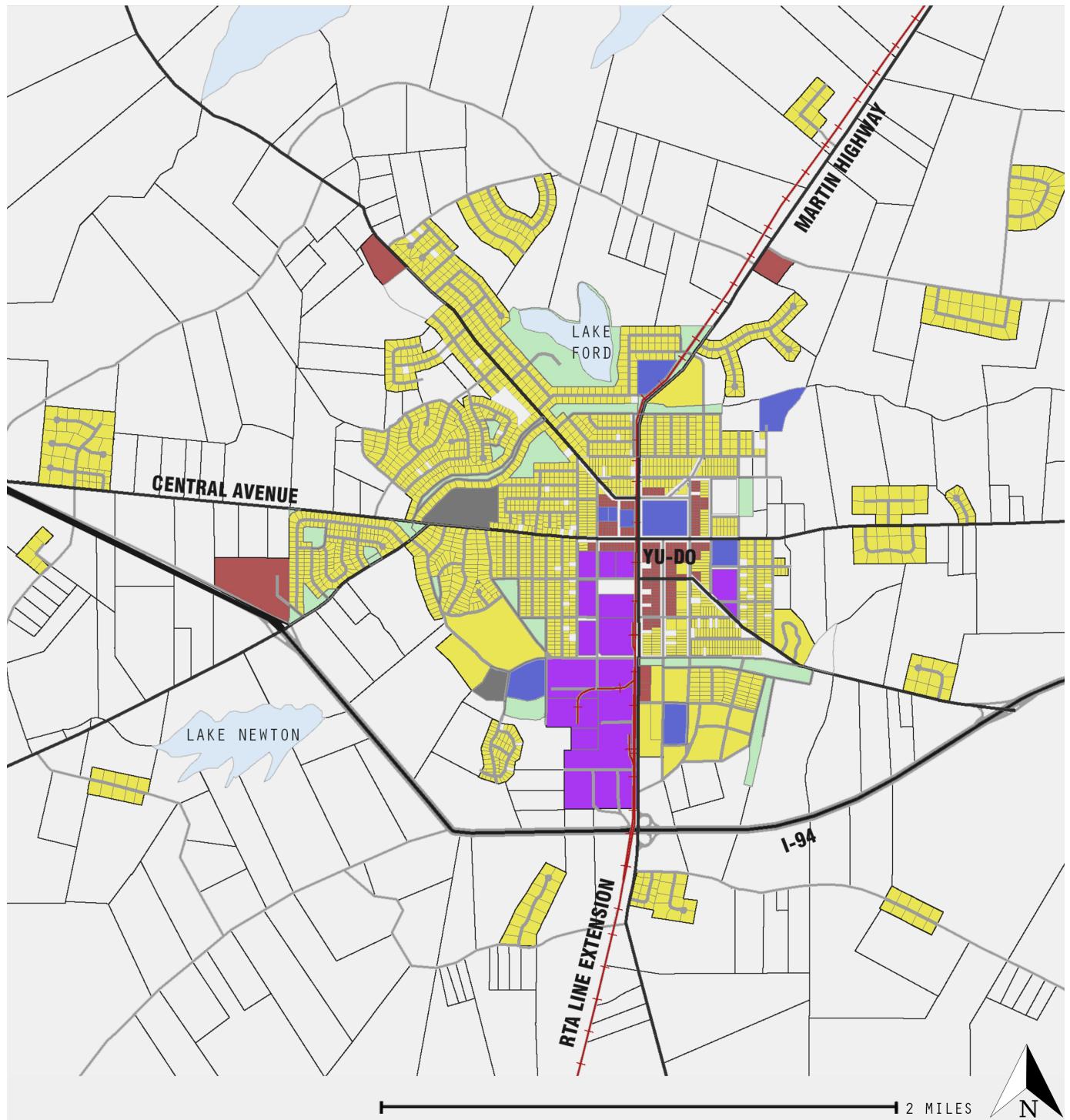
During the time, a large company called Brownies Tech showed interest in the area, and bought a 5 acre chunk of land to the west of the city, overlooking the pinewood forests. There are other such smaller commercial centers which can be observed in fragments along the fringes of the city.

The city also has a vibrant commercial center within a thriving downtown. There is a large plot of industrial land south of the YuDo district. Most of the building is empty with a few square-foot of space leased to uses such as warehouse and logistics. This industrial space is government owned and the economic development corporation reprograms the space in order to keep the area thriving.

The reprogramming is cost-intensive therefore, the city is currently looking to rezone the site and call for a request for proposal which can ensure the conversion of this area from a liability to an asset. Together the industrial land use of Yuccie is 12 percent of the current land-use. There is also a significant amount of vacant land lots around the city center, which can be ideal site for pilot projects.

Planning District	Total Land	Residential	Industrial	Commercial	Community Facilities	Recreational	Other (Medical)	Transport.	Total Developed	Water	Vacant
Central City	1,696	611	128	74	72	77	17	216	1,195	26	477
Fringe Area	6110	217	0	0	0	0	0	211	428	99	5583

EXISTING LAND USE MAP - 2018



SOURCE: COMMUNITY AND LAND SURVEY, 2015

	RESIDENTIAL		INDUSTRIAL		WATER BODY
	COMMERCIAL		PARKS AND OPEN AREAS		UNDEVELOPED

HOUSING

EXISTING HOUSING

Within the city of Yuccie, jobs and households are not evenly distributed as evidenced from the Land Use Pattern. Currently, downtown Yuccie consists of half the jobs within the city. Moreover, this area is less than 5 percent of the city's land.

The jobs and housing mix is non-existent and therefore there is a need to rethink strategically where the future residences should occur. This Plan's growth targets indicate that the expected growth in households will change the ratio between jobs and households in some urban centers to be somewhat closer to the citywide average over the next 20 years. However, the growth targets also show that the role these centers currently play as primarily job centers is likely to continue.

Many communities do not have access to commercial centers and even for small grocery items, the individuals are required to use their cars. It is essential to knit these development and introduce commercial nodes in order to ensure access to amenities to all residences in Yuccie.

The demand of housing in Yuccie is wide-ranging. On one hand the individuals who farm for a living require larger lots, which can allow for storage for their produce, and other such amenities. The younger cohort who focusses on affordability demands compact form of housing.

Ensuring access from the larger lots will be crucial. Such lots can be introduced along the North-South corridor, which is closer to fertile farmlands. Within the city center, there is a need to envision compact residential neighborhoods which can provide a mix of activities that support the residential population. Support densities in which may support transit use.



EMPLOYMENT

Yuccie Valley currently has only 3 percent of unemployment rate and has a diversity of economic sectors wherin its residents are employed. This plethora of opportunity and interdependency is an asset to the community.

The major challenge that the city planners and policy makers face is in fact maintaining this diverse economy at a steady rate and sustain the inherent innovation and ingenuity.

Its two major economic sectors are Agriculture and Science and Technology. In recent years, conflicts had occurred when new data center needed to be opened and the site identified for it was close to a dairy farm. Ultimately, the data center was relocated to a new location upon intervention of the city government.

The city currently imports less than 40 percent of food from other states. This contributes to the self sufficiency of the community. This culture of farming to which city dwellers are stakeholders as well is well supported by current residents and planners alike.

The city has a long history of entrepreneurship starting with Dodge-2 brothers. In the late 1980s this wave of creating own businesses came again to the valley. Brownies tech which is a successful company specializing in creating security robots today is worth over 10 Billion dollars.

The company along with the Ann Arbor research center had unvelied a plan in 2015 to open 5 incubation center, 3 of which already have their first recruits working for them.

Lastly, such huge influx of population would create a demand for retail. It will also contribute to the expansion of Art and Cultural sectors, the hospitality sectors and Education sector.

BARRIERS IN ECONOMIC DEVELOPMENT

- The Metro-Vision 2030 identifies Yuccie as a potential area of change and a massive driver of economy. Based on market analyses completed in conjunction with the corridor plan, a considerable level of development and redevelopment could occur if select regulatory, financial, physical and market issues are addressed.
- The current industrial zoning classifications that dominate the city center and does not allow residential. Development are limited to retail uses, thereby constraining the ability of the market to respond to demand
- The infrastructure in many locations within the corridor is in poor condition, creating limitations (i.e., drainage systems) that will require attention prior to any significant level of new investment.
- The current physical cross-section of the corridor, with inconsistent sidewalk improvements and nonidentifiable parking, does not promote either a commercial environment, or pedestrian traffic.
- Neighborhoods that are located adjacent to, and in the vicinity of the corridor, will require stronger multimodal connections in order to be truly supportive of future retail.

INFRASTRUCTURE

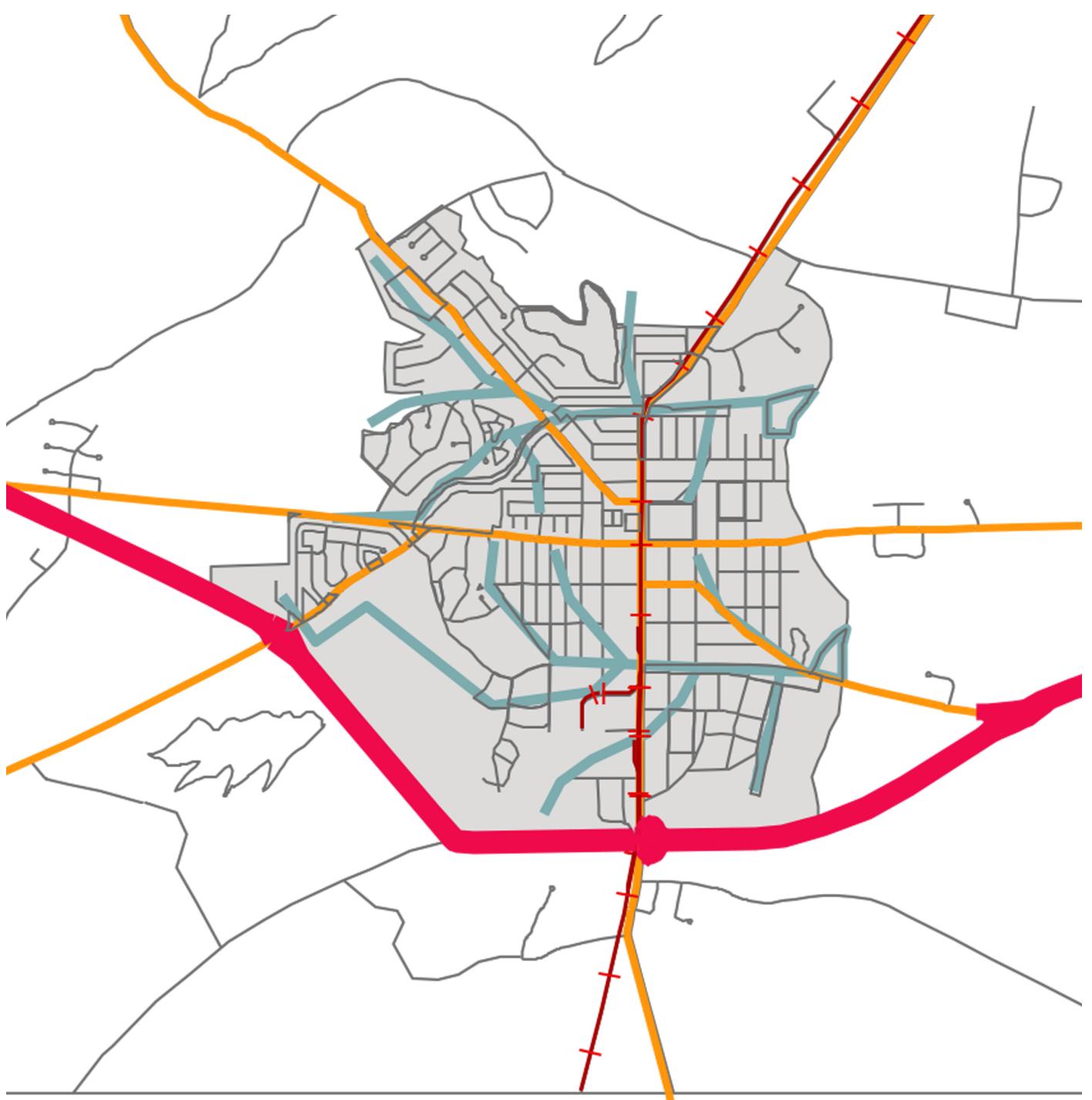
Type of Facility	Count
Elementary School	3
Junior High	1
Senior Secondary School	1
Parks with Recreational Facility	8
City Hall	1
Courthouse	1
Library	1
Sewage Plant	1
Nursing Home	1
Hospital	1

The Valley's infrastructure is insufficient for its current population and to sustain the growing population, investment is required to upkeep and expansion. For example, there is only one senior school and junior high school for approximately 5000 school going children. The city estimates that it will have to add three elementary schools, one junior high and one senior secondary school to meet the demand.

There are eight parks with recreational facilities, however these are open in nature and cannot be used during the winters. Therefore, there is demand for more indoor facilities. The entire city is served by a single library located in the high school situated near city center. Moreover for a population of 22,000 there exists only one hospital.

The current capacity within the city planning area is 11,000 people or 2.2 m.g.d. of wastewater. 1,736 acres make up the present service district. There are 4,500 acres available for the potential service district. This could serve an additional 11,000 people. Some areas of the potential service area would be easier and less expensive to serve, which constrains potential infrastructure expansion.

INFRASTRUCTURE LAYOUT



SEWER SERVICE AREA



ROAD NETWORK



INTERSTATE HIGHWAY



SEWER LINES



RAILROAD

ENVIRONMENTAL CONTEXT

The City is bestowed upon by natural beauty and has access to a diverse natural environment. Development in Yuccie Valley has been historically affected by its landform and soil conditions and moving on it will continue to affect the land pattern. Therefore it becomes crucial to assess the various soil covers that are prevalent.

SOIL

A large part of Yuccie's community are farmers therefore to understand where soil is productive, a soil analysis was done. Half the land by area is fit for cultivation, albeit 13 percent of land around the area developed has poor soil conditions. These conditions are demonstrated by the adjacent map.

FOREST

The forest region around Yuccie serves as a natural buffer for the city and a recreation space for Yuccie's population. Within minutes you can step out of the city and enjoy the wilderness. They also are habitat to a large variety of wildlife including Blue Jay and

American Sparrow. Dominant species of the tree are categorized as follows:

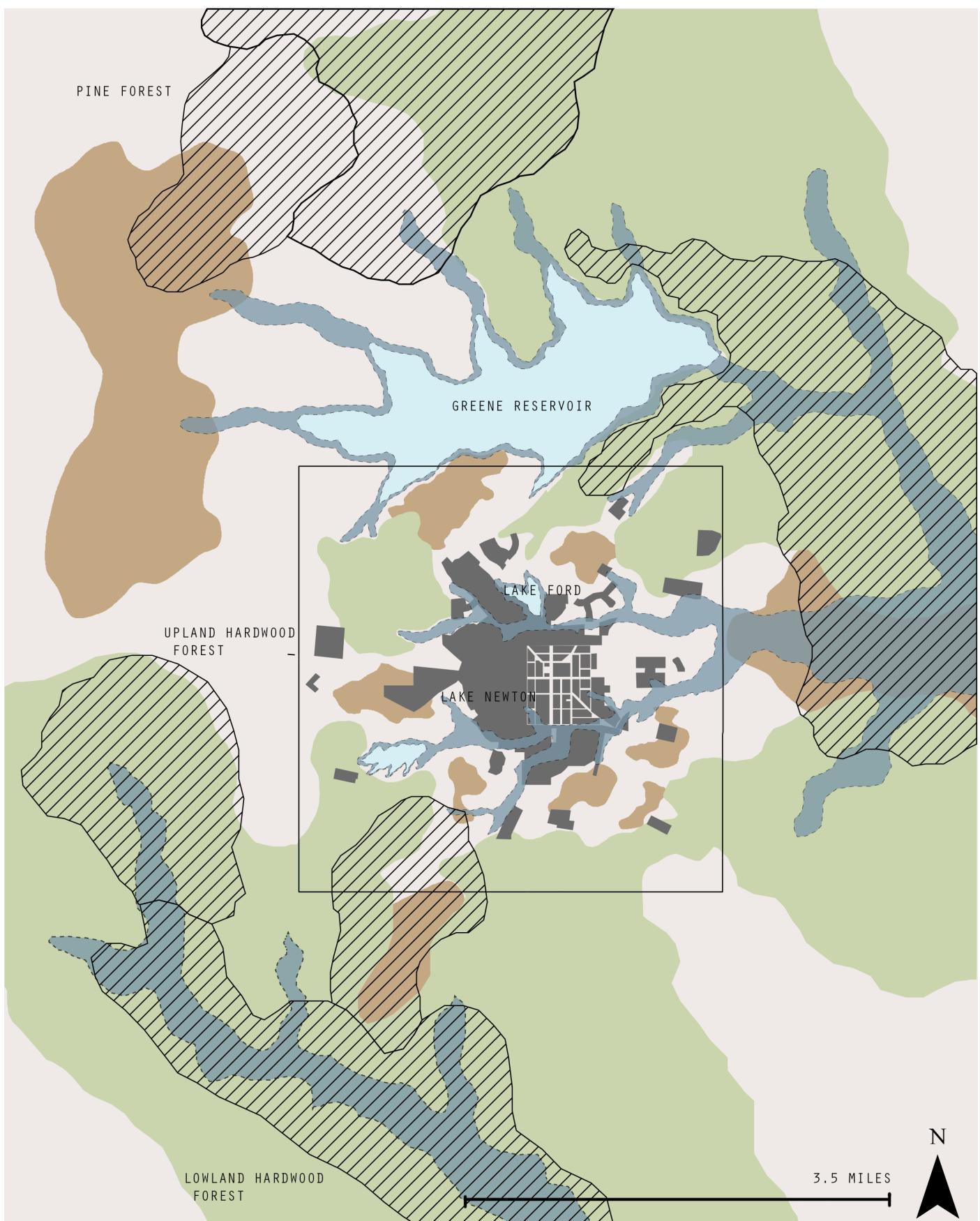
Pine: 38%
Lowland Hardwood: 53%
Upland Hardwood: 9%

HYDROLOGY

Local rivers and streams flow down towards Yuccie, a large amount of which is collected into the Greene Reservoir (a manmade reservoir which serves as a source of water for Yuccie's residents). Two other lakes- Lake Ford and Lake Newton are also formed, North and South of the developed area respectively.

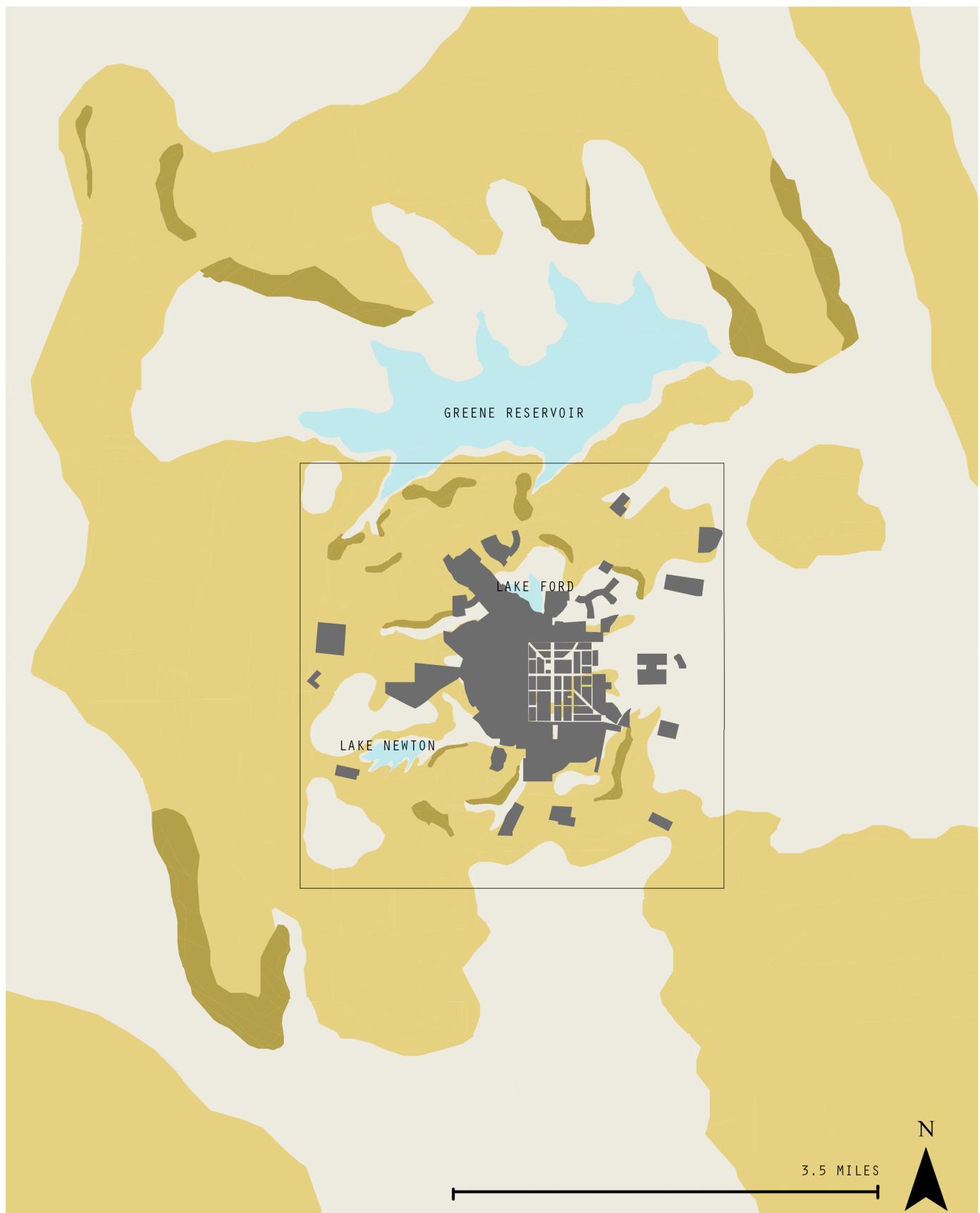
Proximity to such sites seeks environmentally conscious planning endeavors. To do so, we will perform a feasibility analysis to understand the best possible land for future growth.

NATURAL ENVIRONMENT



GOOD SOIL	WATER	AGRICULTURAL LAND	URBAN AREA
POOR SOIL	FLOOD PLAIN	FOREST AREA	

YUCCI VALLEY - COMPREHENSIVE PLAN
SLOPES AROUND YUCCIE VALLEY



> 15%

0 - 5%

6 - 15%

WATER

Slopes greater than 15 are not considered ideal for development. The most desirable out of the three is 0-5% slope.

THE COMMUNITY PLANNING PROCESS

OUR PLANNING PROCESS



STEP 1 - Coordinate with Planning Division staff

Communicate with the City planner and the community planner to identify the needs of the community and possible opportunities for economic development.

STEP 2 - Steering Community

Steering committee members can consist of residents, business owners, and other stakeholders who are committed to participating in the development of the plan. Thus, it is essential to seek their opinion on

- Advise on or structure a process.
- Other organisations involved
- Help engage the greater public.
- Advise on plan content
- Balance various values

STEP 3 - Public participation

To achieve maximum efficacy at least three widely advertised public meetings are required with multiple stakeholders groups. During these meetings Designers of the plan will have to

- discuss and work through recommendations, and
- present final recommendations.

COMMUNITY ENGAGEMENT FRAMEWORK

A Community Engagement framework was designed to gather public opinion on current challenges and issues that the communities currently face and how they envision their future. At a time when rapid growth is intensifying pressures on public and private lands a new comprehensive planning framework needs to be cognizant of existing challenges and future aspirations of its residents.

Thus, the framework sought to provide all Yuccieans with the opportunity to provide their views on the draft state of community report which evaluated

existing living conditions of the region. Parts of the report was visualized by Stan Lee, a noted comic writer into a series of graphics to facilitate understanding.

Stakeholders with clashing agendas were invited in open house and workshops to identify potential areas of conflict. The events took place over a series of 6 months on multiple platforms (physical and digital). Figure below names the outreach methods and provides some information about the appropriateness of each one to reaching certain segments of the public as well as the level of detailed input it provided to the process.

POINTS OF CONCERNS

3,128 individuals participated through the various platforms provided. Based on the various public input techniques described, Yuccieans identified a variety of key concerns expressed in the following bullet points.

1. Protection of farmland/open space was important to wealthier residents, but not as much for poorer income stratifications.
2. People in general tended to favor more greenways & education as improvements to bicycle/pedestrian travel while poorer people favored more public transportation.
3. 43% of the people surveyed have work commutes under 15 minutes and wanted to keep it that way as it provides more opportunity for them to engage otherwise.
4. There was a strong concern about the capacity of schools given that the two existing elementary schools are operating at 80 and 85 percent capacity. The Junior high situated in the CBD is operating on a 70 percent capacity.
5. There was a desire of more shopping opportunities along the Main street.

DIRECTION SETTING FRAMEWORK

OUR PLANNING PROCESS

In Yuccie Valley Comprehensive Plan (YVCP), we set five basic principles to retain the city's current community strength, as well as to transform its lacks into more competitive dynamics to facilitate residents' living conditions and the city's development.

First, based on the principle of sustain Yuccie, we propose two fundamental concepts in Yuccie Valley's planning, including promoting the city's sustainable land to ensure the development, and driving the city's economy with STEM-based high-tech industries.

Second, based on the principle of serve Yuccie, we propose supports for further developing Yuccie Valley's high-tech industry boom with . Locally, there are two focus areas in the city for nurturing the high-tech industry development, which are the Yuccie Downtown (YuDo) technology district and the eastside technology incubator. These two areas will aim different kinds of industries.

Third, we aim to transform Yuccie Valley with the Transit-Oriented Development (TOD) approach under the principle of connect Yuccie. The city's TOD system will set several stations, which

respectively forms a Transit-oriented community that enjoys the privilege of transit service, as well as pedestrian and bike assistances. Ultimately, the plan supports a comprehensive transit-serviced city

Fourth, regarding the open space strategy, we propose the principle of green Yuccie to provide supports for green energy, green belt construction, and farmland industries. As a result, the city will enjoy a sustainable energy and green space system.

Last but not least, in the city's downtown area, we recommend to facilitate the coexistence of historic landmarks and prosperous hybrid commercial area. Especially as those Yukon immigrants' legacies remain in YuDo district, there will be innovative co-worker places, artistic galleries, as well as mixed-use commercial spaces constructed.

When these goals have been achieved, it is expectable that Yuccie Valley will become not only a more prosperous industrial hub, but also a vibrant and creative community.

VISION	KEYWORD	GOAL
Sustain Yuccie	Sustainable Land Economic Growth Mixed-use	1.1 Ensure the development in the suitable land area 1.2 Promote a High-tech and STEM-based economic development 1.3 Encourage a sustainable mixed-use for future land use
Serve Yuccie	Infrastructure & Facilities Entrepreneurs & STEM labors Neighborhood Services	2.1 Provide the basic infrastructure and facilities to serve the Yuccie community 2.2 Create the supporting services for the entrepreneurs and STEM labors 2.3 Support and expand the City's Neighborhood Services
Connect Yuccie	TOD Pedestrian Streets Bike Pathway	3.1 Improve the accessibility of the community 3.2 Improve the walkability of the community 3.3 Improve the connectivity of bike pathway
Green Yuccie	Green Energy Greenbelt Farmland	4.1 Encourage an environmental friendly energy-use 4.2 Provide a greenbelt for the downtown 4.3 Preserve the farmland in the rural area
Enrich Yuccie	Historical landmark Spiritual Center Cultural Institutions	5.1 Improve the Cultural identity for different groups 5.2 Respect Yuccies' religious and spiritual belief 5.3 Provide an enriched cultural life for Yuccies

GOAL 1. SUSTAIN YUCCIE: Economic sustainable for land use and growth Pattern

Continue to protect the character of the city Provide opportunities of growth to Agriculture and STEM research and design industry

Goals 1.1: Ensure the development in the suitable land area

Goals 1.2: Promote a High-tech and STEM-based economic development

Goals 1.3: Encourage a sustainable mixed-use for future land use

GOAL 2. SERVE YUCCIE: Sufficient facilities and services for neighborhood

Goals 2.1: Provide the basic infrastructure and facilities to serve the Yuccie community

Goals 2.2: Create the supporting services for the entrepreneurs and STEM labors

Goals 2.3: Support and expand the City's Neighborhood Services

GOAL 3. CONNECT YUCCIE: Accessible and walkable transportation mode

Ensure Multimodal Transportation Connection

Goals 3.1: Improve the accessibility of the community

Goals 3.2: Improve the walkability of the community

Goals 3.3: Improve the connectivity of bike pathway

GOAL 4. GREEN YUCCIE: Clean and enjoyable natural space for recreation

Goals 4.1: Encourage a environmental friendly energy-use

Goals 4.2: Provide a greenbelt for the downtown

Goals 4.3: Preserve the farmland in the rural area

GOAL 5. Enrich Yuccie: Diverse and vibrant cultural space for promoting Yuccie's identity

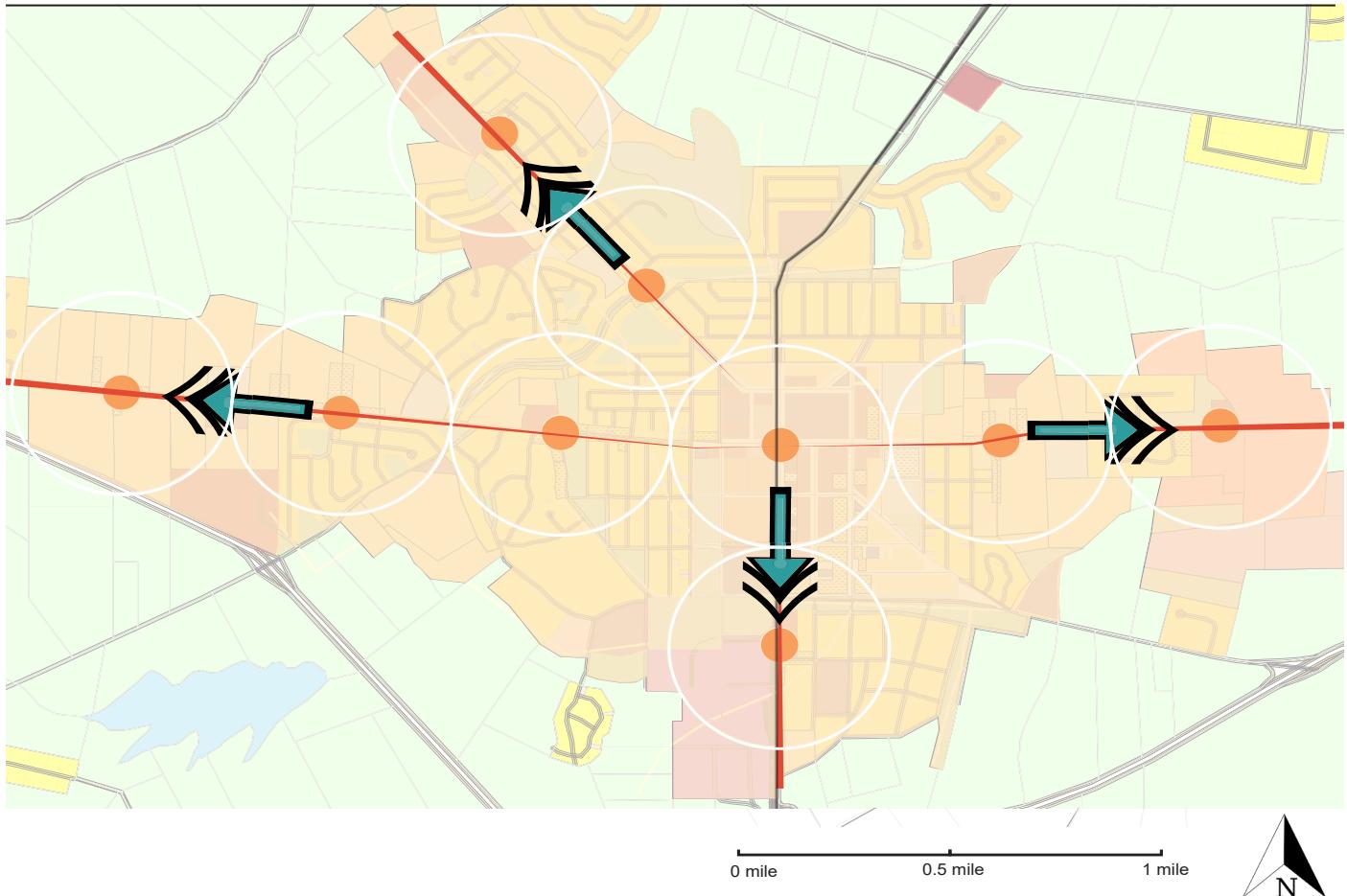
Ensure Yuccie's reputation as an attractive community to live in

Goals 5.1: Improve the Cultural identity for different groups

Goals 5.2: Respect Yuccies' religious belief

Goals 5.3: Provide a enriched cultural life for Yuccies

CONCEPTUAL FRAMEWORK



GOALS OF THE TRANSIT ZONE

ACCESS TO SCHOOL - In each TOD community, there will be a series of school established from the nursery school level to high school level to accommodate the need of the city's growing population. Meanwhile, considered the city's setting in economically struggled Michigan, we propose to maximize the student number in tolerable level in each school to optimize the investment efficiency at this moment

HIGH DENSITY RESIDENTIAL - The residential development will be relevant to the distance between the station and the location. For instance, in YuDo, there will be apartments next to the station, and in other communities, townhouses have higher priority to build around the station rather than single

family houses. By this sense, most people can enjoy the convenience of transit, pedestrian, and commercial support

PEDESTRIAN MOVEMENT- Pedestrians will have the highest priority in the city, which will be addressed in the road design, the traffic control, as well as in the station area support. In YuDo, we recommend to set pedestrian commercial street to facilitate vibrant YuDo activities. In residential blocks, the road will be designed as pedestrian-friendly, which will be presented by roads' moderate width and sufficient pedestrian spaces. Ultimately, residents will feel secure to walk anywhere

TRANSIT CORRIDORS

NORTH-SOUTH CORRIDOR- The North-South Corridor of Yuccie Valley presents a landscape from the mountain view residential area across the Yudo district and eventually reach the southern lake union residential area. This corridor will contain most existing township area, which is expected to left the city a series of historical legacies with its residential constructions and elements. Ultimately, such a residential belt will become the city's cultural districts.

EAST-WEST CORRIDOR- In contrast, the East-West corridor is the area we propose to construct and to transform with planning interventions. Specifically, the west side will become a lineal residential area that serves the housing demand generated from the student group commuting from the University of Michigan. On the other hand, the east side will embrace a high-tech industry incubator surrounded by specialized housing districts for its accommodation. This corridor is proposed to form the new image of Yuccie in the future.

STRATEGIES FOR FLOOD PLAINS

PROTECTION- Our land use design has carefully considered the needs for flood plains protection, which led us to draw land priority zones away from those endangered spaces. As a result, most of lands in Yuccie Valley's will enjoy a fairly safe environment from the flood

RESILIENCE- In areas remain relatively endangered with the floor, in principle, there will be supports from other districts with facility provision and emergent accommodation assistance. In severe flooding condition, residents in vulnerable areas will be accommodated properly

UNDERUTILIZED INDUSTRIAL SITE

CENTRAL TECHNOLOGY DISTRICT- The Yudo district will be consisted of functions in not only historical preservation, but also the industrial facilitation. The key concept in this district is that the central urban area is usually the most commercially attractive space for people and goods, which can facilitate industries requiring less office space to enjoy the agglomeration effect and the convenient transportation accessibility, as well as the vibrant urban environment

EAST-SIDE TECHNOLOGY INCUBATOR - In contrast, the eastside technology incubator is for companies that need large office spaces, such as those Silicon Valley style technology firms. Although Yuccie Valley insists an non-sprawl and pedestrian-prioritized strategy as a whole, this will be a strictly regulated area that allow loose built environment in order to promote the technology industries' development. However, the area will only be allowed to set vast commercial zones without any permission for sprawled style single-family house

NODES

Between central and periphery - TOD supported commercial area will be implemented in such areas to provide connections between the downtown and peripheral residential area

Between peripheries - convenience service area- There will mainly be schools, hospitals and religious centers in such areas to support two residential districts' service demands simultaneously

INFRASTRUCTURE

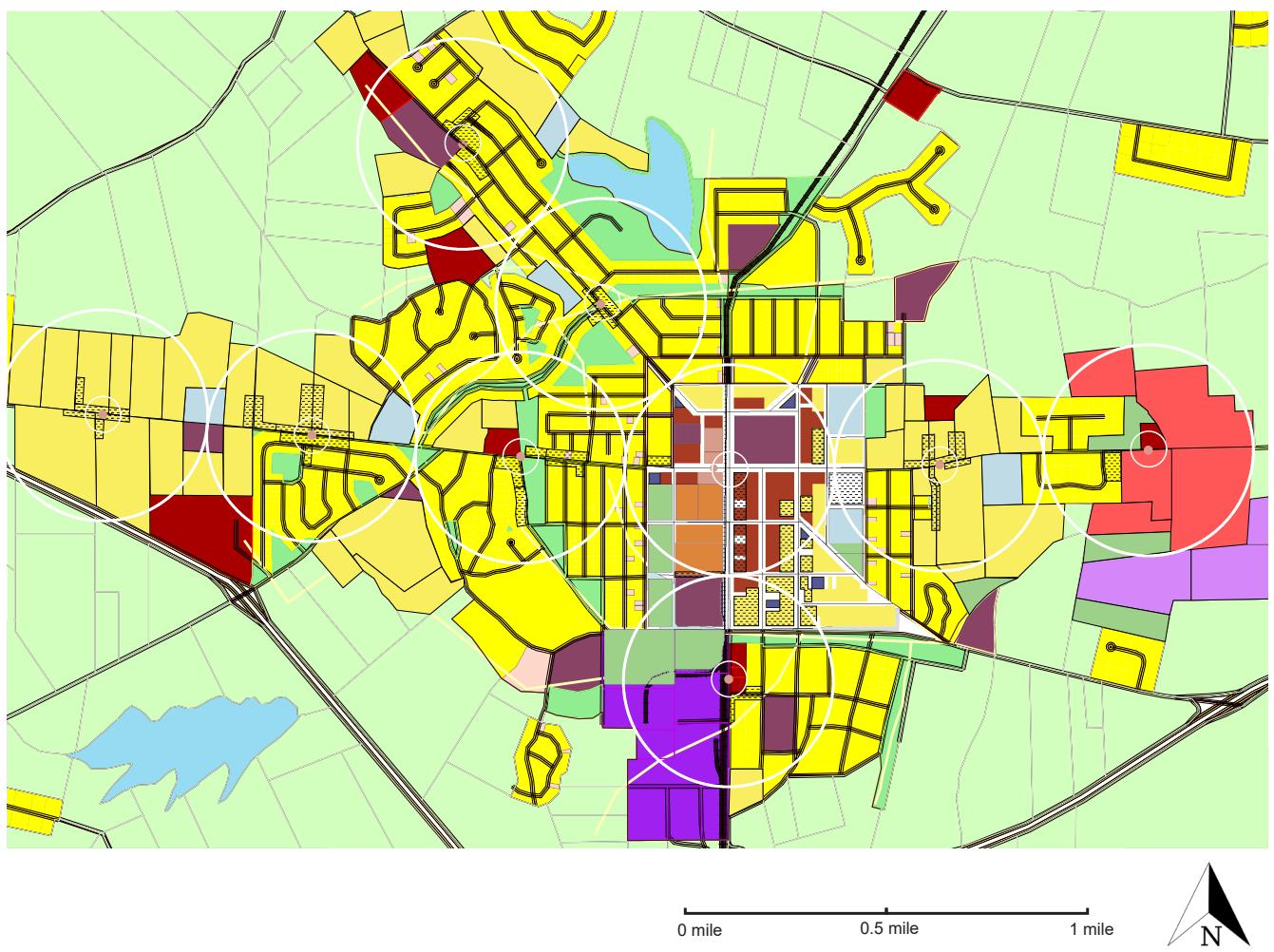
FIBRE FOR INTERNET- It is recommended to issue a Request for Proposal for laying of google fibre which can promote greater internet connectivity. This is crucial for thriving of the tech-industries and can also be used as a tool for delimiting transparency in governance

SEWAGE - The future sewage network in Yuccie Valley will be heavily based on the TOD transit path, which followed two linear directions from West to East and North to South

FACILITIES - Critical public facilities, such as schools and hospitals, will be set accordingly based on the population distribution and transit access pattern to maximize the convenience



PROPOSED LAND USE DESIGN



— City Boundary	“Let’s Create” Space	Hi-Tech Industrial
[Yellow Box] Existing Residential	Transit Stations	Hi-Tech Incubator
[Purple Box] Existing Industrial	Community Facilities	Recreational
[Green Box] Existing Recreational	Educational	Mixed-Use
[Red Box] Commercial	Religious	
[Light Gray Box] Floodplain	Residential	

RESIDENTIAL AREA

Based on our proposed design concept, the residential area in Yuccie Valley will extend based on two TOD corridors. From north to south, the residential area will spread towards the northwest based on the floodplain risk evaluation, and on the other hand, from west to east, the west side will extend to form a vast residential districts to accommodate Yuccie Valley's future residents, especially those who commute towards west to reach the University of Michigan, Ann Arbor.

To associate with other kinds of land-use areas and civil facilities, there are residential areas on the south edge and the east edge as well. On the south edge, because of the existing industrial areas, housing supplies will be provided to mainly accommodate people who work and communicate with these firms and factories. On the east edge, the newly set high-tech incubator and the existing industrial area co-exist, there will also be housing to satisfy this part of demand.

COMMERCIAL AREA

The planning of commercial area in Yuccie Valley contains mainly two parts, the Yuccie Downtown (Yudo) district and periphery commercial districts dispersedly distributed through the city based on the residential areas' locations. The Yudo district will contain a series of commercial types and civil facilities, which will support Yuccie Valley residents' professional and social life. Distinguishingly, the periphery commercial area will serve basic commercial needs of Yuccie Valley's residents.

OPEN SPACE

Regarding the green space, the high-line park and the green belt will play central roles in Yuccie Valley's comprehensive plan. The high-line park is derived from New York City's high-line park project, and will be operating by the same group, Friends of the High Line. The park aims to transform factories buildings in the downtown area to more civilly beneficial use and to provide a core green space for Yuccie residents to enjoy. Meanwhile, the green belt provides another parcel of green spaces for residents to pursue outdoor activities and to preserve the vibrant downtown environment as a frontier. During the weekend, Yuccies can easily access to the green belt area to enjoy their sustainable city.

INDUSTRIAL AREA

The industrial area in Yuccie Valley is mainly consisted of old industrial area remained in Yuccie Valley, which still constitutes as a significant part of the city's economic system, while has become less crucial compared to the high-tech land newly emerged in the city. There will be housing supplies to accommodate relevant people in the area, while the city shall not provide facilitations for them.

HIGH-TECH AREA

Yuccie Valley's high-tech land mostly exists in the east of the city, where we propose to be formally set as a high-tech incubator zone. The area will include most of the city's high-tech firms in the future to enjoy the spacious office environment and tax-cut policies exclusively provided for the area. Prospectively, this area is proposed to become the economic hub of the city in the future.

AREA-WIDE POLICY PLAN

AREA-WIDE POLICY PLAN

LAND SUITABILITY ANALYSIS

Yuccie's areawide land policy plan seeks to reflect the community's yearn for economic developement and safeguard their home and environement. To that end, the areawide land policy will efficiently concentrate and distribute municipal infrastructure such as transportation and water and sewer systems. Vital resource lands (e.g. forests or prime agricultural zones) are to be protected or managed wisely.

Such a development is also environmentally desirable. Not only does it enables conservation of natural beauty, it also allows for lesser carbon footprint. These guidelines are essential to produce quality new developement. Finally, the areas in and immediately around Downtown Yuccie are to feature prioritized infill development on vacant parcels, and rezone the site into special mixed use district.

Additionally, guidelines for ranking the suitability of land for development will ensure the efficient and optimal use of valuable lots, while serving the goal of protecting open space and natural features.

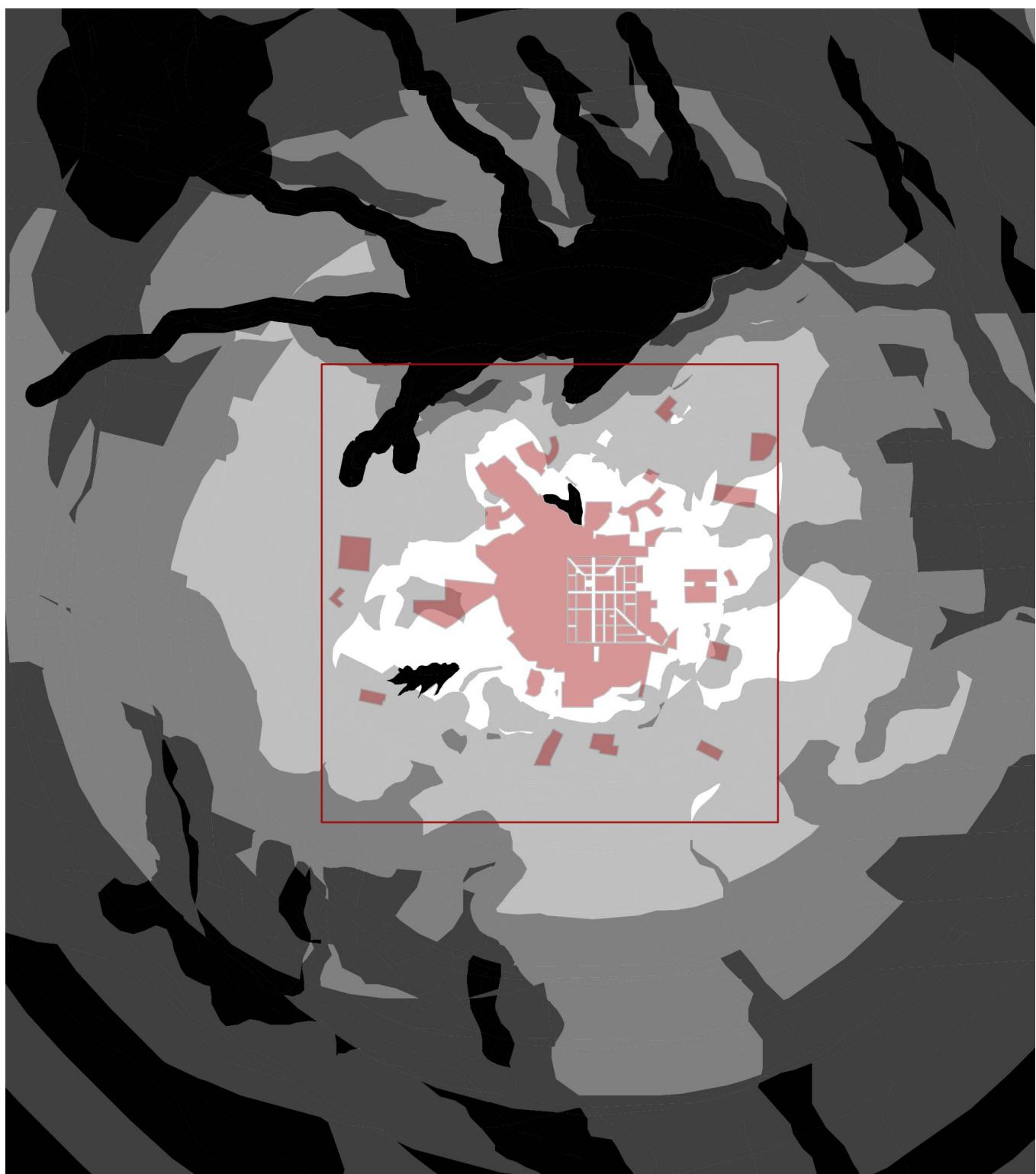
Guidelines for Land Suitability Analysis

Parameters and their associated weights

1. Environmental factors
 - a. Soil 2
 - b. Drainage 2
 - c. Flood 1 (0, 0.5, 1)
 - d. Slope 1 (0,0.3,0.7,1)
 - e. Forest 0.5
 - f. Agriculture 0.5 (0, 0.5)

2. Non-environmental factor
 - a. Distance to CBD 2
 - b. Sewerage 1.5
 - c. Distance to highway 1

YUCCI VALLEY - COMPREHENSIVE PLAN

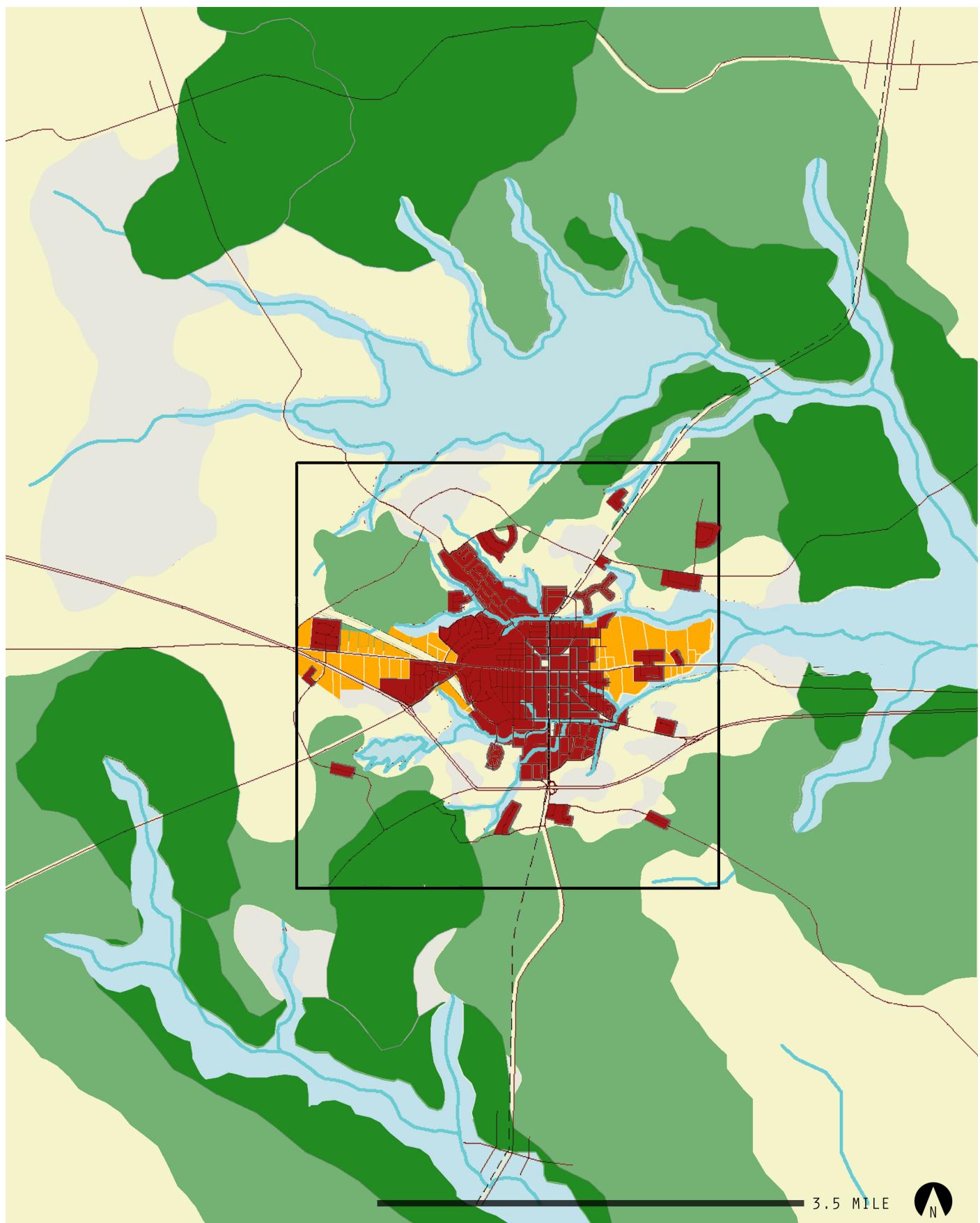


LOW
SUITABILITY

HIGH
SUITABILITY

3.5 MILES





DEVELOPED



DEVELOPMENT - PROPOSED



FOREST - CONSERVATION



AGRICULTURAL LAND - TYPE 1



AGRICULTURAL LAND - TYPE 2



POOR-SOIL

SALIENT FEATURES: AREA-WIDE LAND USE CLASSIFICATION

This analysis was factored into delineating the transition area is denoted in the area-wide classification map on the left. This is the area wherein growth will be incentivized. Given Yuccie's abundant land resources, it is essential to delineate an area of growth and curb development in areas other than identified. This will reduce the tendency to sprawl. This not only allows for a close-knit community, it will allow the built environment to be more walkable and livable.

Firstly, the area delineated is located along the East-West axis which will allow the city to easily apply a transportation spine along the longest route. The flood plains to the North and South will naturally limit the development along the spine which will help plan for easy access to amenities for a large proportion of individuals living in the city.

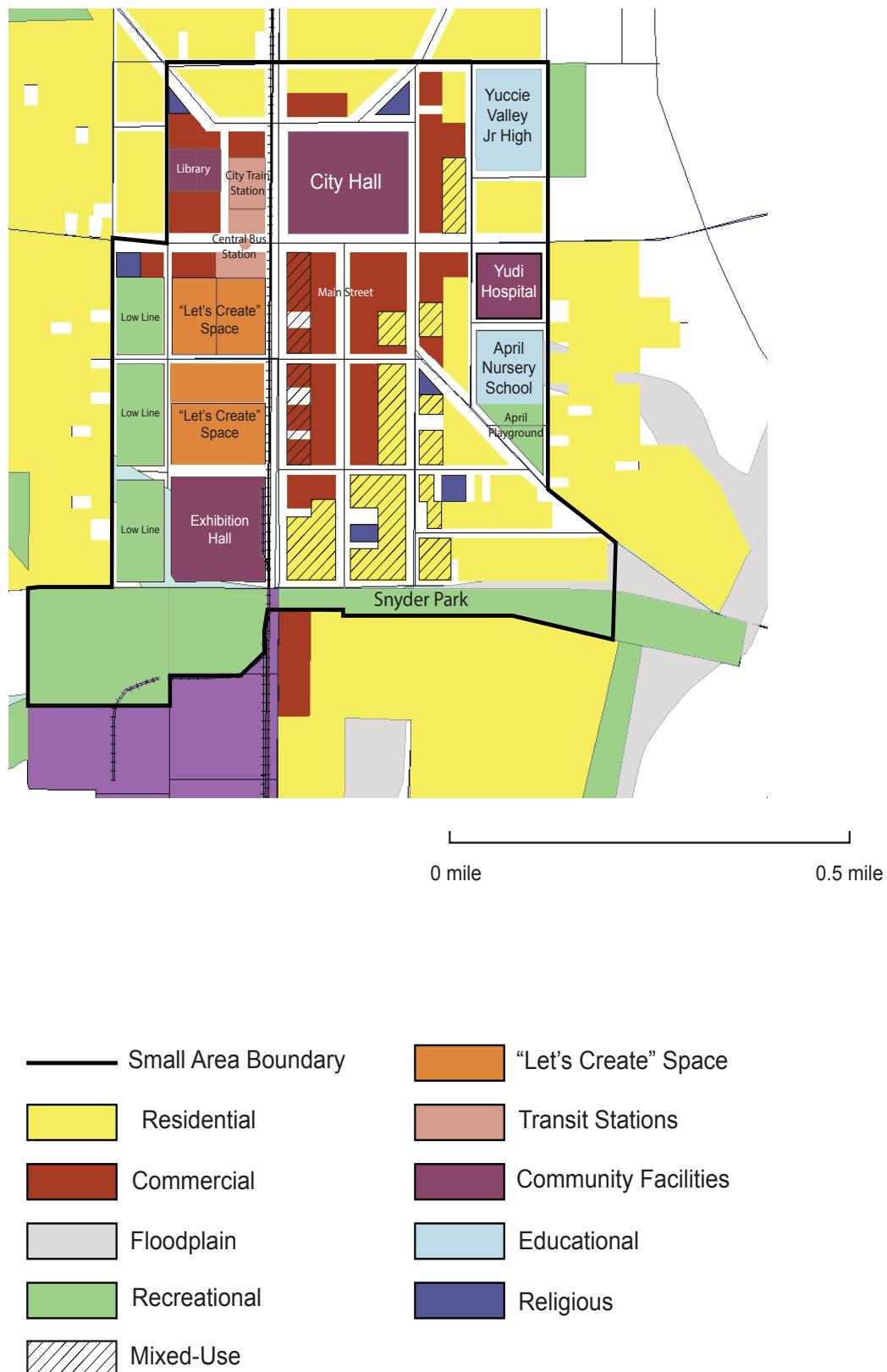
The growth in the flood plains will be disincentivized for residential land use and would be sold to private developers to create recreational facilities. These developments should have floodable lower floors and other mechanisms built in for resiliency. No additional development will be permitted in this area.

Two types of agricultural land is delineated for the primary purpose for its protection. Absolutely no land uses are permitted in the Agricultural land -Type 1. These are the most fertile soils in the area and we need to preserve them for the local farming communities. Small houses/warehouses are permitted in agricultural land 2, wherein the residential plot can be of size 60 feet by 60 feet and no more.

Small Area Plan

YuDo - YUCCIE DOWNTOWN

PROPOSED REZONING OF YuDo



TRANSIT ORIENTED MIXED USE REDEVELOPMENT

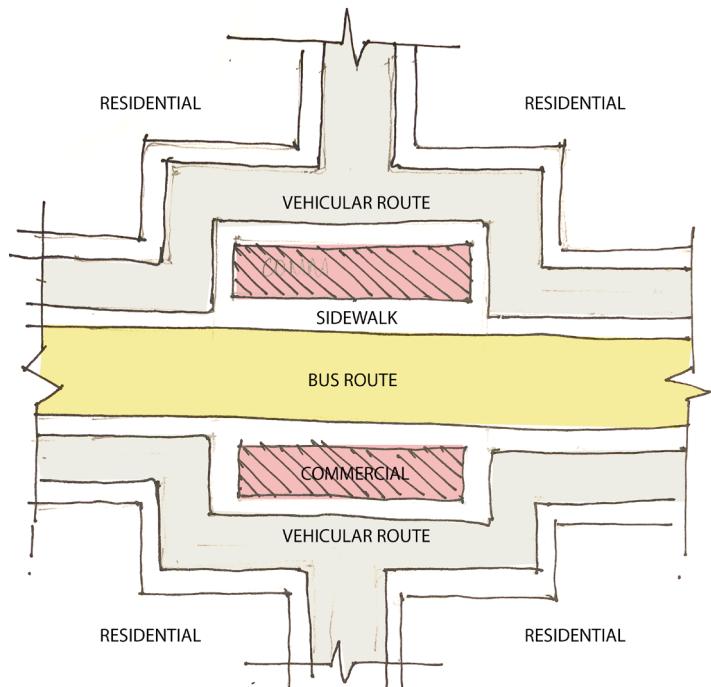
Yudo, the central district is the city center of Yuccie Valley. It is currently mostly consist of commercial, community facilities, industrial uses, with residential areas surrounding. A railroad runs north-south through the city center, and a thoroughfare connects east-west passing through the city center. It has city hall, public library, train station as public use facilities.

In our proposed small area plan, we focus on transit oriented mixed use method to redevelop the area. By establishing a bus station at the city center, it would create the convenience for people to commute.

In order to reflect the idea of preserving and redeveloping the downtown area, community facilities (city hall, library, train station) will be well preserved and set as historical landmarks. In addition, the current industrial spaces will be retrofitted as co-worker space, exhibition hall and linear park.

The co-worker space will be named "Let's Create" space. Due to the fact that we are proposing a high-tech city with young urban creative class, it is necessary to provide the co-working space that allow people with different background to cooperate with each other, which would be even better with the existing sense of historical industry.

The other proposal we have is to transform one of the industrial building in to the public exhibition space. It will be run by the government, and free to all. Preserving some of the key culture related elements of this industrial space would be necessary. This space will primarily exhibit the cultural contents related to the city, such as the history, the development, the publicity, etc.



SCHEMATIC FOR TRANSIT NODE

MAIN STREET- We propose to establish a main street at the city center. It will be pedestrian only and the primary retail street of the city. It will be helpful to implement ground floor shops and retailers at the commercial buildings along the street. Arts, food vendors, green markets will be included to increase the sense of cultural identity of the citizens. What's more, implementing the major pedestrian street will also attract tourism. With the landmarks, city hall, library, train station, and the cultural accommodated main street of the city, the city center area would comprise .a strong cultural attraction for the tourists

Regarding the greening of the city, to enhance the concept of creating city greenbelt, we propose to extend the existing "Snyder Park"(named after the governer of Michigan) to the west, where former industrial buildings locates. By opening up part of the industrial buildings into green space, we will be able to connect the "low line", the new green space, and Snyder Park, which will form part of our city greenbelt. This area will be pedestrian and bikers friendly, and will also keep emphasizing the cultural identity by bringing in more community facilities like

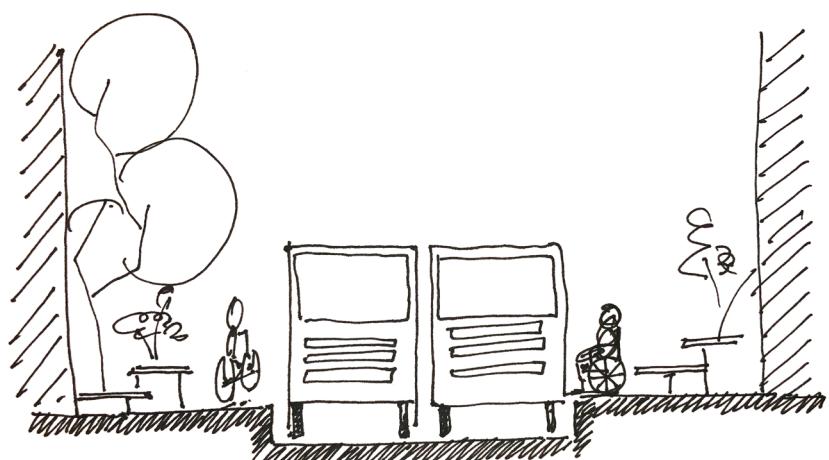
.playgrounds, sports courts, recreational facilities, etc

Last but not least, after analysis of the city center area, we noticed that this area is poorly served in terms of education, medical business, and religion. we recommend instituting additional public facilities, Yudi Hospital, April Nursery School and six religious buildings. With these series of renovation, livability of the city center neighborhoods will be maximized

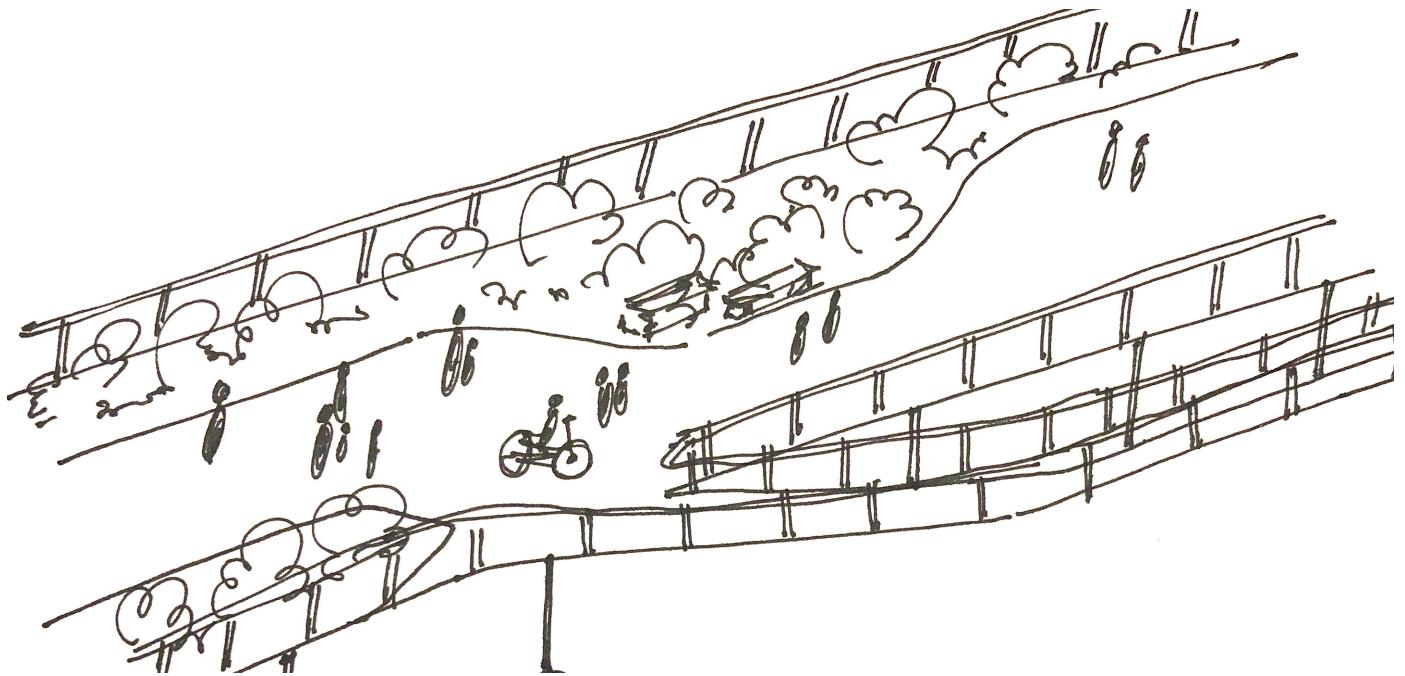
HIGH-LINE PARK

The Highline park in Yudo is the very first cooperation project with New York's Friends of the High Line group, which has initiated and designed the highly reputed High-line park in New York City's .Manhattan borough

This project is driven by Friends of the High Line's interest in Yuccie Valley's development as a creative city and the extension of high-line practice to



THE MAIN STRTHE MAIN STREET



HIGHLINE

more locations in the country. In this sense, the high-line park in YuDo will keep a series of design characteristics that the high-line park in NYC has addressed, including the transformed-industry space, the seasonally set trees, and efficient pedestrian support. After its completion, the park will become the main open space in Yudo to serve citizens' leisure life

EASTSIDE FACILITIES

The east of Yudo will be a service district that provides facilities like hospitals, schools and a religion center, for Yuccie residents to use. Next to the prosperous commercial district and historic landmarks in the center, these facilities will be responsible to accommodate more population than other facilities of the same kind in other districts in the city

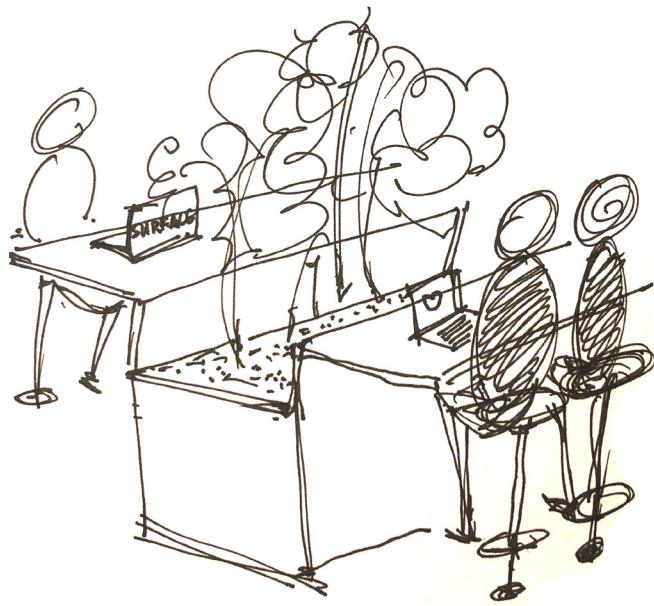
HISTORIC LANDMARKS

In the downtown Yuccie Valley, there are several constructions included in Michigan's historic landmark list. These buildings include the city hall, which was built during the early 20th century with the Victorian architectural style, the station, another Victorian construction with classic train platform decoration. However, the most distinctive building is the Yuccie library, a Beaux Art building designed by the famous founding dean of Columbia University's Graduate School of Architecture, Planning and Preservation. As these three sites are next to each other, the area has formed a cultural and artistic district that serves the city's cultural life

Moreover, as commercial activities around the area have always been enhancing by these three sites, to support Yuccie Valley's development, we propose



HISTORIC LANDMARKS



CO-WORKING SPACES

to further facilitate such a trend. To achieve this object, we set commercial land-use around these three landmark sites, and prospect to embrace a bright future for Yuccie Valley's downtown development.

CO-WORKING SPACE

Two co-work space factories are transformed from two original manufacturer factories, which will introduce the practice experience in New York City to Yuccie Valley as a part of the city's creative development initiatives. Specifically, the place will allow professionals to seat down together and to focus on their works no matter which place they are from. Such a design will not only provide more flexible and spacious working space for the entire city's working population, but also enhance those workers' creativity by collecting them to seat together.

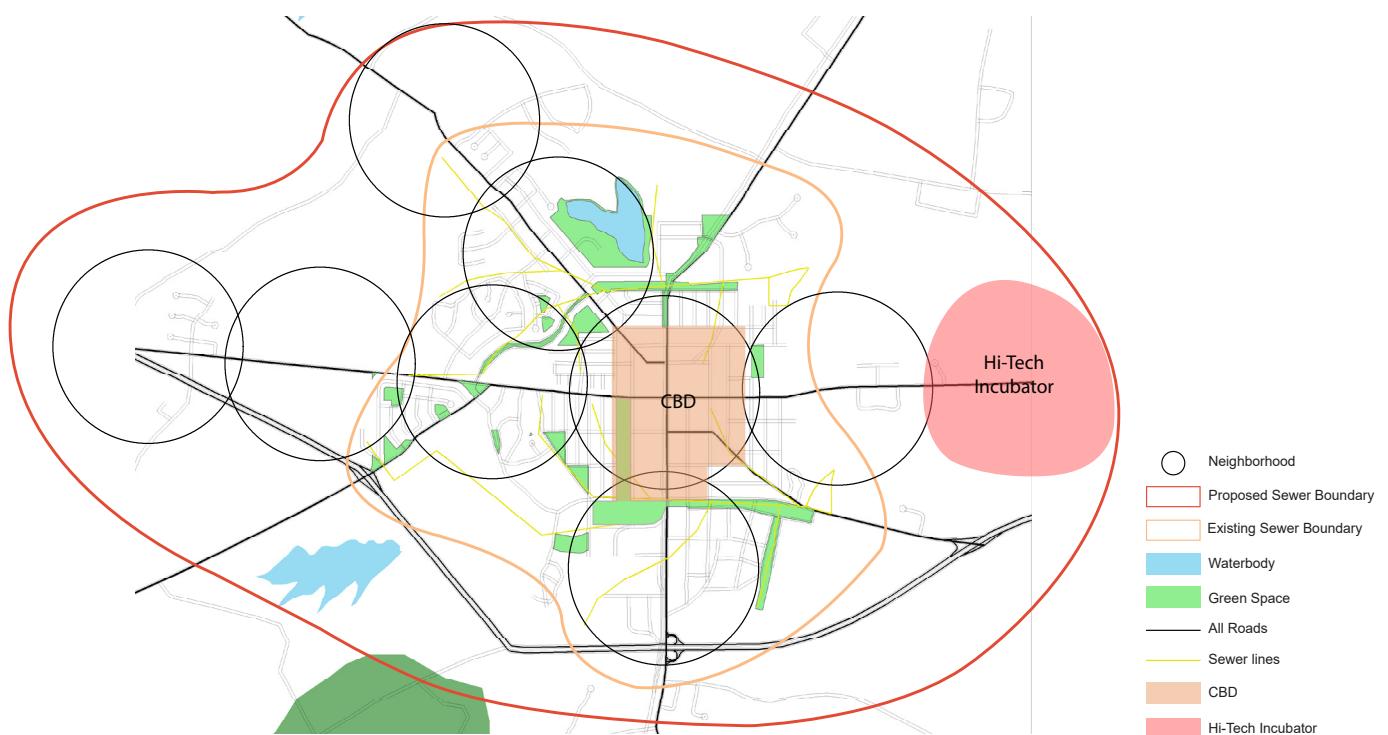
In practice, the city will invite merchandises to set spaces in these two factories as supporting facilities and professional co-work space operation firms to manage the space. Expectably, the area will become the core of Yuccie Downtown (YuDo) district's professional social life, which will be distinctively different from other cities with similar population and area sizes.

Development Management Plan



INTRODUCTION

The goal of the Development Management Plan is to have a applicable guide to set the initial priorities for Yuccie Valley. Each recommendation will include the regulations, brief summaries, potential funding sources, responsible agencies and timeline. It will provide a clear agenda for later discussion and implementation



GOALS

VISION	KEYWORD	GOAL
Sustain Yuccie	Sustainable Land	1.1 Ensure the development in the suitable land area
	Economic Growth	1.2 Promote a High-tech and STEM-based economic development
	Mixed-use	1.3 Encourage a sustainable mixed-use for future land use
Serve Yuccie	Infrastructure & Facilities	2.1 Provide the basic infrastructure and facilities to serve the Yuccie community
	Entrepreneurs & STEM labors	2.2 Create the supporting services for the entrepreneurs and STEM labors
	Neighborhood Services	2.3 Support and expand the City's Neighborhood Services
Connect Yuccie	TOD	3.1 Improve the accessibility of the community
	Pedestrian Streets	3.2 Improve the walkability of the community
	Bike Pathway	3.3 Improve the connectivity of bike pathway
Green Yuccie	Green Energy	4.1 Encourage an environmental friendly energy-use
	Greenbelt	4.2 Provide a greenbelt for the downtown
	Farmland	4.3 Preserve the farmland in the rural area
Enrich Yuccie	Historical landmark	5.1 Improve the Cultural identity for different groups
	Spiritual Center	5.2 Respect Yuccies' religious and spiritual belief
	Cultural Institutions	5.3 Provide an enriched cultural life for Yuccies

FRAMEWORK FOR IMPLEMENTATION

proposed implementation strategies will follow five goals in the Direct Setting Framework Chapter

- a. Sustain Yuccie: Economic sustainable for land use and growth pattern
- b. Serve Yuccie: Sufficient facilities and services for neighborhood
- c. Connect Yuccie: Accessible and walkable transportation mode
- d. Green Yuccie: Clean and enjoyable natural space for recreation
- e. Enrich Yuccie: Diverse and vibrant cultural space for promoting Yuccie's Identity

RECOMMENDED REGULATIONS AND ZONING POLICIES

VISION	KEYWORD	REGULATION
Sustain Yuccie	Sustainable Land Economic Growth Mixed-use	1.1 Delineate an Urban Growth Boundary, restricts urban development on conserved area 1.2 Provide incentives to create a vibrant space for creative class with tax reduction policy 1.3 Provide FAR bonus for the mixed use rezoning projects
Serve Yuccie	Infrastructure & Facilities Entrepreneurs & STEM labors Neighborhood Services	2.1 Set a level of service threshold in each TOD neighborhood 2.2 Set a series of policy for the cooperation between University of Michigan professors and Yuccies 2.3 Provide services to maintain safe neighborhoods
Connect Yuccie	TOD Pedestrian Streets Bike Pathway	3.1 Give high priority for the construction of TOD infrastructure 3.2 Maintain the main part of downtown Yuccie as a superblock for pedestrian movement 3.3 Provide POPS bonus for each neighborhood for supporting the bike pathway
Green Yuccie	Green Energy Greenbelt Farmland	4.1 Modify building codes to provide cheap and easily available options for zero-emission building 4.2 Rezone some of the places to greenbelt and restrict the constructions in the greenbelt area 4.3 Restrict the constructions in the conserved farmland but allow some low-energy redevelopment
Enrich Yuccie	Historical landmark Spiritual Center Cultural Institutions	5.1 Preserve the historical landmark for community's cultural identity 5.2 Provide spiritual space where people could have self-reflection in each community 5.3 Offer tax-cut opportunities for relevant industries

a.Sustain Yuccie

- i. Delineate an Urban Growth Boundary restricts urban development on conserved area
- ii. Provide incentives to create a vibrant space for creative class with tax reduction policy
- iii. Provide FAR bonus for the mixed-use rezoning projects

b.Serve Yuccie

- i. Set a level of service threshold in each TOD neighborhood
- ii. Set a series of policy for the cooperation between University of Michigan professors and Yuccies
- iii. Provide services to maintain safe neighborhoods

c.Connect Yuccie

- i. Give high priority for the construction of TOD infrastructure
- ii. Maintain the main part of downtown Yuccie as a superblock for pedestrian movement
- iii. Provide POPS bonus for each neighborhood for supporting the bike pathway

d.Green Yuccie

- i. Modify building codes to provide cheap and easily available options for zero-emission building
- ii. Rezone some of the place to greenbelt and restrict the constructions in the greenbelt area
- iii. Restrict the construction in the conserved farmland but allow some low-energy redevelopment

e. Enrich Yuccie

- i. Preserve the historical landmark for community's cultural identity
- ii. Establish the religious institutions according to the population census
- iii. Offer tax-cut opportunities for relevant industries

INITIATIVES

VISION	KEYWORD	INITIATIVE
Sustain Yuccie	Sustainable Land Economic Growth Mixed-use	1.1 Leverage vacant open lots towards key economic activities. 1.2 Create the incubator, co-worker space and ground floor activation space 1.3 Establish the mixed-use Business Improvement District (Yudo Main Street)
Serve Yuccie	Infrastructure & Facilities Entrepreneurs & STEM labors Neighborhood Services	2.1 Establish schools, hospitals, retails and parking lot in the TOD neighborhood 2.2 Provide financial and legal services and training course for Yuccies 2.3 Support and expand existing Police Department programs such as Neighborhood Watch
Connect Yuccie	TOD Pedestrian Streets Bike Pathway	3.1 Provide several TOD neighborhoods with Bus Rapid Service 3.2 Improve the road condition for the pedestrian street 3.3 Create bike paths which connecting the eight parks in the downtown
Green Yuccie	Green Energy Greenbelt Farmland	4.1 Provide a low-carbon building project in each neighborhood 4.2 Connecting the eight parks in the downtown for the greenbelt and 4.3 Create rural tourism programs, such as ice-wine and farmland experience.
Enrich Yuccie	Historical landmark Spiritual Center Cultural Institutions	5.1 Set the Yukon Station and Yukon Library as historical landmark and create artistic district 5.2 Build spiritual centers for Yuccies 5.3 Museums, art galleries public exhibition space

PILOT PROJECTS

VISION	KEYWORD	MAIN PROJECT
Sustain Yuccie	Sustainable Land Economic Growth Mixed-use	1.1 Infill Yuccie 1.2 Let's Create Co-worker space and activation space 1.3 Yudo main street
Serve Yuccie	Infrastructure & Facilities Entrepreneurs & STEM labors Neighborhood Services	2.1 Yudi Hospital; April Nursery School 2.2 Michigan University and Yuccies Cooperation Platform 2.3 YuccieWatch
Connect Yuccie	TOD Pedestrian Streets Bike Pathway	3.1 Nine TOD Neighborhoods 3.2 Walking on Yuccie 3.3 Cycling Yuccie
Green Yuccie	Green Energy Greenbelt Farmland	4.1 Green Yuccie 4.2 Yuccie Highline 4.3 Creative Farming
Enrich Yuccie	Historical landmark Spiritual Center Cultural Institutions	5.1 Historical landmark + Artistic District 5.2 Knowing Yourself Center 5.3 Art Yuccie

IMPLEMENTATION STRATEGY

Vision	Sustain Yuccie
Regulation	1.2: Promote economic development
Initiative	1.2: Create <i>Let's Create</i> Co-worker space and activation space
Responsible Agency	Yuccie Economic Development Department; the chamber of Yuccie Commerce
Potential Funding Source	Yuccie Economic infrastructure Fund
Priority	High Priority
Timeline	1-2 years

Vision	Service Yuccie
Regulation	2.1: Set a level of service threshold in each TOD neighborhood
Initiative	2.1: Establish schools, hospitals, retails and parking lot in the TOD neighborhood
Responsible Agency	Yuccie Infrastructure Development Department
Potential Funding Source	Yuccie Economic infrastructure Fund; Facility Planning Grants(federal)
Priority	High Priority
Timeline	2-5 years

Vision	Connect Yuccie
Regulation	3.1: Give high priority for the construction of TOD infrastructure
Initiative	3.1: Provide the Nine TOD neighborhoods with Bus Rapid Service
Responsible Agency	Yuccie Transportantion Development Department
Potential Funding Source	Yuccie Economic infrastructure Fund; Investment Planning Grants(federal)
Priority	High Priority
Timeline	2-5 years

Vision	Green Yuccie
Regulation	4.2: Rezone some of the places to greenbelt and restrict the constructions in the greenbelt area
Initiative	4.2: Connecting the eight parks in the downtown and create more liner parks (Yuccie Highline)
Responsible Agency	Yuccie Public Park Development Department
Potential Funding Source	Yuccie Economic infrastructure Fund; Green space Grants(federal)
Priority	Medium Priority
Timeline	1-2 years

Vision	Enrich Yuccie
Regulation	5.1 Preserve the historical landmark for community's cultural identity
Initiative	5.1 Set the Yukon Station and Yukon Library as historical landmark and create artistic district
Responsible Agency	Yuccie Cultural Development Department
Potential Funding Source	Yuccie Humanities & Art Fund; Historical Preservation Grants(federal)
Priority	Medium Priority
Timeline	2-5 years

APPENDIX

Table 1. Housing Data

Housing Data

Types	Proposed Units	Residents Accommodation	Area/unit	Total area req/type	Area Proportion
Studio	1,550	5,600	500	775000	0.216783217
1 Bedroom	1,860	5,400	800	1488000	0.26013986
2 Bedroom	1,315	4,000	1,050	1380750	0.183916084
Above 3 Bedroom	1,455	5,000	1500	2182500	0.203496503
Single Family	970	2000	2500	2425000	0.135664336
Total (in City)	7,150	20,000	N/A	8251250	1

Table 2. Land Distribution

	Areas in Acres	% of Township in Acres
Conservation		0
Agriculture		0
Rural	1268	40.04800707
Rural Community	428	13.51778157
Rural Transition	35	1.105426063
Developed	1196	37.77398775
Urban Transition 2028	159.46666667	5.036531699
Urban Transition 2038	79.73333333	2.51826585
Total	3166.2	100

Table 3. Key Statistics 2018-2038

Key Statistics	Year 2018	Year 2038 (business as usual)	Year 2038 (proposed)
Population of township & city	10,000	7,000	20,000
Population in planning area	8,000	6,500	17,000
Households below the poverty line	7.50%	6%	4%
Average household size	2.9	3.1	2.5
Number of employees	5,800	9,800	13,000
Square feet of office space	650,000	580,000	1,500,000
urban			
Sewage	51199.99756		102399
Green Space	705519847.2		1411039694
Commercial	44639349.11		
old residential	5677586361		9205000
Prop_commercial	0.00114697		

Table 4. DERIVATION OF TOTAL NEW DWELLING UNITS REQUIRED, 2038

Derivation of Total New Dwelling Units Required, Year 2038

1. Population forecast for year 2038	20,000 people
2. Divided by future average household size	2.9
3. Result: estimate of households in population by end of planning period	6898
4. Divided by vacancy rate adjustment (1 - vacancy rate =)	0.965
5. Result: an adjusted estimate of housing stock required by end of planning period	7147
6. Estimate of existing housing stock at beginning of the planning period	3600
7. Munus housing losses during planning period	380
Fire, etc.	110
Neighborhood renewal, etc.	125
Conversion to nonresidential use	100
Abandoned	25
Other	20
8. Result: Existing housing stock retained by 2038	3220
9. Result: Adjusted estimate of required additions to housing stock by year 2038	3927
10. Result: Total future housing stock required to be accommodated in land use design	7147, say 7150

Table 5. TOTAL NEW DWELLING UNITS REQUIRED , 2038

Total New Dwelling Units Required, Year 2038

1. Population forecast for year 2038	20,000
2. Future average household size	2.9
3. Estimate of households in population by end of planning period	6898
4. Vacancy rate	3.5
5. Total dwelling by 2038	7147
6. Estimate of existing housing stock at beginning of the planning period	3600
7. Munus housing losses during planning period	380
Fire, etc.	110
Neighborhood renewal, etc.	125
Conversion to nonresidential use	100
Abandoned	25
Other	20
8. Result: Existing housing stock retained by 2038	3220
9. Result: Adjusted estimate of required additions to housing stock by year 2038	3927
10. Result: Total future housing stock required to be accommodated in land use design	7147, say 7150

Table 6. ALLOCATION OF FUTURE NEW DWELLINGS AND ACRES TO PROPOSED

Allocation of Future New Dwellings and Acres to Proposed Residential Habits, Year 2038											
Residential Habitat	Dwellings			Number of New Dwellings in 2038 by Types				Requirement Acres for New Residential Land			
	Retained	New	Total	Apts	Townhouses	Single Family	Conversions	Apts	Townhouses	Single Families	
Neighborhoods in developed or developing areas											
Central neighborhood	150	90	240	180	125	50	0	35	15	5	
East neighborhood	450	110	560	30	75	100	0	5	10	10	
West neighborhood	1000	200	1200	60	275	350	10	10	35	45	
South neighborhood	700	170	870	30	0	250	3	5	0	30	
North neighborhood	700	180	880	0	75	150	2	0	10	20	
Subtotal	2970	750	3750	300	550	900	15	55	70	110	
New Residential Habitats											
A. Pedestrian (transit oriented, mixed use)	30	2800	2830	District 1- YuDo				1			
C. Suburban neighborhood	220	370	590	District 2- East District				1730			
Subtotal	250	3170	3220	District 3- Kickapoo				1430			
Total	3220	3920	7150	District 4- Lake Union				4			
Control total	3220	3920	7150	District 5- Woodbridge				5			
				District 6- Mountain View				6			

Table 7. TYPICAL RESIDENTIAL DENSITIES

Typical Residential Densities

Dweling Types or Neighborhood Type	Different Density Concepts (in dwellings per care)		
	Net Density	Gross Density	Neighborhood Density
Single-family	up 8	up to 6	up to 5
Zero lot line, detached single-family	8-10	6-8	6
Two-family, detached	10-12	8-10	7
Row houses Townhouses	15-24	12-20	12
Townhouses	25-40	20-30	18
Walkup apartments	40-45	30-40	20
6-story apartments	65-75	50-60	30
High-rise apartments (13-story)	85-95	70-80	40
Mixed-use neighborhoods (e.g., kentlands, redburn)			4.5
Higher-density transit-oriented neighborhood (TOD)			20

Source: Adapted from Calthorpe and Associates 1990; Lee and Ahn 2003; Lynch and Hack 1984; and estimates from various

Table 8. SUGGESTED STANDARDS FOR SITING SCHOOLS

Suggested Standards for Siting Schools						
Assumed population characteristics	Nursery School 50 children of nursery school age per 1,000 persons or 300 families	Elementary School 200 children of elementary school age per 1,000 persons or 300 families				
Size of School	Minimum 4 classes (60 children) Average 6 classes (90 children) Maximum 8 classes (120 children)	250 pupils 800 pupils 1,200 pupils				
Population Served	Minimum 4 classes; 1,000 persons (300 families) Average 6 classes; 1,500 persons (450 families) Maximum 8 classes; 2,000 persons (600 families)	1,500 persons 5,000 persons 7,000 persons				
Area Required	Minimum 4 classes; 4,000 ft. 2 Average 6 classes; 6,000 ft. 2 Maximum 8 classes; 8,000 ft. 2	7-8 acre 12-14 acre 16-18 acre				
Radius of Area Served	Desirable 1-2 blocks Maximum 1/3 mile	1/4 mile 1/2 mile				
General Location	Near an elementary school or community center	Near center of residential area; near or adjacent to other community facilities				
Assumed population characteristics	Junior High School 100 children of junior high school age per 1,000 persons or 300 families	High School 100 children of high school age per 1,000 persons or 300 families				
Size of School	Minimum 800 pupils Average 1,200 pupils Maximum 1,600 pupils	1,000 pupils 1,800 pupils 2,600 pupils				
Population Served	Minimum 10,000 persons (3,000 families) Average 16,000 persons (5,000 families) Maximum 20,000 persons (6,000 families)	14,000 persons (4,000 families) 24,000 persons (7,000 families) 34,000 persons (10,000 families)				
Area Required	Minimum 18-20 acre Average 24-26 acre Maximum 30-32 acre	32-34 acre 40-42 acre 48-50 acre				
Radius of Area Served	Desirable 1/2 mile Maximum 3/4 mile	3/4 mile 1				
General Location	Near concentration of dwelling units or near center of residential area; away fr Centrally located for easy access; proximity to other community facilities advantageous; adjacent to park area					
Note: Such standards are good starting points for local standard setting but should be adjusted to reflect local education policy, proposed residential densities in the land use plan, and the average number of school-age children per household locally						
Adapted from DeChiara and Koppelman 1982, 374-75; and DeChiara, Panero, and Zelnik 1995, 208-14.						

Table 9. LAND-USE PROPOSAL

	Existing land use (2018)	Future Land Use (2038)
Open Space	6232	4735
Commercial Center	71	214
Employment Areas	122	457
Residential	905	1575
Community Facilities	66	321
Recreational	112	368
Transportation	125	649
Vacant	26	32
Water	126	126
other	22	28
Total	7807	8505

Table 10. LAND CLASSIFICATION EXISTING LAND USE, 2018-2038

Land Classification	Existing land use (2018)	Future Land Use (2038)	Percentage
Open Space	6232	4735	-24%
Commercial Center	71	214	201%
Employment Area	122	457	275%
Residential	905	1575	74%
Community Facilities	66	321	386%
Recreational	112	368	229%
Transportation	125	649	419%
Vacant	26	32	23%
Water	126	126	0%
Other	22	28	27%
Total	7807	8505	9%

Table 11. GROSS ESTIMATES OF SUPPLY AND DEMAND ACREAGE BY GENERALIZED LAND USE CATEGORIES

Gross Estimates of Supply and Demand Acreage by Generalized land use Categories						
	Open Space A1	Commercial Center A2	Employment Areas A3	Residential A4	Community Facilities A5	
A. Demand						
B. Supply						
Existing land use (2018)	6232	71	122	905	66	
Future Land Use (2038)	4735	214	457	1575	321	
C. Surplus (Supply - Demand)						
A. Demand	Recreational A6	Transportation A7	Vacant A8	Water A9	other A10	Total
B. Supply						
Existing land use (2018)						
Future Land Use (2038)	112	125	26	126	22	7807
C. Surplus (Supply - Demand)	368	649	32	126	28	8505