



**Goals, Objectives and Strategies
Third Public Meeting Feedback
July 28, 2008**

1. Create a range of housing options

Objective: A range of affordable residential styles and densities to meet the needs of the Fremont Area's diverse population.

Strategy: Allow residential dwellings above downtown commercial business and continue to provide incentives for downtown business owners to refurbish upper stories for residential use.

Comment: Good concept – downtown upper stories look awful ragged and in poor condition.

Strategy: Establish Traditional Neighborhood Development (TND) near the city center, jobs and schools through the zoning code.

Comment: Good concept to maintain.

Strategy: Implement “Conservation Design” subdivisions to preserve open space and cluster housing in rural areas.

Good for long term.

2. Create walkable communities

Objective: A pedestrian sidewalk or trail system that connects to keep the community walkable and connected.



Strategy: Improve the pedestrian experience by using traffic calming measures where appropriate.

Strategy: Explore MDOT's Safe Routes to School funding and programming opportunities.

Comment: Safety for all ages (comment refers to both strategies listed above).

3. Encourage community and stakeholder collaboration in development decisions

Objective: Expanded citizen participation and informed contributions to community planning for needed and desired improvements and expansions.

Strategy: Start a Junior Citizen Planner Program to involve youth in the planning process.

Comment: Good to involve the youth on multiple levels.

4. Foster distinctive, attractive communities with a strong sense of place

Objective: The development of residential neighborhoods that are well integrated into the existing landscape and complement the character of existing neighborhoods and/or residential development.

Strategy: Develop specific site plan review standards for home-based businesses to help preserve the character of existing residential areas.

Comment: Good to address this growing area – home businesses.



Strategy: Require the layout of new residential developments to be logical extensions of existing neighborhoods through the future land use and zoning ordinance. This shall apply to lot layout, road extensions and open space plans.

Comment: Buffers and transition areas are always important.

Objective: Commercial architecture, landscaping and signage that is compatible with the community's traditional and rural character.

Strategy: Update light regulations to improve on-site appearance and function throughout the area.

Comment/Question: You need to add the concept of "noise pollution" – Have you heard the "loudness" of the new unit at Gerber hospital?

Objective: Improved and expanded public and private park and recreation facilities.

Strategy: Follow the Fremont Area Park and Recreation Master Plan to guide and enhance future activities and facilities.

Question: What happened to the extension of the camping area of Fremont Lake Park to the north? The area where the house burned?

5. Make development decisions predictable, fair, and cost effective

Objective: The effective and efficient locating of public facilities and delivery of public services.

Strategy: Plan, locate and provide areas for public facilities based on a long-range general plan, short-range project plans and capital improvements programming.



Strategy: Require that adequate public infrastructure be installed concurrently or prior to the initiation of any new residential, commercial and /or industrial land development.

Objective: A set of clear expectations for developers and property owners.

Strategy: Develop a single zoning ordinance for the joint area.

Strategy: Develop a series of comprehensive performance standards governing industrial uses as part of the land development code.

Strategy: Assist developers and property owners with the utilization of the Downtown Enhancement Project Improvements Pattern Book, the Downtown Fremont Façade Improvement Guidelines, and the Industrial Park Improvements Conceptual Designs to guide new development and improvements in these areas.

Strategy: Compile a set of Smart Growth education materials for prospective developers.

Comment: All are good (referring to the above objectives and strategies).

Strategy: Establish a pre-application meeting to present community goals, discuss potential implications of a proposal, suggest improvements and provide direction about the review process.

Comment: Communicate in tax bills.

Objective: Inter-jurisdictional planning efforts that ensure the representation of residents in regional decision-making.

Strategy: Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as road and other forms of public transit.

Comment: Very good to coordinate – avoid repeat services/ideas.



6. Mix land uses

Objective: A mix of land uses in appropriate areas to help foster a vibrant community, encourage pedestrian activity, and provide convenient living, shopping and service opportunities for residents.

Strategy: Build public support through education and outreach by leveraging support of other stakeholders such as real estate agents, business owners and elected officials and by pointing to the success of the downtown as a result of mixed-use.

Comment: educate/inform all of those who have “first contact” with new people – lay positive groundwork.

7. Preserve open space, farmland, natural beauty and critical environment areas

Objective: The preservation of important natural features such as wetlands and other wildlife habitat.

Strategy: Establish impervious surface ratio limitations on private land development to reduce storm water runoff and to improve water quality.

Question: Are you aware of the new surface material being used in Chicago which allows water to “drain through” rather than run off?

Objective: A continuous open space system that interconnects public and private natural areas and recreation facilities, as well as provides for wildlife habitat.

Strategy: Develop a clear definition of open space as it relates to the Fremont Area.

Strategy: Encourage the inclusion of parks, bicycle and pedestrian linkages and open space areas in conjunction with new and established developments through the zoning ordinance and site plan review process.



Strategy: Provide incentives (e.g. tax breaks, transfer of development rights program) to property owners to preserve open space.

Objective: Viable farmlands protected from conversion and encroachment of a non-agricultural uses.

Strategy: Explore the applicability of farmland preservation programs, such as Preservation of Development Rights (PDR), Transfer of Development Rights (TDR), and Quarter-Quarter Zoning.

Strategy: Develop a public education program on farmland preservation methods (e.g. PDR, TDR, Quarter-Quarter Zoning) to gain support and interest in these techniques.

Strategy: Maintain a database of prime agricultural and forested lands that are in parcels of 40 acres or more that could serve as candidates for preservation programs.

Strategy: Encourage the retention of viable agricultural and forestlands through available mechanisms such as open space cluster design and farmland agreements, forest stewardship programs and conservation easements, as well as local zoning incentives.

Strategy: Maintain an urban growth boundary to protect farmland from suburban and urban encroachment.

Strategy: Adopt coordinated zoning provisions that provide adequate buffers between agricultural and adjacent land uses to protect the future viability of the farmlands.

Comment: All good goals (referring to the above objectives and strategies).



8. Provide a variety of transportation options

Objective: Planned, orderly commercial development with attention to traffic issues, pedestrian safety and convenience of shoppers.

Strategy: Incorporate MDOT sight distance requirements for driveways within new policies and regulations.

Comment: Yes please.

Objective: Sidewalks and bike lanes in the developing areas, especially the planned residential areas, to create safe, non-motorized options for citizens.

Strategy: Develop bike lanes and extend non-motorized paths to improve travel between jurisdictions and beyond.

Comment: Bike rack areas are needed.

Comment: Widen these lanes – pick-ups with extended mirrors come too close for comfort.

9. Strengthen and direct development towards existing communities

No comments provided for this goal

10. Take advantage of compact building design

Objective: Future growth, infill development and redevelopment within the city that maintains the traditional and compact character.



Strategy: Encourage higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads and utilities by using the zoning ordinance to direct new and infill development to occur in the city.

Comment: Please include green space in high density areas.

Strategy: Encourage cluster housing and other creative forms of development through the zoning ordinance to permit higher density housing while protecting the Fremont Area's rural character.

Question: Congestion issue?

General Questions

Question: How many LEED certified-environmental responsible ideas can also be “coded” into these wonderful goals?

Question: How does implementation work and who is responsible for what?

Future Land Use Map Comment

Comment: Need to show current use vs. future use.

Comment: Public restaurant on the lake.

Comment: Completion of the south alternate route.