

LETTER OF UNDERSTANDING

OTTAWA COUNTY ROAD COMMISSION AND OTTAWA COUNTY PLANNING COMMISSION

ROAD RIGHT-OF-WAY PILOT DEMONSTRATION PROJECTS

Statement of Intent:

Whereas it is the desire of the Ottawa County Road Commission (CRC) and Ottawa County Planning Commission (PC) to improve the quality of life for all County residents, to provide for more efficient use of the County's limited land base, to encourage the creation and wise management of public and private open spaces, and to preserve, to the extent practicable, trees and sensitive natural areas, and

Whereas the planning and construction of residential developments and their internal road configuration can have a significant impact on quality of life, the land base, open spaces, sense of community and natural resources,

Therefore, the CRC and PC agree to work together in permitting, approving, and allowing a pilot demonstration program relating to variances to the standard CRC road Rights-Of-Way (ROW) and related components for road networks within proposed residential developments.

Purpose and Goals:

The purpose of this Letter of Understanding is to provide an opportunity for the CRC and PC to evaluate, in conjunction with the individual Township, the long-term viability and advisability of modifying existing standard road ROW's and related components, using a limited number of representative residential development projects as pilot demonstration and test cases.

The goals of the program are to:

1. Devise a means of measuring and evaluating the various results of reduced ROWs.
2. Work together to create unique standards for selected pilot residential developments.
3. Provide for increased open space or efficiency in land use.
4. Provide for integration and innovative means of stormwater management.
5. Provide for integrated utilities installation (ie, joint trenching).
6. Encourage the development of livable, walkable developments with a sense of community.
7. Consider reduced or enhanced aspects of design components within and adjacent to the ROW.
8. Consider innovative cul-de-sac, one-way, width, and transportation layout designs.
9. Preserve and/or enhance natural features.
10. Provide "public" areas equal to or greater than the reduced ROW areas.

Structure and Procedures:

This Letter of Understanding is intended to allow a very limited number of residential developments the opportunity to propose ROW, utility, sidewalk, tree, stormwater, and pavement variances from standard CRC requirements currently in place. It is intended any variance or test component will only be approved if it can reasonably be anticipated to fulfill one or more of the stated goals of the program. This program is not intended for use on any primary roadway, section line roads, or secondary transportation routes servicing more than the subject development, or residential streets, other than cul-de-sacs or dead ends, less than 800 feet in length.

In order to qualify for use of this agreement, a housing development must meet the following minimum specifications:

1. The development must be a new residential development.
2. The development must have internal, public streets.
3. The development must state what is being proposed for the land base saved by participating in this pilot or demonstration program.
4. The development must identify "public" areas created by reduced road ROW's.
5. The development must state the mechanism for protection/maintenance of any open space.

This Letter of Understanding is intended to be used primarily on cul-de-sac streets less than 800 feet in length, which is the current CRC limiting standard for reduced road widths. It is understood and agreed that the decisions on applicability of this Letter of Understanding to other than cul-de-sac streets will be at the sole discretion of the CRC. This Letter of Understanding is not intended to be used as a uniform change in current CRC road/ROW standards, but is strictly for use in developments accepted into the pilot demonstration program.

The staffs of the CRC, PC, and the affected Townships will assess, evaluate, and make recommendations to the CRC for each project accepted as a demonstration project. It is intended a staff report will be submitted to the CRC, PC, and the Township one year after substantial completion of the development road and utility system. The report shall include, but not be limited to, assessment and evaluation of the following items:

1. Snow management, both plowing and storage.
2. Maintenance needs, including stormwater management.
3. Public safety issues involving fire and sheriff access/use during any call.
4. Observations of resident use of sidewalks, streets, cul-de-sacs, etc, including parking.
5. Feedback from residents regarding their opinion and/or use of program components.
6. Developer summary of experience, sales analysis, feedback, and cost comparisons.
7. Installation and maintenance of public utilities.
8. Local Home Builders Association evaluation.

The reports and evaluations of projects will be used to gauge whether the allowed variances from standards should be modified, enlarged, diminished, or deleted. It is the eventual intent of this Letter of Understanding to determine whether it is in the best interest of the residents of Ottawa County to open this process to all new residential developments.

We, the undersigned, agree to the terms and conditions of this "Letter of Understanding", and agree in good faith to implement and evaluate the goals contained within this program on a demonstration basis.


Ottawa County Road Commission


Ottawa County Planning Commission

2/2/2000
Date

2/2/2000.
Date