

Scio Township

Special February 2014

COMMUNITY REPORT

Scio Township is updating its Master Plan

Scio Township Is Updating Its Parks, Recreation, and Open Space Master Plan

Scio Township is updating its Master Plan which will guide and manage the Township's future growth and development. The Master Plan is the guiding document for future decisions related to land use, transportation, economic development, and capital improvement expenditures. It outlines the community's vision and goals and provides strategies to realize the vision.

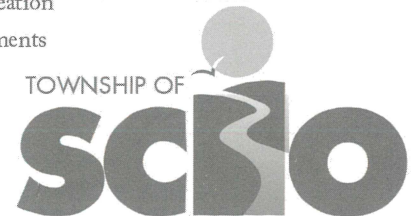
Please visit the Township's website at www.sciotownship.org and click on the online mapping tool to provide your comments through March 28, 2014 and have an opportunity to tell us what you'd like to see for Scio Township.

You can also provide your comments at the display located at Scio

Township Hall, 827 N. Zeeb Road, Ann Arbor, Michigan 48103.

Tell us your ideas on:

- Residential Growth / Quality Housing
- Environmental Quality / Open Space Preservation
- Commercial and Industrial Development
- Non-Motorized Transportation
- Parks and Recreation
- Road Improvements
- Other



Residential Growth/Quality Housing

Recent trends indicate that growth in the local housing stock continues to exceed population growth between 2000 and 2010, which corresponds with the decrease in household size. The number of housing units has increased by 27 percent between 2000 and 2010, while the population has increased by 23 percent during the same period.

While single-family homes are predominant, manufactured houses and multi-unit apartments account for 15 percent of the housing stock. Recent multi-unit residential developments include Eagle Pointe, Hometown Village, Arbor Pointe, Scio Town Center, and Cambridge Club Villas generally located along Zeeb Road and in the southeast quadrant of the Township.

While renter-occupied units have increased between 2000 and 2010, 78 percent of housing units in Scio are still owner-occupied compared with 17 percent of the units which are renter-occupied.

According to the American Community Survey, the Township's median housing value in 2010 was \$315,600, representing a decrease of \$16,503 from 2000 to 2010. Similarly, the median gross rent was \$977 in 2010, representing a \$26 decrease from 2000 numbers.

What do you think about the quality of housing in the Township and the future direction of residential growth?



Authored by

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AICP
Landscape Architect/
Planner
Carlisle/Wortman
Associates, Inc.

Commercial/Industrial Development

The center of commercial activities in Scio has always been located along the Jackson Road Corridor and to a lesser extent, along Baker and Zeeb Roads. The corridor also accounts for the bulk of employment opportunities in the Township, with a significant amount of office and industrial businesses.

The Jackson Road corridor is where intensive office, industrial, and commercial growth is planned for and expected. Recommended specific development strategies have included:

- Development of a business campus near the Zeeb or Baker Road interchanges
- Emphasis on higher intensity development along the corridor
- Redevelopment and infill development into mixed-use, multi-story structures which would include some residential uses

- A pedestrian oriented atmosphere
- Concentration of new retail development near the Zeeb/Jackson Road intersection
- Integration of future development with connecting roads, shared access and parking, and common access points

What do you think of the future growth of commercial and industrial development in the Township?

Environmental Quality/Open Space Preservation

Preserving open spaces and environmentally sensitive areas such as wetlands has been a consistent priority for Scio Township residents.

Residents of Scio Township renewed the Township's Land Preservation Millage in November 2012. The 10-year renewal is for approximately .5 mill, or \$.50 per every \$1,000 of taxable value, and will run from 2014 to 2023. Funds collected from this millage are used for the purchase of land and/or conservation easements. It enables the Township to take advantage of matching funds from the City of Ann Arbor's greenbelt program, the Washtenaw County Natural Area Preservation program and other sources to preserve farmland, open space, wildlife habitat, scenic views, protect drinking water sources and the water quality of rivers and

streams, and provide new parks, recreational opportunities and trails. The millage is projected to generate approximately \$631,000 in the 2014 calendar year. To date, the Township's Land Preservation Program has preserved more than 750 acres. The fund also helped preserve the Fox Preserve and the Scio Church Woods Preserve owned by Washtenaw County, and provided permanent public access to other properties.

What are your thoughts on the issues of environmental quality and land preservation?

Road Improvements

Highways and roads are developed to provide the safe and efficient movement of people and goods within and through a community. The adequacy of transportation facilities are a major consideration in a community's growth and development.

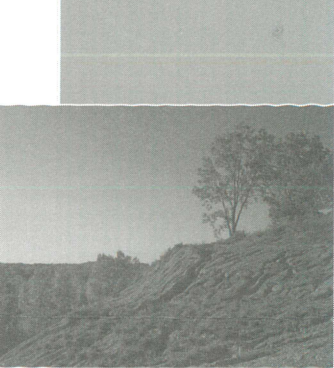
Public Roads in Scio Township are maintained by the Washtenaw County Road Commission. They are designed and constructed in accordance with a national functional classification system, which determines eligibility for federal aid. Federal aid roads for Scio include:

- Principal arterial roads: Jackson Road (Ann Arbor city limits to Baker Road)
- Minor arterial roads: Dexter-Ann Arbor, Zeeb (Scio Church to Miller), Liberty (Ann Arbor City limits to Zeeb), Scio Church (Ann Arbor City limits to Zeeb), and Miller Road (Ann Arbor City limits to Zeeb)
- Collector roads: Wagner, Huron River Drive, portions of Zeeb and Joy Roads

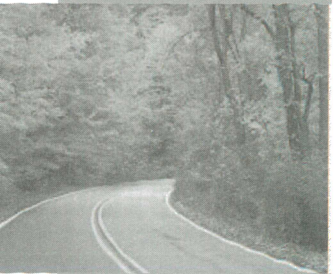
Concerns regarding road improvements and transportation in Scio have been expressed as follows:

- Preserving the scenic and recreation qualities of Huron River Drive
- Facilitating public transportation in the urbanized areas of the Township including the Jackson Road Corridor, the southeast quadrant, and the connection to the Village of Dexter
- Improving intersection designs along Jackson Road
- Improving Parker Road
- Maintaining the natural beauty and scenic view sheds of roadways in the rural areas of the Township

What do you think about transportation issues and road improvements in Scio?



Up High
at Fox Science Preserve
Photo courtesy of
Ed Wegren



Parks and Recreation



Mill Creek
at the Sloan Preserve
Photo courtesy of
Barry Lonik

While not the first nature preserve in Scio Township, the Sloan Preserve is the first park or preserve the Township owns outright. The Township bought the property located on the west side of Baker Road in November 2012. This was made possible by a \$200,000 grant from the Michigan Department of Natural Resources Trust Fund which covered 75% of the purchase price. The remaining matching funds were provided by the Washtenaw County Natural Area Preservation Program and Scio Township Land Preservation Program.

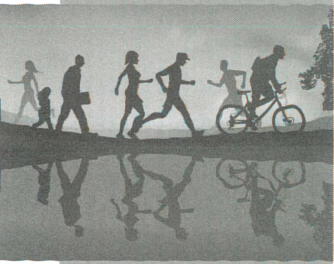
The Sloan Preserve consists of woods, wetlands, and frontage on Mill Creek, which is a state of Michigan Natural River. The preserve is approximately 50 acres in size. Public access to the Sloan Preserve is provided by a parking area off of Baker Road. Scio Township is planning to develop a trail network and access to Mill Creek for launching canoes and kayaks and for fishing. With Dexter's plan to extend a trail from the newly completed Mill Creek Park down to Shield Road, the Sloan Preserve may eventually be connected by trail to Dexter.

The Township recently adopted its Parks, Recreation, and Open Space Master Plan which will guide the community's park and open space planning and development efforts over the next five years. The Plan calls for several main goals:

- Continue to participate in land preservation efforts
- Establish important linkages and a continuous pathway system
- Acquire and develop close-to-home parkland
- Collaborate and coordinate with other area parks and recreation providers
- Provide for the efficient administration of parks and recreation services

What are your thoughts on parks and recreation for Scio Township?

Non-Motorized Transportation



A non-motorized pathway planning initiative was launched in 2009 with the goal of getting some high priority shared-use pathways constructed for the residents of Scio to use and enjoy.

The task was conceived as a phased-in effort. The first step consisted of the identification of key transportation routes/corridors in the Township suitable for a recreational, off-road, multi-use pathway. This resulted in the adoption of the Scio Township Non-Motorized Transportation Facilities: Shared-Use Pathways Final Report from the Non-Motorized Paths Study Group in 2010.

According to the Shared-Use Pathways Report, the following segments were considered top priorities for the development of non-motorized shared-use paths within the Township:

- North Zeeb Road from the Washtenaw County Road Commission north to Huron River Drive
- Dexter-Ann Arbor Road, between the Village of Dexter and Zeeb Road

- Liberty Road from Zeeb Road to the Ann Arbor City Limits

The North Zeeb Road segment was further considered and preliminary design and costs estimates prepared. It ranked high because it connects the existing sidewalk along Zeeb Road to the Washtenaw County Border-to-Border Trail, planned to be constructed by Washtenaw County Parks. It also provides an important linkage to some of the newer high density developments located on South Zeeb Road and draw users along the Jackson Road corridor by way of existing sidewalks and bike lanes. Completion of this segment would provide the first north-south non-motorized linkage from Jackson Road. These plans are currently on hold.

What are your thoughts on the topic of non-motorized transportation for Scio Township?

Scio Township Information

Scio Township Hall
827 North Zeeb Road
Ann Arbor, MI 48103
(734) 369-9400; info@twp.scio.mi.us
visit us at: www.twp.scio.mi.us

Township Office Hours

Monday to Friday 9 a.m. – 5 p.m.

Utility Department Hours:

Monday – Friday 8 a.m. – 4 p.m.

Utilities emergency: (734) 651-4770

Utilities Administration: (734) 369-9350

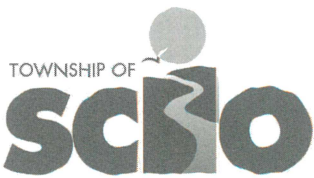
Other Phone Numbers

Emergencies. 911

Fire Department Administration. . . (734) 665-6001

Sheriff's Department,
Zeeb Road Sub-Station. (734) 994-8105

County Building Inspection
Services (734) 222-3900



Scio Township Hall
827 North Zeeb Road
Ann Arbor, MI 48103

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<http://www.sciotownship.org/>

and click on "Subscribe to our Email List" under "Quick Links".

Optionally, you can also sign up for electronic "delivery" of this newsletter. You will need your Mail Code (Example: SMIT-1234MAINST), which can be found on this newsletter's label.

What's changed since the last Master Plan?

With Census 2010, Scio experienced the following community changes:

- The total Township population increased to 16,470 showing an increase of 3,049 people (23% increase) since 2000
- The number of households grew to 6,405, showing an increase of 1,348 households (27% increase) since 2000
- The number of housing units increased to 6,694, showing an increase of 1,460 units (28% increase) since 2000

• The number of household with seniors saw an increase of 71% while the number of household without seniors only increased by 19% since 2000

- The segments of the population that saw the greatest increases since 2000 were the following age groups: 60-64, 55-59, and 65-69
- The Township's population over 65 years of age increased to 1,853, a 70% increase since 2000
- The Township's population under 18 years of age increased to 4,193, a 14.5% increase since 2000
- According to the 5-year American Community Survey, Scio's median household income decreased by 17.1% to \$88,947
- The Township's housing units increased to 6,639, showing a 27% increase since 2000
- The Township's median housing value decreased by 5% to \$315,600

Scio's forecast:

Currently, SEMCOG estimates that Scio will have a population amounting to 20,442 in 2040

SEMCOG forecasts that the 75+ and 65-74 age groups will continue to see the greatest increases to 2040 while the 5 to 17 age group will decline

In terms of job growth, SEMCOG estimates that the Services to Households and Firms industry will see an increase of 2,031 (36%) to 2040

