

FUTURE LAND USE PLAN

The Hancock—Houghton Comprehensive Land Use Plan is illustrated on the two accompanying "Future Land Use Plan", maps which portray the recommendations, concepts and development goals presented in the preceding chapters. The Plan maps also summarize the findings of fourteen (14) preliminary plan reports, three years of discussion at regular Planning Commission meetings, interviews with many related community agencies, and the consensus of thought developed from the analysis of specific problems affecting area-wide improvements.

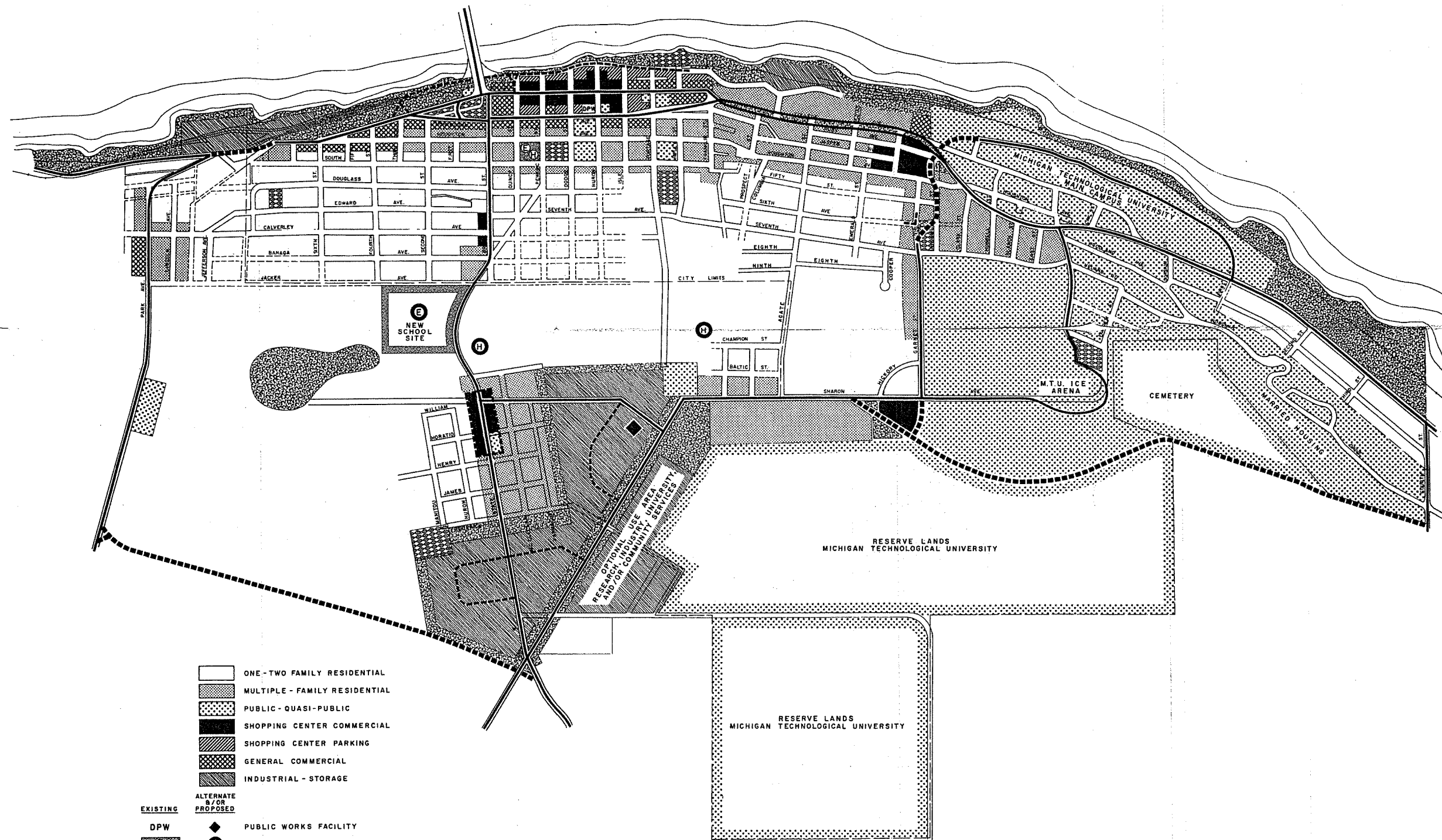
The completion of this Comprehensive Plan, however, is only the first step in the Enabling Statutes authorization to make a plan for the future development of the Region. Now the plan must be studied, evaluated, and possibly adopted by resolution. Also, the Planning Commission must embark on the continuing task of implementation, re-evaluation and perhaps amending basic plan contents from time to time. The Cities of Hancock and Houghton may adopt the plan according to the statute provisions of Act 285, the Municipal Planning Commission Act.

Many aspects of a Plan fall outside of the specific jurisdictional limits of the two Cities. The County, School Districts, adjacent Townships and various governmental and private development interests, will play a major role in the long term implementation process. However, the two Cities should maintain a leadership role in the planning area by encouraging sound development proposals, enlarging the spirit of inter-community cooperation, and participating in programs that need or would benefit from their involvement.

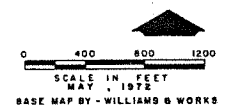
- . Confine industrial lands and intensive commercial to selected locations that respect housing patterns, neighborhoods and pedestrian routes.
- . Encourage positive efforts to recapture the image of the Portage waterway. The Plan portrays open space resources for parks, trails, bicycle paths, scenic views and nature preserves.
- . Planned long term distribution of shopping areas to serve all community areas and be within easy access, both of developing residential lands and university- college expansion areas.
- . In Houghton, the Plan incorporates M.T.U. Campus Plan concepts including land use interpretations for future university-community service requirements.

- . Illustrates concepts for maximizing the development potentials of the traditional downtown shopping centers, including techniques to improve inter- relationships with the recreational resources of the Portage Waterway in Houghton. Hancock's CBD Plan includes the rerouting of major traffic and a possible pedestrian plaza on Quincy Street.
- . Suggests a thoroughfare patterns to interrelate all functional land use areas. Modifications may be expected in terms of refinements to the MTU Campus Plan, corridor studies for the route of US-41, and actual developments that may occur. In Hancock north bound US-41 may some day parallel or follow the present Soo Line Railroad grade.
- . High density housing patterns are suggested in critical areas where multiple family housing demands are likely to occur, and in transition areas between intensive land uses and lower density neighborhoods. Some new potential multiple housing areas are mapped.
- . Recognizes the open space resource potentials in developing neighborhood areas. Municipal lands, wood lots, scenic overlooks and related recreation potentials are mapped in significant locations. Open space buffers and beautification areas are likewise accounted for on the Plan.

The Plans for Hancock and Houghton illustrate a long term development pattern influenced by existing conditions, topography, major land ownerships, open space resources, and applied planning concepts. Although future land use patterns may not be an exact mirror of the recommended plans, changes should only be considered after a careful evaluation of the alternatives. In the years ahead, plan revisions are most likely to result from detailing, refining, and the introduction of unforeseen developments or conditions.



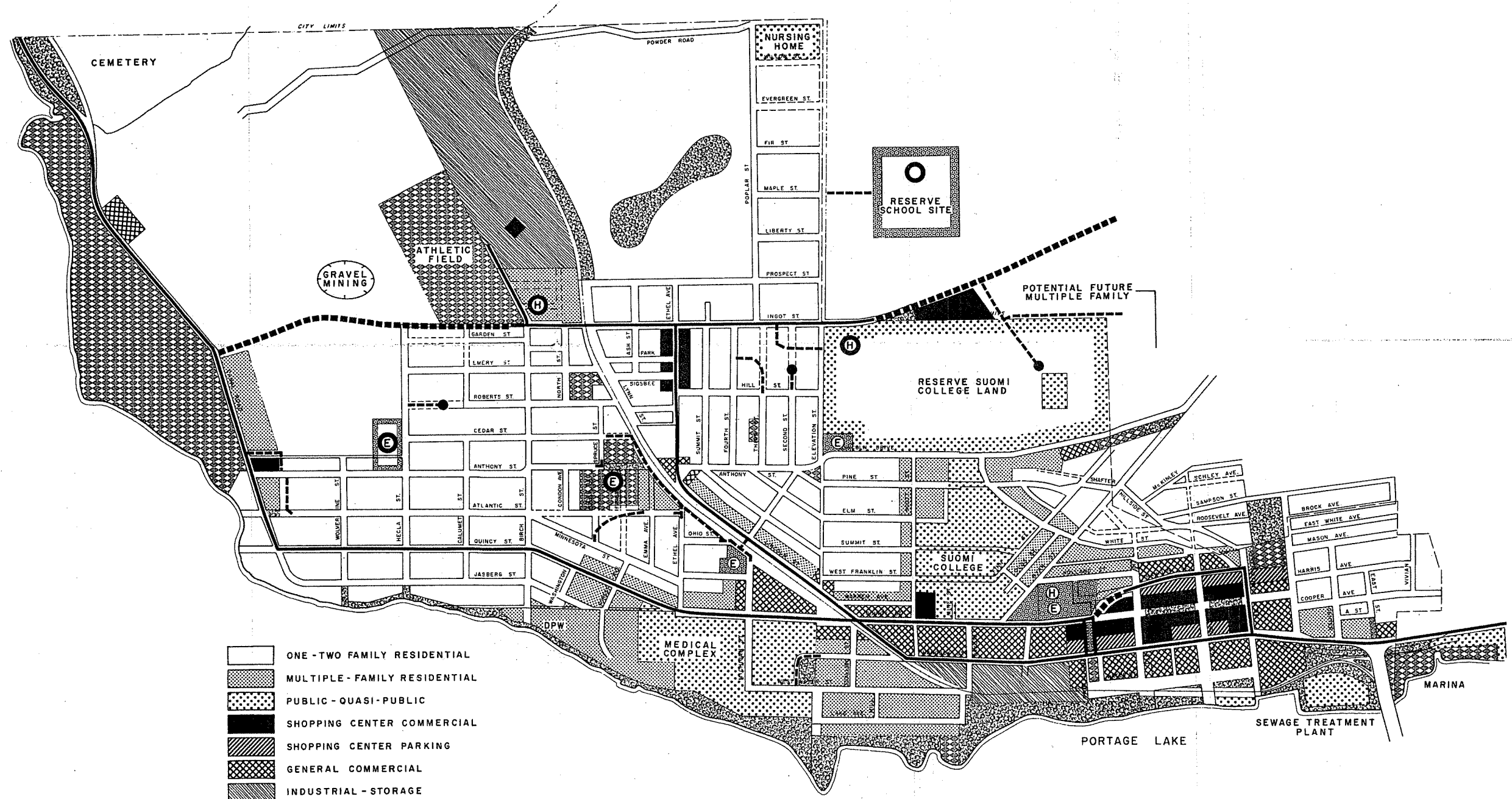
- | | |
|-----------------|---|
| | ONE - TWO FAMILY RESIDENTIAL |
| | MULTIPLE - FAMILY RESIDENTIAL |
| | PUBLIC - QUASI-PUBLIC |
| | SHOPPING CENTER COMMERCIAL |
| | SHOPPING CENTER PARKING |
| | GENERAL COMMERCIAL |
| | INDUSTRIAL - STORAGE |
| EXISTING | ALTERNATE &/OR PROPOSED |
| | PUBLIC WORKS FACILITY |
| | SCHOOLS - PLAYGROUNDS
(E - ELEMENTARY H - JR &/OR SR HIGH) |
| | RECREATION &/OR OPEN SPACE |
| | THOROFARES - COLLECTOR STREETS |
| | LOCAL STREETS |



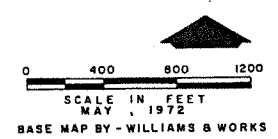
Generalized FUTURE LAND USE PLAN

CITY OF HOUGHTON MICHIGAN

vilican leman & associates inc.
community planning consultants



- | | |
|-----------------|--|
| | ONE - TWO FAMILY RESIDENTIAL |
| | MULTIPLE - FAMILY RESIDENTIAL |
| | PUBLIC - QUASI-PUBLIC |
| | SHOPPING CENTER COMMERCIAL |
| | SHOPPING CENTER PARKING |
| | GENERAL COMMERCIAL |
| | INDUSTRIAL - STORAGE |
| EXISTING | ALTERNATE B/ OR PROPOSED |
| | PUBLIC WORKS FACILITY |
| | SCHOOLS - PLAYGROUNDS
(E-ELEMENTARY H-JR 8/ OR SR HIGH) |
| | RECREATION B/ OR OPEN SPACE |
| | THOROFARES - COLLECTOR STREETS |
| | LOCAL STREETS |



Generalized FUTURE LAND USE PLAN

CITY OF HANCOCK MICHIGAN

vilican leman & associates inc.
community planning consultants