



Master Plan Study Session

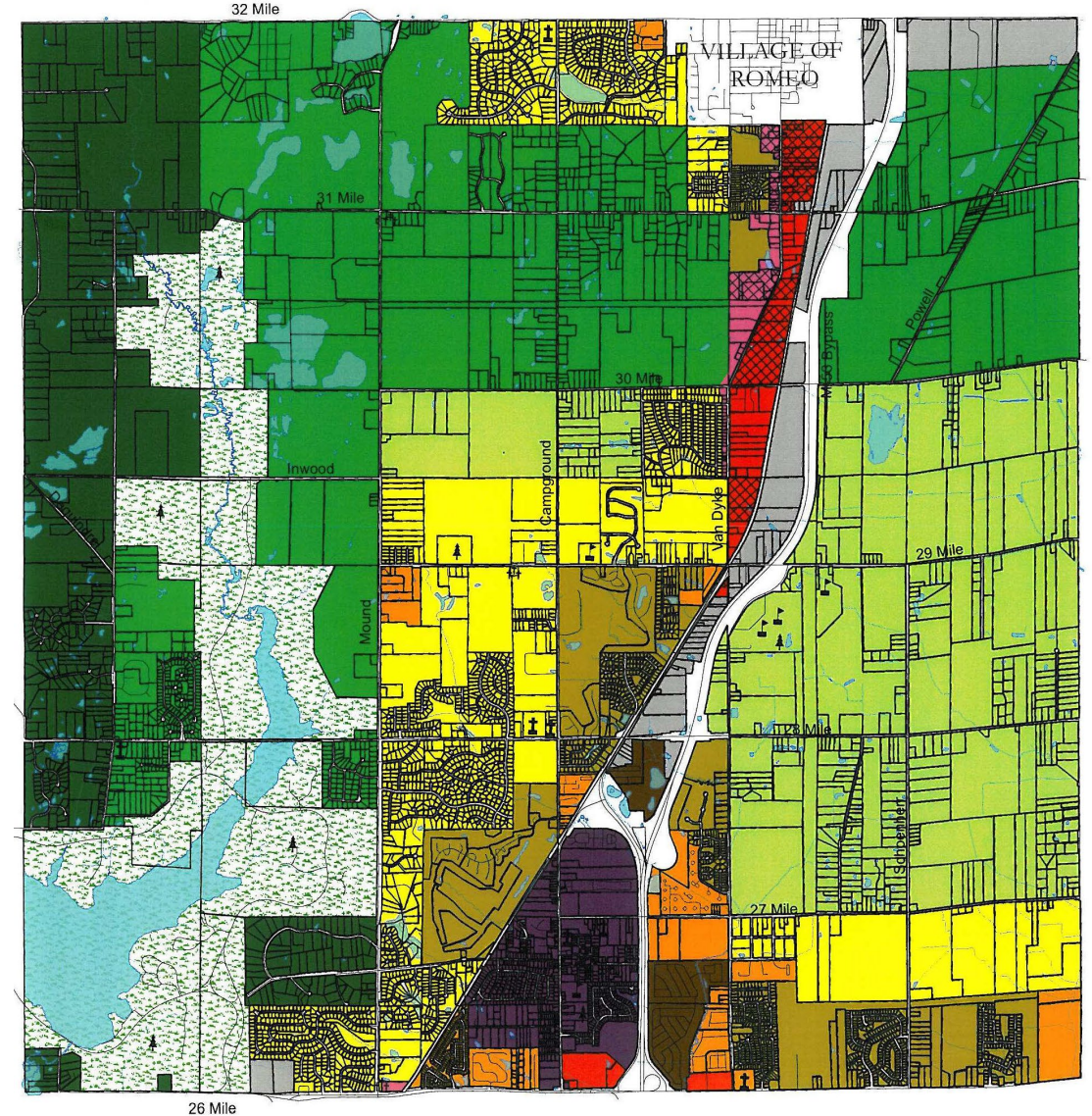
Washington Township
Village Center Discussion
September 19, 2022

What Is the Village Center?

- The 2005 Washington Township Master Plan established a Village Center area on the Future Land Use Map and set forth a plan for the development of the area. The plan noted the following:
 1. Parcels fronting Van Dyke are predominantly small in area and lot frontage and, in many cases, will not facilitate the functional development of modern-style commercial development.
 2. The continued or future single-family residential use for many of the parcels fronting Van Dyke is limited due to the potential for road expansion and the introduction of conflicting land uses.
 3. Various historic or architecturally valued structures exist in this area which warrant preservation and enhancement.

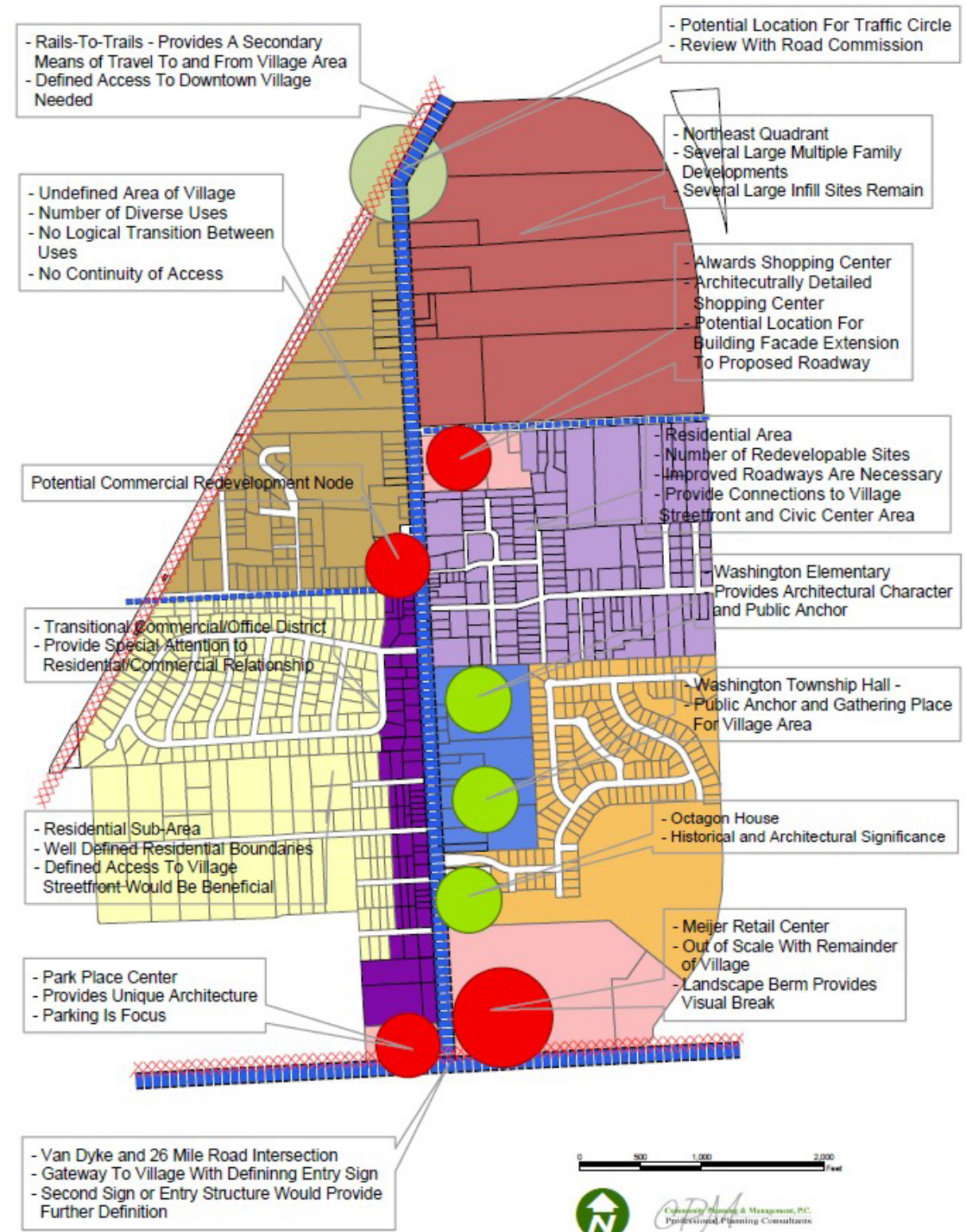
Future Land Use

- On the 2005 Future Land Use Map, the Village Center area is marked in purple.
- Broadly, it is the area between M-53, the Macomb-Orchard Trail, and 26 Mile Road, south of the M-53/Campground interchange.
- It is centered on Van Dyke Avenue.



What Is the Village Center?

- The plan provided this annotated map of the Village Center and its various sub-areas.

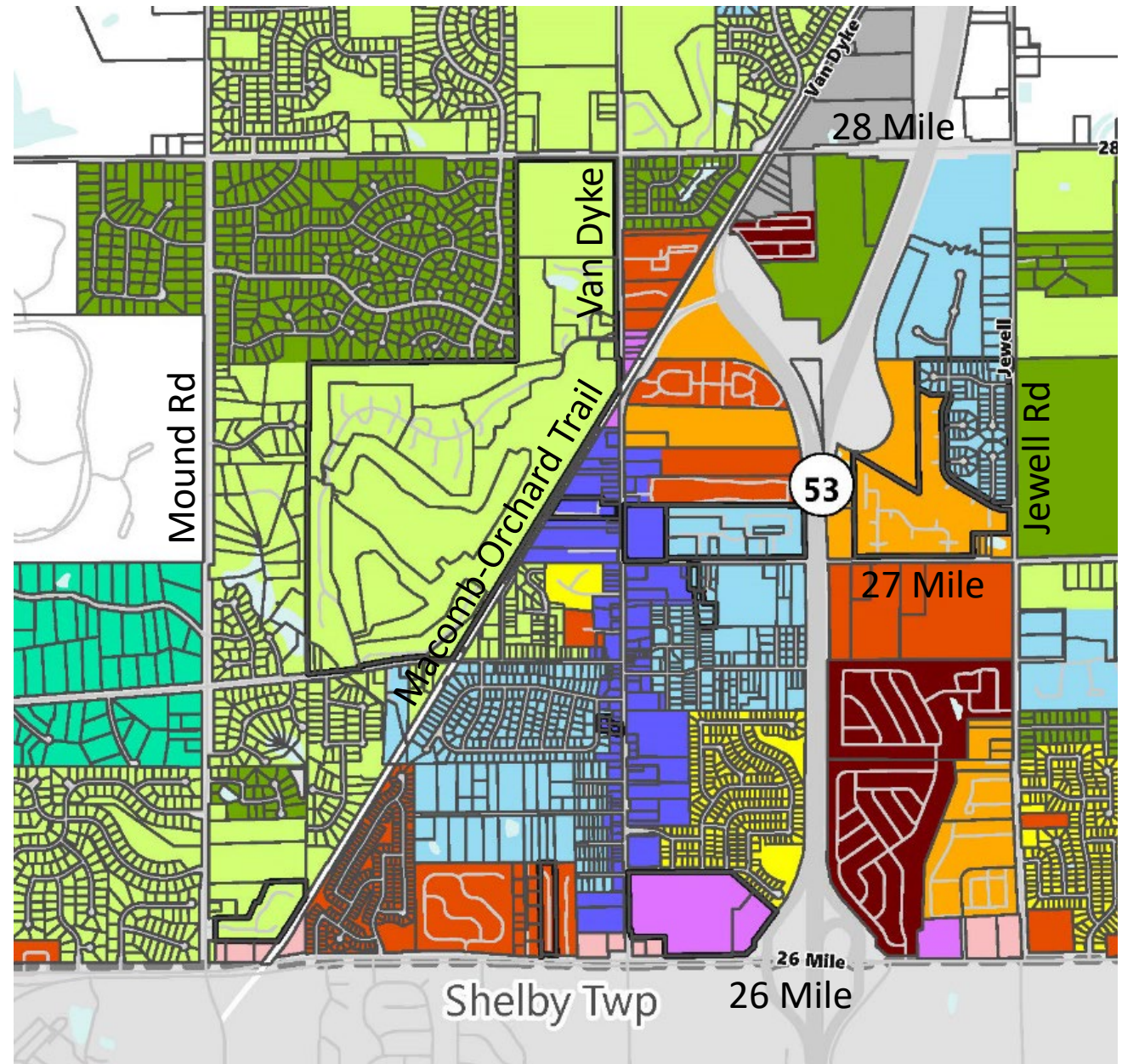


What Is the Village Center?

- After the adoption of the Master Plan, an amendment to the Zoning Ordinance establishing the V-1 Village Center district was adopted; this district is still in place.
- This district has specific screening standards, permits mixed uses, and generally permits uses to be closer to the street than other districts.
- The district is a move toward the village feel called for in the 2005 Master Plan.

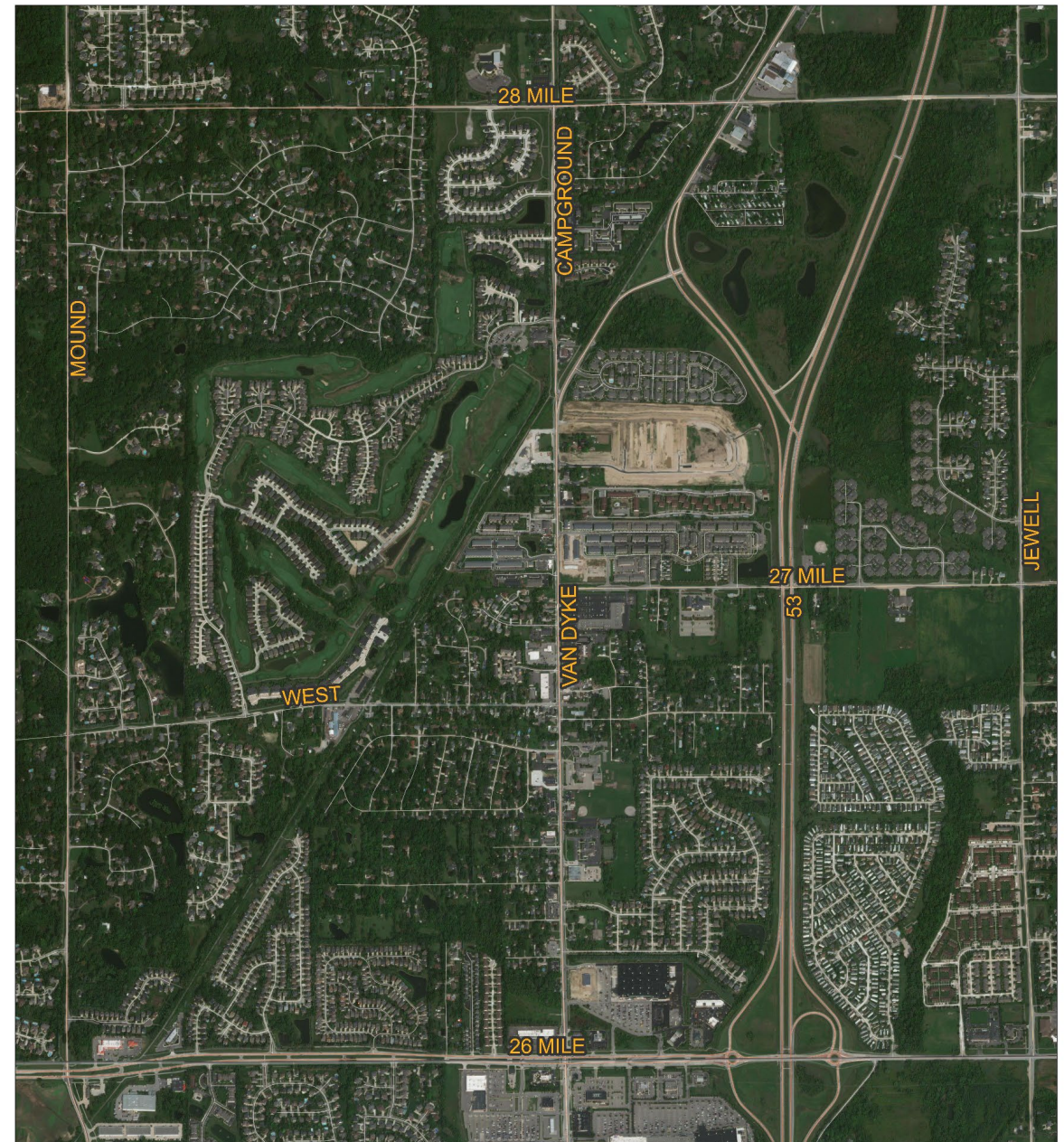
Zoning

- A-1 Agricultural Residential
- R-1 Rural Residential
- R1-A Single Family Residential
- R1-B Single Family Residential
- R1-C Single Family Residential
- R1-D Single Family Residential
- RM-1 Multiple Family Residential
- RM-2 Multiple Family Residential
- MHC Manufactured Housing Community
- LC Local Commercial
- GC General Commercial
- V-1 Village District
- O-1 General Office
- IND General Industrial
- Consent Judgments



Aerial Imagery

- As can be seen in this image, the area is heavily developed at present. Much of the activity that occurs in the Village Center area will be redevelopment or infill.
- The Township controls the largest contiguous piece of undeveloped land here.



Source: Esri, NASA, NOAA, USGS, FEMA, Maxar Roads and Parks, SEMCOG 2022, Map Exported: September 16, 2022, ©2022 Giffels Webster.

Village Center: Demographics

Washington Township is growing faster than most surrounding communities, with a current population of 26,207, up 12.7% from 2010.

During the last decade, an average of 367 people moved to the township annually.

SEMCOG forecasts growth to 36,000 by 2030.

Of the current population, about 12,000 are in the workforce

2005 Master Plan: Village Center Principles (Residential)

- Provide a diversity of housing types and designs
- Provide quality housing and housing materials
- Provide houses with alleyway access, or rear yard garages, garages shall not be the dominant architectural feature
- Push houses towards the street to increase rear yard privacy areas
- Create higher density but still maintain private space
- Create environments that promote personal interaction

2005 Master Plan: Village Center Principles (Commercial)

- Push commercial buildings close to the street and adjacent to sidewalks
- Allow for the mixing of commercial, office and residential uses where appropriate
- Provide multiple entrances to the building - one for the pedestrian and one for the automobile
- Access ways from front of store to rear (parking area) and vice versa (pedestrian alleyways)
- Create areas where pedestrian congregation can take place
- Bring the building scale down to a pedestrian level
- Give each building identity, while still providing continuity
- Provide uniform signage throughout the Village
- Businesses should have recessed entryways, which invite shoppers

2005 Master Plan: Village Center Principles (Economics)

- Businesses should be clustered in an efficient manner
- A strong “downtown” merchant association should be established
- Promotion of the Downtown should be a main priority
- Business should be highly specialized and find a “niche”

2005 Master Plan: Village Center Principles (Circulation)

- Pedestrian emphasis, while still recognizing the importance of the automobile
- Use paths and sidewalks to link residential concentrations to the Village Center
- Create a clear, physical separation between pedestrian and vehicular traffic
- Decrease lane and right of way width to help slow traffic and create a more “livable scale for the Village Center
- Limit curb-cuts to main roads while maximizing cross-access between parcels
- Promote the idea that shoppers will make multiple pedestrian trips once the automobile is parked

What's Next?

October 24:

- Van Dyke Avenue Corridor (north of the Village Center)
- Land Use Plan Map Updates

What's Next?

November 21:

- Summary of work sessions and surveys
- Goal setting