

# **Washington Township**

## **MASTER PLAN**

### **Addendum: Washington Township Master Plan**



Draft: August 9, 2018



## RECREATION CORE DISTRICT

### Introduction

The Recreation Core District generally encompasses the areas north of 30 Mile Road, south of 32 Mile Road, east of M-53 and west of Powell Road. The land use plan philosophy for the area is based on five (5) significant factors:

1. The fact that the Township has a large land holding in the area, where a future Township Community/Recreation Center is planned.
2. The fact that the Township sold a portion of the holdings for a large regional soccer complex.
3. The availability of sewer from a Township-owned treatment plant.
4. The plans for a large lifestyle center in the northern portion of the district that includes large regional shopping areas, residential development areas, as well as golf course and open space parks. The overall concept for the development centers around a lifestyle concept for walkability, recreation and entertainment.
5. The area is generally serviced by M-53 and 32 Mile Road (a planned regional thoroughfare).

Much like the Village Plan, this Plan is designed to enhance and expand upon the positive features of this area, while emphasizing recreational and healthy lifestyle assets. The Plan will still largely focus on what is commonly referred to as a neo-traditional approach to development and quality architectural materials. The entire Recreation Core District will be planned for integration of uses and architecture to bring long-term value to the area. The goal is also to provide a marketable housing option to the active younger populations, as well as providing a mix of senior options for active adults.

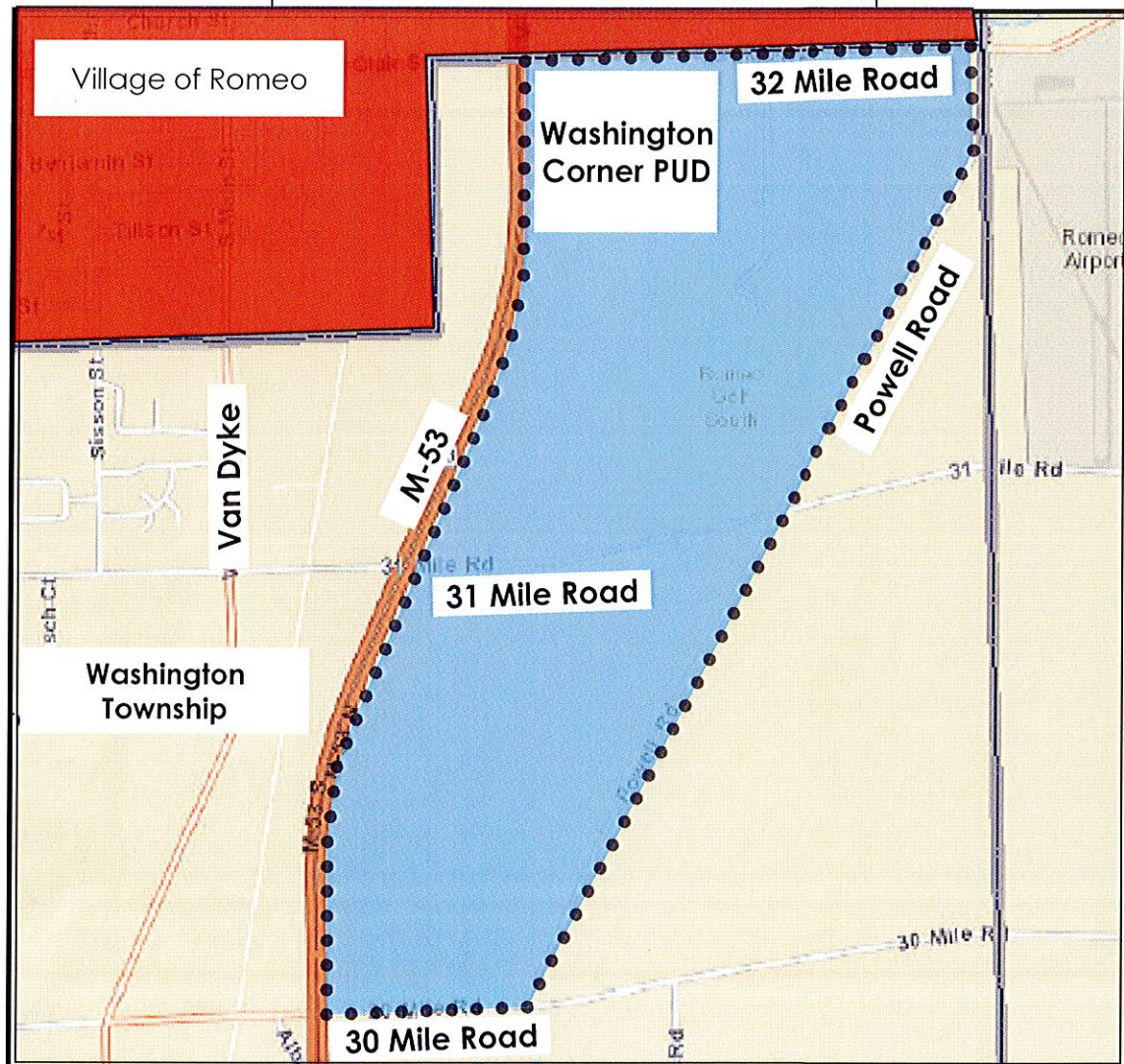
The goal for this Recreation Core District is to provide a regional attraction based largely on the availability and magnitude of two nuclei. Recreational opportunities provide one major regional attraction factor. The second primary market draw, the "Lifestyle Center", will not only feed off the regional recreation, but will provide a regional draw for commercial opportunity, such as restaurants, entertainment, and shopping. These attractions will also create a residential demand for families seeking to be located proximate to the uses. This portion of the plan includes an examination of recommended relationships between uses, pathways, and roadways, as well as economic relationships between uses and markets. The principle portion of this plan section will focus on conceptual development issues. How does the Township capture the benefits of this location for the success of the overall regional development?





Illustration 1  
RECREATION CORE  
DISTRICT

## General Location Map



## **CREATE AN IDENTITY**

The Recreation Core District must have an identity to be successful. By creating an identity to both regional travelers and local users, we instill a sense of interest. In essence, it creates a draw to both the immediate user group (those that are there for an event) and those that are passing by and feel that perhaps they are missing something important or significant. We can achieve this in many ways. The following must be addressed with each plan considered for this area.

### ***External Gateways***

All access points to this area must be "framed" with significant decorative gateways. Similar to grand entrances to shopping malls or exclusive subdivisions, this District must contain architectural elements such as entry arches and defining fences with appropriate signage. Entrance landscaping must be grand and produce a pattern that can follow throughout the project.

### ***Landmarks***

Landmarks are strategic locations or concentrations of uses or activities that have a special or unique character that may also serve as reference points. In this District, the Township Community Center must be one of those landmarks. An example can be a large steeple on the structure that can be seen from a distance and recognizable as similar to the Town Hall steeple.

The gateways can be landmarks, as well. In fact, smaller models can serve as separators between various use areas.

A taller, decorative monument or tower could be erected at a key location or several locations to create identity and visibility from off-site.

### ***Simplistic Automotive Circulation***

Entrance to the area through clearly identified gateways is a start to a proper circulation plan. The road system should be kept simple, with only a few arteries traversing the length and width of the development. The system obviously must be configured around the major use nodes.

Smaller local roads must be well-signed with decorative entrance details to indicate what uses would be expected within such areas. For instance, a local road leading to a residential area should be signed with decorative signs indicating "The Manors at Washington" or similar messages reflecting residential use.





## ***Paths***

Among the most important components of this district's overall identity are the paths, or circulation routes, which traverse the area. These paths are the means within which we create this recreational lifestyle. Whether by bike or walking, these alternative modes of travel will be utilized for both travel and exercise. These pathways must ultimately connect to the larger regional pathway and roadway systems.

As with the Village District, it is while moving through these paths that people observe and interact with the District. It is here that the realization of how the physical and psychological relationships between buildings, spaces, the environment, and people, occurs.

## ***Sections***

Again, similar to the Village District, the Recreation Core District should be identifiable by sections. The sections must be recognizable as having some common, identifying characters. The most typical distinction between districts is characterized by use. Other types of distinctions may be made based on building scale, proximity to a landmark, or historical nature.

### ***THE SECTIONS*** (See Illustration 2)

#### ***Regional Commercial***

The Regional Commercial should relate with Washington Corners PUD. This includes outlot architecture, lighting, streetscapes, pathways and parks. The emphasis should include a more defined walkable environment with centralized multi-use pathway systems. Water retention systems must be utilized as decorative ponds with fountains and landscape enhancements. Certain industrial type uses may be entertained in isolated areas of the remaining 32 Mile Road area, so long as they can inter-relate to the surrounding uses without conflict.

#### ***Single-Family Residential***

The single-family residential section looks for coordinated residential enclaves that link through pathways, as well as local roads. Pathways should always be designed to link first to adjacent enclaves, but also to primary routes leading to the various activity centers, such as commercial areas, park areas and the clubhouse area. Park areas should be located to allow for preservation of the existing ponds throughout the golf course.

#### ***Recreation / Support Uses***

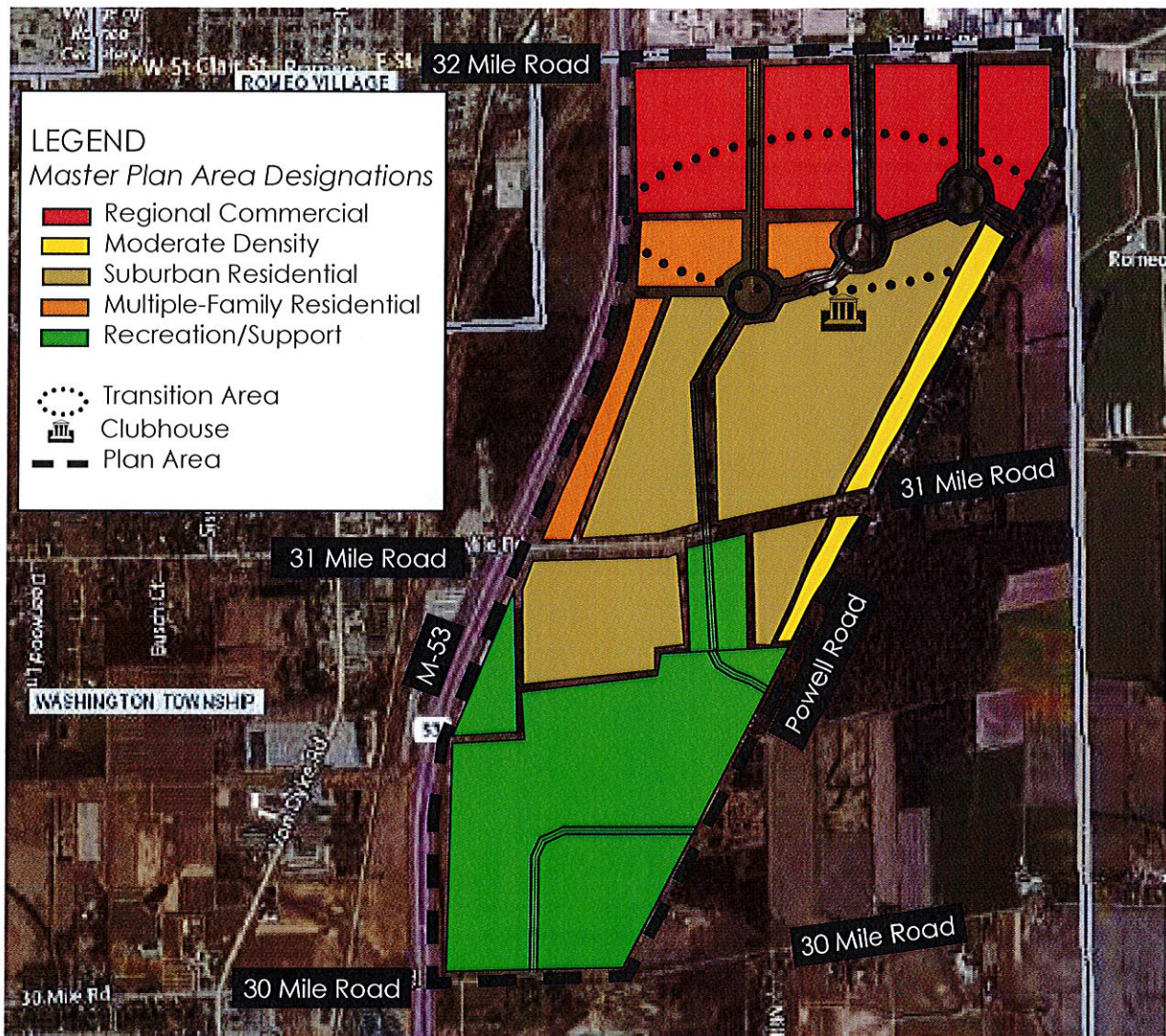
Washington Township and Total Soccer are the principle owners of the areas designated for these uses. The Township is focusing on recreation and sport field uses in these areas, including a potential Township recreation/community center. The area will also contain uses that will be complementary to the regional sport draw such as restaurants, hotels and similar entertainment uses. Light industrial type uses with interior operations may be entertained in areas near the freeway and along 30 Mile Road, so long as they can inter-relate to the surrounding uses without conflict and are screened from exterior roads and residential uses. Berms with evergreen trees will be required.

Recreation Core  
District





## RECREATION CORE DISTRICT Area Plan





### **County Road Department**

The County currently has a substation for the Road Department located in this area. Surrounding uses will need proper buffering to eliminate any negative impacts from this use on future uses in this area.

### **Transition Area**

The transition area is an area that can generally be lower-density attached residential units or perhaps office uses. Determinations of uses will be assessed based on compatibility of an overall design for each component in the overall District and consistency with the Zoning Plan pattern.

### **DENSITIES**

Densities will generally be higher in the northern areas along the regional commercial area and the western area along the freeway. The densities will taper downward as they head south and east within the district. The following outline breaks down the estimated acreage for each density allocation. Please refer to the Land Use Plan and Plan Synthesis for a complete description of these Plan designations. Densities should assume a net density calculation equal to "total units/total acres minus road right-of-way/easement, natural preservation or other natural areas that are undevelopable, retention/detention ponds and similar undevelopable areas.

- 45 acres shown for Moderate Density [R-1B (~1.4)-R1-C (~2.2 du/ac)]
- 450 acres shown for Suburban Residential [R-1C (~2.2 du/ac)- R-1D (~3.5 du/ac)]
- 100 acres shown for Multiple-Family Residential (~3.5-8.0 du/ac RM-1 to RM-2)
- 200 acres shown for Regional Commercial Uses
- 275 acres shown for Recreation / Support Uses

### **DEVELOPMENT PLANS**

This Master Plan requires the use of Planned Unit Developments to implement the ideals of this Recreation Core District. This may include mixed uses, mixed densities and creative layouts. The goal, however, will be to include the design principles noted within this District with regards to pathways, linkages, buffering and generally quality development materials and designs. Development plans must allow for proper timing of infrastructure and road installation. Requests which cannot be properly and safely served with road access, proper levels of service (Minimum "LOS C" desired), and utility access/capacity may have to be denied.

### **ZONING PLAN**

The development pattern, lot design and densities shall generally meet the district requirements as depicted on the following Zoning Plan Map. Variations to lot size and density (bonuses) may be considered based on the access to open space, usable lot area for outdoor recreation (decks, patios, pools, sheds, etc.), and other site development features that benefit the development and the Township.





## RECREATION CORE DISTRICT Zoning Plan

