
WASHINGTON TOWNSHIP

COMPREHENSIVE MASTER PLAN

WASHINGTON TOWNSHIP MASTER PLAN

Prepared by:

WASHINGTON TOWNSHIP PLANNING COMMISSION
Adopted By Township Board: August 17, 2005

Assisted by:

Community Planning & Management, P.C.
43260 Garfield Road, Suite 230
Clinton Township, Michigan 48038

Table of Contents

| | Page |
|--|-------------|
| REGIONAL ANALYSIS | 1 |
| INTRODUCTION | 2 |
| HISTORICAL BACKGROUND | 2 |
| Regional Location | 3 |
| Southeast Michigan Development Corridors | 3 |
| Macomb County Development Corridors | 3 |
| Population Growth Trends | 3 |
| Housing Unit Trends | 7 |
| M-59 Growth Corridor | 10 |
| Conclusions | 10 |
| REGIONAL PLANNING INFLUENCES | 11 |
| Southeast Michigan Council of Governments (SEMCOG) | 11 |
| Transportation Planning | 11 |
| Suburban Mobility Authority for | |
| Regional Transportation (SMART) | 11 |
| Huron-Clinton Metropolitan Authority (HCMA) | 12 |
| Michigan Department of Transportation and | |
| Road Commission of Macomb County | 12 |
| Macomb County Planning Commission | 12 |
| LOCAL PLANNING INFLUENCES | 13 |
| Shelby Township | 13 |
| Ray Township | 13 |
| Oakland Township | 14 |
| Bruce Township | 14 |
| Village of Romeo | 14 |
| CONCLUSION | 14 |
| PHYSICAL FEATURES | 15 |
| INTRODUCTION | 16 |
| GEOLOGY | 16 |
| TOPOGRAPHY | 18 |
| SOILS | 21 |
| Lapeer-Miami-Celina Association | 21 |
| Conover-Parkhill-Locke Association | 21 |
| Oakville-Boyer-Spinks Association | 22 |

Table of Contents

TABLE OF CONTENTS - Continued

| | |
|-----------------------------|----|
| WATER | 26 |
| WOODLANDS | 24 |
| WETLANDS | 25 |
| AGRICULTURE | 28 |
| CONCLUSION | 30 |
| EXISTING LAND USE | 31 |
| INTRODUCTION | 32 |
| METHODOLOGY | 32 |
| Single-Family Residential | 33 |
| Multiple-Family Residential | 33 |
| Mobile Home Parks | 34 |
| Commercial/Office | 34 |
| Industrial | 35 |
| Extractive | 35 |
| Public/Semi-Public | 35 |
| Water | 36 |
| Utilities | 36 |
| Agricultural/Vacant Land | 36 |
| MAJOR LAND USE RANKING | 36 |
| COMPARATIVE LAND USE | 39 |
| ZONING | 41 |
| POPULATION PROFILE | 43 |
| INTRODUCTION | 44 |
| POPULATION CHANGE | 44 |
| AGE | 46 |
| Median Age | 46 |
| Population by Age | 47 |
| Age by Life Cycle Category | 48 |

TABLE OF CONTENTS - Continued

| | |
|--|----|
| HOUSEHOLDS | 49 |
| Household Growth Trends | 49 |
| Household Size | 50 |
| Household and Family Characteristics | 51 |
| PROJECTIONS | 52 |
| Constant Proportion | 52 |
| Growth Rate | 52 |
| Arithmetic Method | 52 |
| Southeast Michigan Council of Governments (SEMCOG) | |
| Small Area Forecasts | 52 |
| HOUSING CHARACTERISTICS | 54 |
| Number of Units/Housing Type | 54 |
| Housing Tenure | 54 |
| Vacancy Rates | 55 |
| ECONOMIC PROFILE | 57 |
| INTRODUCTION | 58 |
| RETAIL CHARACTERISTICS | 58 |
| Inventory of Retail and Service Establishments | 58 |
| Development Characteristics | 61 |
| Trade Area | 62 |
| Market Potential and Buying Power | 63 |
| Income | 63 |
| Estimated Retail Needs | 64 |
| EMPLOYMENT CHARACTERISTICS | 67 |
| Employment by Place of Work | 67 |
| RESIDENT LABOR FORCE | 68 |
| Labor Force Participation | 68 |
| Industry of Employment | 68 |
| Occupational Characteristics | 68 |
| INDUSTRIAL LAND POTENTIAL | 70 |
| THOROUGHFARE ANALYSIS | 71 |
| INTRODUCTION | 72 |
| CONCEPTS AND STANDARDS | 73 |
| Transportation Planning Concepts | 73 |
| Standards | 74 |

Table of Contents

TABLE OF CONTENTS - Continued

| | |
|----------------------------------|----|
| EXISTING CONDITIONS | 76 |
| Street Inventory | 76 |
| Traffic Volumes | 78 |
| Accident Locations | 78 |
| Freeway Availability | 79 |
| Traffic Generation | 79 |
| Adequacy of Existing System | 80 |
| THOROUGHFARE PLAN | 82 |
| Traffic Planning Principles | 82 |
| Freeway Access | 82 |
| Major Roads | 83 |
| Van Dyke Improvements | 83 |
| Collector Roads | 83 |
| Residential Streets | 83 |
| Scenic Roads | 84 |
| Coordination with Other Agencies | 84 |
| ACCESS MANAGEMENT | 85 |
| Joint Access Easement | 85 |
| Maximizing Corner Clearance | 85 |
| Maximize Clear Vision | 85 |
| Maximize Drive Offset | 86 |
| Interior Parking Lot Review | 86 |
| Coordinated Review Process | 86 |
| Van Dyke Avenue | 86 |
| COMMUNITY FACILITIES ANALYSIS | 89 |
| INTRODUCTION | 90 |
| SCHOOLS | 90 |
| PARKS AND RECREATION | 92 |
| Administrative Structure | 92 |
| Recreation Inventory | 93 |
| DEVELOPMENT STANDARDS | 94 |
| Neighborhood Parks | 96 |
| Community Parks | 96 |
| RECREATION PLAN | 96 |
| Neighborhood Parks | 97 |
| Community Parks | 97 |
| Regional Parks | 98 |
| Pedestrian/Bicycle Circulation | 98 |

TABLE OF CONTENTS - Continued

| | |
|--------------------------------------|-----|
| Recreation Programming | 99 |
| Golf Course Development | 99 |
| Implementation | 99 |
| LIBRARY | 99 |
| POLICE | 101 |
| FIRE | 101 |
| Future Facility Needs | 102 |
| Other Needs | 102 |
| UTILITIES | 103 |
| Public Water | 103 |
| Sanitary Sewers | 104 |
| Storm Water Drainage | 106 |
| CONCLUSIONS | 106 |
| VISIONS AND STRATEGIES | 111 |
| INTRODUCTION | 112 |
| PURPOSES OF THE MASTER PLAN | 112 |
| POLICY BASIS | 113 |
| POLICY PURPOSE | 114 |
| DETERMINING POLICY | 114 |
| Residential Development | 114 |
| Retail and Service | 116 |
| Pedestrian and Vehicular Circulation | 117 |
| Environmental Quality | 118 |
| Industrial Development | 119 |
| Community Facilities | 120 |
| LAND USE PLAN | 121 |
| INTRODUCTION | 122 |
| CONCEPT PLAN | 122 |
| PLANNING AREAS | 123 |

Table of Contents

TABLE OF CONTENTS - Continued

| | |
|--|-----|
| WESTERN PLANNING AREA | 124 |
| Planning Implications | 124 |
| Density Patterns | 125 |
| Land Use Designations | 125 |
| Land Use Summary | 126 |
| CENTRAL PLANNING AREA | 127 |
| Density Patterns | 127 |
| Residential Area Planning Implications | 128 |
| Commercial Area Planning Implications | 128 |
| Industrial Planning Implications | 130 |
| Land Use Designations | 130 |
| Land Use Summary | 133 |
| EASTERN PLANNING AREA | 133 |
| Density Patterns Plan | 133 |
| Residential Planning Implications | 134 |
| Industrial Planning Implications | 135 |
| Land Use Designations | 135 |
| Land Use Summary | 137 |
| FARMLAND PRESERVATION | 137 |
| GREENWAYS AND LINKAGES PLAN | 139 |
| Primary Linkages and Activity Centers | 139 |
| Action Plan | 141 |
| VILLAGE PLAN | 145 |
| INTRODUCTION | 146 |
| THE HISTORY OF VILLAGE PLANNING | 148 |
| ELEMENTS OF A VILLAGE | 149 |
| Paths | 149 |
| Districts | 149 |
| Landmarks | 150 |
| Edges/Boundaries | 150 |
| Figure Ground Study | 152 |
| EXISTING LAND USE | 153 |
| PLANNING DISTRICTS | 153 |
| USES, CHARACTER AND ANALYSIS | 153 |

TABLE OF CONTENTS - Continued

| | |
|--------------------------------------|-----|
| South End Retail District | 153 |
| Civic Use District | 156 |
| Southwest District | 157 |
| Central Retail District | 158 |
| West End Residential District | 159 |
| East End Residential District | 160 |
| Northwest District | 160 |
| Northeast Residential District | 161 |
| THOROUGHFARE DESIGN | 163 |
| ROAD DESIGN | 163 |
| RIGHT-OF-WAY | 164 |
| TRAFFIC COUNTS | 165 |
| MARKET CONDITION AND EXPECTATIONS | 166 |
| VILLAGE PLAN | 170 |
| PRINCIPLES FOR VILLAGE DEVELOPMENT | 171 |
| Residential | 171 |
| Commercial/Office | 172 |
| Economic/Marketing | 174 |
| Vehicular and Pedestrian Circulation | 175 |
| VILLAGE PLAN RECOMMENDATIONS | 178 |
| Vehicular and Pedestrian Circulation | 178 |
| Pedestrian Interaction | 178 |
| Intersection Designs | 178 |
| Road Cross Sections | 179 |
| Thoroughfare Plan | 180 |
| Parking | 180 |
| DISTRICT DEVELOPMENT RECOMMENDATIONS | 182 |
| South End Retail District | 182 |
| Southwest District | 183 |
| Civic Use District | 183 |
| Central Retail District | 184 |
| Northwest District | 184 |
| Northeast Residential District | 185 |

Table of Contents

TABLE OF CONTENTS - Continued

| | |
|-----------------------|-----|
| IMPLEMENTATION | 195 |
| Ordinance Development | 195 |
| Property Purchase | 195 |
| Roadway Coordination | 195 |
| DDA Creation | 195 |
| MASTER PLAN SYNTHESIS | 197 |
| INTRODUCTION | 198 |
| RESIDENTIAL LAND USE | 198 |
| COMMERCIAL LAND USE | 199 |
| INDUSTRIAL LAND USE | 199 |
| THOROUGHFARE | 200 |
| IMPLEMENTATION | 200 |
| REZONING | 201 |

LIST OF FIGURES

| Figure | | Page |
|--------|-----------------------------------|------|
| 1 | Generalized Land Use Ranking | 39 |
| 2 | Developed Land Summary | 39 |
| 3 | 1974 Existing Land Use | 40 |
| 4 | 2000 Existing Land Use | 40 |
| 5 | Generalized Zoning Summary | 41 |
| 6 | Residential Zoning Summary | 41 |
| 7 | Comparative 2000 Population | 45 |
| 8 | Population Change by Decade | 46 |
| 9 | Population Change by Age | 47 |
| 10 | Age by Life Cycle Category - 1980 | 49 |
| 11 | Age by Life Cycle Category - 1990 | 49 |
| 12 | Age by Life Cycle Category - 2000 | 49 |
| 13 | Household Growth Projections | 54 |
| 14 | Population Projection Summary | 54 |

Table of Contents

LIST OF TABLES

| Table | | Page |
|--------------|--|-------------|
| 1 | Population Change by Growth Corridors Macomb County - 1970-1980 | 4 |
| 2 | Population Change by Growth Corridors Macomb County - 1980-1990 | 5 |
| 3 | Population Change by Growth Corridors Macomb County - 1990-2000 | 6 |
| 4 | Housing Change by Growth Corridors Macomb County - 1970-1980 | 7 |
| 5 | Housing Change by Growth Corridors Macomb County - 1980-1990 | 8 |
| 6 | Housing Change by Growth Corridors Macomb County - 1990-2000 | 9 |
| 7 | Existing Land Use Summary - 2000 | 33 |
| 8 | Generalized Land Use Ranking | 39 |
| 9 | Developed Land Summary | 39 |
| 10 | Comparative Land Use - 1974-1990-2000 | 40 |
| 11 | Zoning Acreage - 2000 | 41 |
| 12 | Comparative Population Growth - 1940-2000 | 45 |
| 13 | Population Change by Decade | 45 |
| 14 | Median Age | 46 |
| 15 | Population by Age | 47 |
| 16 | Age by Life Cycle Category | 48 |
| 17 | Household Growth Trends | 50 |
| 18 | Household Size | 51 |
| 19 | SEMCOG Population and Household Forecasts | 53 |

LIST OF TABLES - Continued

| Table | | Page |
|--------------|--|-------------|
| 20 | Population and Household Projection Summary | 53 |
| 21 | Housing Change | 54 |
| 22 | Housing Tenure | 55 |
| 23 | Inventory of Retail Establishments - 2000 | 59 |
| 24 | Inventory of Service Establishments - 2000 | 60 |
| 25 | Estimated Spending by Retail Category | 64 |
| 26 | Estimated Retail Needs - 2000 | 65 |
| 27 | Estimated Retail Needs - 2010 | 66 |
| 28 | Employment by Place of Work | 67 |
| 29 | Labor Force Participation | 68 |
| 30 | Industry of Employment | 69 |
| 31 | Occupational Characteristics | 69 |
| 32 | Summary of Roadway Planning Standards | 76 |
| 33 | Road Mileage | 76 |
| 34 | Trip End Generation Rates by Land Use | 80 |
| 35 | Washington Township Existing School Facilities | 92 |
| 36 | School and Recreation Standards | 95 |
| 37 | Linkages and Their Method of Implementation | 141 |
| 38 | Expenditure By Selected Product - 1999 | 168 |
| 39 | Expenditure By Selected Store - 1999 | 169 |
| 40 | Comparison of Existing and Proposed Commercial Needs | 199 |
| 41 | Master Plan Acreage Allocations | 202 |

LIST OF ILLUSTRATIONS

| Illustration | Page |
|--|------|
| 1 Southeastern Michigan Regional Location Map | 3 |
| 2 Southeast Michigan Regional Growth Corridors | 3 |
| 3 Macomb County Growth Corridors and Corridor Communities | 3 |
| 4 Geology Map | 17 |
| 5 Topography Map | 19 |
| 6 Generalized Soils Map | 22 |
| 7 Soil Limitations for Septic Tanks | 23 |
| 8 Generalized Woodlands Map | 24 |
| 9 Generalized Wetlands Map - National Wetland Inventory | 26 |
| 10 Existing Farmland Map | 28 |
| 11 Important Farmland Map | 29 |
| 12 Existing Land Use Map - 2000 | 37 |
| 13 Planned Retail and Office Center Locations | 62 |
| 14 Roadway Classification System | 74 |
| 15 Cross Section Standards | 75 |
| 16 Existing Road Conditions | 77 |
| 17 Accidents Within 200' of an Intersection - 1999 | 78 |
| 18 Joint Access Easement | 85 |
| 19 Driveway Offsets | 86 |
| 20 Existing Curb Cuts & Development Opportunities - Van Dyke Avenue, North of 31 Mile Road | 87 |

LIST OF ILLUSTRATIONS - Continued

| Illustration | | Page |
|--------------|---|------|
| 21 | Thoroughfare Plan | 88 |
| 22 | Public Recreation Sites | 91 |
| 23 | Community Facilities Plan | 100 |
| 24 | Water Transmission System Master Plan - 2002 | 107 |
| 25 | Sanitary Sewer Service Area | 109 |
| 26 | Concept Plan | 122 |
| 27 | Planning Areas | 123 |
| 28 | Section One Development Area | 134 |
| 29 | Land Best Suited For Purchase of Development Rights Program | 138 |
| 30 | Greenways & Linkages Plan | 143 |
| 31 | Washington Village Location | 147 |
| 32 | Village Analysis | 151 |
| 33 | Village Figure Ground Drawing | 152 |
| 34 | Washington Village District Map | 155 |
| 35 | Washington Village Existing Land Use - 2000 | 162 |
| 36 | Traditional Village Grid Pattern | 163 |
| 37 | Washington Village Existing Street Pattern | 163 |
| 38 | Washington Village Three Ring Development Concept | 170 |
| 39 | “Bulbout” Street Design | 178 |
| 40 | The Knockdown Intersection Design | 178 |

LIST OF ILLUSTRATIONS - Continued

| Illustration | | Page |
|--------------|---|------|
| 41 | Van Dyke & Campground Traffic Circle | 179 |
| 42 | Village Road Cross Section | 179 |
| 43 | Thoroughfare Plan | 180 |
| 44 | Existing & Proposed Parking Improvements | 181 |
| 45 | Washington Village South End District | 186 |
| 46 | Washington Village Southwest District | 187 |
| 47 | Washington Villa Civic Use District | 188 |
| 48 | Washington Village Central Retail District | 189 |
| 49 | Washington Village Northwest District | 190 |
| 50 | Washington Village Northeast Residential District | 191 |
| 51 | Comprehensive Village Plan | 193 |
| 52 | Land Use Plan | 203 |