



Premier Community Amenities Plan



**Van Buren Charter Township
Wayne County, Michigan**

Premier Community Amenities Plan

**Van Buren Charter Township
Wayne County, Michigan**

As adopted by the Van Buren Planning Commission on August 9, 2000



Prepared by:

32605 West Twelve Mile Road, Suite 165
Farmington Hills, Michigan 48334
Telephone: (248) 553-0290
Facsimile: (248) 553-0588

July 6, 2000

ACKNOWLEDGMENTS

Township Board

Helen Foster, Supervisor
Sharry A. Budd, Treasurer
Cindy C. King, Clerk
Donna Clark
Phillip C. Hart
John A. Herman
Walter S. Rochowiak

Township Planning Commission

Gerald Cullin, Chairperson
George Deverich
Joan Franzoi
John Herman
Mark Mrocca
Theodore Smolinski
Carol Thompson
Larry Haase (Former Planning Commissioner)

Township Administration

Helen Foster, Supervisor
Sharry A. Budd, Treasurer
Cindy C. King, Clerk
Bryce Kelley, Director of Development
Amy Miller, Coordinator of Development

TABLE OF CONTENTS

Cover	
Title Page	
Acknowledgments	
Table of Contents	i
List of Maps	i
List of Tables	i
Premier Community Amenities Plan	C4-1
Introduction	C4-1
Resource Inventory	C4-2
Amenities Visioning Workshop	C4-7
Amenity Program and Implementation	C4-9

LIST OF TABLES

Table C4-1: Van Buren Amenities Plan - Comparison Community Inventory	C4-12
Table C4-2: Premier Amenity Program and Implementation	C4-13
Table C4-3: Amenity Checklist	C4-19

LIST OF MAPS

Map C4-1: Resource Inventory	C4-03
Map C4-2: Amenities Concept Plan	C4-20

LIST OF FIGURES

Figure C4-1: Greenway Vision for Wayne County and Van Buren Township	C4-21
Figure C4-2: Open Space Community Concept Plan	C4-22
Figure C4-3: Mixed-Use Community Concept Plan	C4-23

Premier Community Amenities Plan

Introduction

The distinguishing qualities of a successful premier community are not only the values of the homes or the incomes of the residents or even the tax base. Frequently, the distinguishing features are the amenities. Amenities are not luxuries; they are essential to successful communities. Communities that are notable because of the amenities they offer are ultimately the most successful and desirable places to live.

Successful communities provide more than a high level of service and livability to their residents. A high quality-of-life also attracts businesses and residents which perpetuates a balanced and economically healthy community. This high quality of life and desirability to new residents and businesses translates into higher and more stable property values. Each year a national ranking of the most “livable” communities in the U.S. receives widespread media attention. It also seems that each year the same communities achieve high rankings; success breeds success. An investment in amenities is an investment in success and a guarantee of a healthy economy and a desirable community over time.

Amenities of a premier community are both built and natural. Built examples includes, trails, church spires, civic buildings, golf courses, schools, “identity” streets, natural beauty roads, and other landscape features such as gateways. Distinctive natural features include natural streams, woodlands, wetlands, lakes, and ponds. Natural features must not only be preserved for private benefit; distinctive communities ensure that public views of natural features are preserved from roads and as part of their inventory of parks and open spaces. For example, the Township’s existing rural character is best reflected by the views of natural open spaces from public roads, termed the “rural view shed”.

Exemplary amenities that distinguish a community also play an important role in creating a premier community. Distinctive features can be a large body of water or other exceptional natural feature, or an exceptional public facility, such as a conference center and civic facilities with distinctive architecture. Such features engender regional and national recognition, attracting attention to other amenities that a community offers.

In this section, an inventory of the Township’s existing resources and amenities is provided along with a profile of successful communities in the southeast Michigan area. This information is used to formulate a program of public facility improvements and resource preservation for the Township. The intent of this program is to elevate Van Buren Township to the status of a “premier community”. The suggested program is illustrated with exemplary facilities and amenities found in other communities and development prototypes. Included with the amenity program are specific actions, the entity responsible for the action, and potential funding sources.

Resource Inventory

Map C4-1 illustrates the generalized resource inventory of Van Buren Township performed for the amenities element. The map indicates the location of both man-made, or “built” environmental features, and significant natural resources in the Township. The inventory of man-made features concentrates on public buildings and facilities including civic buildings, schools, libraries, roads, historic sites and museums, etc. Natural resources include woodlands, wetlands, rivers and water bodies, and parks. Summarized below are observations of the most significant features of the Township’s amenities and resources.

Thoroughfares and Gateways: A survey of the streetscape and visible amenities present along major thoroughfares throughout the Township was performed. Also surveyed and designated on the inventory map are gateways to the community. Gateways represent important opportunities to establish a higher quality first impression of the community. Prominent corridors include:

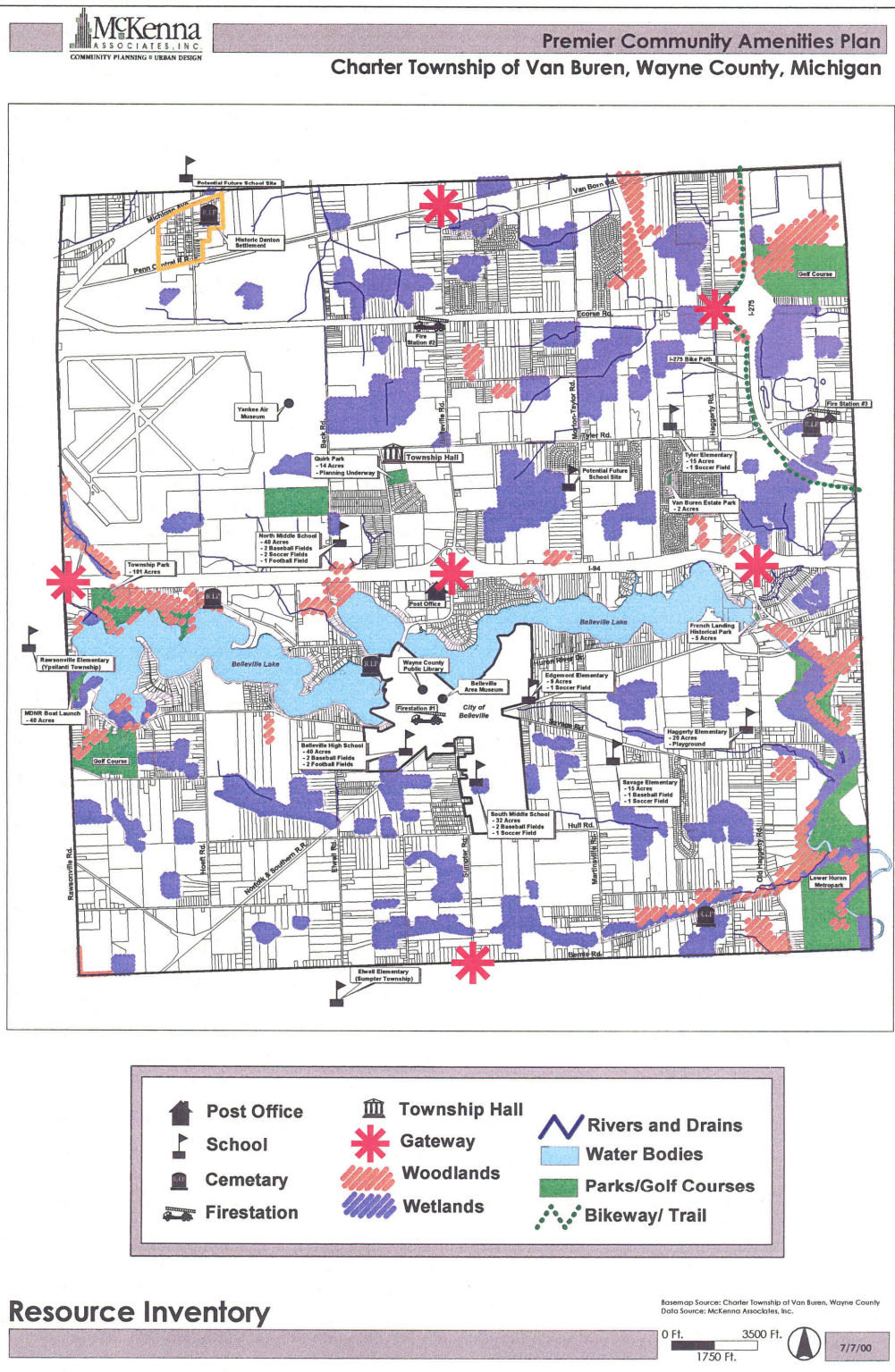
- Ecorse Road and Haggerty Road
- Belleville Road
- I-94 and related service drives
- I-275

Gateway designations generally correspond to the intersection of prominent roads at points of entry into the Township from surrounding areas and at expressway interchanges. Potential gateways in the Township are as follows:

- Belleville Road just south of Michigan Avenue.
- Ecorse and I-275
- Haggerty and I-94
- Belleville and I-94
- Rawsonville Road and I-94
- Sumpter Road and Bemis Road

Gateways and corridors are significant because of the influence they have on the character and appearance of the community. The first and most significant visual image of a community is established at the entry and along major routes into and through the community. These corridors and gateways represent the community’s best opportunity to present an attractive and desirable image. Visually strong and attractive gateway and image corridors have a positive influence the character and quality of public and private development along the corridor.

Many other thoroughfares, though not listed above, also have potential to positively influence adjacent land uses. As the southern portion of the Township develops, the prominence of roads in this area will emerge. Many major roads in the Township are unpaved, especially in the southwest and southeast quadrants. Primary thoroughfares are in good to fair condition, most with gravel shoulders and no curbs.



In areas intended to retain their rural character, unpaved roads may remain unpaved. Unpaved roads can represent a desirable rural feature. The preservation of unpaved roads, though, relies on keeping densities low, preferably not more than one dwelling unit per two acres. In the evaluation of roads to remain unpaved, consideration must be given to the overall road network, the density of the entire area served by the subject road, and needs to adequately move traffic to major destination points in the Township. Destination points include major public facilities, commercial and employment centers, and expressway interchanges.

Belleville Lake: One of the most prominent natural features in the Township is Belleville Lake. Although most of the lake is surrounded by residential development, the Township owns the lake and maintains the shoreline. The lake provides both a source of recreation and a highly unique and desirable view amenity. The long, open vistas of Belleville Lake give the Township a distinctive appearance. Every opportunity to preserve and enhance remaining public views of the Lake should be capitalized upon. Township lakefront development standards should emphasize sensitivity to this resource. The maintenance and enhancement of views of Belleville Lake are among the most significant opportunities available to the Township to establish a unique and distinctive image.

Woodlands: Because the Township was extensively farmed at one time, few large undisturbed woodlands exist. Woodlands are generally scattered throughout the Township with few remaining significant concentrations, with the exception of the Metro Park land and a few remaining wooded wetlands. Remaining quality woods are confined to wet areas that were never suitable for farming and wood lots and wind breaks that were not farmed. Attention and sensitivity to woodland areas as part of development proposals should be a priority for preservation of this scarce resource.

Farmlands: While the amount of land devoted to agricultural use is rapidly decreasing, the many locations left represent an opportunity for potential sites for Centennial Farms and/or a Farm Park, along with development sensitivity discussed earlier. Farm lands and related structures are important components of the Township's heritage. Preserving elements of the Township's rural past to the greatest extent practicable is an essential component of the recommended amenity program.

Parkland: The Township owns, leases, and/or operates several park and recreation areas throughout the Township. Because of the Township's early stage of development and potential population growth, a focused and high priority program of parkland acquisition and development will be essential to the achievement of premier community status.

A detailed survey of Township parks and recreation facilities can be found in Section E6 of the Master Plan, Recreation and Community Facilities Analysis. While the cost of maintaining these resources would grow with any increase in land area or amenities, targeted increases, coordinated with increased privately financed recreation areas, could be considered in conjunction with a pathway or trailway plan.

Private recreational facilities are also an important resource. Significant private recreational facilities include three privately owned golf courses which are open to public play. Often private enterprise is better suited to build and operate such facilities because they can offer a higher quality facility without the need for public subsidies.

Lower Huron Metro Park: The Lower Huron Metro Park occupies a significant part of the Township's southeast corner of the Township. There is only one convenient access via Huron River Drive to the park from Van Buren Township, even though it extends almost three miles along the eastern Township boundary. Trail access is available from Hannan Road on the eastern side of the park and a second road access is provided at Bemis Road at the southeast corner of the Township. Because of the limited access to the Metro Park, its potential amenity value is not fully realized. A strong non-motorized circulation system in the Township could link this resource to new development and to existing roads and pathway systems.

Schools: The availability of a high-quality school system is consistently ranked among the highest factors used by people in considering a home purchase and businesses seeking a new location. Most of the Township is served by Van Buren Public Schools which also extends into Sumpter Township and part of Canton and Romulus. The district has or is considering additional school sites outside the Township to the north, west, and south. Since most of the district is located in the Township, and vice versa, coordination regarding site selection, facility planning and maintenance could be beneficial to both the district and the Township.

Aside from assistance in identifying and acquiring new school sites, the Township is limited in the extent to which it can assist in achieve a high quality educational system for its residents. The Township can and should continue to have an indirect role. The Township also can support the public school system by setting a standard of high quality municipal facilities and services. An adequate supply of housing to meet the needs of more highly educated and affluent residents also will contribute to elevating the quality of the school system. Other measures that may improve the quality of the public school system include a strong public library system, Township sponsored adult education, and encouraging higher educational facilities to locate and expand within the Township.

City of Belleville: Downtown Belleville is an established, small-town center with a unique and historic character. This historic center reinforces the identity and heritage of the surrounding area. Also, certain public facilities located within and/or operated by the City are available to Township residents, thereby supplementing services provided by the Township. For example, the City of Belleville has an attractive lake front park and promenade which is available for use by Township residents. The Township and City of Belleville have an established tradition of cooperation. Existing cooperative efforts include the library and museum in downtown Belleville. Opportunities exist for other cooperative efforts between the City and Township to enhance and expand such public facilities and amenities.

Sidewalks/Pathways/Trails: The sidewalk network in the Township is currently not well developed and concentrated only along commercialized areas on Belleville and Rawsonville roads, in the industrial area along Haggerty Road, and in newer residential developments. Sidewalks, where installed, are suitable for pedestrian traffic only. A multi-purpose path network should be considered to link scattered resources into a cohesive amenity network.

Multi-purpose pathways require special attention to their location and design features. For example, the I-275 path within Van Buren Township is poorly maintained and receives little use. Its poor condition results from being located within a drainage way. Also, the I-275 corridor is not scenically desirable and the path is not linked to other destinations such as the Lower Huron Metro Park and its pathway system. For example, the northern segment of the I-275 path serves as a link to the Hines Drive Parkway and is more heavily used and better maintained.

Denton Settlement: This concentration of older dwellings arranged in a traditional grid street pattern could provide an opportunity for a Historic District or a special design district. Residents of Denton have expressed a desire to be more strongly linked with the balance of the Township and measures should be taken to reinforce the value and identity of this resource as the surrounding area develops. (Specific land use and buffer/linkage recommendations for the Denton area are included in Section C-3 of this plan.)

Willow Run Airport: Willow Run Airport is the most prominent feature in the western part of the Township. The utility of open space areas surrounding this resource should be maximized to retain or enhance the open space views that it provides. Willow Run is considering a new entrance and private development of vacant land at the eastern end of the airport. This development could be coordinated with improvements to Beck Road and a road connection from the airport entrance to Belleville Road providing access to vacant land east of the airport. The coordinated development of this area could establish a high standard of development in the western part of the Township.

Billboards: Billboards dominant the view along I-94 and I-275 in the Township. Continuation of recently initiated efforts toward non-renewal and eventual removal of these elements could have an immediate positive influence on the image of the Township. An extensive highway signage program has been implemented by MDOT along I-275. The MDOT program uses standardized informational signs within the right-of-way advertising services available at interchanges. These signs include the corporate logo and name of businesses providing services at the interchange and should reduce the demand and need for billboard signs.

Amenities Visioning Workshop

In March of 1999, the Township conducted a “visioning” workshop to brainstorm a vision of the Township’s future. The workshop focused on amenities with the goal of achieving premier community stature. Workshop attendees included a “leadership” group of individuals representing members of the Township Board, Planning Commission, and other boards and civic groups. Attendees were given an orientation illustrating amenities of other communities and then divided into groups to separately brainstorm answers to a set of questions. Responses to each question were prioritized and a final set of priorities, in order of importance, were established by each group. The results of this session are summarized below.

1. What amenity - type features are you most proud of?	
GROUP ONE	Priorities: Van Buren park, farmlands, lakes, river, safe community, wetlands, and wildlife.
GROUP TWO	Priorities: Van Buren Park, French Landing park, Belleville Lake, historic structures, historic areas (Denton Village, Willow Run), and natural features.
GROUP THREE	Priorities: woodlands, open space, wildlife, wetlands, historical buildings and sites (Denton, museum, cemeteries), convenient location, and character.
2. What amenity - type features are you most sorry for or least proud of?	
GROUP ONE	Priorities: Billboards, landfills, airport (noise, air, and water pollution), too many mobile home parks, and lack of pedestrian and bike paths.
GROUP TWO	Priorities: current retail choices, billboards/fast food signage, appearance of commercial areas, warehousing, lack of identification and landscaping, roads and physical conditions, and lack of pedestrian paths.
GROUP THREE	Priorities: Poor drainage (lack of sanitary sewer), billboards, waterfront usage, lack of pedestrian and bike access, no civic center, lack of civic facilities (pool and ice rink), lack of sit down restaurants, landfill, Belleville Road and U.S.-94 north strip, north - south roads in general.
3. Now it is the year 2020, Van Buren Township has become widely known as a premier community. What amenities do you envision in the Township?	
GROUP ONE	Priorities: Cultural center, walkability, maintenance of wooded areas, open spaces, farmlands, no operating landfills, streetscape, architectural scheme and theme of buildings, wider roads, and underground utilities.
GROUP TWO	Priorities: beautiful town, beautiful lake, natural features preserved, shopping and businesses, cultural activities, and historic preservation.
GROUP THREE	Priorities: more civic facilities including improvements to library and recreation facilities, maintain rural character, and maintain historical features.

Top visions from each group, in order of importance, for Van Buren Township	
GROUP ONE	<ol style="list-style-type: none">1. Streetscape - roads / walkability / architectural standards / boulevards / underground utilities / low brick walls.2. Cultural center / community center / full time fire department / additional Township facilities.3. Maintenance of wooded areas, open spaces, and farmlands.4. No operating landfills.
GROUP TWO	<ol style="list-style-type: none">A. Improved infrastructure.B. Shopping and business.C. Preservation of historic and natural features.
GROUP THREE	<ol style="list-style-type: none">1. Maintain rural character of the Township<ul style="list-style-type: none">-cluster housing-require setbacks to preserve open space-provide access to open space.2. More civic facilities - improve library and recreation facilities.3. Maintain historical features.4. Improve roads and include boulevards.

Visioning Workshop Consensus

Based on the results of the visioning workshop, a consensus of priorities is summarized below. All priorities are premised upon remaining consistent within a framework of limited Township resources. These guiding objectives, together with the resource inventory have been used to develop a premiere community amenity program for Van Buren Township.

- The preservation of the Township's rural character and natural features.
- The provision of more and higher quality civic, cultural and historic facilities.
- Improvements to roads and infrastructure.
- High standards for private development.

Amenity Program and Implementation

Community Comparison: The recommended amenity program for Van Buren Township relies heavily on examples of facilities and programs in other communities. Table C4-1 provides a comprehensive survey of selected communities in comparison to Van Buren Township. Communities were selected on the basis of their general reputation as highly desirable places to live and work in the Southeast Michigan region. The survey assessed each community's planning and regulatory program with respect to master planning, design standards, resource protection, development types found in the community (e.g. open space communities) and the general status and condition of public facilities.

The comparison to other communities indicates that Van Buren Township has taken important steps toward becoming a premier community, but that it lacks many amenities found in surveyed communities. The survey also indicates that many communities considered to have quality amenities lack certain features such as image corridors (e.g., 12 Mile Road in Farmington Hills), and innovative mixed-use centers that have developed in the City of Novi and Dearborn.

Van Buren Township, with an estimated population of approximately 24,000, is only at about one-third of its projected population of 60,000 in the year 2030 (SEMCOG). Van Buren Township also has far less population than many of the communities in this survey which are at an advanced stage of development, many of which have populations in excess of 60,000. Because the Township is at an early stage of development, it has an opportunity to the best examples from these communities in developing its unique amenity program.

Amenity Recommendations and Implementation: The comparison survey indicates little about the quality of amenities found in Van Buren and other communities and does not provide the direction needed for a focused amenity program. Table C4-2 features exemplary facilities, programs and developments and suggests steps that Van Buren Township could take to achieve desired amenities.

Programs and facilities featured in Table C4-2 display a unique quality, and/or illustrate an innovative approach to funding, implementation or design. These examples have been used to suggest specific steps, such as the designation of image and natural beauty roads; programs, such as a GIS-based resource protection program; facilities, such as a civic center with expanded recreational and educational facilities; and developments, such as open space communities and traditional neighborhoods, for Van Buren Township. The ultimate goal of this program is the achievement of premier community status.

Amenities Map: Map C4-2 illustrates several of the recommended amenity improvements including potential gateways, image and natural beauty roads, areas with high quality natural resources as candidates for preservation/enhancement, potential greenways, and potential locations for other community facilities that may be needed as growth occurs and undeveloped areas of the Township are developed.

Amenity Checklist: Table C4-3 is a checklist for use in reviewing development proposals and to track progress on the Township's community-wide amenities program. This checklist could be used by the Planning Commission during its review of developments to ensure that amenities are provided in accordance with the amenities plan.

Table C4-3 categorizes developments along the top row according to size, ranging from developments of 300 to 600 acres to neighborhood-sized developments of 10 to 30 acres. The column on the left side of the table lists various amenities. With the exception of the first category of amenities "Required for All," an open box in the table indicates that the amenity may be needed for a development of a magnitude corresponding to that box. Amenities "Required for All" should be provided for any size development and include features such as sidewalks and street trees.

An amenity indicated by the table as needed could be provided as part of the development, such as a neighborhood park, or, for example, addressed by preserving right-of-way for a boulevard to create a future image road. Alternatively, the amenity could be evaluated and found to already be available and adequate to serve the proposed development. A closed box indicates that the amenity is not likely to be required because it would not be warranted by development of the magnitude corresponding to that box. For example, a small community development is not likely to generate need for a community park or significantly impact existing community parks.

The "Community Wide" column in Table C4-3 can be used by the Township when evaluating capital expenditures and in long-range facilities planning to ensure adequate consideration is given to amenities.

Mixed-use, Open Space and Traditional Community Types: Table C4-3 includes a "Community Type" category listing "Open Space," "Traditional Neighborhood" and "Mixed-use" to ensure that these development options are considered and used whenever possible. These concepts are further illustrated by a Mixed-Use Neighborhood Plan and an Open Space Community (Figures C4-1 and C4-2). These illustrations show how areas of the Township might be developed using these concepts. The open space concept allows lot area reductions so that a parcel can be developed with the same or even a greater density than allowed by the zoning, but with the creation of large open spaces. Open spaces can be devoted to tree preservation, community facilities, public parks or private recreation facilities such as a golf course. The Township's Planned Residential District is intended to permit this type of development.

The mixed-use concept would allow residential, office and commercial uses integrated harmoniously in a single development. Residential uses could be in the form of single family and/or moderate density town homes at a density up to 12 units per acre. When mixed appropriately with limited office, restaurant, and retail use, such developments become vital and attractive communities. A new mixed-use zoning district would be needed to permit this type of development. This type of district is recommended and described in greater detail in the Ecorse





Road and Haggerty Road Corridor element of the Master Plan.


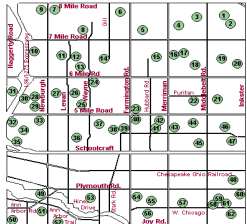

Traditional neighborhood concepts can be applied to either open space or mixed-use communities. These concepts relate principally to the design of streets and open spaces with a focus on creating neighborhoods with a strong pedestrian orientation and the application of historic urban design features. Such features include a grid or radial layout of streets, formal public parks, squares and village greens; narrow streets with street trees and on-street parking; shallow building setbacks; and homes with front porches and garages placed at the rear of the lot accessed by an alley or a driveway along the side of the lot.



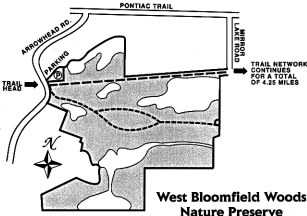


Table C4-1 Van Buren Amenities Plan - Comparison Community Inventory

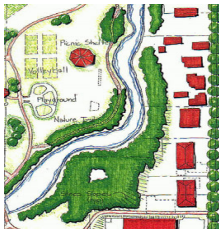



	Van Buren	Farm. H.	Hamburg	Livonia	Lyon	Northville	Plymouth	Roch. H.	W. Bloomf.
7-99 SEMCOG Pop. Estimate	23,767 ⁽¹⁾	81,620	18,668	97,102	12,060	21,146	26,747	70,171	64,701
Planning Programs									
Master Plan since 1990	YES	YES	YES	YES	YES	YES	YES	YES	YES
Corridor or Subarea Plans	YES	YES	YES	YES	YES	YES	YES	YES	YES
Recreation Plan since 1994	YES	YES	YES	YES	YES	YES	YES	YES	YES
Pathways or Trailways Plan	NO	NO	YES	YES	YES	YES	NO	YES	YES
Regulatory Documents									
Zoning Ord. since 1990	YES	YES	YES	YES	YES	YES	YES	NO	NO
Planned Unit Developments	NO	YES	YES	NO	YES	YES	YES	YES	NO
Open Space Zoning	YES	YES	YES	YES	YES	YES	NO	YES	YES
Cluster Housing Option	YES	YES	YES	YES	YES	YES	YES	YES	YES
Wetlands Protection	NO	NO	YES	NO	NO	NO	NO	YES	YES
Woodlands Protection	YES	YES	NO	NO	YES	YES	NO	YES	YES
Design Standards	YES	NO	YES	NO	YES	YES	NO	YES	NO
Extensive L-scaping Stds.	YES	YES	YES	YES	YES	YES	YES	YES	YES
Development Patterns									
Open Space Communities	NO	YES	YES	NO	YES	YES	NO	YES	YES
Mixed Use Development	NO	NO	YES	NO	NO	NO	NO	NO	NO
Presv. Historic Villages/Sites	NO	NO	YES	YES	NO	NO	NO	YES	NO
Public Facilities									
Civic Center	YES	YES	NO	YES	NO	YES	YES	YES	NO
Library									
Local Parks	YES	YES	YES	YES	YES	YES	YES	YES	YES
Regional Parks	YES	YES	YES	YES	YES	YES	YES	YES	YES
Indoor Rec. Ctr.	YES	YES	YES	YES	NO	NO	YES	NO	YES
Sport fields	YES	YES	YES	YES	YES	YES	YES	YES	YES
Roads									
Image Rd.	proposed	YES	NO	NO	NO	NO	YES	NO	NO
Natural Beauty Rd.	NO	YES	YES	NO	YES	YES	NO	YES	YES
Most Major Roads Paved	NO	YES	NO	YES	NO	NO	YES	YES	YES
Predominance of Sidewalks	NO	YES	NO	NO	YES	YES	YES	YES	YES

¹ SEMCOG's 2030 population projection for Van Buren Township is 60,000. A potential build-out population of 68,000 is projected in the Single Family Residential Master Plan update adopted February 1999.

Table C4-2 Premier Community Amenity Program & Implementation				
Amenity	Exemplary Facility/Prototype	Van Buren Amenity Program and Implementation		
Roads		Implementation Step	Responsible	Funding
Image Corridors	 <p>12 Mi. Rd. Farmington Hills</p> <ul style="list-style-type: none"> · Landscaped median & shoulder, lighting, accent paving, etc. · Category A Economic Development grant · SAD pays for maintenance 	<p>■ Designate Image Roads & adopt standards:</p> <ul style="list-style-type: none"> · Ecorse Road · Haggerty Road · Belleville Road 	Van Buren Planning Comm. & Development Services	Wayne Co. Developer Contributions
		<p>■ Preserve r-o-w</p> <p>■ Coordinate with Ring Road Program</p>	Wayne Co. Rd. Comm. MDOT	Special Assessments State Category A Grant
Gateways	  <p>Canton Twp., Michigan and I-275 Interchange</p> <ul style="list-style-type: none"> · Landscaping of interchange proposed · MDOT TEA21 Enhancement grant funding  <p>Attractive Entry Signs:</p> <ul style="list-style-type: none"> · Farmington Hills, Royal Oak Township, Taylor, Grosse 	<p>■ See Map C4-2 Designated Van Buren ways</p> <p>■ Develop community entry signage</p>	Van Buren Dev. Services Township Board	TEA21 enhancement grant Developer Contributions Van Buren Twp. Detroit Edison Tree Grants

<p>Natural Beauty Roads</p>	<p>e Woods, Harper Woods</p>  <p>Oakland County Natural Beauty Roads Criteria:</p> <ul style="list-style-type: none"> • Native vegetation, wildlife • Scenic vistas • Development potential • Access or subdivision streets • Adequacy of the road 	<ul style="list-style-type: none"> ■ Natural Beauty Road Candidates: <ul style="list-style-type: none"> • Huron River Dr. • Hull Rd. • Sumpter Rd., • Old Haggerty & • Martinsville south of Savage ■ Protect view sheds - site plan review ■ Encourage County to protect native vegetation (no mowing sign in r-o-w) ■ Can be paved or unpaved - <u>determine to remain unpaved</u> <p>Van Buren Planning Commission Wayne Co. Road Commission</p> <p>Wayne Co. Road Commission (minimal funding needed)</p> <p>Township Board</p>
Parks and Natural Areas		Implementation Step Responsible Funding
<p>Park Systems</p> <p>Recreation Facilities</p>	 <p>Livonia Park System</p> <ul style="list-style-type: none"> • 42 municipal parks; 1,800 acres • 3 golf courses, 21 playgrounds, 77 baseball diamonds, 43 tennis courts, 17 soccer fields 2 indoor ice arenas 	<ul style="list-style-type: none"> ■ Plan and develop park system and acquire park land in advance of growth and development: ■ Implement development program for create Township Park, 20-acre Little League Quirk Park and French Landing ■ Secure park land dedications during approval of private developments <p>Van Buren Planning Commission Dedications as part of community developments</p> <p>Van Buren Dept. Community Services Van Buren Twp. Local Rec. Millage</p> <p>Township Board MDNR Trust Fund</p> <p>Private contributions & grants</p>

<p>Natural Areas</p> <p>Heritage Parks</p> <p>Greenways</p>	 <p>Taylor Heritage Park</p> <ul style="list-style-type: none"> · Nat. Little League Series <p>West Bloomfield Drake Field</p> <ul style="list-style-type: none"> · \$2 million funding by Cell Towers   <p>West Bloomfield Woods Nature Preserve:</p> <ul style="list-style-type: none"> · 62-acre preserve · National Urban Wildlife Sanctuary · Blue heron rookery · 6-mi. Bloomfield Trail   <p>Farmington Hills Heritage Park:</p> <ul style="list-style-type: none"> · Educational center 	<ul style="list-style-type: none"> ■ Identify high quality natural areas and plan for preservation -see large woodlands and lands indicated on resource map ■ Develop multi-purpose path along Hannan Rd. to Hannan Rd. linking the I-275 path to lower Huron Metro Park. ■ Coordinate with the Southeast Michigan Greenways Initiative & other Huron communities & apply for state and federal funding of pathways ■ Consider greenway connections to downtown using streams and drains in southern part of Township when approving large community developments <p>Van Buren Depts. of Community & Dev. Services</p> <p>Wayne County</p> <p>Southeast Michigan Greenway Initiative</p> <p>Van Buren Planning Commission</p> <p>Township Board</p> <p>MDNR Trust Fund, TEA21, CMI</p> <p>Developer contributions</p> <p>Private contributions & grants</p> <p>Van Buren Twp. Rec. Millage</p>
--	---	--

	<ul style="list-style-type: none">· Farm structures· Natural area and trails  <p>Greenways Initiative (See Figure C4-1)</p> <ul style="list-style-type: none">· Link Lower Huron and Willow Metro Parks with Erie Metro and Detroit River system of trails and parks· Oakwoods and Erie link underway			
Civic, Cultural, Historic and Educational Facilities		Implementation Step	Responsible	Funding
<p>Civic Centers</p>   <p>Educational Facilities</p> <p>Canton Summit on the Park</p> <ul style="list-style-type: none">· 85,000 square feet  <p>Cultural & Historic</p>	<ul style="list-style-type: none">· 5-pools, gym, fitness center, racquetball, indoor track, etc.· banquet center, 18-hole golf, clubhouse, range, pro shop,· Learning Center	<ul style="list-style-type: none">■ Strengthen community education with educational facilities and strong ties with school system■ Identifying future school sites and use or dedicating sites during review■ Establish program to develop a new ship Library<ul style="list-style-type: none">· Identify site· Prepare conceptual facility plan· Initiate fund raising■ Designate historic sites/districts:<ul style="list-style-type: none">· Denton settlement· Riggs House· Identify others■ Cooperate with establishment of museum utilizing historic farmstead site■ Encourage Art in Public Places<ul style="list-style-type: none">· <u>establish arts committee to design and implement an Art in Public Places program.</u>	<p>Van Buren Dept. Community & Dev. Services</p> <p>Van Buren Planning Commission</p> <p>Township Board</p>	<p>Van Buren Twp. Local Recreation Millage</p> <p>Private non-profit contributions & grants</p>

McKenna Associates, Incorporated
July 6, 2000

Mixed Use



Hamburg and Farmington Hills Open Space Communities

- Conventional suburban layout but with units clustered to create large common areas

Saratoga Circle, Novi & Westwood Commons, Beverly Hills

- Traditional grid street plans
- Garage behind house with alley or side drive
- Clustered units preserve open space



- Historically accurate architecture

Dearborn & Novi Mixed-use:

- Mix pedestrian oriented commercial & town homes
- Pedestrian orientation and mix of uses creates strong sense of place and neighborhood

identify eligible areas:

- east end of Ecorse Road
- Tyler and Belleville Road area
- Neighborhood character

strengthens community identity

- Traditional neighborhood amenities
- sidewalks, public squares & village greens
- reinforce image and sense of place
- Mixed-use encourages interaction and vitality

■ **Coordinate development of Willow Airport** with improvement of Beck Road
Belleville connector road to set high standard for development of this area.



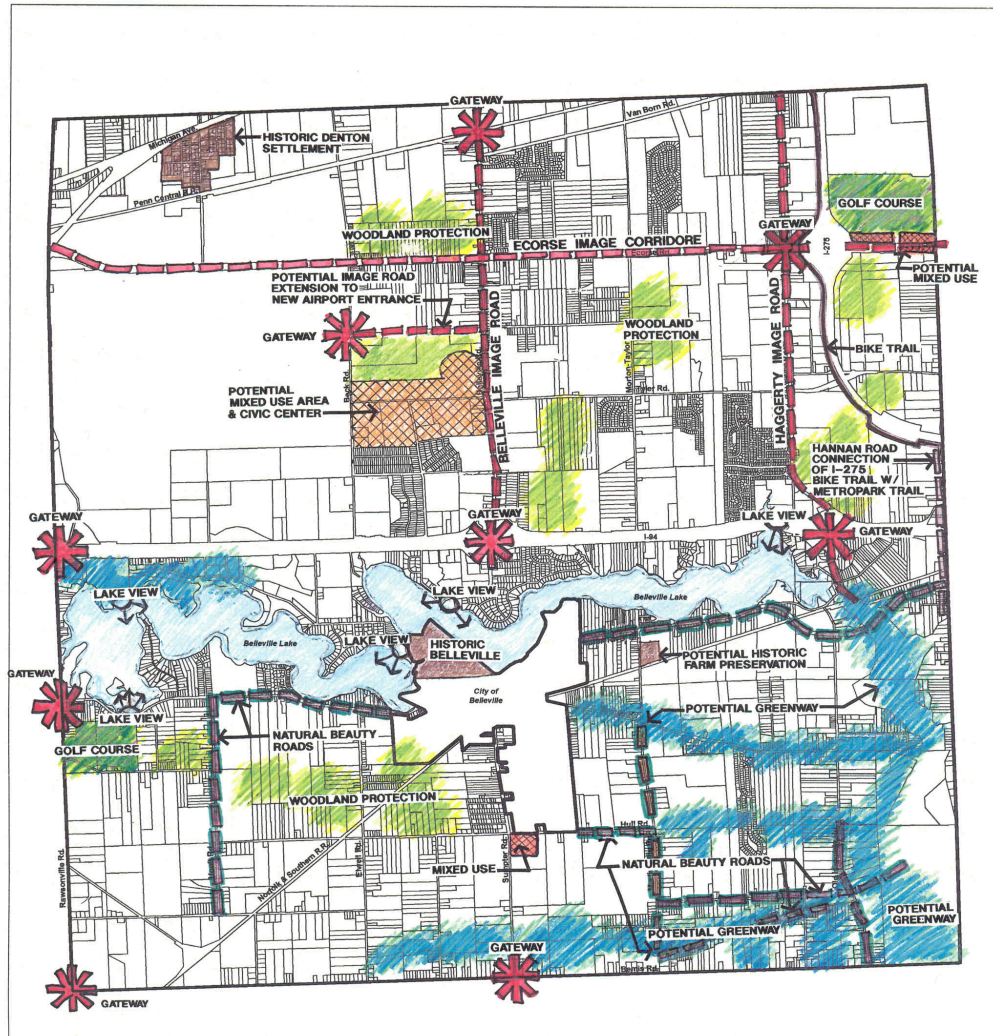
	<ul style="list-style-type: none">High quality material and design features			
Natural Resource Protection		Implementation Step	Responsible	Funding
Wetland/ Woodland Protection	Rochester Hills & Novi Woodland & Wetland Ordinances <ul style="list-style-type: none">Tree replacement/preservation of trees over 8" caliperPermit required for wetlands less than 5 acres	<ul style="list-style-type: none">Develop GIS information base of land and woodland resources	Van Buren Planning Commission	EPA Water Quality Grants
Water Quality & Storm Water	Rouge, Clinton and Huron River Watershed Councils <ul style="list-style-type: none">In Novi, federally funded GIS identifies water quality issuesGIS maps Emergency Action Plan for HAZMAT spillsCommunity ed. reduces “non-point source” pollutionAdvocate native landscaping to improve water quality, protect wetlands & reduce need for drainage basins	<ul style="list-style-type: none">Implement local resource protection ordinances (wetlands and woodlands)Apply for environmental grantsAdopt requirements for native plant materials in storm water systems	Van Buren Dev. Services	MDNR Non-point Source Control Grants Developer Fees

Table C4-3 Amenity Checklist					
Amenities	Community Wide	Large Community Development (300-600 ac)	Small Community Development (100-300 ac)	Large Neighborhood Development (30-100 ac)	Small Neighborhood Development (10-30 acres)
Amenities Required for All					
Street Trees					
Sidewalks					
Greenway links					
Woodland/wetland protection					
Community Type					
Open Space					
Traditional Neighborhood					
Mixed Use					
Parks					
Regional (100+ ac)					
Community (10+ ac)					
Greenways					
Neighborhood Park					
Roads					
Image Road					
Natural Beauty Rd.					
Gateways					
Community Facilities					
Civic Center/library					
Cultural/Historic					

 Other					
--	--	--	--	--	--

= Does not apply

Charter Township of Van Buren, Wayne County, Michigan



Map C4-2
Amenities Concept Plan

Basemap Source: Charter Township of Van Buren, Wayne County
Data Source: McKenna Associates, Inc.

0 Ft. 3500 Ft.
1750 Ft. 4/4/00

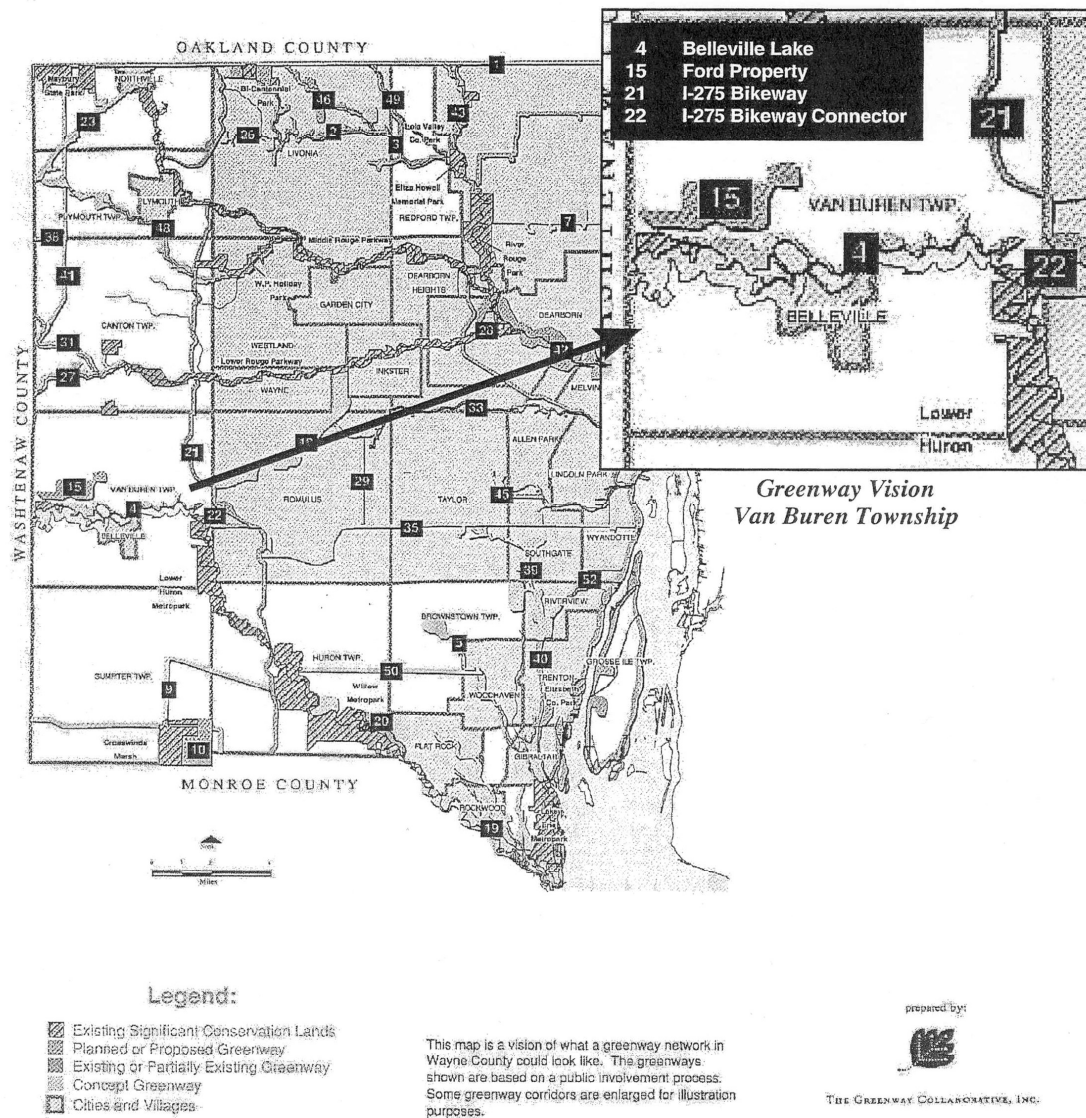
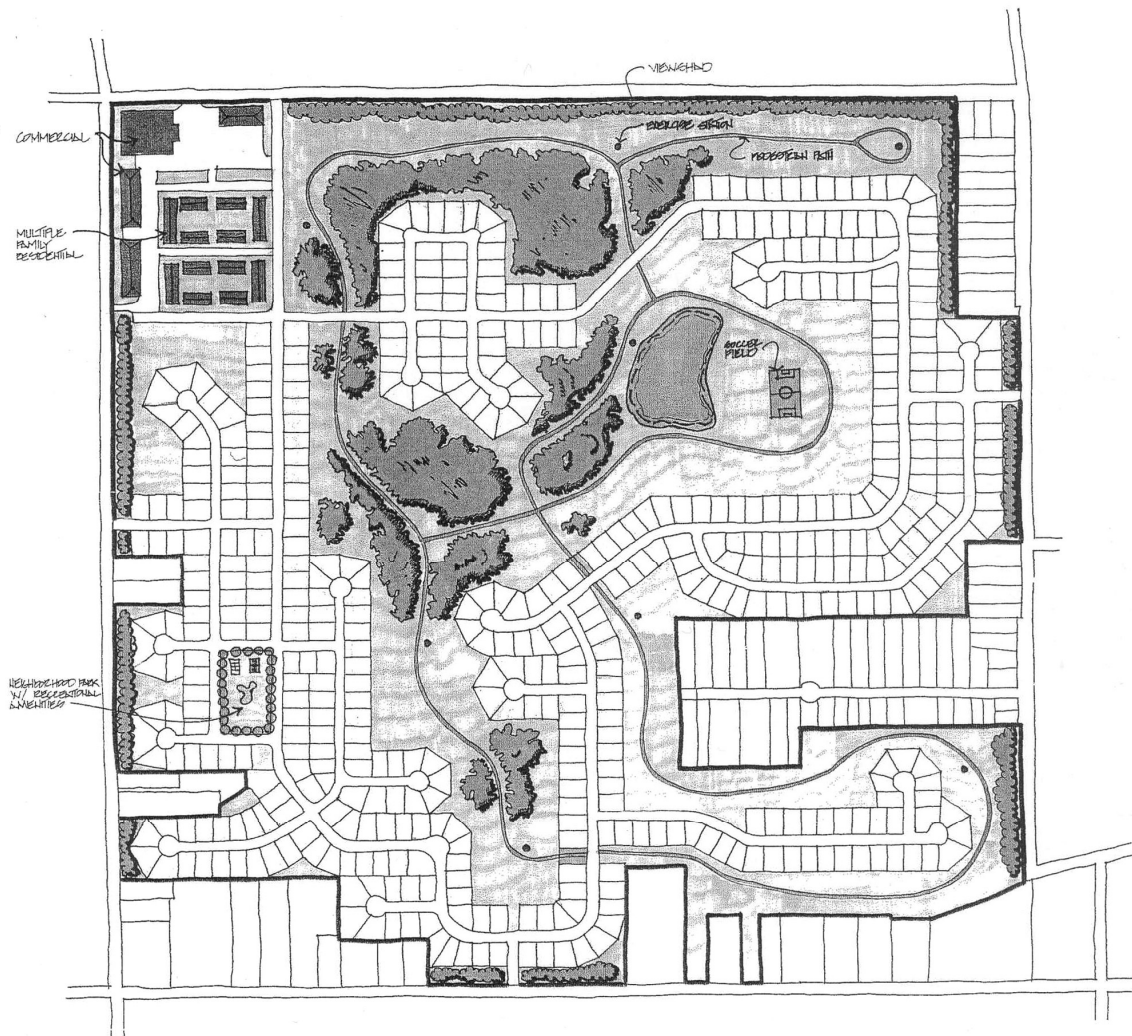


Figure C4-1 Southeast Michigan Greenways Initiative - Vision for Wayne County



Residential Open Space Plan

MAP SOURCE: McKenna Associates, Inc.



0 600'
300'

3/99

Figure C4-2