

# Northville Township Master Plan

Approved August 17, 2023



**NORTHVILLE  
TOWNSHIP**  
- MICHIGAN -

**MASTER PLAN**

- Shaping Our Tomorrow -

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### **THANKS ALSO TO...**

Individual residents, business owners, property owners and others who contributed their insights and ideas to Northville Township's long-range planning process.

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## Reader's Guide

For a quick read of the highlights of this Master Plan document:

1. Skim the **Introduction** section (starting at page 5) for background on the plan purpose and organization, and how the plan will be used by Northville Township and others.
2. View the plan **Vision and Guiding Principles** (at page 10).
3. View the **Action Agenda** (starting at page 68), involving **15 key items** from 97 total actions in the plan.
4. View the **Goals** in each plan focus area:
  - Goals for **Growth Capacity** at page 14.
  - Goals for **Land Use and Development** at page 23.
  - Goals for **Transportation** at page 48.
  - Goals for **Economic Development** at page 54.
  - Goals for **Recreation and Amenities** at page 60.
5. View the **Strategic Action Priorities** for each plan focus area:
  - Actions for **Growth Capacity** starting at page 15.
  - Actions for **Land Use and Development** starting at page 25.
  - Actions for **Transportation** starting at page 49.
  - Actions for **Economic Development** at page 55.
  - Actions for **Recreation and Amenities** starting at page 61.
6. View the **Future Land Use and Character Map** at page 31. Also see **descriptions of the 11 map categories** starting at page 32.
7. Review the **population outlook for Northville Township** (starting at page 17).
8. Review other **facts and figures about Northville Township** in the **Northville Township Today Report**, located at the back of the Master Plan, which was finalized in late 2022 prior to the Future Township phase of the plan process.

Skimming these selected items will give a reasonable idea of what is contained in the overall plan document. More details are provided in the **Table of Contents** to locate specific areas of interest.



A photograph of a dirt path in a wooded area, flanked by wooden fences, with a green overlay. The path is made of dirt and gravel, and the fences are made of wooden planks. The trees in the background have some yellow and orange leaves, suggesting autumn. The entire image is covered with a semi-transparent green filter.

# Introduction

The **Northville Township Master Plan** is intended to guide future development, redevelopment, and community enhancement efforts over the next 20 years. It serves as a framework for thoughtful community discussion on the real and perceived challenges currently facing Northville Township, as well as the upcoming opportunities that will shape its future. Through long-range planning efforts, the community can accommodate its projected growth and revitalization in a manner that preserves its history, culture, and overall quality of life for current and future residents.

The Northville Township Master Plan resulted from a 12-month planning and citizen involvement process. The plan's findings and recommendations focus on the physical and economic aspects of the community's projected growth and development in the coming years. It provides guiding principles, goals and strategic action priorities that will help Township officials and staff in determining the location, financing and sequencing of public improvements; administering development regulations; and guiding reinvestment efforts. The plan also provides a basis for coordinating the actions of many different functions and interests within and outside of municipal government.



## Master Plan Focus Areas:

- Growth Capacity
- Land Use and Development
- Transportation
- Economic Development
- Recreation and Amenities

## Purpose

A master plan is usually the most important policy document a municipal government prepares and maintains. This is because the plan:

- Lays out a long-range vision regarding the future growth and enhancement of the community.
- Considers at once the entire geographic area of the community, including areas where new development and redevelopment may occur, along with its regional context.
- Assesses near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, economic development, redevelopment, housing, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, cultural facilities, etc.).

Through a master plan, a community determines how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. The Northville Township Master Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents' quality of life will be enhanced.

Significantly, by clarifying and stating the Township's intentions regarding the area's physical development and infrastructure investment, the plan also creates a greater level of predictability for residents, land owners, developers, and potential investors.



## Why Plan?

Local planning allows Northville Township to better control its future rather than simply react to change. Planning enables the Township to manage future growth and development actively as opposed to reacting to development and redevelopment on a case-by-case basis without adequate and necessary consideration of community-wide issues. The process for developing the Master Plan involved major community discussions about Northville Township's priorities and its capability to provide the necessary public services and facilities to support these priorities. Such considerations led to pivotal discussions about what is "best" for the community and how everything from taxes to quality of life will be affected.

Long-range master planning provides an opportunity for the Township's elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create and maintain. Through the plan development process, Northville Township's leaders could look broadly at programs for neighborhoods, housing, economic development, parks and recreation, and provision of public infrastructure and facilities and how these efforts may relate to one another. The plan ultimately represents a "big picture" of the community and its near-term and longer-range future. In sum, the essential reasons for long-range planning are to:

- Provide a balance of land uses and services throughout the community to meet the needs and desires of the population.
- Ensure adequate public facilities to meet the demands of future development and redevelopment.
- Achieve and maintain a development pattern that reflects the values of the community, and which ensures a balanced tax base between residential and non-residential development.
- Ensure the long-term protection and enhancement of the perception and image of the community.
- Involve local citizens in the decision-making process, provide a transparent planning process, and reach consensus on the future vision for Northville Township.

## Use of This Plan

A master plan, if embraced by the community and its leadership, has the potential to boost a community's livability and its opportunities for tangible accomplishments.

The plan is ultimately a guidance document for Township officials and staff, who must make decisions on a daily basis that will determine the future direction, financial health, and "look and feel" of the community. These decisions are carried out through:

- Targeted programs and expenditures prioritized through the Township's annual budget process, including routine but essential functions such as code compliance.
- Major public improvements and land acquisitions financed through the Township's budgeting efforts.
- New and amended Township ordinances and regulations closely linked to Master Plan objectives (and associated review and approval procedures in the case of subdivision and land development activities).
- Departmental work plans and resources in key areas.
- Support for ongoing planning and studies that will further clarify needs, costs, benefits, and strategies.
- Pursuit of external grant funding to supplement local budgets and/or expedite certain projects.
- Initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish on their own.

Despite these many avenues for action, the Master Plan should not be considered a "cure all" for every tough problem the community faces. This plan focuses primarily on the responsibilities of Township government in the physical planning arena, where municipalities normally have a more direct and extensive role than in other areas that residents value, such as education and social services. Long-range plans, as vision and policy documents, also must remain relatively general.

The resulting plan may not touch on every challenge before the Township, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.

Along with state statutes, Northville Township operates under a Charter, adopted in 1985. In addition to officially establishing the Township, the Charter outlines the duties of key individuals, such as the Supervisor and Clerk, and the elected Township Board. Powers, duties, appointment, residence, qualifications and compensation are among the topics described for each position.

Chapter 40 of the Northville Township Code establishes the Township Planning Commission and Zoning Board of Appeals, outlining requirements and procedures to appoint individuals to each group, and operating procedures for each.

## Planning Authority

The State of Michigan outlines the purposes and requirements for a master plan that is to be used when considering the future of a community. Article III, Preparation and Adoption of Master Plan, of the Michigan Planning Enabling Act, Act 33 of 2008, states:

“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.”

The Michigan Planning Enabling Act also states:

“The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

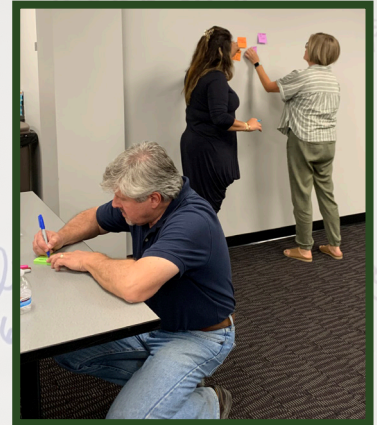
- Is coordinated, adjusted, harmonious, efficient, and economical.
- Considers the character of the planning jurisdiction and its suitability for particular uses.
- Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- Includes, among other things, promotion of or adequate provision for one or more of the following:
  - A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users;
  - Safety from fire and other dangers;
  - Light and air;
  - Healthful and convenient distribution of population;
  - Good civic design and arrangement and wise and efficient expenditure of public funds;
  - Public utilities such as sewage disposal and water supply, and other public improvements;
  - Recreation;
  - The use of resources in accordance with their character and adaptability.”<sup>1</sup>

<sup>1</sup> Michigan Planning Enabling Act, Act 33 of 2008, Article III

# What Northville Township Residents Had to Say

Community and leadership engagement activities during the Master Plan process included:

- **Listening sessions** of 8-12 individuals representing Northville Township Home Owner Associations, businesses and high school youth. [July 2022, September 2022]
- A **Public Forum** open to the community to learn more about the process and provide input on initial considerations for the plan. [September 2022]
- **Online community survey**, which collected over 400 responses, to gauge the community's opinions about the Township's future. This online survey followed the Public Forum, and asked many similar questions, but provided additional time for community members to respond. [September/October 2022]
- Three meetings with the **Master Plan Steering Committee**. [September 2022, November 2022, January 2023]
- An informal **public meeting/open house** on the overall draft plan. [April 2023]
- Three **joint workshops** with the Board of Trustees and Planning Commission. [July 2022, October 2022, April 2023]
- Public hearing opportunity on the proposed plan [June 2023 target date]



Steering Committee members brainstorm the Plan vision at a meeting in September 2022.



Youth input was obtained through an informal session with Northville High School students in September 2022.

*"I'm concerned about the amount of new houses, and causing overcrowding in schools."*

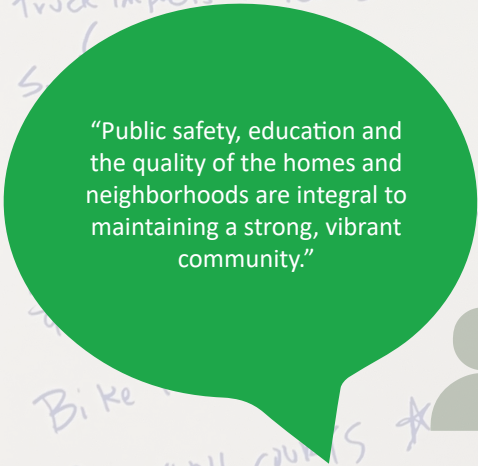
*"I worry about too much growth changing the feel of the area. It would be great if more of the area was pedestrian friendly (more sidewalks, connecting parks, etc.)."*

*"Maintaining a balance at the West end of the Township where development is sure to take place."*

*"Execute on the vision to be an embracing community and a destination for outdoor enthusiasts."*

*"I feel many intersections are unsafe due to too much traffic and no improvement."*

*"Parking and congestion is a challenge for those less mobile."*



*"Public safety, education and the quality of the homes and neighborhoods are integral to maintaining a strong, vibrant community."*

*"I hope we become a more bikeable, walkable, liveable community that connects and brings neighbors and businesses together."*

*"Love that there is still a bit of old school feel to it."*

*"My hope is that Northville Township can maintain a safe and clean residential community with great schools."*



## Vision for Northville Township:

*In 2040, Northville Township is a community that:*

*Has maintained an exceptional quality of life for its residents through its diversity of neighborhoods, preserved trees and green open spaces, convenient and safe access to parks and pathways, and first-rate public safety and other Township services.*

*Has successfully struck a balance between residential and commercial development to sustain the small-town charm and character of the community.*

## The Future Township

While *The Northville Township Today* report provides background and insights about Northville Township as it is today, this Future Township portion of the Master Plan focuses on Northville Township as it intends to be in the years ahead. These aspirations are presented in topic areas that are central to Northville Township's physical growth and development as listed earlier in this Introduction. Each topical section highlights key issues and considerations followed by a Framework for Action portion. A final section on plan implementation considerations, priorities, and procedures rounds out the Future Township portion of the plan.

## VISION AND GUIDING PRINCIPLES

A **vision** is a broad statement of what a community hopes and intends to be in the future. It offers a picture of that future to provide inspiration, motivation and a framework for more detailed planning and decision-making. The Vision Statement formulated with the Plan Steering Committee and the community is in the box to the left.

A **guiding principle** expresses a basic value or operating policy that will apply regardless of the course of action ultimately chosen. In essence, guiding principles frame how an organization goes about pursuing its mission. These principles should be consulted when making crucial decisions and when evaluating the results of previous decisions and actions.

### Guiding Principle 1: High-Quality

Northville Township will be a high-quality place to live that maintains its small-town community feel, abundance of trees and open spaces, mix of neighborhood types, award-winning school system, and an array of amenities and activities.

### Guiding Principle 2: Connected

Northville Township will be connected through a network of roads and pathways that safely and efficiently move residents to the places they need and want to be.

### Guiding Principle 3: Appealing

Northville Township will be an appealing community for everyone – from young families to seniors that would like to age in place – by offering a range of attainable housing options.

### Guiding Principle 4: Safe

Northville Township will be safe for residents and visitors, through continuing support for highly-rated police and fire services as well as measures to increase comfort and reduce risk when driving, biking and walking.

### Guiding Principle 5: Green

Northville Township will remain green, prioritizing existing trees and open areas, pursuing opportunities for added park land and enhanced public spaces when considering new development and redevelopment, and ensuring all residents have access to these destinations.

### Guiding Principle 6: Forward-Thinking

Northville Township will be forward-thinking as it prepares for the future, ensuring the type and location of growth and redevelopment is managed in a way that adds value to the community and expands the tax base and work opportunities within the Township.

## PATHWAYS TO ACTION

The **Framework for Action** in each plan section provides goals and identifies strategic action priorities.

A **Goal** is a statement of a desired outcome (“end”) toward which efforts are directed as expressed by more specific objectives and action steps (“means”).

A strategic **Action Priority** is aimed at seizing a special opportunity or addressing a particular challenge one faces, given limited resources – financial and otherwise – and recognizing that a broader agenda of new or ongoing activities will also be pursued in the meantime.

The strategic actions are presented in five categories that represent the major ways that Master Plan goals and initiatives are typically advanced and accomplished:



### Capital Investments

Like many local governments, Northville Township uses a multi-year Capital Improvement Program, or “CIP,” to identify and budget for “big ticket” projects, especially those that must be phased and/or coordinated with other initiatives. This may include water, sanitary sewer and drainage improvements; parks, trails and recreation facility construction and upgrades; construction of public buildings; and purchase of land, vehicles or major equipment. With a typical five-year outlook, a CIP provides predictability regarding the jurisdiction’s capital investment plans and priorities for the benefit and awareness of private interests and citizens. Anticipating and adequately budgeting for major capital projects will be essential to implementing this plan. Likewise, decisions regarding the prioritization of proposed capital improvements should reflect the direction and priorities of this plan.



### Programs and Initiatives

Programs involve the routine activities of Township departments and staff, as well as special projects and initiatives they may also undertake. As part of Master Plan implementation, this method may include initiating new or adjusting existing Township programs and activities; expanding community outreach efforts; or providing specialized training to accomplish a priority objective more promptly and/or effectively. Other Township partners – public, private and/or non-profit – may also have ongoing programs or choose to pursue new initiatives that lead to desired outcomes expressed in the Master Plan goals or in specific action steps.



### Regulations and Standards

Given that private investment decisions account for a vast majority of the Township’s physical form, land development regulations and engineering standards are fundamental for plan implementation. Consequently, zoning and subdivision regulations and associated development criteria and technical engineering standards are the basic keys to ensuring that the form, character and quality of development reflect the Township’s planning objectives. These codes should advance the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and directives.



### Partnerships and Coordination

Some community initiatives identified in this plan cannot be accomplished by Township government on its own. They may require direct coordination, intergovernmental agreements or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community’s action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and from public/private financing of community improvements.



### **More Targeted Planning/Study**

Various areas of Township governance require more detailed study and planning, especially as required to qualify for external funding opportunities. These studies involve targeted planning work at a finer-grain level of detail than is appropriate for master planning purposes (e.g., utility master plans, parks and recreation master plan, etc.). As such, some parts of this plan will be implemented only after some additional planning or special study to clarify next steps and associated costs and considerations, including clarification of roles and potential cost-sharing when partnering is involved.



# Growth Capacity

## Goals

### GC GOAL 1:

A balance between accommodating the Township's remaining planned build-out and protecting its established green and suburban character.

### GC GOAL 2:

Pro-active planning and investment in ongoing maintenance and upgrades to Township-owned public infrastructure and facilities to serve anticipated build-out needs and redevelopment activity.

### GC GOAL 3:

Continued support for public safety services to maintain responsiveness and levels of service expected by Northville Township residents.

This plan section focuses on the potential extent of growth in Northville Township in the decades ahead, where this growth might occur, and the implications it could have for the Township. Growth can bring many economic and community benefits but must be balanced with reinvestment in the Township's established neighborhoods and non-residential areas, which tax base expansion through revitalization will help to support.

Capital investments in public infrastructure such as utilities signal the desired locations for growth and revitalization, help maintain a high quality of life for residents, and create a framework for land development. Local development regulations govern new subdivision activity, provide for the appropriate use of land through zoning, and set minimum standards for the nature and quality of development. The Township can also choose to employ financing and special district mechanisms that advance the community's economic development and growth management goals while supporting beneficial private development and reinvestment. Finally, effective oversight and management of ongoing growth and revitalization also depends on solid partnerships with other key public agencies, including the City of Northville, Northville Public Schools and Wayne County, among others.

Northville Township faces the challenges of an aging housing stock and the need for an increased range of housing choices that support all residents including young families and residents hoping to age in place. The Township also has some dated commercial centers, especially along key corridors accessible from residential areas. These commercial areas have lost their vitality and need upgrades to compete with contemporary development. Along with focused revitalization efforts, absorbing some of the community's projected population growth within existing developed areas will inject new dollars and energy into the Township, capitalize on public infrastructure and facilities that are already in place, and potentially lead to new housing options and developments.



## Legacy of Past Planning

Northville Township's first Master Plan was adopted over 50 years ago, and has since been updated numerous times. Adopted in 2007, the most recent Master Plan focused primarily on land use, but was supported by land use-related topics such as parks and recreation and transportation, and updated community demographics. The 2007 Master Plan noted that while previous Master Plans addressed periods of significant growth, the pace had significantly slowed. In 2007, and still today, growth capacity addresses a slower pace of growth and considers remaining vacant parcels and land for infill development or redevelopment. The strategic use of remaining land, and upgrading utilities that serve the community as needed, is the focus of this plan element

## Key Planning Issues and Considerations

Through the Northville Township Today Report and the Plan Direction phase of this master planning effort, a set of six strategic items was identified based on input from the Master Plan Steering Committee (SC), joint workshops with Township Trustees and appointed officials, in-person and online community engagement activities, conversations with numerous staff, and consultant team input. Two of the six strategic items are most relevant to the Growth Capacity portion of the Master Plan:

### PRESERVING COMMUNITY CHARACTER

As Northville Township has developed over the past 100 years, it has created a distinctive character in the Detroit region. Maintaining this character is key, as is ensuring that infill and redevelopment are compatible and contribute to the charm and character valued by residents. Considering the character of proposed development, along with open spaces, landscaping and connectivity will help ensure that new development does not take away from the long-established character of the Township.

## Strategic Action Priorities

### CAPITAL INVESTMENTS

- SAP1. Complete plans for and construction of new public safety campus along Seven Mile Road.
- SAP2. Continue to prioritize capital projects related to public utility infrastructure and facilities (water, wastewater, storm drainage, local government buildings, etc.) through a multi-year capital improvement planning process, to plan ahead for project financing needs, ensure appropriate sequencing of interrelated projects, and raise community and private investor awareness of the area's public infrastructure/facilities outlook and priorities. Utilize inter-departmental working groups to coordinate on sequencing considerations for or across multiple inter-related projects.

### PROGRAMS AND INITIATIVES

- SAP3. Continue to build an asset management planning and life-cycle strategy for tracking the condition and anticipating the timing of needed maintenance, rehabilitation or ultimately replacement of all components of Township-owned infrastructure and public facilities.
- SAP4. Keep abreast of water conservation best management practices and promote wise water use throughout the Township, including through grant related opportunities.
- SAP5. Utilize best management practices for Township-maintained open spaces and facilities, such as efficient mowing, xeriscape (i.e., low-water, low-maintenance, and native plantings), reduced pesticide use, and energy and water conservation.
- SAP6. Identify lead persons and points of coordination across Township departments, along with targeted staff training, to advance green practices and enhanced resiliency within the Township. This can also include modified operations and maintenance practices that reduce water and energy use, storm water runoff and the need for detention, and wastewater and solid waste generation.
- SAP7. Provide adequate funding to support continued high-quality public safety services

in line with potential increases in population, increasing service call volume, additional vehicular traffic and other factors affecting public safety coverage, response times and service levels.

- SAP8. Maintain funding and community support to achieve re-accreditation from the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) for the Township's Police Department through agency performance tracking and monitoring changes to agency procedure.

### REGULATIONS AND STANDARDS

- SAP9. Update the Township's development regulations, and specifically the zoning districts, to reflect the future land use and character areas described in this plan.
- SAP10. Maintain the Township's "city in the suburbs" aesthetic that includes significant tree cover and green space by requiring the maintenance of this characteristic through development standards. This could include utilizing open space minimums, lot coverage maximums, increasing landscaping requirements, and potential use of density bonuses to incentivize desired outcomes.
- SAP11. Update the Township's development regulations to further incentivize conservation development that maintains green space while allowing for smaller-lot "cluster" development to preserve green and open spaces elsewhere on development sites, which are essential to the area's character.
- SAP12. Ensure consistency across the Township's adopted design and construction standards, development regulations, and other relevant policies and criteria whenever plans and studies are completed (e.g., water and wastewater master plans).
- SAP13. Consider encouraging and incentivizing Low Impact Development (LID) standards through the Township's development regulations and engineering design specifications, as well as designing such methods into public improvement projects in established neighborhoods to achieve more cost-effective and environmentally beneficial outcomes.

### PARTNERSHIPS AND COORDINATION

- SAP14. Work with the development and real estate communities to identify potential locations for desired housing types, such as condominium and patio home development.
- SAP15. Continue coordination with Northville Public Schools to monitor area growth, redevelopment and demographic trends and their implications for school capacity and facilities, along with the Township's public infrastructure, public buildings and housing needs.
- SAP16. Work with the Fire Department to identify locations along narrower streets or those with on-street parking where fire trucks may have difficulty passing through during an emergency, for consideration when reviewing future development and redevelopment proposals.

### MORE TARGETED PLANNING/STUDY

- SAP17. Evaluate the potential use and promotion of Low Impact Development (LID) techniques such as the minimization of impervious surfaces and incorporation of vegetated swales, rain gardens and storm water wetlands into site designs, where appropriate.
- SAP18. Determine and perform necessary upgrades to water and sanitary sewer infrastructure equipment, using the Water Distribution Study and Master Plan, to support existing development proposals and potential new development in the Township.

## TURNING TO A NEW ERA OF “INTERNALIZED” GROWTH MANAGEMENT

As Northville Township’s growth era of recent decades winds down, with smaller increments of new population and less raw land available to convert to “developed” uses, the focus turns instead to fostering high-quality development on what land remains. Perhaps more importantly, the Township must carefully scrutinize proposed infill and redevelopment projects that can impact the community’s infrastructure and public services, and to ensure they contribute to the Township’s established character. In essence, more of the Township’s attention will be on managing what already exists, aiming to maintain the integrity of existing neighborhoods and commercial areas while pursuing strategies to improve those areas not reflective of the high standard of development achieved across the Township.

### Partners

Partners for implementation of plan priorities related to Growth Capacity include:

- Wayne County
- Southeast Michigan Council of Governments (SEMCOG)
- Northville Public Schools

### Related Plans and Studies

- Michigan Building Code
- Water Quality Report/Consumer Confidence Report, done by the Department of Public Works (2021)
- Water Distribution Study and Master Plan

## Population Outlook for Northville Township

Population projections are an important component of a long-range planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community’s physical growth. Projections reflect local, regional, national and international trends and offer a basis to prepare for the future. However,

forecasting population changes can be challenging, particularly for the long term, because it is often difficult to account for all circumstances that may arise. Therefore, it will be important for the Township to monitor population and economic growth continually to account for both short- and longer-term shifts that can influence development activity and trends in the community and larger region.

## ALTERNATIVE GROWTH SCENARIOS

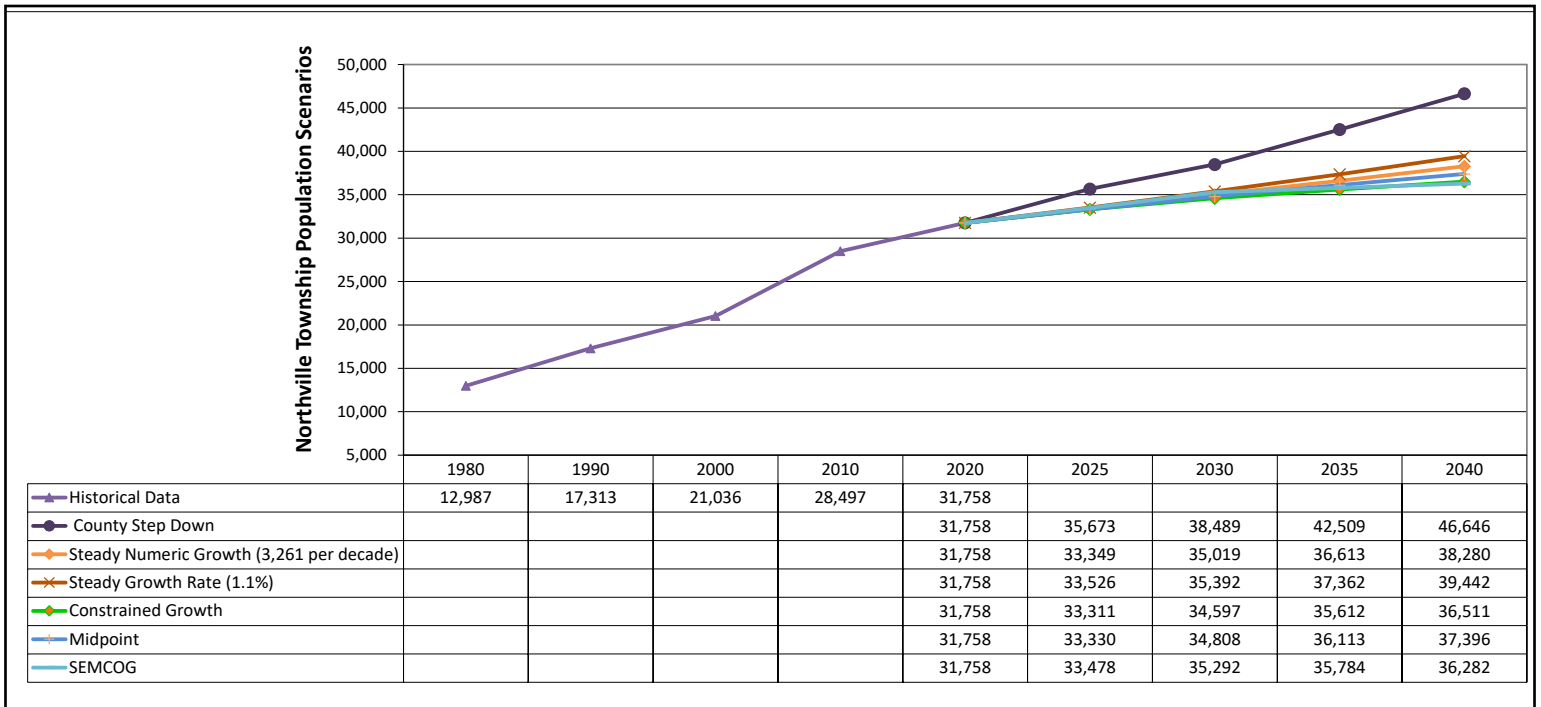
Demographers caution that population projections become trickier as the geographic area gets smaller, making Township-level population difficult to forecast. This is because local population change is strongly influenced by less predictable factors such as housing prices and options, availability of vacant land to develop, results from economic development efforts, and trends in household sizes and inter-generational living.

Given this context, the chart in this section provides a comparison of several potential scenarios for future population change within the Northville Township limits. The projections build on the Census 2020 figure of 31,758 for Northville Township and identify potential population levels in five-year increments out to 2040.

### Projections Based on Varying Quantities and Rates of Growth

A common population projection method is to extend historical trends to future years. Linear growth forecasts are “straight line” projections that result in the same absolute number of new persons being added to the population in each period. This produces a declining rate of growth over time as the same amount is being added to an ever-expanding base (in the case of Northville Township, adding 3,261 residents per decade).

Exponential growth projections produce higher numbers than linear because the numerical change gets larger in each period while the rate of growth stays constant. This is similar to the power of compound growth in a savings account; the interest (i.e., growth) rate may not change, but it is being applied to an ever-expanding balance, resulting in larger and larger interest earnings over time. In the case of Northville Township, the Exponential Growth scenario results in 1,162 more residents by 2040 than the Linear Growth scenario.



The Exponential Growth line, labeled as “Steady Growth Rate” on the Northville Township population projections chart, is based on the 1.1% compound annual growth rate (CAGR) the Township had from 2010 to 2020. The Exponential Growth line leads to a 2040 population of 39,442 while the Linear Growth line, labeled as “Steady Numeric Growth” on the chart, leads to a 2040 population of 38,280. While these projections are not significantly different, the Exponential Growth scenario outcome is less realistic given the finite amount of remaining developable land within Northville Township.

### Projection Based on Local Share of County-Level Growth

This “step-down” method considers the trend in the Township share of the countywide population in past decades and prospects for its future share. Based on data from the Southeast Michigan Council of Governments (SEMCOG) regarding the Wayne County population, Northville Township has accounted for between 0.56% and 1.77% of the County population over the past 40 years. Because Northville Township’s population was growing while Wayne County’s population was decreasing, the Township’s share of the County population continued to increase each decade – albeit, still only a small percentage. If this trend continues, Northville Township’s population will represent an even larger share of the countywide population in the years ahead. However, while Wayne County’s population has decreased for 40 years, projections for the next 20 years show a slight population increase. Depending on Northville Township’s population growth, the Township share of the County’s population may begin to level out at some point.

The County Step Down line on the chart shows where Northville Township’s population would be in 2040 (46,646) if the Township maintained its 2020 share of the Wayne County population (1.77%) through 2040.

### Southeast Michigan Council of Governments (SEMCOG)

Population projections published by SEMCOG provide another basis for comparison. SEMCOG’s 2040 projection for Northville Township is 36,282, which is included on the chart.

### Constrained Growth Scenario

This final scenario assumes that the Township’s Compound Annual Growth Rate (CAGR) will gradually slow over the next 20 years as opportunities for new residential development taper off, and with infill and redevelopment activity adding

only marginally to the Township population. The CAGR assumptions are shown in the table.

Based on the limited extent of remaining vacant land and parcels that are currently in the development and planning stages, such as Legacy Park and a site within the MITC development, further large increases in population are unlikely. Therefore, this scenario assumes a declining CAGR from 1.09% in 2020 to the rates shown above. This Constrained Growth scenario results in a 2040 population of 36,511.

### Bottom Line

It is wise for local governments to think in terms of a range of potential growth rather than an absolute number given the uncertainty of any small-area forecast that extends beyond a few years. It is assumed for this Master Plan that Northville Township’s 2040 population will fall within a forecast range of 36,511 to 38,280 persons, which yields a midpoint of 37,396.

As illustrated by the Midpoint projection line on the scenarios chart, the midpoint of a potential growth range to assume for this Master Plan – between the lower Constrained Growth projection and the higher Steady Growth Rate projection – would put Northville Township’s population at 33,330 in 2025; 34,808 in 2030; 36,113 in 2035 and 37,396 in 2040. This would mean an additional 5,638 residents from 2020 and implies that Northville Township could add the equivalent of 17.8% of its 2020 population by 2040.

The newest U.S. Census Bureau estimates for 2020 showed an average household size in Northville Township of 2.53 persons. Utilizing the average household size and the projected number of residents by 2040 means that 2,228 additional housing units would be needed by 2040 to accommodate 5,638 added residents.

It is recognized that this extent of further population growth within the Township may not be viable if: (a) sufficient developable land is not available, and/or (b) if more dense housing types than single-family detached are not likely to be developed at a scale that could accommodate this amount of population. In the meantime, these population projections are for general planning purposes only and do not imply any endorsement of particular housing types or densities in the future.

Assumptions for Constrained Growth Scenarios	
Years	Compound Annual Growth Rate (CAGR)
2020-2024	1.0%
2025-2029	0.8%
2030-2034	0.6%
2035-2040	0.5%





# Land Use and Development

This plan section establishes the necessary policy guidance to enable Northville Township to plan effectively for future development and redevelopment. Sound land use planning is essential to ensure that Northville Township is prepared for any future growth, including public infrastructure and service needs and to maintain community character. Through in-person and online public input, residents expressed their concerns with the potential negative impacts of growth on the character of Northville Township. Residents were particularly concerned about losing mature, green vegetation that is a defining factor of the Township. Residents also expressed their desire to maintain existing neighborhoods and to carefully consider the appropriate amount and character of new development.

Effectively capturing redevelopment opportunities and considering new growth in a manner that benefits existing and future residents and maintains the character of the community is a primary focus for the Master Plan. Northville Township's location within the greater Detroit metro area and its assets including transportation facilities, international airport, natural resources and job-producing industries will also impact the type of growth and investment in the Township in future years.

Land use considerations are integrated with all other components of the Master Plan. For instance, the transportation network provides access to land, which influences the type and intensity of development. The provision or lack of public utilities can also dictate the location, amount and timing of development. Similarly, proximity to parks and public facilities promotes public health and safety at specific locations and, as a result, affects the development potential of an area. Site design and development characteristics shape community aesthetics and, thus, the perceptions held by area residents and those considering investment in Northville Township.



## Legacy of Past Planning

The most recent Master Plan (2007) focused primarily on land use, but was supported by land use-related topics such as parks and recreation and transportation, and updated community demographics. Key land use issues identified during the 2007 Master Plan effort included:

- Variety in Housing
- Lack of Convenience Commercial
- Support of Downtown Northville
- Diversification of the Tax Base
- Increased Traffic

Consequently, the goals that guided the 2007 Master Plan focused on addressing the identified issues. The goals emphasized balancing residential and non-residential uses, promoting infill development, supporting a variety of housing types and encouraging high quality design for non-residential development.

## Key Planning Issues and Considerations

Through the Northville Township Today Report and the Plan Direction phase of this master planning effort, a set of six strategic items was identified based on input from the Master Plan Steering Committee (SC), joint workshops with Township Trustees and appointed officials, in-person and online community engagement activities, conversations with numerous staff and consultant team input. Two of the six strategic items are most relevant to the Land Use and Development portion of the Master Plan:

### **PRESERVING COMMUNITY CHARACTER**

As Northville Township has developed over the past 100 years, it has created a distinctive character in the Detroit region. Maintaining this character is key, as is ensuring that infill and redevelopment are compatible and contribute to the charm and character valued by residents. Considering the character of proposed development, along with open spaces, landscaping and connectivity will help ensure that new development does not take away from the long-established character of the Township.

### **Goals**

#### LUD GOAL 1:

Sustained integrity of established and newer residential neighborhoods as growth and redevelopment activity continue, preserving the community character of particular areas of Northville Township.

#### LUD GOAL 2:

A land use allocation that reflects careful consideration of appropriate uses for remaining vacant and redeveloping properties.

#### LUD GOAL 3:

Housing options at varied price points and styles so that Northville Township is welcoming for a wide range of families and individuals, and provides options to allow residents to age in place.

#### LUD GOAL 4:

A land use pattern that maintains the Township's status as a largely suburban residential community while ensuring a stable, sustainable tax base from complementary non-residential development.

## **TURNING TO A NEW ERA OF “INTERNALIZED” GROWTH MANAGEMENT**

As Northville Township’s growth era of recent decades winds down, with smaller increments of new population and less raw land available to convert to “developed” uses, the focus turns instead to fostering high-quality development on what land remains. Perhaps more importantly, the Township must carefully scrutinize proposed infill and redevelopment projects that can impact the community’s infrastructure and public services, and to ensure they contribute to the Township’s established character. In essence, more of the Township’s attention will be on managing what already exists, aiming to maintain the integrity of existing neighborhoods and commercial areas while pursuing strategies to improve those areas not reflective of the high standard of development achieved across the Township.

### **Partners**

Partners for implementation of plan priorities related to Land Use and Development include:

- Southeast Michigan Council of Governments (SEMCOG)
- Wayne County
- Northville Chamber of Commerce
- Northville Public Schools
- Michigan International Technology Center (MITC)
- City of Northville
- Plymouth Township
- Home Owner Associations (HOAs)
- Area real estate and development community

### **Related Plans and Studies**

- Pathways Plan (2022)
- Twenty 21 (Legacy Park) Master Plan (2012)
- Northville Community Parks and Recreation Plan (2019)
- Adopted Budget and Financial Plan (2022)

## Strategic Action Priorities

### CAPITAL INVESTMENTS

- SAP1. Include criteria in the Township’s capital improvements planning process that ensures consideration of neighborhood needs and enhancement opportunities when identifying and prioritizing candidate capital projects, especially to incorporate specific community-identified requests.
- SAP2. Add criteria to the Township’s capital improvements planning process to ensure that potential interaction between public investments and land use outcomes is considered when identifying and prioritizing candidate capital projects.

### PROGRAMS AND INITIATIVES

- SAP3. Building on the Township’s framework for ongoing coordination with Home Owner Associations, consider formation of a cross-departmental Neighborhoods Team, to focus on neighborhood-level issues and needs, which often require solutions involving coordinated response by various Township functions.
- SAP4. Pursue a pro-active code enforcement strategy to maintain high-quality aesthetics of the site design and building condition of existing commercial sites. Develop a strategy that first offers helpful assistance to property owners for complying voluntarily with Township building condition and appearance standards rather than a punitive approach, so that enforcement resources may be targeted to the worst areas and offenders.

### REGULATIONS AND STANDARDS

- SAP5. Adopt new design standards that address multi-family housing and infill development to ensure a high level of design quality.
- SAP6. Adopt the International Existing Building Code (IEBC) to provide flexibility to property owners and developers looking to reuse existing structures.
- SAP7. As more residential areas of the Township mature in the decades ahead, consider applying a neighborhood conservation strategy through the designation of additional R-4 areas with specific, context-sensitive

development regulations to preserve the character and promote compatible infill development.

- SAP8. Consider potential updates to the Township’s zoning districts and/or map that would help maintain a ratio of residential to commercial development that preserves Northville Township’s primarily residential character while providing essential non-residential services at key locations.
- SAP9. Update the Township’s development standards to align the zoning districts with the future land use and character categories, and determine whether additional or modified zoning districts are needed. The review and update should incorporate:
- Strategies that allow, promote and incentivize a variety of housing types for infill and development that accommodate residents of all ages;
  - Provisions that address community aesthetics, such as landscaping, buffering, screening and lighting;
  - Alternative methods and provisions for achieving more development by right, reducing reliance on Planned Unit Development procedures, and making the development review process as efficient and predictable as possible; and
  - Provisions that clearly allow for and promote mixed-use developments (vertical or horizontal) where appropriate.
- SAP10. Update the Township’s Zoning Ordinance to specify appropriate zoning districts for small-lot residential development, condominiums or other “missing middle” housing types that are currently limited in the Township. Missing middle housing describes a range of house-scale buildings with multiple units that are designed to be compatible in scale with a detached single-family home and located in a walkable neighborhood.
- SAP11. Consider incorporating more elements of a character-based zoning approach, which factors into the stated purposes and design of zoning districts along with various specific regulating elements (e.g., residential densities and non-residential intensities; minimum lot and site areas; building setback, placement and orientation on sites and associated front/

side/rear yard depths; building heights, including in relation to adjacent buildings and uses; lot and site coverage by buildings and other physical improvements; off-street parking quantities, design and screening; etc.).

- SAP12. Highlight as-built examples of where the Township’s development regulations produced outcomes that could be improved upon (e.g., involving buffering/screening, compatibility of development scale/intensity, etc.) to identify potential amendments through a next comprehensive regulatory update.
- SAP13. Regularly review and update, as appropriate, the Township’s land development, building/ construction and infrastructure-related fees to ensure adequate revenue generation in line with costs and based on regional trends across jurisdictions.

#### PARTNERSHIPS AND COORDINATION

- SAP14. Work with Home Owner Associations to maintain standards for the neighborhood that emphasize the desired character.
- SAP15. Continue close coordination with Northville Public Schools as one of the Township’s essential partners for community building and maintaining school campuses as community anchors.
- SAP16. Maintain ongoing outreach to and communication with home owner associations (HOAs) and to areas without HOAs or other organized means for neighborhood-level interaction with Township officials and staff.
- SAP17. Build on existing HOA Sharing Forums, which occur three times per year and provide opportunities for sharing information, communicating with the Township and hosting guest speakers. Expand the reach of these forums and ensure HOA input is funneled into the Township’s annual budgeting and capital improvements planning.
- SAP18. Work with HOAs to improve key access points into neighborhoods and other pride elements such as new or upgraded entry treatments (e.g., monument signage, landscaping, lighting, etc.).

SAP19. Collaborate with the State of Michigan to determine the future outlook for remaining state-owned property and facilities in the Township, especially in prime locations where more productive private uses could occur and bolster the local tax base.

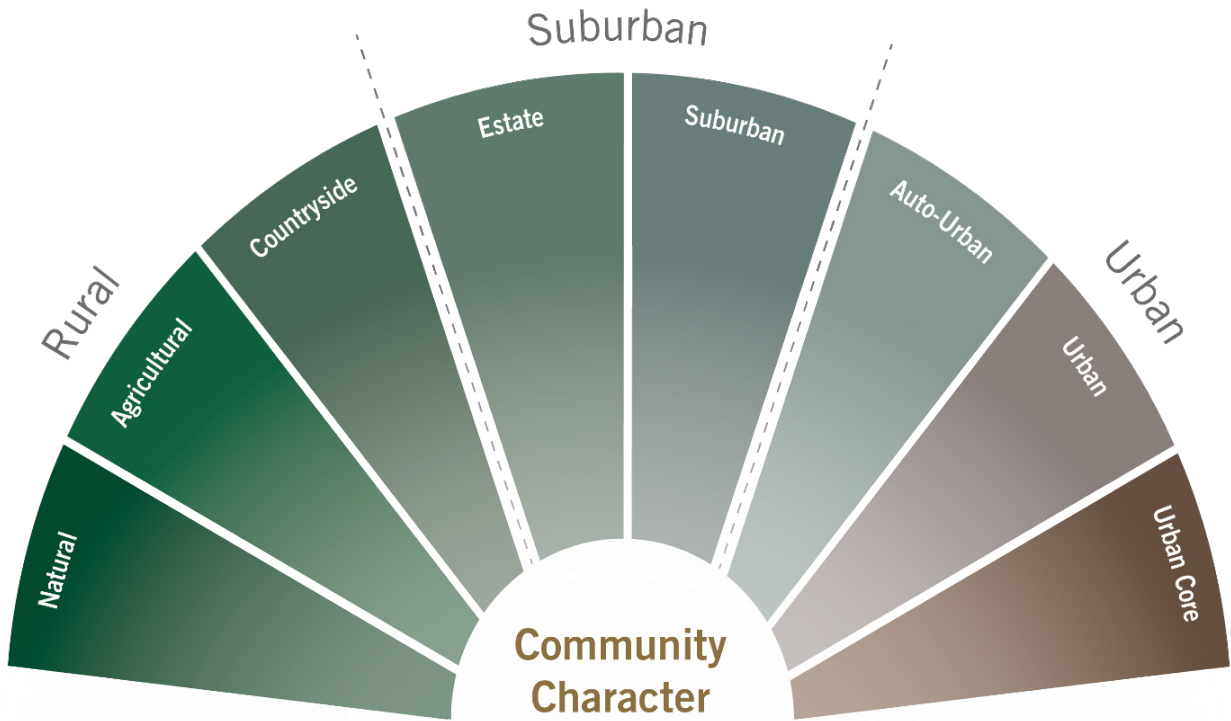
- SAP20. Work with realtors to create a package of talking points and website links highlighting Northville Township’s character and quality of life to attract families of all ages to the community.
- SAP21. Work with Wayne County, SEMCOG and adjacent municipalities to conduct special area planning efforts, especially for non-residential and mixed-use development along key corridors such as Haggerty Road, Northville Road and Five Mile Road.
- SAP22. Continue a close partnership with Plymouth Township in the development of the Michigan International Technology Center (MITC) to attract businesses that contribute to MITC’s goals, service-oriented businesses that are supportive of MITC and the surrounding community, and development that makes best use of constrained properties.

#### MORE TARGETED PLANNING/STUDY

- SAP23. Monitor the growing nationwide trend toward housing developed from the start with rental in mind (build-to-rent), but with a higher level of site design, amenities and ongoing property maintenance relative to many apartment developments, including to blend better in areas of predominantly single-family detached homes.
- SAP24. Take advantage of resources readily available through the American Planning Association and other sources to monitor trends and best practices for managing both the positive and potentially concerning attributes of activities within neighborhoods such as short-term rentals, the allowance of accessory dwelling units (ADUs), the increase in home occupation uses and the buying of older homes for renovation and “flipping.”
- SAP25. Consider conducting a joint housing study with adjacent municipalities to catalogue existing housing types and determine gaps.

# Community Character Framework for Land Use Planning

This Master Plan focuses on an approach to land use planning and growth guidance that builds on the concept of community character. This approach looks beyond the basic use of land – residential, commercial, industrial, etc. – as only one factor that determines the ultimate compatibility and quality of land development within neighborhoods, non-residential areas and along roadway corridors. It also promotes the ongoing integrity of open space areas intended for minimal or no development.



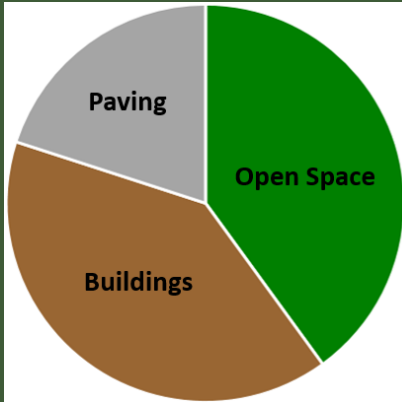
The community character approach to evaluating and planning for land use emphasizes the variation in physical conditions experienced along a spectrum from natural and rural landscapes at the edges of a community to its most urbanized environments, usually found in a core downtown area. A character-based approach focuses on the intensity and design of land uses, which encompasses:

- The density and layout of residential development;
- The scale and form of non-residential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

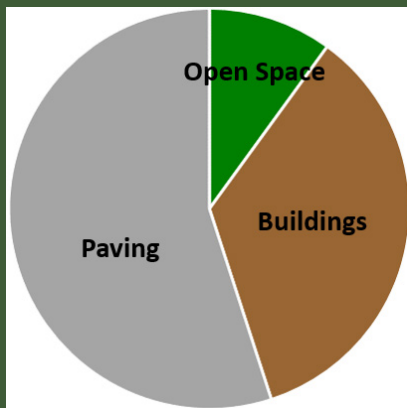
## Character Emphasis

Community character accounts for the physical traits one can see in a neighborhood, on a busy roadway corridor or along a recreational trail or country lane which contribute to its “look and feel” relative to areas of the community with much different character.

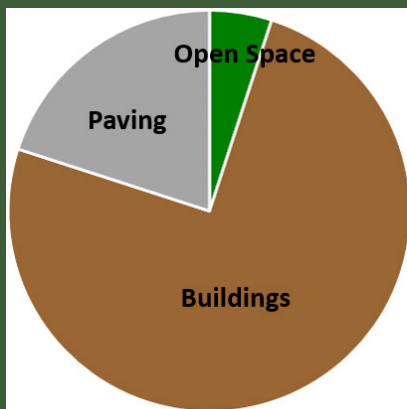
Nearly any land use can occur in a range of settings within a community, from the most rural and suburban to the most urban, provided the use is designed to match the character of its surrounding area.



Example proportions of Suburban Character elements



Example proportions of Auto Urban Character elements



Example proportions of Urban Character elements

How the automobile is accommodated is a key factor in distinguishing character types including how public streets are designed, how parking is provided and how buildings and paved areas are arranged on sites. Among the three major character classes:

- **Rural character areas** have wide open spaces where structures and paved surfaces occupy only a minimal portion of the landscape, or none at all in pristine or preserved natural areas.
- **Suburban character areas** have noticeably less intensive use of land than Urban character areas, with open and green spaces balancing – or, in Estate areas, exceeding – the extent of land covered by structures and paved surfaces.
- **Urban character areas** exhibit the greatest pedestrian orientation, through a more compact scale and “architectural enclosure” of streets by buildings situated close to front property lines and sidewalks.

Within the Urban class, Auto Urban character areas are a particular planning challenge as they are designed mainly to accommodate automobile circulation and parking. Land cover by buildings and paved surfaces is similar to Urban areas but without the walkability emphasis.

The community character approach can be applied to the entire array of land use types, and regardless of whether a site is in private ownership or owned and developed by a government agency for public purposes. Examples include:

- A single-family home situated on a relatively large lot, with many mature trees and substantial separation from neighboring homes (Suburban or Estate character), versus a single-family bungalow on a small, narrow lot with rear-alley access and minimal yard space or vegetation (Urban neighborhood character).
- Storefront shops and small cafes in a walkable, neighborhood commercial setting (Urban character) versus “big box” stores and associated pad-site restaurants and retailers in a large-scale shopping center with extensive surface parking and minimal landscaping (Auto Urban character).
- A master-planned business park in a campus-like setting (Suburban character) versus an office building on a site dominated by surface parking (Auto Urban character) or a more vertical building in a downtown setting with ground-level retail uses and a nearby parking garage (Urban character).
- A public library, community center or neighborhood park that is designed to be compatible with the

surrounding residential area (whether Suburban or Urban in character) versus a municipal public works maintenance and storage site or a wastewater treatment plant that is as intensive as most private industrial sites in a community.

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change. A community character approach allows the formulation of standards within the Township’s development regulations to achieve the desired character in newly developing areas, protect and enhance it in redevelopment and infill areas, and to ensure a semi-rural atmosphere is maintained in areas where this character type is deemed most appropriate for the long term. Character-focused categories on a municipality’s future land use plan and character-oriented districts on its zoning map better portray the intended on-the-ground outcomes for land use and development. This offers assurance to neighboring property owners, a smoother path to approvals for development applicants and more beneficial outcomes for the entire community.

## Future Land Use and Character

Shown on the Future Land Use and Character Map is the general pattern of land uses anticipated and/or desired in the years ahead along with the character contexts in which uses occur. The map, along with the text descriptions in this section, indicate the use that is expected to predominate in areas where land is currently undeveloped or, in previously developed areas, based on what is already on the ground and will likely remain or possibly evolve. Such transitions in use can occur through redevelopment of previously built sites, “infill” construction on a vacant parcel amid existing built sites or repurposing of an existing structure for another use without significant site changes.

Along with the predominant use types, other complementary uses will also remain or may emerge in particular areas of the community (e.g., small-scale, neighborhood-oriented retail and service uses within or near the edges of largely residential areas). Certain uses can be located amid other predominant use types, such as public facilities and places of worship within predominantly residential areas. Mixing uses on sites is common in downtowns and may occur elsewhere in a community as the market accommodates and zoning allows. Master-planned communities are often intentionally designed to integrate and mix uses in certain

## Design and Character

Aesthetic enhancements such as architectural design, landscaping and screening, signage standards and site amenities also contribute to development appearance. But these factors can and should vary with the area character, which as defined here involves the interplay between buildings, paved surfaces and unbuilt areas. For example, in a downtown core like the City of Northville’s, relative to the Suburban and Auto Urban character areas in the Township, landscaping shifts more to the public realm where buildings have minimal setbacks and sites have limited yard areas.

areas as described above while other areas have one predominant use (e.g., single-family detached housing).

Some uses are highly market-driven, with their timing and particular location dictated by the extent and pace of other types of development. This includes the typical pattern of retail uses locating near new residential “rooftops” and often at key roadway intersections. The location and extent of various forms of residential development can also be difficult to predict amid broader housing market cycles and regional needs, combined with developer areas of expertise and interest in bringing single-family or multi-family products to market.

## MAP CATEGORIES

The Future Land Use and Character map shows areas within Northville Township designated in 11 categories that address both use and character:

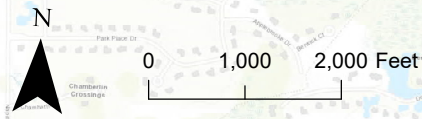
- Parks, Recreation and Open Space
- Estate Residential
- Suburban Residential
- Small-Lot Residential
- Neighborhood Conservation
- Suburban Residential Attached
- Corridor Mixed Use
- General Commercial
- Suburban Commercial
- Suburban Business Park
- Light Industrial

The descriptions on the following pages indicate the anticipated principal uses in each category, plus the intended character of the areas in which land uses occur, abut or mix. Specific standards for land development based on these designations are articulated through the Township’s implementing regulations (zoning, subdivision, etc.) as they currently exist within the Municipal Code and may be further amended over time based on this planning guidance.

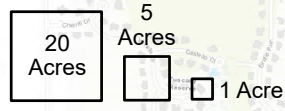


# Northville Township, MI Future Land Use and Character Map

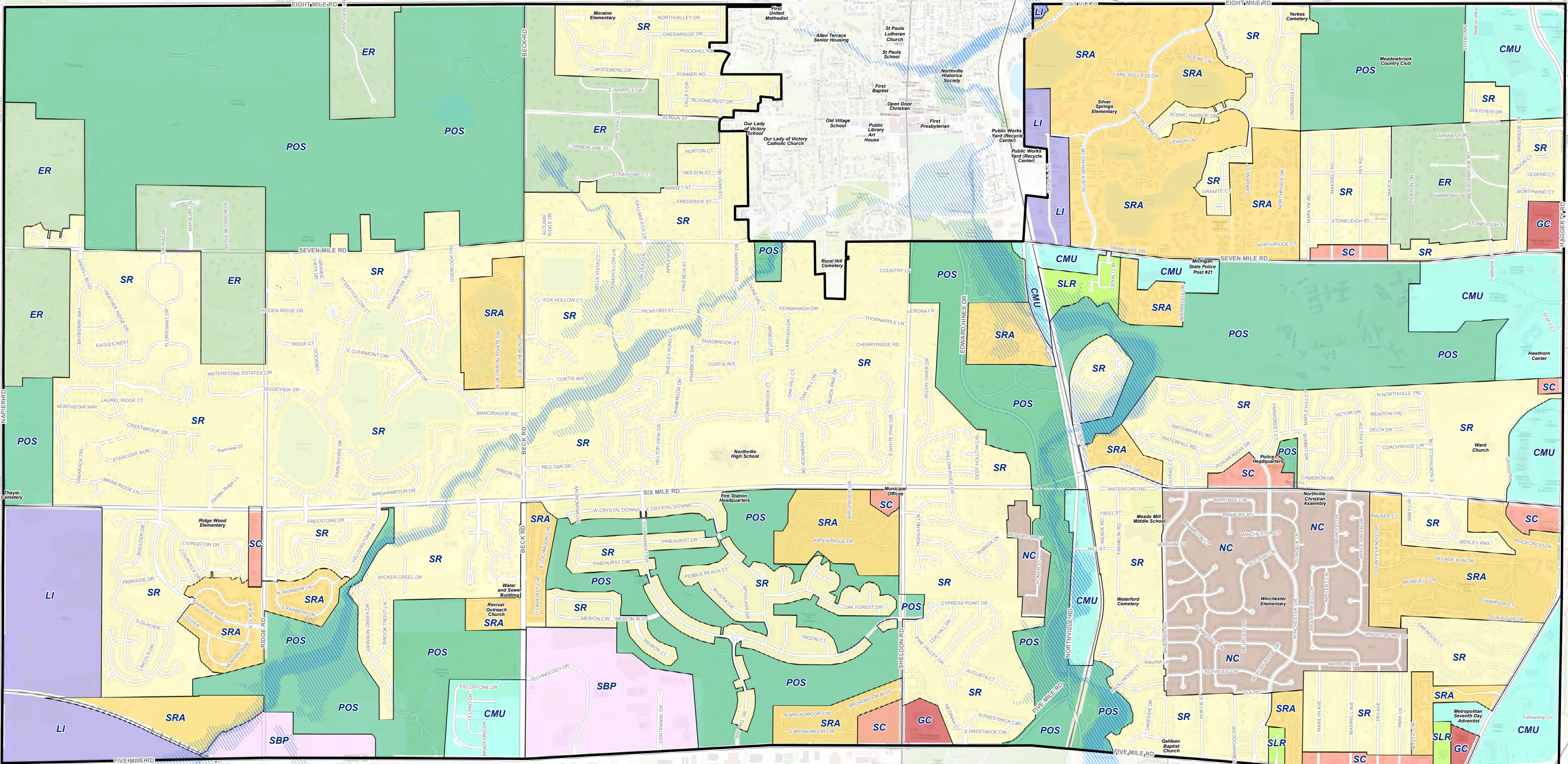
**APPROVED 08/17/2023**



**NOTE:**  
A comprehensive land use plan does not constitute zoning regulations or establish zoning district boundaries.



Legend				
Township Boundary	POS Parks, Recreation and Open Space	SLR Small-Lot Residential	CMU Corridor Mixed Use	SBP Suburban Business Park
Floodway	ER Estate Residential	NC Neighborhood Conservation	GC General Commercial	LI Light Industrial
Flood Zone	SR Suburban Residential	SRA Suburban Residential Attached	SC Suburban Commercial	



## PARKS, RECREATION AND OPEN SPACE

This designation includes the locations of government-owned and maintained public parks, designed for both active and passive recreational enjoyment, along with similar private sites. Some sites are developed with a variety of facilities and amenities while others have limited improvements and will be developed over time or remain in a more natural state.

### *Primary Land Use Types*

- Public parks, greenways, trails and open space.
- Public recreation areas and facilities, both outdoor and indoor.
- Private recreation areas and facilities, both outdoor and indoor.



Maybury State Park between Eight Mile Road, Beck Road, Seven Mile Road and Napier Road.

### *Characteristics*

- As with any public facility, the design, intensity of development and planned uses/activities within parks should match area character (e.g., public squares/plazas in Urban downtowns relative to recreational play and sports-focused parks in Suburban character areas and nature-oriented parks for passive recreation in Estate Residential and Rural areas).
- Public parkland theoretically will remain so in perpetuity compared to other public property and buildings that can transition to private ownership at some point.

## ESTATE RESIDENTIAL

This designation is for areas that, due to public service limitations and/or prevailing semi-rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between a Township’s rural fringe and more urbanized in-city development patterns and intensities. Lots in this category are a minimum of one acre in size, which provides substantial openness and separation between individual dwellings.

### *Primary Land Use Types*

- Detached residential dwellings.
- Subdivisions planned with a clubhouse or country club component.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Estate Residential development east of Beck Road between Seven Mile Road (to the south) and Eight Mile Road (to the north), primarily split by West Main Street.

### *Characteristics*

- Transition between Suburban and Rural character areas, with further progression along the character spectrum toward rural environments where the landscape is visually dominant over structures.
- Still in Suburban range of the character spectrum but with larger lots (typically one acre or larger), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.
- One-acre lots are usually adequate in wooded areas to achieve visual screening of homes from streets and adjacent dwellings. Three- to five-acre lots may be needed to achieve and maintain true Estate character in more open areas with less vegetation.

## SUBURBAN RESIDENTIAL

This designation is for residential areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes Suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over green and open spaces.

### *Primary Land Use Types*

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., Small-Lot Residential and Suburban Residential Attached such as patio homes or townhomes), with increased open space to preserve an overall Suburban character.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Suburban Residential development between Six Mile Road (to the south), Beck Road (to the west), Seven Mile Road (to the north) and Sheldon Road (to the east).

### *Characteristics*

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard and where garages are situated to the side or rear of the dwelling.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set-aside. This approach enables some viable use of sites partially constrained by topography or other factors. It also provides flexibility for additional housing forms that blend with the area's Suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

## SMALL-LOT RESIDENTIAL

This designation covers areas of primarily single-family detached residential use where accommodation of the automobile is more visually dominant relative to more prominent green space in Suburban Residential character areas. This is typically due to relatively smaller and narrower lots, and often with limited open space set-asides or amenities for residents.

### *Primary Land Use Types*

- Detached residential dwellings.
- Other attached residential forms (e.g., duplexes and multiplexes, patio homes, townhomes, multi-family, etc.) as permitted by zoning or where not otherwise restricted.
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Small-Lot Residential development along Heritage Court off of Five Mile Road.

### *Characteristics*

- Residential neighborhoods with narrower and shallower lots, greater lot coverage and less openness and separation between dwellings compared to Suburban Residential areas.
- Auto Urban character, especially where driveways and front-loading garages internalized within the structure dominate the front yards and front facades of homes. This can be offset by landscaping, “anti-monotony” architectural standards and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas, at a scale and with a site design that is compatible with nearby residential uses.

## NEIGHBORHOOD CONSERVATION

This designation is applied to established neighborhoods that are largely built-out and stable, and where no significant change in development type or pattern is expected or desired. Implementing a conservation strategy typically involves repurposing previous zoning districts, and recalibrating their uses and standards, to maintain the desired neighborhood character. This zoning approach is designed to “lock in” standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character. In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.

### *Primary Land Use Types*

- Detached residential dwellings and, in particular neighborhoods, may include some attached housing types.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Neighborhood Conservation area at the southeast corner of Northville Township, north of Five Mile Road.

### *Characteristics*

- The integrity of older, intact neighborhoods may be protected through customized Neighborhood Conservation zoning with standards that ensure no significant change in the development type or pattern and reinforce existing physical conditions (e.g., prevailing lot sizes, building setbacks, architectural elements such as front porches, etc.).
- Designed to preserve existing housing stock and also to govern potential infill and/or redevelopment activity within a neighborhood to ensure compatibility while avoiding excessive variance requests and/or nonconformities.
- Depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations.

## SUBURBAN RESIDENTIAL ATTACHED

This designation is a subset of Suburban Residential, for areas and properties that offer various forms of attached housing (e.g., duplexes, townhomes, attached patio homes, multi-family, etc.). Through careful land planning, the additional residential density within such developments is offset by green and open areas that yield a Suburban character. This designation sometimes provides a transition between residential areas entirely comprised of single-family detached dwellings and properties with larger-scale multi-family residential development. As needed, some of the planned open space and/or preserved vegetation should be along site boundaries to provide buffering between other character types or land use intensities

### *Primary Land Use Types*

- Duplexes (two-family dwellings).
- Townhomes.
- Patio homes or other small-lot housing types with common walls.
- Multi-family dwellings.
- Detached residential dwellings.
- Planned developments that may integrate a mix of detached and attached housing types, with sufficient open space to preserve an overall Suburban character.



Suburban Residential Attached development at the southwest corner of Northville Township, bordered by Six Mile Road to the north and Ridge Road to the east.



Suburban Residential Attached development in north-central Northville Township, just south of Eight Mile Road.

### *Characteristics*

- As a subset of the Suburban Residential category, Suburban Residential Attached has the same characteristics.

## CORRIDOR MIXED USE

This designation is for properties in commercial retail, office and service uses along and near a high-profile roadway corridor where mixed-use development outcomes are desired and encouraged. The mix of uses may include residential, especially to provide additional housing options and forms within the community. Major public and/or institutional facilities may also serve as development anchors within the area.

Not all properties in this designation will be viable for or result in mixed-use outcomes given their size, location and/or market position. Therefore, a range of typical stand-alone uses is anticipated as in the Suburban Commercial and General Commercial designations that are also shown along portions of the Township's roadway network. Relative to these other designations, however, Corridor Mixed Use is particularly intended to recognize fundamental paradigm shifts occurring in the development models for residential, retail, office and hospitality uses, leading to even greater focus on "destination" developments that creatively mix uses, integrate amenities and emphasize quality design.

### *Primary Land Use Types*

- Commercial retail and service uses, at varying scales and development intensities depending on the physical characteristics of the particular corridor, and of a specific site and its adjacent uses.
- Office use, sometimes involving large and/or multi-story buildings depending on the site.
- Multi-unit attached residential as a component of mixed-use development, whether for rent (apartments) or ownership (condominiums, townhomes, row houses, etc.).
- Planned development to accommodate custom site designs and/or mixing of uses.



Corridor Mixed Use development at the southeast corner of the Township, just east of Haggerty Road.

### *Characteristics*

- Whatever the development approach for a particular property in Corridor Mixed Use, the design of the site and its use(s) should be compatible with the Suburban character established or emerging in its vicinity, avoid proliferating Auto Urban character and provide adequate protections and buffering at points of transition between differing character types.
- Site design and development criteria should be set to soften the auto-oriented development character found along most busy roadway corridors, as well as to enhance safety for pedestrians and cyclists.



## GENERAL COMMERCIAL

This designation is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility, but also in other locations to accommodate smaller-scale and neighborhood-focused businesses.

### *Primary Land Use Types*

- Commercial centers along major roadways, with a range of uses including those on high-profile pad sites along the roadway frontage.
- “Big-box” commercial stores (e.g., grocery, appliances, clothing, etc.).
- Restaurant chains including various “fast food” and casual dining establishments.
- Automobile service related enterprises (e.g., gas stations, service/repair, car washes).
- Offices and services.
- Hotels and motels.
- Mixed-use developments where zoning allows.



General Commercial development at the northeast corner of the Township, just south of Eight Mile Road and west of Haggerty Road.

### *Characteristics*

- Commercial areas with significant portions of development sites devoted to vehicular access drives, circulation routes, surface parking and loading/delivery areas, making pavement the most prominent visual feature. This can be offset by reduced site coverage and enhanced landscaping, building design and well-designed signage.
- Buildings typically set back toward rear of site to accommodate expansive parking areas in front, closest to passing traffic, often resulting in less emphasis on architectural design.
- Development desire to maximize signage to capitalize on site visibility to passing traffic.
- Often not conducive for access or on-site circulation by pedestrians or cyclists.

## SUBURBAN COMMERCIAL

This designation involves commercial developments, whether at a neighborhood-focused or larger scale, that stand apart from most auto-oriented contemporary development. The Suburban character is achieved through lesser coverage of the site with buildings and especially paved areas. Preservation of trees or other natural features, along with generous landscaping, can also move a site into the Suburban range of the character spectrum relative to sites where “gray” paved surfaces predominate over “green” open spaces.

### *Primary Land Use Types*

- Commercial retail and service uses, at varying scales and development intensities depending on the site.
- Office use, involving large and/or multi-story buildings or small-scale offices depending on the site, which may involve a medical or technology/research focus.
- Planned development to accommodate custom site designs and/or mixing of uses in a Suburban character setting.



Suburban Commercial development on the eastern edge of Northville Township, on the southwest corner of Seven Mile Road and Haggerty Road.

### *Characteristics*

- Suburban character primarily from reduced site coverage relative to most auto-oriented commercial development. May exclude some auto-oriented uses that cannot achieve a Suburban character (e.g., car washes).
- Especially at key community entries and along high-profile roadway corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs and building design.
- Near residential properties and areas, the permitted scale and intensity of non-residential uses may be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits and residential-in-appearance architectural standards).

## SUBURBAN BUSINESS PARK

This designation is often a subset of Suburban Commercial in communities that aim to promote high-quality office and/or light industrial development as an economic development magnet or as part of overall efforts to set a high bar for non-residential development. Zoning standards can promote master-planned, campus-style business environments.

### *Primary Land Use Types*

- Office uses.
- Light industrial uses (including warehousing/distribution), well screened and in buildings with enhanced architectural design.
- Research and technology uses.
- Commercial retail and service uses secondary to the area’s primary business focus, to serve local workers and visitors.



Suburban Business Park development in south-central Northville Township, at the northeast corner of Beck Road and Five Mile Road.

### *Characteristics*

- Suburban character, typically in a campus-style setting featuring reduced site coverage and increased open space, together with enhanced building design.
- Typically a minimum open space ratio of 30 percent, which still allows for a sizable cumulative building footprint since most such developments involve large sites.
- Extensive landscaping of the business park perimeter, and special streetscaping and design treatments at entries, key intersections and internal focal points.
- Development outcomes often controlled by private covenants and restrictions that exceed municipal ordinances and development standards.
- Intended to create a highly attractive business investment environment.

## LIGHT INDUSTRIAL

The light industrial designation accommodates uses that are intensive in terms of industrial uses and how these activities can affect other nearby properties. This can include factors such as noise, vibration, light/glare, odor, truck traffic and hours of operation, as well as the sheer scale and intensity of some industrial uses. Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly and manufacturing.

### *Primary Land Use Types*

- Warehousing and distribution.
- Light manufacturing and/or processing/assembly.
- Office use accessory to a primary industrial use.
- Retail sales and services especially for area businesses and workers, and heavy commercial uses (e.g., building supply, recreational vehicle sales, etc.)
- Rail-oriented industrial facilities.



Light Industrial development at the north-central portion of Northville Township, north of Seven Mile Road and east of South Main Street and the railroad tracks, split by Gerald Street.



Land in the Light Industrial category along the western edge of the Township, with Napier Road to the west and Six Mile Road to the north.

### *Characteristics*

- Typically auto-oriented character due to the extent of site coverage by buildings and paved areas.
- Outdoor activity and storage, which should be screened where visible from public ways and residential areas.
- May involve significant truck traffic or direct rail service.
- On-site moving and construction equipment in some cases.
- Potential for environmental impacts that may affect the proximity and type of adjacent uses, including particulate emissions, noise, vibrations, smells, etc., and a risk of fire or explosion depending on the materials used.
- Certain intensive publicly-owned uses are best located within industrial areas (e.g., public works facilities, fleet maintenance, treatment plants, fire training, etc.).

## Land Use Quantities on Future Land Use and Character Map

Tallied in Table 1, Future Land Use Allocation, are the estimated acres within each future land use category as shown on the map. Note that the Floodways and Flood Zones are not in themselves discrete future land use categories and are not shown in Table 1. On the map, the areas encompassed by Floodways and Flood Zones overlay the future land use categories to show how they are related.

Focused on the anticipated future uses and character within Northville Township, Table 1 distinguishes each future land use category by noting the approximate acreage and the corresponding percentage of which that category covers the Township. Suburban Residential covers approximately 40% of the Township and is the largest category, followed by Parks, Recreation and Open Space, which covers a quarter of the Township. Many of the other future land use categories comprise less than 5% of the Township’s land. In total, over half of the Township is dedicated to residential uses, and a quarter dedicated to parks. The percentages below compile the general categories of land uses:

- Residential: 62%
- Commercial: 5%
- Mixed Use: 5%
- Industrial: 3%
- Parks and Open Space: 25%

## Future Land Use Planning Versus Zoning

The side-by-side comparison in **Table 2, Future Land Use Map Versus Zoning Map**, highlights the distinct purposes and uses of a future land use map relative to a zoning map.

The Township’s development regulations are among the primary tools for implementing the Master Plan. The zoning regulations, in particular, play a significant role in establishing and protecting the physical character of the community. These regulations delineate land use districts and the types of uses permitted within them, together with standards for buildings and site improvements. As a result, the zoning regulations, together with the Township’s subdivision regulations where applicable, largely direct development outcomes. This is essential as it provides a regulatory context in which local land use

**Table 1, Future Land Use Allocation**

Parks, Recreation and Open Space	2,506.2 acres	23.6%
Estate Residential	726.6 acres	6.8%
Suburban Residential	4,540.2 acres	42.8%
Small-Lot Residential	43.0 acres	0.4%
Neighborhood Conservation	436.3 acres	4.1%
Suburban Residential Attached	1,137.3 acres	10.7%
Corridor Mixed Use	536.5 acres	5.1%
General Commercial	43.9 acres	0.4%
Suburban Commercial	100.6 acres	0.9%
Suburban Business Park	226.9 acres	2.1%
Light Industrial	316.5 acres	3.0%
<b>TOTAL</b>	<b>10,614.1 acres</b>	<b>100.0%</b>

decisions may be made to foster a prosperous economy, a sustainable environment and a high quality of life for residents.

Although the Master Plan and associated future land use map provide only general planning guidance, their role is especially relevant as it can lead to rewrites and updates of the zoning regulations and district map. It is only through the official zoning map and the ongoing zoning administration process that binding, legally enforceable decisions are made about property uses and compatibility on a case-by-case basis. Adoption of this Master Plan, including the future land use map, does not mean that the Township’s zoning approach or mapping will automatically change. Instead, the future land use map provides a tool for ongoing evaluation of how land uses in certain parts of the community may evolve over time while some areas (e.g., established, stable neighborhoods) are likely to stay much as they are over the long term.

## CURRENT ZONING

Provided in **Table 3, Designations on Future Land Use Map Relative to Current Zoning Districts**, is a comparison between the land use and character designations described above and the current districts in Northville Township’s zoning regulations.

**Table 2, Future Land Use Map Versus Zoning Map**

Aspect	Future Land Use and Character Map	Zoning Map
Purpose	<ul style="list-style-type: none"> <li>• Outlook for future use of land and character of particular areas of the community.</li> <li>• Macro level, showing generalized development patterns.</li> </ul>	<ul style="list-style-type: none"> <li>• Basis for applying different land use regulations and development standards in different areas of the community.</li> <li>• Micro level, with an area- and site-specific focus.</li> </ul>
Use	<ul style="list-style-type: none"> <li>• Guidance for Township’s zoning map and related decisions (zone change requests, variance applications, etc.)</li> <li>• Baseline for monitoring consistency of actions and decisions with the Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Regulating development as it is proposed or as sites are positioned for the future with appropriate zoning (by the property owner or the Township).</li> </ul>
Inputs and Considerations	<ul style="list-style-type: none"> <li>• Existing land use in the community.</li> <li>• The locational aspects of community planning priorities involving housing, economic development, infrastructure, parks and recreation, public facilities, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Master Plan and future land use map for general guidance.</li> <li>• Zoning decisions that differ substantially from the general development pattern depicted on the future land use and character map will indicate the need for some map adjustments during the next Master Plan update.</li> </ul>

## Criteria for Proposed Amendments to the Future Land Use Map

Along with procedures for monitoring and periodically updating the Master Plan, another specific issue involves consideration of proposed amendments to the adopted future land use map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request? Or, can a potential adjustment to the future land use map wait so that it may be examined more holistically, along with any other map changes under consideration, through the next interim review and update of the entire Master Plan?

The items below should be reviewed and addressed, especially by the Planning Commission, when a future land use map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions have changed sufficiently to render the current map designation(s) inappropriate or out-of-date (e.g., Township’s population size and/or characteristics, area character and building form, property/structure

conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.)?

- **Consistency with Other Plans:** In addition to the Master Plan, is the proposed map change consistent with the intent and policy direction of any other applicable plans (utility infrastructure or drainage plans, parks master plan, etc.)?
- **Adequate Information:** Do Township staff, the Planning Commission and/or Board of Trustees have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/ stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns and insights have been raised by area residents, property owners, business owners or others?

## Unified Development Codes

In recent years, many local governments across the country have migrated toward Unified Development Ordinances or Codes (UDOs, UDCs) to achieve a better coordinated set of development-related regulations, standards and procedures. A UDC typically yields the following benefits:

- Consolidates all development-related regulations into one document (e.g., subdivision, zoning, site plan, development and design standards, signs, landscaping, lighting, parking and loading, parkland dedication, streets and utilities, circulation and access management, storm water and floodplain management, nonconformities, etc.). This helps ensure consistency among the different components and promotes more holistic consideration of subdivision, zoning and site plan requirements and standards by both applicants and the Township.
- Makes the regulatory specifics easier to navigate and comprehend (i.e., more “user friendly”) for the development, real estate and consultant communities versus dispersed and uncoordinated provisions within an overall municipal code. A single consolidated index and better cross-referencing across code sections helps ensure that all relevant provisions are taken into account pertaining to any particular development issue or proposal.
- Condenses into one code section all administrative procedures and considerations, helping to streamline and make clearer the roles and responsibilities of each official and decision-making body. This is especially helpful to identify “crossovers” in the review and approval process between subdivision and zoning reviews, for example.
- Offers a consolidated list of definitions, which helps prevent inconsistencies and questions of interpretation between codes.
- Greatly improves the Township’s ability to track the total development process because various components are organized and coordinated in a logical, sequential order.
- Itemizes all development-related fees in one place so applicants are well informed of process costs.
- Streamlines the process for future code amendments and enhancements.

Land use and development involve a true partnership between municipalities and the private development community (property owners, developers, land planners and designers, civil and traffic engineers, etc.). So many physical elements of communities are designed and built by private interests and actors. They must rely upon clear parameters and standards from the public sector to ensure that they can meet community expectations within a review and approval framework that yields profitable and mutually beneficial development outcomes. To the extent that a UDC can increase clarity, ease communication and expedite the process, both the development applicant and the community stand to gain.

**Table 3, Designations on Future Land Use Map Relative to Current Zoning Districts**

Designation	Most Closely Associated Zoning District(s)
Parks, Recreation and Open Space	Single Family Residential (R-1) Single Family Residential (R-2) Public Recreation, Facilities & Open Space (PROS) Planned Unit Development (PUD)
Estate Residential	Single Family Residential (R-1) Single Family Residential (R-2)
Suburban Residential	Single Family Residential (R-2) Single Family Residential (R-3) Single Family Residential (R-4) Open Space Community (OSC) Planned Unit Development (PUD)
Small-Lot Residential	Single Family Residential (R-3)
Neighborhood Conservation	Single Family Residential (R-3) Single Family Residential (R-4)
Suburban Residential Attached	Single Family Residential (R-2) Single Family Residential (R-3) Multiple Family Residential (RM-1)
Corridor Mixed Use	Single Family Residential (R-3) General Business (B-3) Senior Housing (SH) Planned Unit Development (PUD) Seven Mile Road Planned Unit Development
General Commercial	Local Business (B-1) General Business (B-3) Planned Unit Development (PUD) Haggerty Planned Unit Development (HPUD)
Suburban Commercial	Single Family Residential (R-3) General Business (B-3) Office Service (OS) Public Recreation, Facilities & Open Space (PROS) Planned Unit Development (PUD) Haggerty Planned Unit Development (HPUD)
Suburban Business Park	Office, Research & Technology (ORT) Planned Unit Development (PUD)
Light Industrial	Office, Research & Technology (ORT) Consumer Industrial (CI) Industrial (I-1)







# Transportation

## Goals

### T GOAL 1:

A transportation network that provides efficient and safe vehicular movement within the Township, but not to the point of sacrificing area character to expansive roadway improvements.

### T GOAL 2:

An expanded and complete system of safe, off-street pathways for pedestrians and bicyclists to travel in and around the community.

### T GOAL 3:

Ongoing collaboration with Wayne County and regional transportation agencies to influence, on behalf of Township residents, system planning and funding processes and roadway maintenance priorities.

The Transportation section focuses on current, near-term and long-range transportation needs and priorities in and around Northville Township. Many of these are outward focused, involving regional and state-level entities and coordination, recognizing the Township's role as one of many transportation partners in the region. Various others are inward focused, involving essential thoroughfare system upgrades plus ongoing street rehabilitation, sidewalk repairs, and mobility and safety enhancements.

As in many communities, top transportation-related issues facing Northville Township include improving traffic flow, safety and connectivity while adding more ways to move around the community by foot and bike through the Township's extensive pathway network. Continued enhancement of the roadway network through collaborative partnerships with Wayne County will be necessary to accommodate increased traffic demand along many key corridors, especially in regards to the growing volume of pass-through traffic. As the mobility system continues to evolve, it should not only address traffic and safety needs but also reflect the surrounding land use and character.

## Legacy of Past Planning

The previous Northville Township Master Plan (2007) focused on land use and transportation, specifically noting the available transportation system's influence on potential future development. Themes expressed in the 2007 Master Plan that are still relevant today include:

- Traffic continues to increase along major north-south roads, especially Beck Road which is often used as a through way, and east-west roads that connect the Township to I-275 to the east;
- The likelihood for crashes is at its highest along the aforementioned corridors, which often serve as through ways;
- Balancing roadways that accommodate the increased traffic and a roadway design that respects the community's character is a challenge;
- Expanding the pathway network to accommodate pedestrian and bicycle traffic, and to reduce potential conflict points with vehicles, is key; and
- Improving existing pathways to incorporate additional site amenities.

## Strategic Action Priorities

### CAPITAL INVESTMENTS

- SAP1. Connect planned Legacy Park trails to existing trails and pathways to increase connectivity throughout the community.

### PROGRAMS AND INITIATIVES

- SAP2. Utilize efficient and effective platforms for coordination and communication with Township residents and businesses about transportation issues and projects, including to pass along concerns and recommendations to Wayne County and SEMCOG for their ongoing planning and improvements.
- SAP3. Develop an access management program that progressively eliminates issues caused by the location and proliferation of driveways and other access points along various corridors within the Township. Apart from helping improve traffic flow along major roadways, effective access management can help enhance safety and reduce crashes considerably. Access management includes strategies such as coordinating driveway spacing, utilizing medians and other methods of limiting conflict points.
- SAP4. Install wayfinding signage at key locations along the pathways to inform people of nearby businesses and public facilities accessible from the pathways.
- SAP5. Adopt a Safe Routes to School Program that promotes walking and biking to/from schools. The program should aim to address barriers for the safe movement of pedestrians and bicyclists along with incentivizing them to walk or bike to and from schools more frequently. Priority should be given to enhancing safety, particularly in underserved communities, as data shows that such communities have higher pedestrian and bicycle injuries reported. (Source: National Center for Safe Routes to School, <https://saferoutesmichigan.org/>).
- SAP6. Develop a dedicated bike program for the Township to promote the usage of bikes for navigating in and around Northville Township. The program should prioritize addressing missing links to the bike network, making it more user-friendly and safer. Adding facilities

such as bike racks, and educating residents about the existing bike network and the health benefits of biking may also be done through the program. A bike-sharing program with a well-established network of docking stations can also be explored in areas with high commercial activity and limited parking space.

- SAP7. Implement initiatives to improve “last mile connectivity” by enhancing the multi-modal transportation system in Northville Township. Last-mile connectivity is critical for encouraging people to use modes of transportation other than their vehicles. Improving the last mile connectivity will provide an impetus for Township residents to increase their usage of alternative transportation facilities such as sidewalks, bike lanes, shared-use paths and transit.
- Coordinate with employers, schools and other organizations to promote end-of-trip facilities, such as lockers, bike racks and other bicyclist-friendly items.
  - Evaluate the potential for pilot projects for first mile/last mile transit service, utilizing technologies such as transportation networking companies (i.e., Uber/Lyft).
- SAP8. Repair and upgrade existing pedestrian facilities, including to meet Americans with Disabilities Act (ADA) requirements and enhance safety and accessibility for all residents of Northville Township.
- Priority should be given to corridors with high pedestrian activity and areas within a 5- to 10-minute walking radius around schools, transit facilities and parks.
  - Maintain a sidewalk inventory that notes not only the condition of the sidewalk, but also if it meets ADA requirements.
  - Develop a public feedback tool to obtain input on areas that need pedestrian facilities and/or that need improvement to meet ADA requirements.
  - Train citizens to conduct neighborhood walk audits, taking advantage of free online tools such as the walkability checklist provided by the National Highway Traffic Safety Administration (<https://www.nhtsa.gov/sites/nhtsa.gov/files/walkingchecklist.pdf>).
- SAP9. Develop a program to integrate health and transportation planning by bringing together

area health officials and transportation planners. Health Impact Assessments can be utilized to evaluate the potential health benefits of transportation policies and planning and to quantify and qualify the potential public health effects of proposed policies, plans or development projects.

SAP10. In coordination with Wayne County, conduct recurring community outreach and public information efforts to inform Township residents and businesses on the status of projects including paving efforts and Beck Road improvements.

### PARTNERSHIPS AND COORDINATION

SAP11. Continue coordination with Wayne County and SEMCOG staff to determine how to make Northville Township's roadways safer for vehicles, pedestrians and cyclists.

SAP12. Maintain regular coordination with Wayne County and SEMCOG to address roadway concerns throughout the Township, especially in terms of road conditions and traffic issues.

SAP13. Work with Wayne County and other regional transportation agencies to ensure that on-street bicycle facilities, off-street recreational trails and complete streets-related improvements are considered with future roadway improvements, where appropriate.

SAP14. Work with Wayne County and other regional transportation agencies to analyze key intersections periodically, examining traffic operations and level of service during peak hours. Major roadway corridors should also be evaluated for traffic progression and bottlenecks. This data and analysis should be used to improve traffic operations along major roadways and at major intersections.

### MORE TARGETED PLANNING/STUDY

SAP15. Plan for future transportation technology advancements such as electric vehicles, automated vehicles, connected vehicles, etc.

- Explore grant funding opportunities for infrastructure such as public electric vehicle charging stations.
- Explore the potential for more Township fleet vehicles being electric vehicles.
- Ensure Township procurement policies reflect new technologies.
- Identify logical locations for public electric vehicle charging stations (such as Township Hall, parking areas at parks, etc.). Stay up to date on research and regional initiatives related to the future of transportation advancements.

SAP16. Determine locations for additional off-road pedestrian and bicycle pathways and work with developers to maintain a high standard of pathway development consistent throughout the Township.

## Key Planning Issues and Considerations

Through the Northville Township Today Report and the Plan Direction phase of this master planning effort, a set of six strategic items was identified based on input from the Master Plan Steering Committee (SC), joint workshops with Township Trustees and appointed officials, in-person and online community engagement activities, conversations with numerous staff and consultant team input. Two of the six strategic items are most relevant to the Transportation portion of the Master Plan:

### ENHANCING TRAFFIC FLOW, SAFETY AND CONNECTIVITY WITHOUT SACRIFICING CHARACTER

As Northville Township evolved from a semi-rural area to a developed suburb, traffic and roadway issues became more prominent in residents' daily lives. Traffic back-ups, overloaded intersections and safety concerns, often on two-lane roads, now contribute to the frustration and stress of Township residents, as does poor pavement condition in certain locations. The challenge ahead for the Township is to take the actions it can to improve traffic flow and safety – for drivers, pedestrians and cyclists – while also mitigating the traffic impacts of new development and redevelopment. In doing so, the Township must always balance roadway capacity needs with the Township's essential character, which can be undermined by widespread roadway widening and upgrades that change the area's appearance and can eliminate mature trees and vegetation along key corridors and near neighborhoods. This focus also requires maintaining a close partnership with Wayne County, the governmental authority primarily responsible for roadway improvements and maintenance throughout Northville Township.

## EMPHASIZING PARTNERSHIPS AND INTERGOVERNMENTAL COORDINATION MORE THAN EVER

Northville Township controls much of its own destiny, but many of the goals across all aspects of this plan will require cooperation with other public, private and non-profit partners. This includes ongoing coordination of shared services with the City of Northville and valued partnerships with the Northville Chamber of Commerce, Northville Public Schools, Wayne County, Southeast Michigan Council of Governments (SEMCOG) and the State of Michigan, among others.

### Partners

While most of the Master Plan components and actions will be implemented by Northville Township departments, the Transportation component relies heavily on collaboration with local and regional partners. These include:

- Wayne County
- SEMCOG
- City of Northville
- Plymouth Township
- City of Livonia
- Oakland County
- Suburban Mobility Authority for Regional Transportation (SMART)

### Related Plans and Studies

- SEMCOG 2045 Regional Transportation Plan





# Economic Development

## Goals

### ED GOAL 1:

Business development that is compatible with Northville Township’s small-town charm, both in the location of such investment and its aesthetic character.

### ED GOAL 2:

Attraction of businesses that will contribute to building a local economic base that fills local market niches, diversifies employer types and creates a wider range of job opportunities within the Township.

### ED GOAL 3:

An entrepreneurial environment within the Township that nurtures start-up and early-stage growth businesses, including their navigation of necessary government approvals and permits.

### ED GOAL 4:

Enhanced partnerships with the Northville Chamber of Commerce and City of Northville to implement strategies that promote local investment and shared prosperity across the area.

This plan section highlights that Northville Township’s economy is closely linked with that of the City of Northville and together, they are part of a broader economy centered around the Detroit region. Northville Township offers a range of job opportunities, often centered around research and technology, education, health care and manufacturing. The Township maintains a close relationship with the Northville Chamber of Commerce and the Michigan International Technology Center (MITC), each of which works towards making the Township an attractive employment location.

Local governments create synergy by providing basic public services, on the one hand, while also pursuing economic development initiatives. Increased economic activity that creates a growing tax base better enables the Township to provide the infrastructure and services desired by residents and businesses. In turn, the services, infrastructure and amenities the Township provides are enticements that encourage further economic growth. Well-constructed economic development policies will provide Northville Township the greatest opportunity to influence the quality, quantity and timing of development. Such policies will create the ability to shift some of the risk of funding public improvements to private sector partners and will afford the opportunity to ensure growth pays for itself.

## Legacy of Past Planning

Among various other topics, the previous Northville Township Master Plan (2007) provided a few key takeaways regarding economic development. Themes still relevant include:

- Diversifying the Northville Township tax base to include a range of services and products, and to consider the type of commercial businesses along major corridors versus near residential areas; and
- Maintaining a close relationship with the City of Northville to balance the type of commercial offered in the Township and the City as well as coordinating events that bring visitors to the Northville community.



## Strategic Action Priorities

### PROGRAMS AND INITIATIVES

- SAP1. Host an annual meeting with Township businesses to provide an opportunity for discussion on what would be helpful for business owners and to provide an update on Township infrastructure projects, any pertinent code or regulatory changes, and other programs of interest to the business community.
- SAP2. Develop a public property clean-up program utilizing businesses and volunteers to maintain an inviting atmosphere for residents and visitors.

### REGULATIONS AND STANDARDS

- SAP3. As part of development regulation updates based on this new plan, explore the applicability to Northville Township of recent community planning trends elsewhere in Michigan and across the nation, including a move toward reduced or eliminated minimum parking requirements in favor of more market-driven outcomes (and maximum caps on off-street surface parking where appropriate).
- SAP4. Enhance on-site buffering and screening requirements for parking and utilities on commercial sites to improve site appearance and compatibility with nearby residential development. Also, as part of addressing community image and aesthetics to support economic development, consider ways to incentivize upgrades to older retail centers and commercial properties involving building condition (e.g., façade improvement grants) and general site appearance (condition of parking areas, landscaping, signage, etc.).

### PARTNERSHIPS AND COORDINATION

- SAP5. Work with Northville Public Schools, Schoolcraft College, Eastern Michigan University, University of Michigan and Wayne State University, as well as other regional schools, to ensure training is available that matches local workforce needs. Visible and effective partnerships can provide internships with local industries, job shadowing

opportunities and provide career paths to local students.

- SAP6. Work with Plymouth Township and the Northville Chamber of Commerce to actively recruit businesses, and supporting services, to the MITC corridor.
- SAP7. In coordination with the Northville Chamber of Commerce, highlight local businesses through a monthly spotlight program to attract more business and emphasize the importance of these businesses to the local community.
- SAP8. Work with the Northville Chamber of Commerce and the Wayne County Small Business Hub to foster small business development and offer tools, such as a Small Business Guide, to make it easier for small businesses to navigate the process of opening in Northville Township.
- SAP9. Work with Northville Public Schools, Schoolcraft College, Eastern Michigan University, University of Michigan and Wayne State University to expand on and develop entrepreneurial classes and new training programs related to identified target industries or niche retail and service needs in Northville Township.

### MORE TARGETED PLANNING/STUDY

- SAP10. Create a branding strategy that can be applied throughout the Township, but especially along Township edges and at key entry points using signage, lighting, etc.
- SAP11. Conduct further study to determine what market gaps are not filled by existing businesses in Northville Township and work with the Northville Chamber of Commerce to recruit those business types and services to the Township.
- SAP12. Coordinate future interim and major updates of this Master Plan to coincide with periodic updates of the area's key economic development strategy documents to ensure effective integration of land use with market analysis and other factors that drive business development and tax base enhancement efforts.

## **Key Planning Issues and Considerations**

Through the Northville Township Today Report and the Plan Direction phase of this master planning effort, a set of six strategic items was identified based on input from the Master Plan Steering Committee (SC), joint workshops with Township Trustees and appointed officials, in-person and online community engagement activities, conversations with numerous staff, and consultant team input. Two of the six strategic items are most relevant to the Economic Development portion of the Master Plan:

### **ACHIEVING A LOCAL ECONOMY AND TAX BASE THAT COMPLEMENTS THE TOWNSHIP'S CHARACTER**

Much of the Township's existing non-residential development exemplifies high-quality commercial design and campus-style business parks. Maintaining this standard of quality in new development and redevelopment will be crucial to respecting the area's carefully cultivated character. Further office, retail and light industrial development should be strategically located and designed to boost the Township's tax base and expand local job opportunities. Such development should contribute to the small-town charm and livability that residents value and not be to the detriment of Township character and aesthetics.

### **EMPHASIZING PARTNERSHIPS AND INTERGOVERNMENTAL COORDINATION MORE THAN EVER**

Northville Township controls much of its own destiny, but many of the goals across all aspects of this plan will require cooperation with other public, private and non-profit partners. This includes ongoing coordination of shared services with the City of Northville and valued partnerships with the Northville Chamber of Commerce, Northville Public Schools, Wayne County, Southeast Michigan Council of Governments (SEMCOG) and the State of Michigan, among others.

## Partners

Partners that may be involved in implementing the Economic Development portion of this Master Plan include:

- Northville Chamber of Commerce
- City of Northville
- Michigan International Technology Center (MITC)
- Plymouth Township
- Wayne County
- Central Michigan University
- Schoolcraft College
- Northville Public Schools
- Local businesses and land development community

## Related Plans and Studies

- Northville Township Adopted Budget and Financial Plan (2022)





# Recreation and Amenities

## Goals

### RA GOAL 1:

Many choices among leisure activities for residents and visitors, that are accessible and available to all ages and interests.

### RA GOAL 2:

Ubiquitous access to pathways and green spaces for passive and active recreational activities, to support healthy lifestyles for Township youth and adults.

### RA GOAL 3:

A continued sense of community that encompasses the City of Northville's traditional downtown, the Township's parks, pathways and other amenities, and the year-round events that bring the Northville community together.

This plan section underscores that parks, open space and recreation facilities are an essential part of a healthy and sustainable community, offering relaxation and exercise outside of the home and work, and beyond school activities. Much like streets, utilities, and police and fire protection, parks are integral parts of any municipality – and often among the public services most valued by residents and also enjoyed by visitors. All aspects of this Master Plan shape the livability of Northville Township, but this final plan section especially reinforces the quality of life its residents enjoy.

## Legacy of Past Planning

Among various other topics, the previous Northville Township Master Plan (2007) touched on the importance of the Township's natural features, ecosystems, open space and organized recreational opportunities especially as they increase the livability of the community. Themes still relevant include:

- Protecting existing natural features such as woods, creeks and wetlands, for the enjoyment of current and future residents;
- Preserving quality open space for passive and active enjoyment, and ensuring a geographically balanced distribution of these spaces in new and existing development;
- Encouraging, and in some cases requiring, new development to incorporate meaningful open space;
- Partnering with key organizations, such as Wayne County, to ensure the maintenance of existing amenities, such as parks and trails;
- Working with Northville Public Schools to evaluate existing recreational facilities; and
- Increasing the network of pathways that connect residents to and through the Township.

## Key Planning Issues and Considerations

Through the Northville Township Today Report and the Plan Direction phase of this master planning effort, a set of six strategic items was identified based on input from the Master Plan Steering Committee (SC), joint workshops with Township Trustees and appointed officials, in-person and online community engagement activities, conversations with numerous staff, and consultant team input. Two of the six strategic items are most relevant to the Recreation and Amenities portion of the Master Plan:

## Strategic Action Priorities

### CAPITAL INVESTMENTS

- SAP1. Evaluate the potential to use floodways, railroad corridors and other rights-of-way and easements, as appropriate, for trails and pedestrian connections.
- SAP2. Consider the development of new Township focal points that create unique places for residents to gather, interact, recreate or just relax. This could include plazas, public art placed at key locations or a central green in a public space (e.g., within a park, on the Township Hall property, etc.) or integrated into a mixed-use development site as a public/private initiative.
- SAP3. Schedule periodic upgrades to parks, pathways and recreation facilities to keep them updated and safe for community use.

### PROGRAMS AND INITIATIVES

- SAP4. As new playground equipment is needed in parks, consider inclusive designs and features that are accessible to children with a variety of physical and sensory needs and abilities.
- SAP5. Maintain pathways that are clean, clear and safe, through regular maintenance and repair, to ensure ease of use by all community members.
- SAP6. Encourage community gardens and local food production to promote healthy food consumption, like the community garden plots in Thayer's Corner Nature Area, provided there is adequate programming support and sustained volunteer interest for its long-term viability.
- SAP7. Pursue the National Recreation and Park Association's (NRPA) Commission for Accreditation of Park and Recreation Agencies (CAPRA).

### REGULATIONS AND STANDARDS

- SAP8. Evaluate the potential to establish requirements within the Zoning Ordinance and development design standards for the dedication of easements or rights-of-way for trail network development and connections.
- SAP9. Utilize the Township's development regulations and coordination with development applicants to ensure that new

development links neighborhoods and parks with schools and commercial centers.

- SAP10. Include habitat protection in local planning considerations, recognizing that wildlife presence and movement within the Township is a continuing reality and part of a healthy natural environment.
- SAP11. Partner with local businesses in the sports, recreation and wellness industries to sponsor sections of new or existing pathway.
- SAP12. Host an annual volunteer event for pathway cleanup and maintenance.
- SAP13. Continue to partner with Wayne County to maintain high-quality facilities, pathways and trails in Hines Park.
- SAP14. Continue to partner with the State of Michigan and Friends of Maybury State Park to ensure high-quality facilities for residents and visitors and to offer support of programming needs.
- SAP15. Coordinate with public and private entities that might provide access to and across their easements and/or rights-of-way for any new trails or pathways. Prior to and during the land development process, identify unimproved land that may be appropriate for trails or other open space.
- SAP16. Pursue sponsorships, donations and other forms of partnerships that extend the reach of Northville Township's park and recreation offerings to residents.
  - Sponsorships can take many forms such as local businesses advertising on ballfield fences and scoreboards. The Township should ensure it has the capability to accept financial and labor donations (such as field maintenance).
  - The Township should also ensure it has the flexibility to accept land donations or participate in mutually beneficial land swaps to acquire more park space.

### PARTNERSHIPS AND COORDINATION

- SAP17. Partner with Northville Public Schools regarding after-hours public use of sports fields and recreation facilities, identifying additional opportunities for leveraging resources.
- SAP18. Create a park volunteer/stewardship program or Adopt-a-Park initiative to create a pool of volunteers to aid in park clean-

ups, plantings, maintenance and potential fundraising opportunities. Consider building these partnerships with adjacent or nearby neighborhood HOAs to foster a sense of ownership.

- SAP19. Work with the State to highlight features of and events held at Maybury State Park, a regional asset located within Northville Township.
- SAP20. Partner with the City of Northville, Downtown Northville (Development Authority) and the Northville Chamber of Commerce to maintain a robust annual list of events and festivals, and to find the most appropriate locations within the Township or City for each event.
- SAP21. Continue to support existing recreation and youth activity programs offered by non-profits, sports associations and other local partners in coordination with Northville Parks and Recreation efforts.

#### MORE TARGETED PLANNING/STUDY

- SAP22. Conduct further study to determine types of active amenities, such as pickleball courts or dog parks, most desired by the community and appropriate locations to provide such facilities.
- SAP23. Determine potential trail spurs that could provide off-street access to existing amenities and non-residential development.
- SAP24. Explore creating a process through which elements of existing or new parks (such as a pavilion or playground) can be sponsored by a family, entity or corporation to aid in the maintenance and upkeep of these facilities.
- SAP25. Determine where additional pathway connections are needed to create a more comprehensive off-street network for pedestrians and bicyclists.
- SAP26. Regularly update the Northville Community Parks and Recreation Plan for an up-to-date assessment of park and trail conditions, programming gaps and opportunities for future parks and amenities that serve both Northville Township and City residents.
- SAP27. As Legacy Park continues into the development and construction phases, provide an update to the Trail Development Plan: Legacy Park to inform residents and visitors of progress.

## PRESERVING COMMUNITY CHARACTER

As Northville Township has developed over the past 100 years, it has created a distinctive character in the Detroit region. Maintaining this character is key, as is ensuring that infill and redevelopment are compatible and contribute to the charm and character valued by residents. Considering the character of proposed development, along with open spaces, landscaping and connectivity will help ensure that new development does not take away from the long-established character of the Township.

## MAINTAINING LIVABILITY AS A CORE FOCUS

As the community developed and its character took shape, another hallmark of Northville Township became its livability. Certain core characteristics, including a high-quality public school system, preserved green spaces, pathways, highly regarded public safety services and family-oriented amenities, all contributed to this high level of livability. Maintaining these features and building on them to boost residents' quality of life even more should be a focus in all that the Township does.

## Partners

While the Parks and Recreation Department will be a key leader in implementing plan priorities related to Recreation and Amenities, partners may include:

- Wayne County
- Downtown Development Authority (DDA)
- Northville Public Schools
- Rotary Club
- Friends of Maybury
- The Community Foundation
- Boy Scouts of America
- Country Garden Club
- Northville Soccer Association
- Northville Baseball/Softball Association
- Thayers Corner
- Northville Art House
- Western Wayne County Therapeutic Recreation
- Northville Historical Society



- Northville Youth Alliance
- Johnson Creek Protection Group
- Mother’s Club of Northville
- Northville Arts Commission
- Northville District Library
- Northville Garden Club

## **Related Plans and Studies**

- Parks and Recreation Master Plan
- Legacy Park Master Plan





# Implementation

With this fresh Master Plan, Northville Township and its various partner agencies and organizations will have an essential new document that should be frequently referred to for guidance in community decision-making. The plan should be a “living document” that is responsive to ongoing change. Its key planning considerations, goals, policies and action strategies must also be revisited periodically to ensure that the plan is providing clear and reliable direction on a range of matters, including land development issues and public investments in infrastructure and services.

Implementation goes well beyond just a list of action items. It is a challenging process that will require the commitment of the Township’s elected and appointed officials, staff, residents, business owners, major institutions, other levels of government and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. Among its purposes, this final plan section highlights specific roles, responsibilities and methods of implementation to execute priority plan recommendations. Equally important are formalized procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered and new opportunities and challenges that have emerged since plan adoption. This is in addition to any other change in circumstances, which may require rethinking of plan priorities. Scheduled plan evaluations and updates, as described later in this section, will help maintain its relevance and credibility as an overarching policy and action guide.

## PLAN ADMINISTRATION

During the development of this plan, representatives of government, business, community groups and others came together to inform the planning process. These community leaders — and new ones who will emerge over the horizon of this plan — must maintain their commitment to the ongoing implementation and updating of the plan’s goals and action strategies.

### Leadership Alignment

Long-range plans such as Northville Township’s Master Plan are relatively general in nature, but they are still complex policy documents that account for interrelationships among various policy choices. As such, educating decision-makers and administrators about plan implementation is an important first step after plan adoption. As the principal groups that will implement the plan, Township management and department heads, the Board of Trustees and the Planning Commission should all be “on the same page” with regard to priorities, responsibilities and interpretations.

Consequently, Township management should arrange to convene those listed above immediately after plan adoption, to include:

- A discussion of the respective roles and responsibilities of the Board of Trustees, Planning Commission (and other Township advisory bodies) and individual staff members;
- A thorough overview of the entire Master Plan, with emphasis on the parts of the plan that relate most to each individual group;
- Implementation tasking and priority setting, which should lead to each group establishing one-year and three-year implementation agendas;

### Why this Final Plan Section is Important to Northville Township

- Emphasizes the importance of not only creating a plan but translating it into real action and tangible, beneficial results.
- Adds a shorter-term strategic perspective to what is otherwise intended as a guide to Northville Township’s long-term enhancement over the next 20 years.
- Includes a list of priority actions for the Township and other plan implementation partners to focus on during the next several years after plan adoption.
- Underscores the need to keep the plan fresh and relevant through annual review and reporting procedures and periodic updates.
- Advocates for ongoing community engagement as the plan is implemented.

- Facilitation of a mock meeting in which the use of the plan and its policies and recommendations is illustrated; and
- An in-depth question-and-answer session, with support from the Township Attorney and other key staff.

### Definition of Roles

#### *Board of Trustees*

The Board of Trustees should take the lead in the following general areas:

- Adopting and amending the plan, when necessary and appropriate, after adoption by the Planning

Commission (and input from other boards/commissions depending on the topic).

- Acting as a champion of the plan.
  - Establishing the overall implementation priorities and timeframes by which action strategies in the plan will be initiated and completed.
  - Considering and approving the funding commitments that will be required.
  - Adopting new or amended land development regulations to implement the plan.
  - Approving intergovernmental and public/private agreements that implement the plan.
  - Approving projects and activities and their associated funding during the Township's annual budget process, consistent with this plan and its goals and action priorities.
  - Providing policy direction to the Planning Commission, other appointed Township boards and commissions and Township management and staff.
- Managing the drafting of new or amended development regulations.
  - Conducting studies and developing additional special-purpose and/or special area plans.
  - Reviewing land development applications for consistency with the Master Plan.
  - Negotiating the specifics of intergovernmental and other agreements.
  - Administering collaborative programs and ensuring open channels of communication with various private, public and non-profit partners.
  - Maintaining an inventory of potential plan amendments, as suggested by Township staff and others, for consideration during annual and periodic plan review and update processes.
  - Generating and presenting an annual report to the Planning Commission and Board of Trustees concerning progress toward implementation of the Master Plan.

### *Planning Commission*

The Planning Commission should take the lead in the following general areas:

- Ensuring that recommendations forwarded to the Board of Trustees are reflective of plan goals and action priorities.
- After holding one or more public hearings to discuss new or evolving community issues and needs, making recommendations to the City Council regarding plan updates and plan amendments.

### *Township Staff*

Township staff should take the lead in the following general areas:

- Managing day-to-day implementation of the plan, including ongoing coordination through an interdepartmental plan implementation committee with representatives of all key Township functions.
- Supporting and carrying out capital improvement planning efforts.

## Plan Implementation Methods

### WAYS OF MOVING TOWARD ACTION

Plan implementation generally occurs in five ways:

-  Capital Investments
-  Programs and Initiatives
-  Regulation and Standards
-  Partnerships and Coordination
-  More Targeted Planning/Study



## ACTION AGENDA

The goals in this Master Plan will ultimately be attained through a multitude of specific actions. The initiatives highlighted in this section cut across – and are supported by – multiple elements within the plan. Compiled in the **Northville Township Action Agenda** table is a set of 15 key action items derived from the various plan elements. The table does not include every recommendation found throughout this plan. Instead, it details a shorter “to do” list of initial strategic priorities, their potential timing and who is responsible for initiating, administering and participating in the implementation process.

The table indicates a target timeframe for pursuing each action item, either immediate in Years 1-2 after plan adoption (2 items), in the near term during Years 1-5 (5 items) or later in Years 1-10 (3 items) – along with 5 items classified as Ongoing that will likely always be “front burner” items for the Township over the next 10-20 years. Additionally, the action strategies have been categorized regarding those actions that will involve (1) capital investments, (2) programs and initiatives, (3) regulations and standards, (4) partnerships and coordination and (5) more targeted planning/study. Most capital projects will also require, to varying degrees, additional feasibility analysis, construction documentation, specifications and detailed cost estimates.

The Action Agenda table provides a starting point for determining near-term and longer-term task priorities. This is an important first step toward plan implementation and should occur in conjunction with the Township’s annual budget process, during Capital Improvement Plan (CIP) preparation and in support of departmental work planning. Then, once the necessary funding is committed and roles are defined, a lead Township staff member should initiate a first-year work program in conjunction with Township management, other departments and other public and private implementation partners.

The near-term action priorities should be revisited annually by Township officials and staff to recognize accomplishments, highlight areas where further attention and effort are needed and determine whether some items have moved up or down on the priority list given changing circumstances and emerging needs. It should be kept in mind that early implementation of certain items, while perhaps not the uppermost priorities, may be expedited by the availability of grant-related funds, by a state or federal mandate or by the eagerness of one or more partners to pursue an initiative with the Township. On the other hand, some high-priority items may prove difficult to tackle in the near-term due to budget constraints, the lack of a lead entity or individual to carry the initiative forward, or by the community’s readiness to take on a complex or potentially controversial new program.

Progress on the immediate and near-term items should be the focus of the first annual review and report one year after adoption of this Master Plan as described later in this section. Then, similar to multi-year capital improvements programming, the entire Action Agenda – and all other action strategies within the plan sections – should be revisited annually to decide if any additional items are ready to move into a sooner action timeframe.

# Northville Township Action Agenda

Action	Where in Plan	Action Type	Action Leaders and Key Partners
<b>Years 1-2</b>			
<p><b>A</b></p> <p>Update the Township’s development standards to align the zoning districts with the future land use and character categories, and determine whether additional or modified zoning districts are needed. The review and update should incorporate:</p> <ul style="list-style-type: none"> <li>– Strategies that allow, promote and incentivize a variety of housing types for infill and development that accommodate residents of all ages;</li> <li>– Provisions that address community aesthetics, such as landscaping, buffering, screening and lighting;</li> <li>– Alternative methods and provisions for achieving more development by right, reducing reliance on Planned Unit Development procedures and special land uses, and making the development review process as efficient and predictable as possible; and</li> <li>– Provisions that clearly allow for and promote mixed-use developments (vertical or horizontal) where appropriate.</li> </ul>	<p><b>Land Use and Development</b></p> <p>Goal 2</p> <p>Action 2</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Township Attorney</li> <li>– Public Services</li> <li>– Engineering</li> <li>– Building</li> <li>– Parks and Recreation</li> </ul>
<p><b>B</b></p> <p>Adopt new design standards that address multi-family housing and infill development to ensure a high level of design quality.</p>	<p><b>Land Use and Development</b></p> <p>Goal 1</p> <p>Action 4</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Township Attorney</li> <li>– Public Services</li> </ul>

**Years 1-5**

<p><b>C</b></p>	<p>Complete plans for and construction of new public safety campus along Seven Mile Road.</p>	<p><b>Growth Capacity</b></p> <p>Goal 2</p> <p>Action 1</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>- <b>Manager’s Office</b></li> <li>- Engineering</li> <li>- Building</li> <li>- Planning</li> <li>- Parks and Recreation</li> <li>- Public Safety (Fire Department and Police Department)</li> </ul>
<p><b>D</b></p>	<p>Building on the Township’s framework for ongoing coordination with Home Owner Associations, consider formation of a cross-departmental Neighborhoods Team, to focus on neighborhood-level issues and needs, which often require solutions involving coordinated response by various Township functions.</p>	<p><b>Land Use and Development</b></p> <p>Goal 1</p> <p>Action 2</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> <li>- <b>Clerk’s Department</b></li> <li>- <b>Planning</b></li> <li>- Parks and Recreation</li> <li>- Public Services</li> <li>- Public Safety (Fire Department and Police Department)</li> <li>- Manager’s Office</li> </ul>
<p><b>E</b></p>	<p>Pursue a pro-active code enforcement strategy to maintain high-quality aesthetics of the site design and building condition of commercial sites. Develop a strategy that first offers helpful assistance to property owners for complying voluntarily with Township building condition and appearance standards rather than a punitive approach, so that enforcement resources may be targeted to the worst areas and offenders.</p>	<p><b>Land Use and Development</b></p> <p>Goal 4</p> <p>Action 2</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> <li>- <b>Code Enforcement</b></li> <li>- Planning</li> <li>- Township Attorney</li> </ul>
<p><b>F</b></p>	<p>Host an annual meeting with Township businesses to provide an opportunity for discussion on what would be helpful for business owners and to provide an update on Township infrastructure projects, any pertinent code or regulatory changes and other programs of interest to the business community.</p>	<p><b>Economic Development</b></p> <p>Goal 1</p> <p>Action 1</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> <li>- <b>Planning</b></li> <li>- <b>Northville Chamber of Commerce</b></li> </ul>



<b>G</b>	Develop an access management program that progressively eliminates issues caused by the location and proliferation of driveways and other access points along various corridors within the Township. Apart from helping improve traffic flow along major roadways, effective access management can help enhance safety and reduce crashes considerably. Access management includes strategies such as coordinating driveway spacing, utilizing medians and other methods of limiting conflict points.	<b>Transportation</b>  Goal 1  Action 2	Partnerships and Coordination	<ul style="list-style-type: none"> <li>- <b>Planning</b></li> <li>- <b>Police Department</b></li> <li>- Wayne County</li> <li>- Township Attorney</li> </ul>
<b>Years 1-10</b>				
<b>H</b>	Determine and perform necessary upgrades to water and sanitary sewer infrastructure equipment, using the Water Distribution Study and Master Plan, to support existing development proposals and potential new development in the Township.	<b>Growth Capacity</b>  Goal 2  Action 10	More Targeted Planning/Study	<ul style="list-style-type: none"> <li>- <b>Public Works</b></li> <li>- Engineering</li> <li>- Planning</li> </ul>

<p><b>I</b></p>	<p>Implement initiatives to improve “last mile connectivity” by enhancing the multi-modal transportation system in Northville Township. Last mile connectivity is critical for encouraging people to use modes of transportation other than their vehicles. Improving the last mile connectivity will provide an impetus for Township residents to increase their usage of alternative transportation facilities such as sidewalks, bike lanes, shared-use paths and transit.</p> <ul style="list-style-type: none"> <li>– Coordinate with employers, schools and other organizations to promote end-of-trip facilities, such as lockers, bike racks and other bicyclist-friendly items.</li> <li>– Evaluate the potential for pilot projects for first mile/ last mile transit service, utilizing technologies such as transportation networking companies (i.e., Uber/Lyft).</li> </ul>	<p style="text-align: center;"><b>Transportation</b></p> <p style="text-align: center;">Goal 2</p> <p style="text-align: center;">Action 5</p>		<ul style="list-style-type: none"> <li>– <b>Parks and Recreation</b></li> <li>– <b>Public Services</b></li> <li>– Planning</li> <li>– Engineering</li> <li>– Northville Public Schools</li> <li>– Northville Chamber of Commerce</li> <li>– Wayne County</li> <li>– SEMCOG</li> <li>– Regional Transit Authority of Southeast Michigan</li> </ul>
<p><b>J</b></p>	<p>Consider the development of Township focal points that create unique places for residents to gather, interact, recreate or just relax. This could include plazas, public art placed at key locations or a central green in a public space (e.g., within a park, on the Township Hall property, etc.) or integrated into a mixed-use development site as a public/ private initiative.</p>	<p style="text-align: center;"><b>Recreation and Amenities</b></p> <p style="text-align: center;">Goal 1</p> <p style="text-align: center;">Action 2</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Parks and Recreation</li> <li>– Northville Youth Network</li> </ul>

**Ongoing**

<b>K</b>	Continue coordination with Northville Public Schools to monitor area growth, redevelopment and demographic trends and their implications for school capacity and facilities, along with the Township’s public infrastructure, public buildings and housing needs.	<b>Growth Capacity</b> Goal 2 Action 9	Partnerships and Coordination	<ul style="list-style-type: none"> <li>– <b>Public Services</b></li> <li>– <b>Planning</b></li> <li>– Northville Public Schools</li> <li>– Engineering</li> </ul>
<b>L</b>	Maintain funding and community support to achieve re-accreditation from the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) for the Township’s Police Department through agency performance tracking and monitoring changes to agency procedure.	<b>Growth Capacity</b> Goal 3 Action 2	Programs and Initiatives	<ul style="list-style-type: none"> <li>– <b>Board of Trustees</b></li> <li>– Manager’s Office</li> <li>– Police Department</li> </ul>
<b>M</b>	Collaborate with the State of Michigan to determine the future outlook for remaining state-owned property and facilities in the Township, especially in prime locations where more productive uses could occur and bolster the local tax base.	<b>Land Use and Development</b> Goal 2 Action 3		<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Manager’s Office</li> <li>– State of Michigan</li> </ul>
<b>N</b>	In coordination with Wayne County, conduct recurring community outreach and public information efforts to inform Township residents and businesses on the status of projects including paving efforts and Beck Road improvements.	<b>Transportation</b> Goal 3 Action 1		<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Public Services</li> <li>– Wayne County</li> </ul>
<b>O</b>	Work with Plymouth Township and the Northville Chamber of Commerce to actively recruit businesses, and supporting services, to the MITC corridor.	<b>Economic Development</b> Goal 2 Action 2		<ul style="list-style-type: none"> <li>– <b>Planning</b></li> <li>– Plymouth Township</li> <li>– Northville Chamber of Commerce</li> <li>– Michigan International Technology Center (MITC)</li> </ul>



## PLAN AMENDMENT PROCESS

The Northville Township Master Plan should be a flexible document that allows for adjustment to changing conditions over time. Shifts in political, economic, physical, technological and social conditions and other unforeseen circumstances, may influence and change the priorities and fiscal outlook of the community. As Northville Township evolves, new issues will emerge while others will no longer be as relevant. Some action statements will be found impractical or outdated while other plausible solutions will arise. To ensure that it continues to reflect the overall goals of the community and remains relevant over time, the plan must be revisited regularly to confirm that the plan elements are still on point and the associated goals and action strategies are still appropriate.

Revisions of the Master Plan are two-fold, with minor plan amendments occurring at least every other year and more significant updates and modifications occurring every five years. As an example, a minor amendment could include revisions to certain elements of the plan as a result of the adoption of another specialized plan. Major updates will involve:

- Reviewing the community’s base conditions and anticipated growth trends;
- Re-evaluating the plan findings and formulating new ones as necessary; and
- Adding, revising or removing action strategies in the plan based on implementation progress.

### Annual Progress Report

Township staff should prepare an annual progress report for presentation to the Board of Trustees and Planning Commission. This ensures that the plan is consistently reviewed and that any needed modifications or clarifications are identified for the bi-annual minor amendment process. Ongoing tracking of consistency between the plan and the Township’s development regulations should be an essential part of this effort.

The Annual Progress Report should include and highlight:

- Significant actions and accomplishments during the last year, including the status of implementation for each programmed task in the Master Plan.
- Obstacles or problems in the implementation of the plan.
- Proposed content amendments that have come forward during the course of the year.

- Recommendations for needed actions, programs and procedures to be developed and implemented in the coming year, including recommendation of projects to be included in the Township's proposed CIP, other programs/projects to be funded and priority coordination needs with public and private implementation partners.

**Bi-Annual Amendment Process**

Plan amendments should occur at least bi-annually (every two years), allowing for proposed changes to be considered concurrently so the cumulative effects may be understood. Factors that should be considered in deciding on a proposed plan amendment include:

- Consistency with the goals, policies and action strategies set forth in the plan.
- Potential effects on infrastructure provision including water, wastewater, drainage and the transportation network.
- Potential effects on the Township's ability to provide, fund and maintain services.
- Potential effects on environmentally sensitive and natural areas.
- Whether the proposed amendment contributes to the overall direction and character of the community as captured in the plan vision and goals, and as reflected in ongoing public input.

**Five Year Review**

An Evaluation and Appraisal Report to the Board of Trustees should be prepared every five years. This report should be prepared by Township staff with input from all departments, the Planning Commission and other boards and commissions. The report process involves evaluating the existing plan and assessing how successful it has been in achieving the community's goals. The purpose of the report is to identify the successes and shortcomings of the plan, look at what has changed over the last five years and make recommendations on how the plan should be modified in light of those changes.

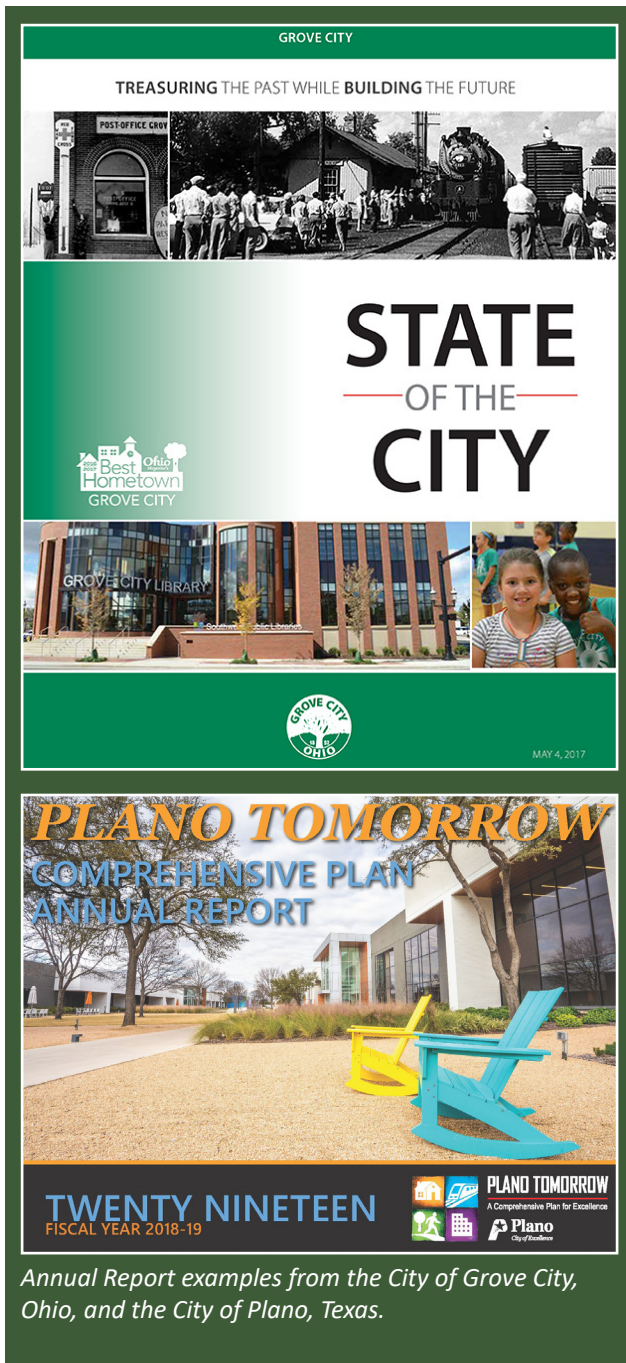
The report should review baseline conditions and assumptions about trends and growth indicators. It should also evaluate implementation potential and/or obstacles related to any unaddressed major action strategies. The evaluation report and process should result in an amended Master Plan, including identification of new or revised information that may lead to updated goals and action strategies.

More specifically, the report should identify and provide:

- Summary of major actions and interim plan amendments undertaken over the last five years.
- Major issues in the community and how these issues have changed over time.
- Changes in the assumptions, trends and base studies data in the Township Today Report, including the following:



*A short booklet could be used for the annual report.*



Annual Report examples from the City of Grove City, Ohio, and the City of Plano, Texas.

- The rate at which growth and development is occurring relative to the projections put forward in the plan.
  - Shifts in demographics and other growth trends.
  - Township-wide attitudes, and whether apparent shifts, if significant, necessitate amendments to the stated goals or action strategies of the plan.
  - Other changes in political, social, economic, technological or environmental conditions that indicate a need for plan amendments.
- Ability of the plan to continue to support progress toward achieving the community’s goals. The following should be evaluated and revised as needed:
- Individual sections and statements within the plan must be reviewed and revised, as necessary, to ensure that the plan provides sufficient information and direction to achieve the intended outcome.
  - Conflicts between goals and action strategies that have been discovered in the implementation and administration of the plan must be pointed out and resolved.
  - The list of priority actions must be reviewed and major accomplishments highlighted. Those not completed by the specified timeframe should be re-evaluated to ensure their continued relevance and/or to revise them appropriately.
  - As conditions change, the timeframes for implementing major actions in the plan should be re-evaluated where necessary. Some actions may emerge as a higher priority given new or changed circumstances while others may become less important to achieving the goals and development objectives of the community.
  - Based upon organizational and procedural factors, as well as the status of previously assigned tasks, the implementation task assignments must be reviewed and altered, as needed, to ensure timely accomplishment of the plan’s action strategies.
  - Changes in laws, procedures and missions may impact the community’s ability to achieve its goals. The plan review must assess these changes and their impacts on the success of implementation, leading to any suggested revisions in strategies or priorities.

## Ongoing Community Outreach and Engagement

All review processes and updates related to this Master Plan should emphasize and incorporate ongoing public input. The annual and continual plan evaluation and reporting processes should also incorporate specific performance measures and quantitative indicators that can be compiled and communicated both internally and to elected officials, residents and other plan stakeholders in a “report card” fashion. Examples might include:

- Acres of new development (plus number of residential units and square footage of commercial and industrial space) approved and constructed in conformance with this plan and Northville Township’s development regulations.
- Various measures of service capacity (gallons per day, etc.) added to the Township’s major utility infrastructure systems – and the number of dollars allocated to fund the necessary capital projects.

- New and expanded businesses, added jobs and associated tax revenue gains through economic development initiatives.
- Acres of parkland and open space added to the Township’s inventory, and miles of trail developed or improved.
- Indicators of the benefits from redeveloped sites and structures (appraised value, increased tax revenue, new residential units and retail and office spaces in mixed-use settings, etc.).
- The numbers of residents and other stakeholders engaged through Township-sponsored education and outreach events related to Master Plan implementation and periodic review and updating, as outlined in this section.







# Northville Township Today Report



**MASTER PLAN**

- Shaping Our Tomorrow -



# NORTHVILLE TOWNSHIP TODAY REPORT

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# Introduction

## Purpose

This report provides background information about Northville Township as it is today. This information is presented in topic areas relevant to the Township's physical growth and development. This report also highlights key planning considerations for the years ahead, which will set the stage for the Future Township phase of the Master Plan process in terms of community needs and desires for the next 20 years. This report content is based on initial background studies to date by the Township's community planning consultant, Kendig Keast Collaborative (of Sugar Land, Texas), as well as leadership and community input received to this point. The report also points readers to other sources for more detailed information to ensure the brevity of this document and to avoid duplication of available reports and profiles of Northville.

## Benefits

As discussed, a master plan is a long-range, community-based policy document that lays the groundwork for how communities can take charge of, invest in, and realize their future.

### MASTER PLANS:

- Provide public officials with a greater understanding of existing conditions in their community, and the larger trends and forces that are impacting growth and development (or lack thereof); and a long-term outlook at the potential consequences of land use, infrastructure, and other decisions.
- Establish priorities for implementation strategies and actions to achieve preferred outcomes.
- Place communities in more favorable positions when pursuing and securing grants and capital project partnerships.
- Offer an opportunity for constructive and meaningful public input, education, and engagement through a variety of forums; including one-on-one meetings, focus groups, town hall-style community workshops, and surveys.

- Provide policy guidance and a legally defensible basis for effective and implementable land development regulations.
- Provide a framework to enable local officials to make better-informed decisions based upon a coordinated plan to guide the orderly growth and development of their community.
- Provide the umbrella for weaving together a series of small area plans, through which greater synergies can be created.

Engaging in a local comprehensive planning process will enable Northville Township to have a greater measure of control over its future and the opportunities and challenges that change will bring. Planning will enable the Township to proactively manage future growth and development / redevelopment as opposed to reacting to development proposals on a case-by-case basis without adequate and necessary consideration of community-wide issues. Northville Township's last Master Plan was completed in 2007.

## Focus Areas

Focus areas within the Master Plan provide direction when setting program and funding priorities to enhance the quality of life in Northville Township. The five Focus Areas for Northville Township's new Master Plan will include:

1. Growth Capacity
2. Land Use and Development
3. Transportation
4. Economic Development
5. Recreation and Amenities

These focus areas were considered in preparing this Northville Township Today Report and will frame the Future Township portion of the Master Plan.

## Planning Authority

The State of Michigan outlines the purposes and requirements for a master plan that is to be used when considering the future of a community. Article III, *Preparation and Adoption of Master Plan*, of the Michigan Planning Enabling Act, Act 33 of 2008, states:

“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.”

The Michigan Planning Enabling Act also states:

“The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- Is coordinated, adjusted, harmonious, efficient, and economical.
- Considers the character of the planning jurisdiction and its suitability for particular uses.
- Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- Includes, among other things, promotion of or adequate provision for one or more of the following:
  - A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users;
  - Safety from fire and other dangers;
  - Light and air;
  - Healthful and convenient distribution of population;
  - Good civic design and arrangement and wise and efficient expenditure of public funds;
  - Public utilities such as sewage disposal and water supply, and other public improvements;
  - Recreation;
  - The use of resources in accordance with their character and adaptability.”<sup>1</sup>

The Planning Enabling Act also sets up the Master Plan for approval by the Planning Commission once completed.

<sup>1</sup> Michigan Planning Enabling Act, Act 33 of 2008, Article III

## Approach

### TOWNSHIP TODAY | FUTURE TOWNSHIP

The planning process focuses first on providing a snapshot of existing conditions, culminating in this Northville Township Today Report. The report includes a discussion of Northville Township’s history, location and physical characteristics and highlights its demographic composition and trends. A summary of key indicators, from the latest available U.S. Census data and other sources, illustrates historical data and current conditions and provides context relevant to the rest of the planning effort.

Master plans are future-oriented and contain policies and actions that are intended to advance a set of preferred conditions. As such, the Future Township phase of the planning process — and its implementation emphasis — will be the primary focus of Northville Township’s Master Plan. The Future Township portion includes recommended initiatives and strategies for guiding Northville Township’s development and redevelopment while preserving community character, enhancing quality of life and improving economic well-being.

## Leadership and Public Engagement

Multiple leadership and community engagement activities were hosted by Northville Township and the consultant team to help focus data gathering efforts for this report and to guide later planning during the Future Township phase. These initial engagement activities included:

- A **first joint workshop** with the Board of Trustees and Planning Commission for initial “big picture” discussion of the project, and of Northville Township trends, issues and needs. (July 2022)
- A series of three informal **listening sessions** with community members to learn about the area’s strengths and challenges, along with areas of interest and priorities for the Plan. The groups were Home Owners Association members, business owners and high school youth. (July and September 2022)
- A **Public Forum** to provide an introduction to the Plan, present initial data and a profile of Northville Township and collect input on the community’s vision for the future. A series of interactive activities provided an opportunity for participants to share what they love about Northville Township and key concerns they think should be prioritized in this Plan. (September 2022)
- A first **Steering Committee** meeting to discuss topics heard thus far from the community and conduct a series of visioning and land use planning exercises. (September 2022)
- A meeting with **Township department heads** to learn about accomplishments from their recent work and future opportunities and challenges they foresee. (September 2022)
- An **online survey** to follow-up on the Forum content and provide community members an opportunity to share their favorite things about Northville Township, along with their hopes, concerns and top priorities for the Plan. (September 2022)



Figure 1, Public Forum on Northville Township’s



Map 1, Plymouth Resource Description



Map 2, Plymouth Plat Map Before Northville



Figure 2, Maybury Sanatorium Entrance



Figure 3, Maybury Sanatorium



Figure 4, Ford Gauge Plant



Figure 5, Northville Lumber Company



## Northville Township Setting and Context

Located in the northwest corner of Wayne County, as seen on Map 3, Regional Context, Northville Township is approximately 26 miles from downtown Detroit, and 20 miles north of the Detroit Metropolitan Wayne County Airport. The Township is part of the greater Detroit metro area. Originally within Plymouth Township, as seen on Maps 1 and 2, the Northville community (which consists of the City of Northville and Northville Township) began as the Village of Northville in the 1820s and ultimately split from Plymouth into a separate township. Northville Township was officially founded in 1898 and became a charter township in 1985. Due to its split from Plymouth Township, Northville Township is approximately half of a typical township plat, which is 36 square miles. Northville Township is just over 16 square miles in size.

As seen on Map 4, Northville Community, Northville Township has multiple east-west streets named numerically (Five Mile, Six Mile, Seven Mile, and Eight Mile) and key north-south streets, the majority of which extend from the northern boundary to the southern boundary of the Township. Beck Road and Haggerty Road are two of the busier north-south corridors, as seen through maps provided in the Transportation section of this Report. Although they are just east of the Township, Interstates 275 and 96 serve as a physical versus jurisdictional boundary for the area. These interstates touch the southeastern corner of the Township, and form a large interchange with State Highway 14 just south of the Township. State Highway 14 runs east-west, parallel to Five Mile Road, the Township's southern boundary. Northville Township is bordered by Plymouth Township to the south, Salem Township to the west, the City of Novi and City of Northville to the north, and City of Livonia to the east.

The “Northville Community” refers to the City of Northville and Northville Township. This term may be used at times throughout the Master Plan as some services are jointly provided by the City and Township and some data is collected community-wide. Information regarding the Northville community as a whole will be specified throughout the Plan, where used; otherwise, this Plan focuses on Northville Township.

Northville Township had 31,758 residents as of the 2020 Census, up from 28,497 in 2010. The Northville Township Today Profile on the following pages presents additional data about residents of the Township.

### 1800s

- 1823** First land patent in the Northville area is granted to Gideon Benton.<sup>1</sup>
- 1898** Northville Township is established after splitting off from the Village of Northville (incorporated 1867).

### 1900s

- 1919** Maybury Sanatorium, home of a tuberculosis hospital built by the City of Detroit for patient recovery, occupies 40 buildings between Seven and Eight Mile Roads at Beck and Napier Roads.
- 1925** Ford Gauge Plant, a water-powered plant producing Johansson gauge blocks, opens at Northville Road and Mill Street. This was one of 19 small Ford Village Industry plants built in southeast Michigan.<sup>2</sup>
- 1926** Wayne County Training School opens at Five Mile and Sheldon Roads, and serves as a home for developmentally disabled children.
- 1952** Northville State Psychiatric Hospital opens on over 400 acres of wooded land, along Seven Mile Road. This facility could house over 1,000 patients and was considered the most cutting-edge facility when it opened.<sup>3</sup>
- 1954** Ford Gauge Plant closes and is sold.
- 1969** Maybury Sanatorium closes.
- 1974** Wayne County Training School closes.
- 1975** Maybury State Park opens at the former site of the Maybury Sanatorium.
- 1985** Northville Township becomes a Charter Township.
- 1998** Wayne County Training School is demolished.

### 2000s

- 2003** Northville State Psychiatric Hospital closes.
- 2007** Most recent Master Plan is adopted.
- 2012** The Seven Mile Road Park Master Plan is adopted by the Board of Trustees and provides a 30-50 year roadmap for phased development at the former Northville State Psychiatric Hospital Site.<sup>4</sup>
- 2015** The Michigan International Technology Corridor Redevelopment Authority is formed to capture tax revenues to clean up properties on the MITC site located at the southwest corner of Northville Township.<sup>5</sup>

1 <https://pocketsights.com/tours/tour/Northville-Northville-Heritage-Hike-6121>

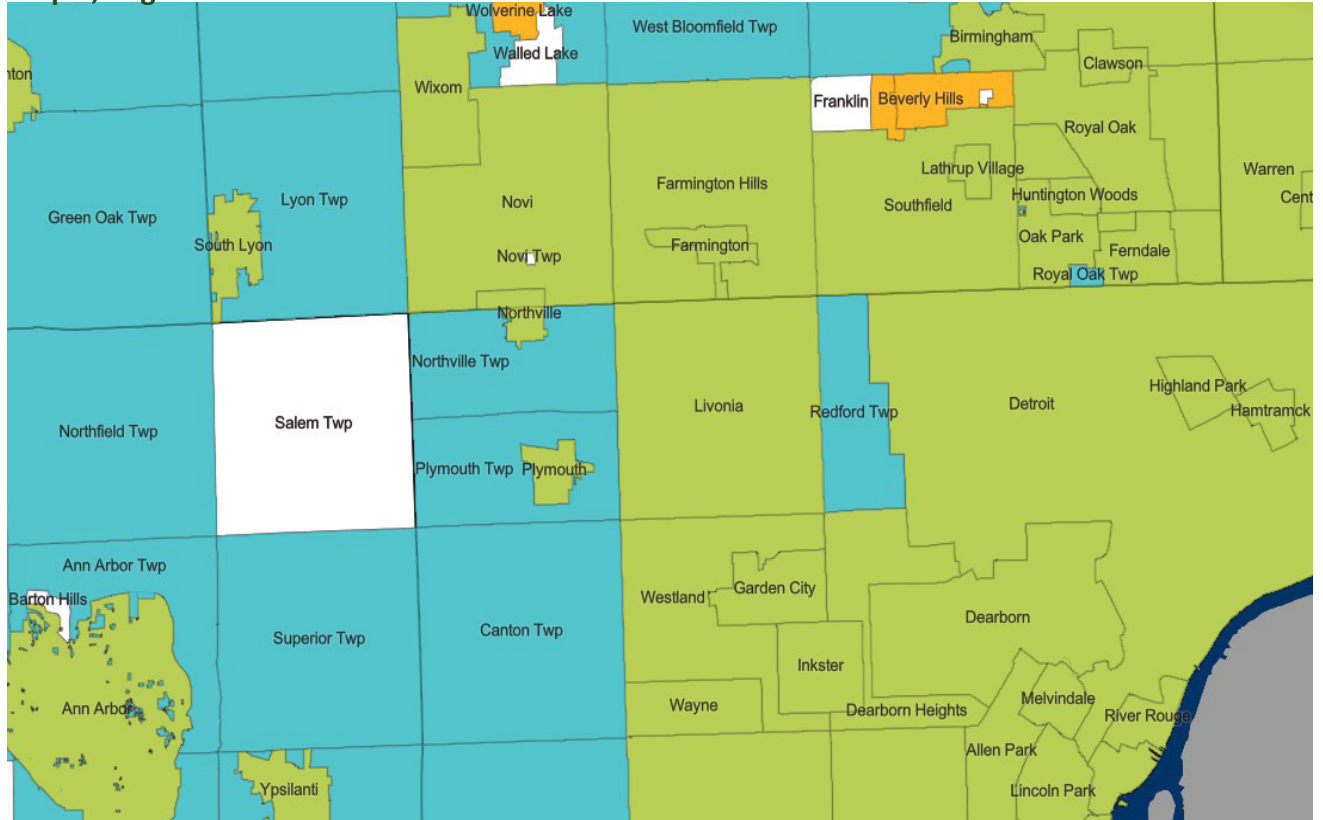
2 <https://northilletownshiphistoricfund.org/lost-history>

3 [https://opacity.us/site194\\_northville\\_state\\_hospital.htm](https://opacity.us/site194_northville_state_hospital.htm)

4 <https://www.twp.northville.mi.us/business/economic-development/legacy-park-seven-mile-property>

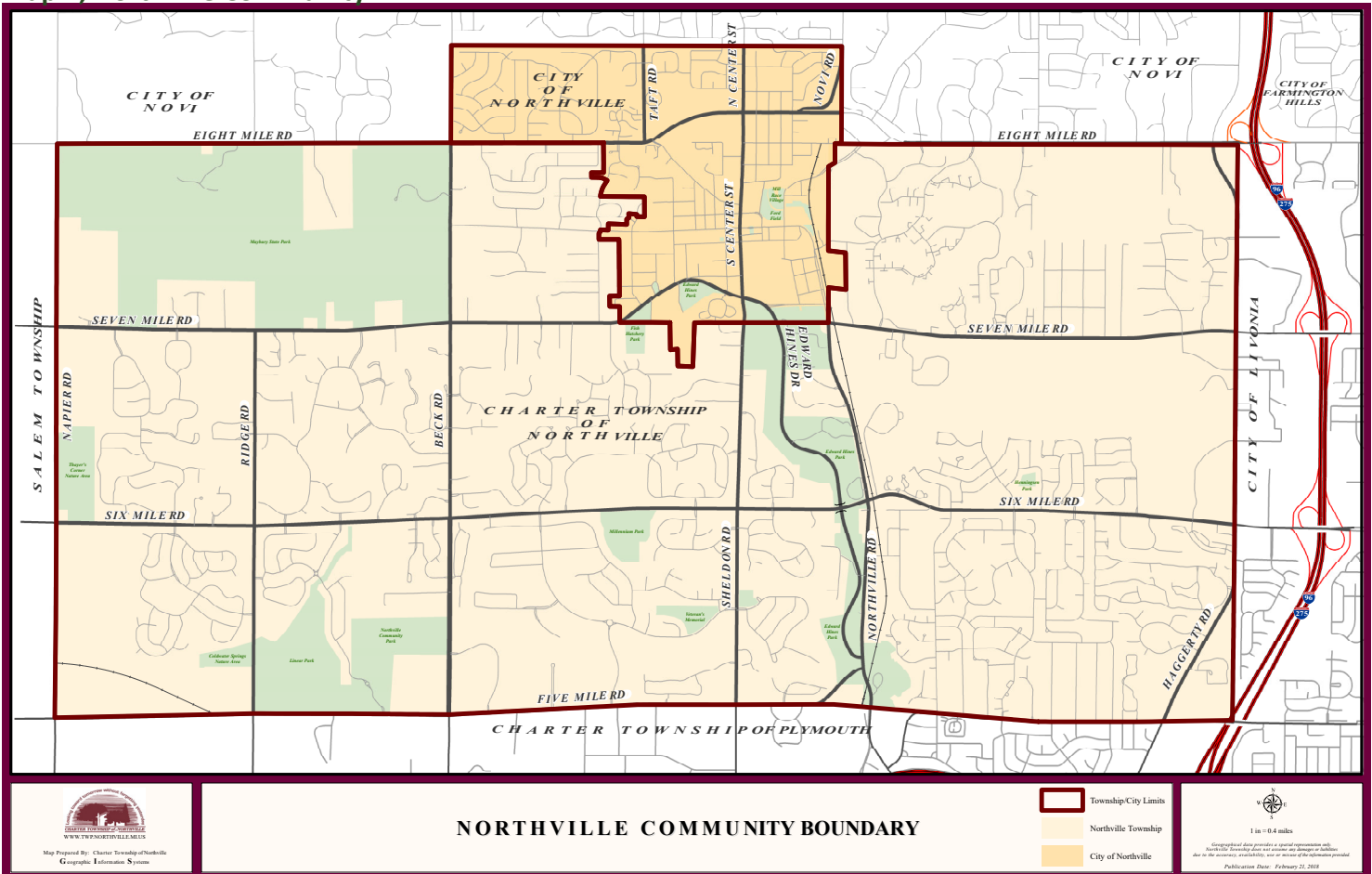
5 <https://www.hometownlife.com/story/news/2022/02/09/long-dormant-northville-township-property-get-new-life/6563974001/>

**Map 3, Regional Context**



Source: SEMCOG (Note that colors differentiate between City, Township, and Village)

**Map 4, Northville Community**



Source: Northville Township Webpage





# Northville Township Today

## Northville Township Today Report Organization and Context

The information in this report is presented in the following topic areas relevant to the Township’s Master Plan for guiding future physical development:

- People
- Housing
- Jobs and Economy
- Transportation
- Public Safety
- Parks and Amenities
- Events and Festivals

### Census Data Availability

This planning effort began near the start of a new decade, in 2022. Following the 2020 Census, data is released as it becomes available, according to a schedule published on the U.S. Census Bureau website. Due to the COVID-19 public health emergency, the Census reporting timeframe was extended longer than usual. However, at the publication of this report, the majority of the data from the 2020 Census was available online.

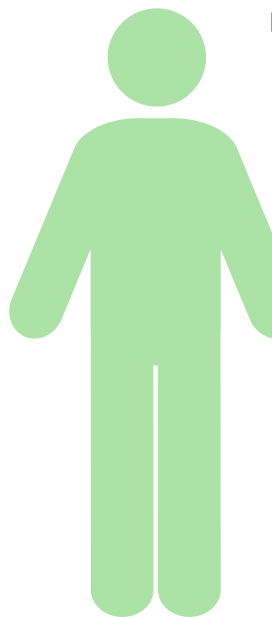
Census statistics are often the best detailed data about socioeconomic conditions at the local community level. Estimates for some indicators are also used at times and are available from the Bureau’s American Community Survey (ACS) program. Data sources are cited in this report.

## PEOPLE

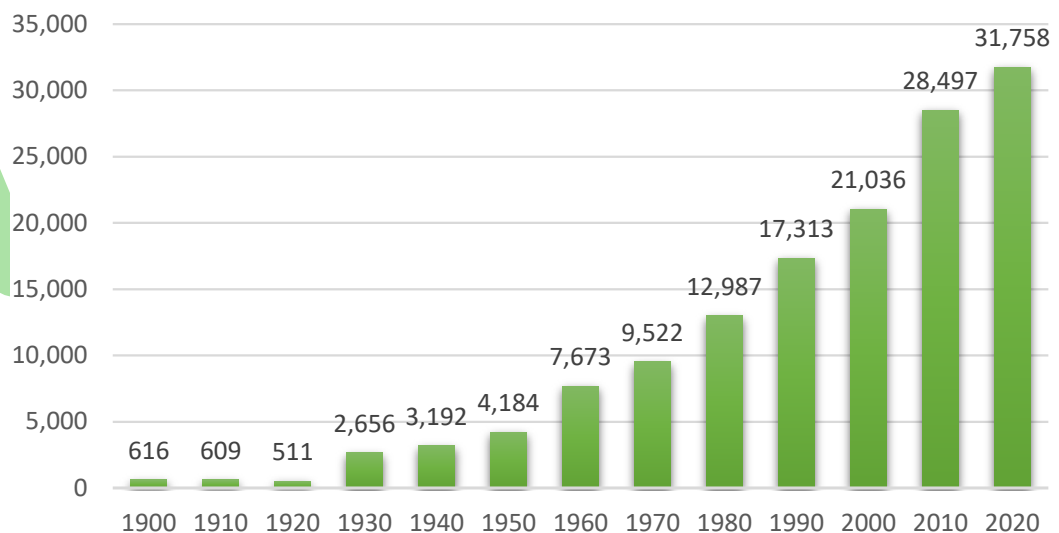
**31,587** *Population of Northville Township*

After its incorporation as a Township in 1898, Northville Township’s first census was recorded in 1900 with a population of 616 people. The Township’s population has continued to grow since then, with some periods of dramatic growth and only one period of decline between 1910 and 1920. A significant population increase occurred between 1920 and 1930, with over 500% growth. Another

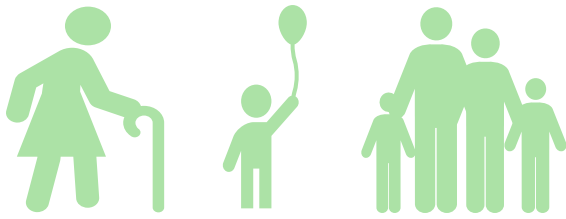
period of substantial growth occurred between 1950 and 1960, with a population increase over 80%. While every decade did not include similar growth spurts, from 1940 to 2010, the population increased between 20% and 35% every 10 years. Between 2010 and 2020, the growth rate slowed to 11%, a significant decrease from the pace of growth seen in previous decades, but still an increase in population. This resulted in the most recent 2021 population estimate of 31,587 residents in Northville Township. Figure 7 illustrates the population for every decade since the founding of the Township. (Source: U.S. Census Bureau)



**Figure 7, Northville Township Population (1900 - 2020)**



Source: 2020 Census and Southeast Michigan Council of Governments

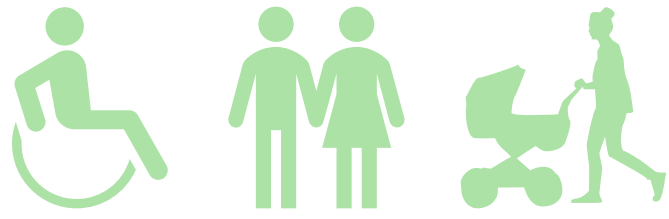


## 44.5 Median Age

Northville Township residents had a median age of 44.5 years in 2020, which was up from 42.4 years in 2010. This aligns with the reduced percentage of residents under age 18 — 21.6% in 2020 versus 24% in 2010. This increase in the Township’s median age also mirrors state and national trends as the graying of the Baby Boomer Generation continues. (Source: U.S. Census Bureau)

## 72.7 Age Dependency Ratio

As of 2020, the age dependency ratio in Northville Township was 72.7. This ratio is calculated by adding the numbers of residents under age 18 and 65+ and then dividing that sum by the number of people between ages 18 and 64. These youngest and oldest age groups represent the largely non-working segments of the population that must be supported primarily by the working age population in between. A relatively low age dependency ratio, typically in the 50 - 60 range, means that an area has a sufficient working age population to support the dependent population. (University communities with a substantial student population have some of the lowest age dependency ratios while retirement communities are usually the highest.) Northville Township’s age dependency ratio, as calculated with the 2020 population numbers, is on the high end. This age dependency ratio has increased since 2010, when the age dependency ratio was 66. This could be indicative of a variety of trends including youth leaving the community after high school, more seniors aging in place or moving to the community, a lack of available housing for families (in terms of both built housing stock and affordable price points) or insufficient or appropriate jobs to attract working-age people to live in Northville Township. Regardless of the reason, this relatively high age dependency ratio, and one that has increased since 2010, means that the number of youth and seniors relying on working-age residents is higher than in many communities. (Source: U.S. Census Bureau)



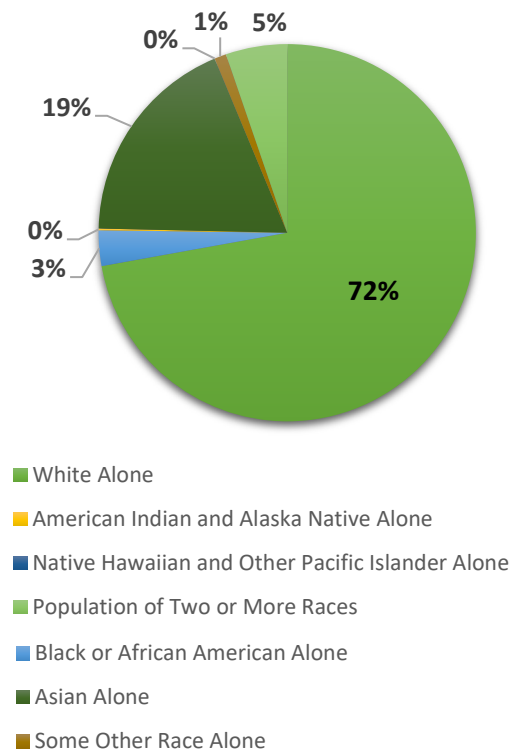
## 2.53 Average Household Size

The average household size in Northville Township in 2020 was 2.53 persons, an increase from an average of 2.47 people in 2010. Over this 10-year period, the characteristics of household composition also changed, with an increased percentage of houses with seniors age 65+ and of 2+ person households without children. The percentage of households without seniors, and households with a person under 65 who lived alone, also decreased during this 10-year period. (Sources: U.S. Census Bureau and SEMCOG)

## 72% Identify as White

As seen in Figure 8, 72% of Northville residents identified as White. The second largest group of residents — 19% — identified as Asian Alone. All other categories fell at 5% or below. (Source: U.S. Census Bureau)

**Figure 8, Race and Ethnicity of Northville Township**



Source: U.S. Census Bureau

## HOUSING

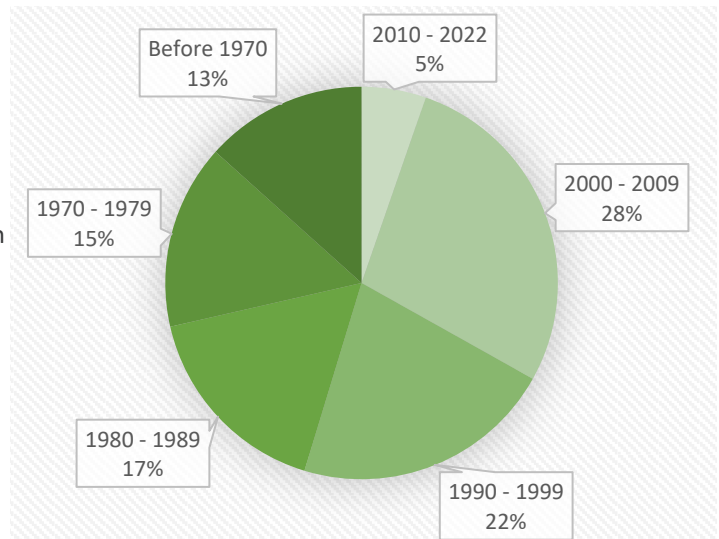
### 12,261 Housing Units

Northville Township had an estimated 12,261 housing units in 2020, up from 10,879 units in 2010. As noted in the previous section, the average household size also increased over this same period from 2.47 people per household to 2.53 people per household in 2020. This means the Township population was able to increase both from added housing units and from even a small increase in the per-unit household size across all new and existing homes. (Source: U.S. Census Bureau)

### 5% of Housing Built Since 2010

As of 2020, only 5% of the Township’s existing housing units had been built since 2010 — and less than one-third (28%) were from the 2000s decade. On the opposite end, approximately 45% of existing housing units in Northville Township had been constructed before 1990. The 30-year threshold, currently involving housing built in the early 1990s, is significant as it represents a time when many homes and multi-family structures begin to need more substantial reinvestment or repairs. (Source: U.S. Census Bureau)

Figure 9, Age of Housing Stock



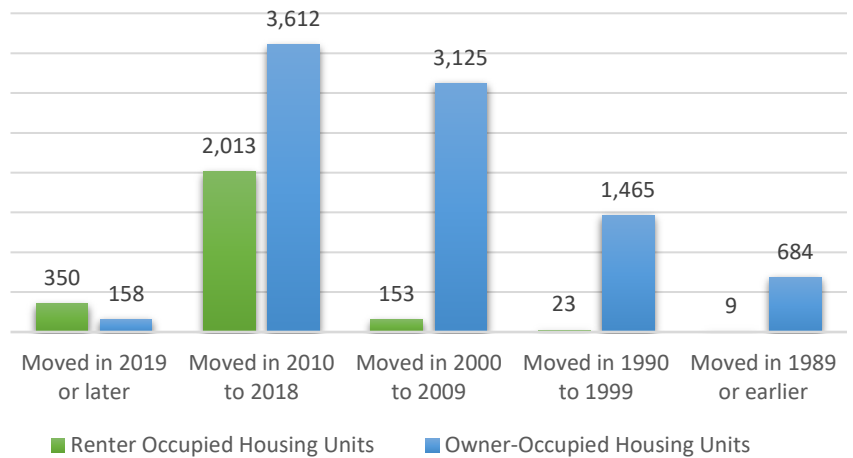
Source: U.S. Census Bureau

### 78% of Housing Occupied by Owner

Nearly 80% of housing units in Northville Township were estimated to be owner-occupied as of 2020. As seen in Figure 10, most homeowners had moved to their residence between 2000 and 2018, while renters primarily moved to their residence between 2010 and 2018. At an even finer level of detail, 88.7% of residents had lived at the same house one year ago (2019 to 2020).

Renters comprise 22% of Northville Township residents, which is equal to the percentage of multi-family housing as shown in Figure 11. This indicates that few renters occupy single-family detached buildings, and instead likely rent a unit within a multi-unit building. (Sources: U.S. Census Bureau and SEMCOG)

Figure 10, Housing Tenure



Source: U.S. Census Bureau

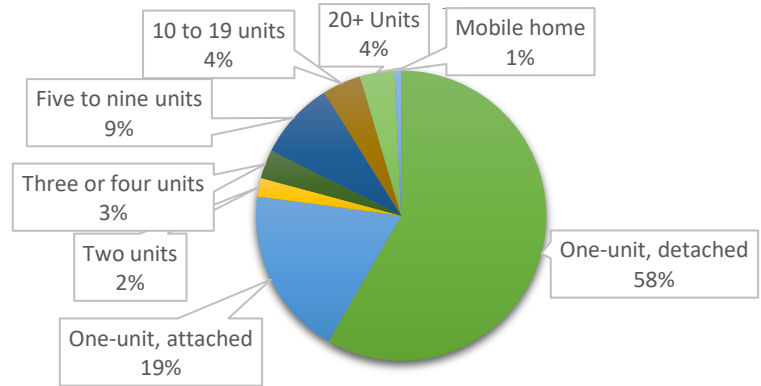


**58% Single-Family Detached Units**

As of 2020, the existing stock of occupied housing in Northville Township — 12,261 units — was estimated to consist of 58% one-unit detached, or single-family detached, dwellings. One-unit attached residences comprised nearly 20% of the residential dwelling types in 2020, leaving approximately 20% of remaining dwelling types to be some type of multi-unit residence. Buildings of five to nine units were the most common type of multi-unit building, at nearly 10%. Figure 11 provides percentages for all other housing types found in Northville Township in 2020. (Source: U.S. Census Bureau)



**Figure 11, Residential Dwelling Types**



Source: U.S. Census Bureau

**19% of Renters Paying More than 30% of Income in Housing Costs**

In 2020, 19% of renters were paying more than 30% of their income towards their housing costs, a common indicator of housing unaffordability. Among homeowners, nearly one-quarter were above the 30%-of-income unaffordability threshold.

The accompanying tables, based on rules of thumb for housing affordability, show that a Northville Township resident making the 2020 median household income could afford a home worth up to \$363,879. This is approximately \$73,000 lower than the 2020 median home value of \$436,800, which would require a minimum household income of \$157,967 to afford. The second table illustrates the range of affordable monthly housing costs based on a range of percentages of the median household income. (Source: U.S. Census Bureau)

Median Household Income	Maximum Home Price Affordable to Median Household Income	Median Home Value	Minimum Household Income to Afford Median Priced Home
\$121,290	\$363,879	\$436,800	\$157,967

Sources: U.S. Census Bureau and KKC

Percent of Median Household Income	Annual Household Income	Affordable Monthly Housing Cost (30% of Income)
150%	\$181,935.00	\$4,548.38
125%	\$151,612.50	\$3,790.31
100%	\$121,290.00	\$3,032.25
75%	\$90,967.50	\$2,274.19
50%	\$60,645.00	\$1,137.09

Sources: U.S. Census Bureau and KKC

## JOBS AND ECONOMY

### 64.4% Labor Force Participation

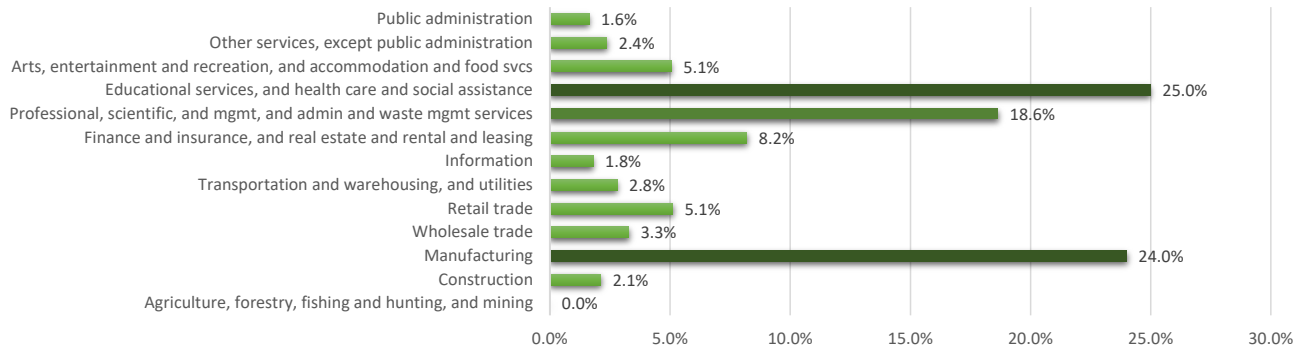
An estimated 64.4% of Northville Township’s population over the age of 16 (23,252 in 2020) was participating in the civilian labor force, either already employed or seeking work. Of that total, 61.9% (19,658 residents) were employed, and 3.9% were unemployed.

The accompanying table outlines the top 12 employers in Northville Township in 2022. These types of businesses are reflected in the employment categories in the chart in Figure 12. This chart shows the industry occupation categories of the employed residents over the age of 16 as of 2020. From Northville Township’s 19,658 employed residents, approximately one quarter (25%) worked in some type of educational service, or healthcare and social assistance job. Almost another quarter (24%) worked in manufacturing. Nearly 20% of those employed worked in the professional, scientific, management, admin and waste management service field. These three industries contributed significantly to the local economy. A variety of other industries were represented in Figure 12, all with less than 10% of the employed resident labor force. (Source: U.S. Census Bureau)

Firm Name	Approximate Number of Employees
ZF Group, North American	450
Aisin World Corporation of America	350
Bed Bath & Beyond	300
Meijer	300
Northville Health Center	300
Home Depot	300
Belanger, Inc.	150
Jack L. Doheny Co.	150
Hawthorn Center	150
Kroger	150
Meadowbrook Country Club	150
Mitsubishi Electric Automotive	150

Sources: 2022 Northville Township Adopted Budget and Financial Plan (pg. 172)

Figure 12, Industries of Civilian Employed Population



Source: U.S. Census Bureau

### \$121,290 Median Household Income



As mentioned on the previous page regarding affordability calculations, the median household income in Northville Township was \$121,290 in 2020, which has increased from the median household income in 2010 of \$101,761. (Source: U.S. Census Bureau)

### 3.2% Poverty Rate



In addition to a relatively high household median income, Northville Township had a low share of residents (3.4%) whose 2020 income fell below the federally defined poverty level. (Source: U.S. Census Bureau)

**67.7%** *Earned Bachelor's Degree or Higher (Age 25+)*

In 2020, nearly 70% of Northville Township residents over the age of 25 had earned a Bachelor's degree or higher. Coupled with residents that had attended some college or earned an Associate's degree, nearly 90% of Northville Township residents had attended and/or earned some type of higher education. (Source: U.S. Census)

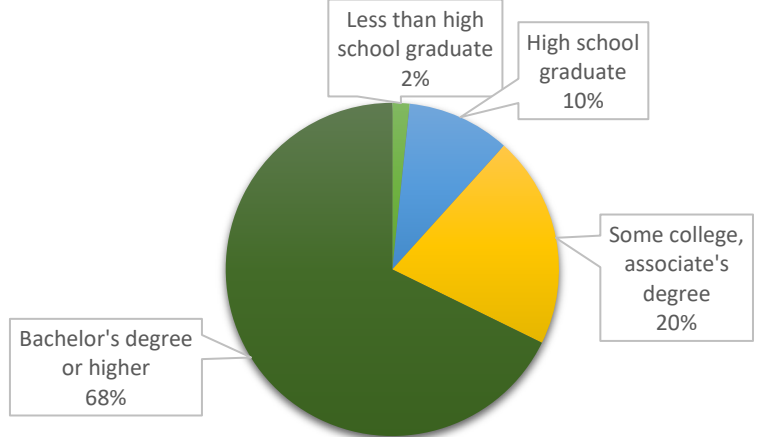
**68.6%** *of Northville Township 2022 General Fund Revenue from Property Taxes*

An estimated \$20,251,000 in property taxes will contribute to the 2022 General Fund for Northville Township. The second largest component of the General Fund comes from State Sources (\$2,932,500), closely followed by fees collected from Licenses, Permits & Charges for Services (\$2,172,380). In 2021, Northville Township received a AAA Bond Rating, the highest possible, which will save the community money when borrowing funds for larger projects. (Sources: 2022 Northville Township Adopted Budget and Financial Plan)

**800 Acres at Michigan International Technology Center Site**

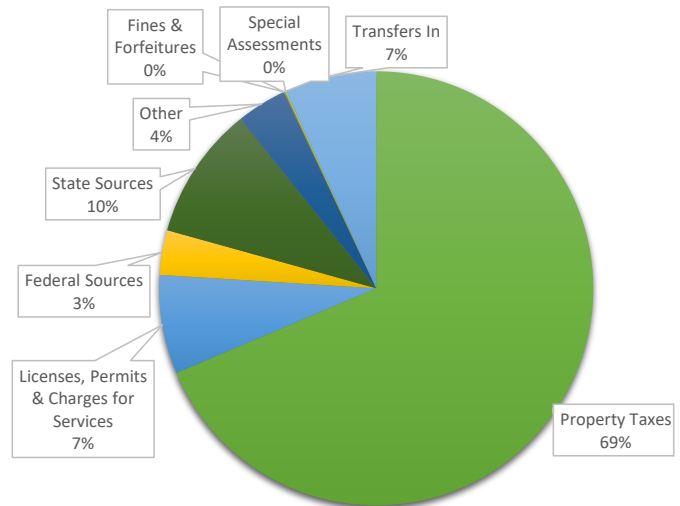
The Michigan International Technology Center (MITC) site is located at the southwest corner of Northville Township and includes 800 acres, split between Northville Township and Plymouth Township. Its location takes advantage of the proximity to Detroit, Ann Arbor and the Detroit Wayne County Airport, as well as a series of existing high-profile companies, prestigious high-tech developments and research facilities. Parcels noted in gold in Figure 15 are available for sale and ready for development, although a purchase agreement is in place with Northville Lumber for Site 9 at the corner of Five Mile Road and Napier Road. (Source: MITC Webpage)

**Figure 13, Educational Attainment (Age 25 years+)**



Source: U.S. Census Bureau

**Figure 14, Northville Township General Fund Sources (2022)**



Source: U.S. Census Bureau

**Figure 15, MITC Available Properties (Shown in Gold)**



Source: MITC Webpage

## TRANSPORTATION



**11%** of Workers Live and Work in Northville Township

Figure 16 illustrates the extent of daily commuting in and out of Northville Township in 2020, with only 1,525 individuals (11%) both living and working in Northville Township. The majority of employed residents instead commute to jobs outside of the Township. 10.9% of residents traveling outside of the Township for work traveled to Dearborn, while 10.1% traveled to Livonia and 9.4% to Detroit. Smaller percentages of residents traveled to other neighboring cities and townships. Similarly, residents commuting into Northville Township for work traveled from Livonia (10.4%) and Detroit (6.7%). Future data releases should indicate shifting trends in work location and journey-to-work as in-person, hybrid and remote work continue to change after the COVID pandemic. (Sources: U.S. Census Bureau and SEMCOG)

**Figure 16, Commuting Trends**



Sources: U.S. Census Bureau and SEMCOG

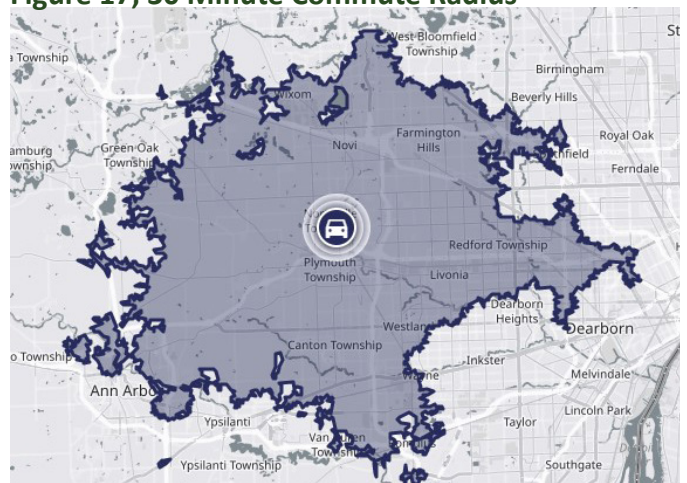
### **81%** Drove Alone to Work

Of those Northville Township residents commuting to work, driving alone was the most common way to travel, with 81% of residents opting for this transportation method in 2020. Not surprisingly, this number decreased from 87% in 2019, pre-pandemic, while working from home increased from 7% in 2019 to 15% in 2020. (Source: U.S. Census Bureau)

### **28.4** Minutes of Average Travel Time to Work

The average travel time to work for Township residents in 2020 was 28.4 minutes, which covers many neighboring municipalities. However, during rush hour, commuting to Detroit and Ann Arbor likely extends beyond the 30-minute time frame, as seen in Figure 17, which was reported for nearly half (49%) of those commuting. (Source: U.S. Census Bureau)

**Figure 17, 30 Minute Commute Radius**



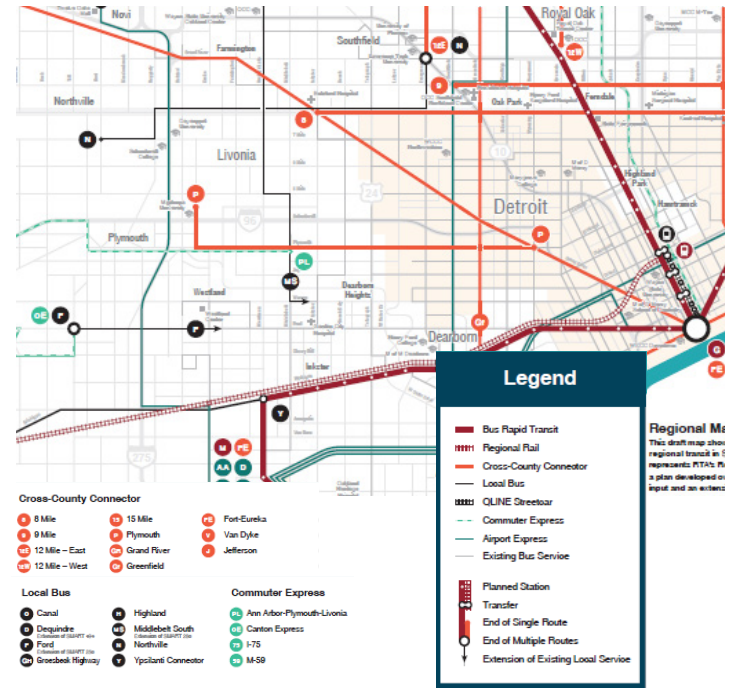
Source: [app.timetravel.com](http://app.timetravel.com)

## 0 Public Transit Stops

The existing public transportation system provided by the Regional Transit Authority of Southeast Michigan does not currently offer any stops in Northville Township. However, the Regional Transit Plan adopted in 2016 included a detailed map of transit stops, a portion of which is shown in Figure 18. As proposed, a local Northville bus would connect riders to cross-county connector buses with service to the Bus Rapid Transit system connecting into Detroit.

While no local or regional public transit is currently available in Northville Township, a Senior Transportation Service is available to Northville Community residents age 65+ and residents with a documented disability. This service is jointly funded by Suburban Mobility Authority for Regional Transportation (SMART), St. Mary Mercy Livonia as part of the St. Joseph Mercy Health System (SJMHHS), Oakland and Wayne Counties, Northville Township and the City of Northville. (Sources: Detroittransit.org and Northville Parks & Recreation Transportation webpage)

**Figure 18, Regional Transit Authority of Southeast Michigan Proposed Network**



Source: 2016 Southeast Michigan Regional Transit Plan

## 4 Major SEMCOG Projects

Recognizing the need to improve infrastructure in Southeast Michigan, Southeast Michigan Council of Governments (SEMCOG), along with Smart Growth America, sponsored a Transportation Demand Management Study in 2013. The four key projects detailed in this report are:

1. M-1 Rail on Woodward Avenue
2. I-96 major rehabilitation
3. I-94 reconstruction
4. I-75 major improvements

The I-96 rehabilitation is geographically the closest to Northville Township and focuses on the segment from I-275 to downtown Detroit. The reconstruction of seven miles of I-96 was completed in 2015 and had a total investment of \$149 million. (Sources: SEMCOG Transportation Demand Management Study and cahull.com webpage)

**Figure 19, Reconstruction of I-96**



Source: C.A. Hull webpage

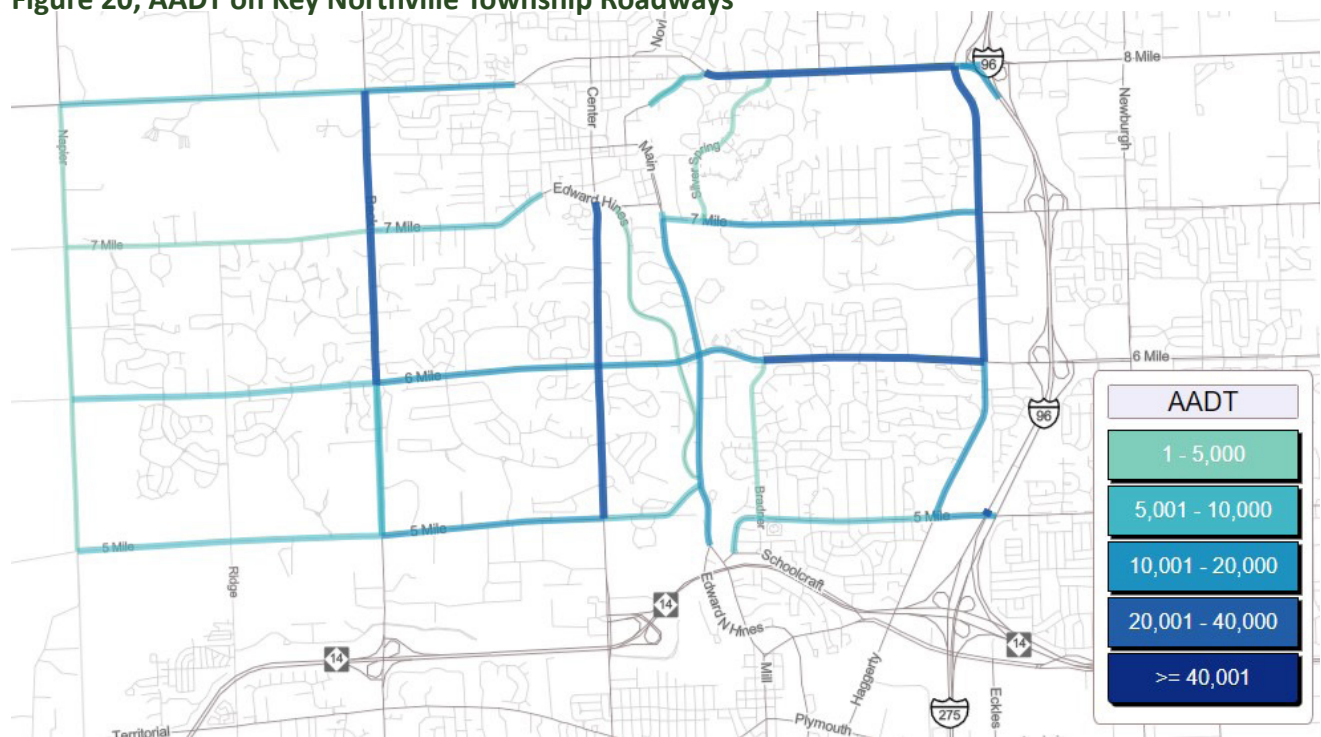
## 26,700 Vehicles per Day as Highest Area Traffic Count

SEMCOG collects data on the Annual Average Daily Traffic (AADT) of select roadways. Figure 20 illustrates the AADT for Northville Township’s key east-west and north-south roadways, and illustrates five roadway segments with over 20,000 trips:

- Haggerty Road between Six Mile and Eight Mile Roads: 26,700 AADT
- Sheldon Road between Five Mile Road and Edward Hines Road: 25,000 AADT
- Eight Mile Road between Haggerty Road and Griswold Street: 24,400 AADT
- Beck Road between Six Mile and Eight Mile Roads: 20,400 AADT
- Six Mile Road between Haggerty Road and Bradner Road: 20,300 AADT

Important to note is that the data collected spans from over a 10-year period, reaching back to before 2010, as traffic counts were not conducted for every road segment every year. As such, the estimates do not always reflect the most current local conditions. However, based on other traffic and crash data, this graphic does provide a sense of the roadways that still carry the highest volumes of traffic. Two of the three north-south segments with the highest AADT — Beck Road and Haggerty Road — are also indicative of roadways that span the entirety of the Township and may be used as an alternate route during periods of heavy interstate traffic. (Source: SEMCOG)

**Figure 20, AADT on Key Northville Township Roadways**



Source: SEMCOG

## 347 Crashes in 2021

Among the data collected and provided by SEMCOG are the locations of crashes. The most recent available data is from 2021 and is shown in Figure 21. The data is divided by level of severity, the worst of which were serious injuries in 2021. Many of these crashes took place on road segments or at intersections near the five road segments with the highest AADT in Figure 20. Crash locations outside of these busy road segments are typically classified as possible injury or property damage rather than minor or serious injury. Figure 22 illustrates crash locations recorded between 2017 and 2021. Many of the same road segments and intersections are seen in this image, with an even higher percentage along the entirety of Beck Road and on Six Mile Road between Haggerty and Beck Roads. (Source: SEMCOG)

**Figure 21, Crashes in 2021**



**Figure 22, Crashes between 2017 and 2021**



## PUBLIC SAFETY

### 1 Central Call Taking and Dispatch Center

Northville Township maintains one central call taking and dispatching center, along with centralized records and administration. This center allows for efficient use of resources and the ability to better serve residents with emergency and non-emergency situations. The Township also utilizes a CrimeView Dashboard to provide information in real time to residents regarding crime in the community. (Source: Northville Township Public Safety webpage)

### 2 Policing Accreditations

In 2021, the Northville Township Police Department achieved accreditation from the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA). This designation verifies the Department meets or excels at best practices of law enforcement standards. The Department also achieved a second CALEA accreditation — the Public Safety Communications Accreditation, which means it is one of two public safety answering points in the state (out of 136 total) to achieve the accreditation. (Sources: Northville Township Public Safety Webpage and 2022 Adopted Budget and Financial Plan)

### 47 Police Department Employees

The Northville Township Police Department employs full-time Sworn Officers, Reserve Officers, a Code Enforcement Officer and a Communications System Coordinator/Crime Data Analyst. With some vacancies and positions in the hiring process, the Department’s total headcount in October 2022 was 47 employees, but the Department has the funding for 53. As of the 2017/2018 school year, the Northville Community Schools and the Charter Township of Northville partnered to ensure a dedicated and National Association of School Resource Officers (NASRO) certified Sworn Police Officer would be assigned full time at Northville High School during each school year. The Northville Township Police Department also partners with schools on programs related to cyber safety, vaping and behavior health incidents. (Source: 2022 Adopted Budget and Financial Plan)

### 12,839 911 Calls Received

In 2020, the Northville Township Community Dispatch received 12,839 emergency calls, an increase from an average of 10,865 911 calls the previous five years. However, as the dispatch center services both the City and Township, the calls specific to Northville Township are not specified. (Source: 2022 Adopted Budget and Financial Plan)

Figure 23, Public Safety Headquarters



Source: 2022 State of the Community Presentation

Figure 24, Community Policing



Source: Northville Township Police Department Webpage



## **1%** *Top Fire Departments in Michigan*

In 2018, the Northville Township Fire Department improved its Insurance Services Office (ISO) Public Protection Classification from a Class 5 to a Class 3, placing the Department in the top 1% in the State of Michigan. This top rating can reduce the cost of homeowner and business insurance premiums within the Township. (Source: 2022 Adopted Budget and Financial Plan)

## **3,400** *Incident Responses in 2021*

In 2021, the Fire Department responded to over 3,400 incidents, which was a continued increase from the 3,100 incidents in 2020. This increase in incidents has been a trend over the last 10 years, and is anticipated to continue in the future. (Sources: Northville Township Fire Department webpage and 2022 Adopted Budget and Financial Plan)

## **31** *Fire Department Employees*

The Fire Department is comprised of two divisions — Operations and Administration. As of October 2022, the Operations Division consisted of 27 firefighters split into three equal groups to conduct 24-hour shifts. The Administration Division consists of the Fire Chief, Training Coordinator, Fire Marshal and EMS Coordinator. (Source: Northville Township Fire Department Webpage)

## **9.06** *Minutes Average Total Response Time*

In 2020, the average response time to a priority 1 incident (lights and sirens response) was 9.06 minutes. This time is calculated from the initial receipt of the 911 call to the arrival of the first unit on the scene. In 2020, the response time increased due to COVID-19 screening questions and use of Personal Protective Equipment (PPE). The average total response time for incidents in the northeast section of the Township can be nearly 4 minutes longer than responses to incidents in the south central portion of the Township. To address this difference in response time, the Township is in the process of designing a new public safety building along Seven Mile Road, which will include a Fire Department mini-station to address response times to the eastern portion of the Township. Police, parks and other services will also utilize this new facility. (Source: 2022 Adopted Budget and Financial Plan)

## **5x** *Cardiac Arrest Survival Rate*

Due to the Fire Department's prompt response time, the Township boasts a cardiac survival rate that is five times greater than if the same cardiac arrest occurred elsewhere in the state or nation. (Source: 2022 Adopted Budget and Financial Plan)

**Figure 25, Fire Department**



*Source: 2022 State of the Community Presentation*

**Figure 26, Fire Department Open House (September 2022)**



*Source: Northville Township Fire Department Webpage*

## PARKS AND AMENITIES

Northville Township and the City of Northville jointly operate a Parks and Recreation Department, which includes parks, trails, community facilities, senior services and programming.

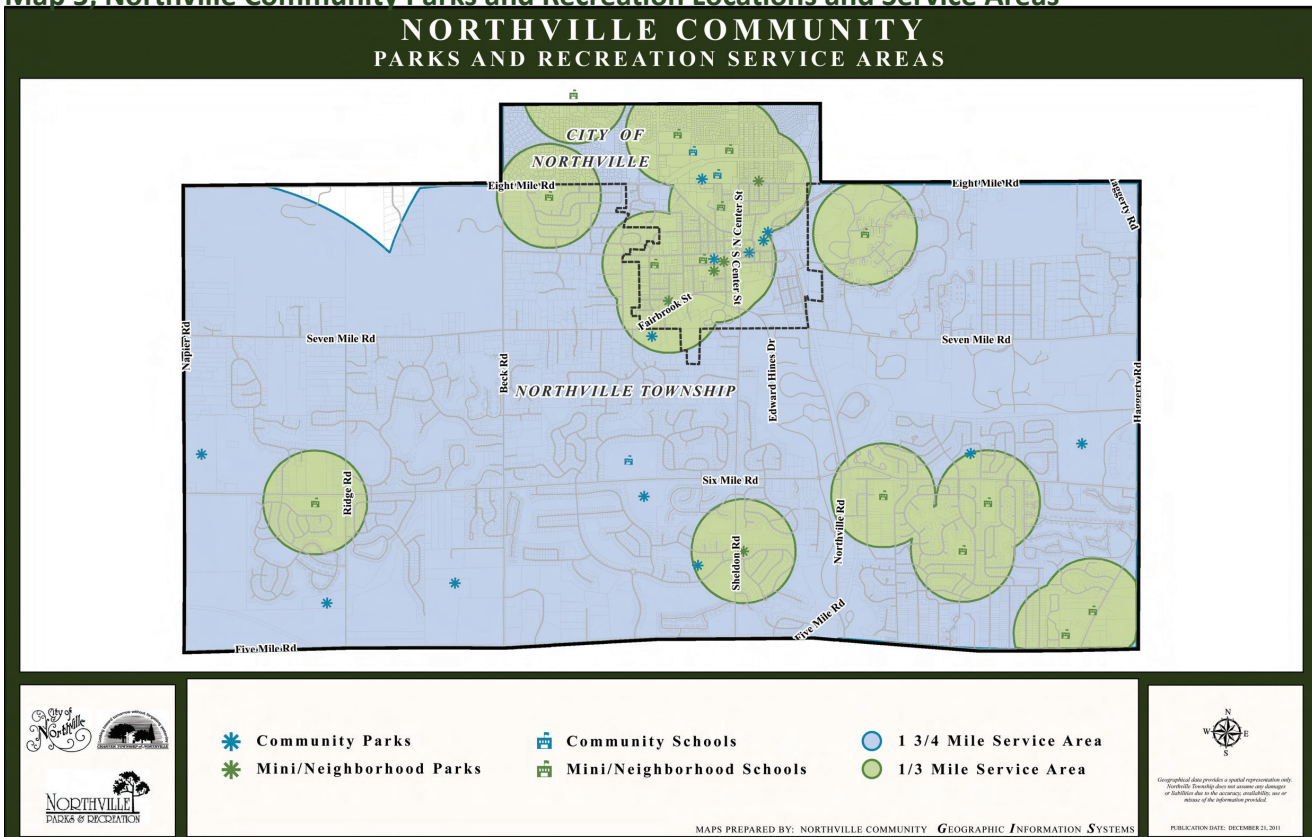
### 694 Acres of Public Park Land

Northville Township includes 694 acres of public park land managed by the Parks and Recreation Department. An additional 1,236 acres consist of Maybury State Park (928 acres), Hines Park (289 acres) and school play areas (19 acres) for a total of 1,930 acres of public park land and play areas in Northville Township. Many residential subdivisions also include private parks, open space or facilities, but those are not included in the total park acreage since they are not publicly accessible. The Township’s public parks are divided into three types — mini/neighborhood parks, community parks and regional parks. This classification of parks is defined by the acreage of the park and includes a recommended service area that defines the farthest distance that a resident would reasonably travel to access the park. According to the National Recreation and Park Association metrics for acreage of park land to number of residents, the Northville Community has a surplus of park land. The geographic distribution of parks is another key metric, with the service areas helping determine whether all residents have access to a nearby park. Map 5 illustrates the location of Northville parks and shows that most residents have access to at least one mini/neighborhood park. Regional parks — Maybury State Park and Hines Park — are not included on the map because their service areas would cover the entire Northville Community. (Source: Northville Community Parks and Recreation Plan, 2019-2023)

### 332 Additional Acres of Park in Development at Legacy Park

An additional 332 acres of park land at Legacy Park, along the south side of Seven Mile Road east of Northville Road, is currently in development. The Northville Psychiatric State Hospital closed in 2003, and the site was purchased by the Township in 2009. The Seven Mile Road Park Master Plan was adopted in 2012 to outline phased development for the next 30-50 years. More about the Plan for this site can be found at <https://www.twp.northville.mi.us/business/economic-development/legacy-park-seven-mile-property>. (Source: Northville Township Webpage)

**Map 5. Northville Community Parks and Recreation Locations and Service Areas**



Source: Northville Community Parks and Recreation Plan, 2019-2023

## 14 Northville Community Parks

Fourteen parks are located throughout the Northville Community:

- Cabbagetown Park
- Cady Street Dog Park
- Coldwater Springs Nature Area
- Fish Hatchery Park
- Ford Field
- Henningsen Park
- Marv Gans Community Park
- Millennium Park
- Northville Community Center
- Recreation Center at Hillside
- Sheldon Road Park
- Thayer’s Corner Nature Area
- Town Square
- Veteran’s Memorial at Waterford Woods

A series of 15 additional community facilities are utilized for programming and events and include schools and golf clubs. More information on parks and facilities in the Northville Community can be found at <https://www.northvilleparksandrec.org/rentals>. (Source: Northville Parks and Recreation webpage)

## 60+ Program Offerings

The Parks and Recreation Department provides a series of seasonal and year-round program offerings to youth, adults and seniors, as well as special events. The Parks and Recreation Department publishes quarterly brochures to highlight upcoming activities and events. The most current brochures can be found online at: <https://www.northvilleparksandrec.org/programs/brochure>.

Programs with the highest participation in 2017 and 2018 included over 13,000 participants in the adult fitness/yoga program and approximately 6,000 participants each in both volleyball and badminton. A full list of the programs with the highest participation can be found on page 39 of the Northville Community Parks and Recreation Plan. (Sources: Northville Parks and Recreation webpage and Northville Community Parks and Recreation Plan)

Figure 27, Northville Town Square



Source: Downtown Northville Webpage

Figure 28, Maybury State Park



Source: TripAdvisor Webpage

Figure 29, Northville High School



Source: Northville High School Webpage

## 4 New Pathway Projects Underway

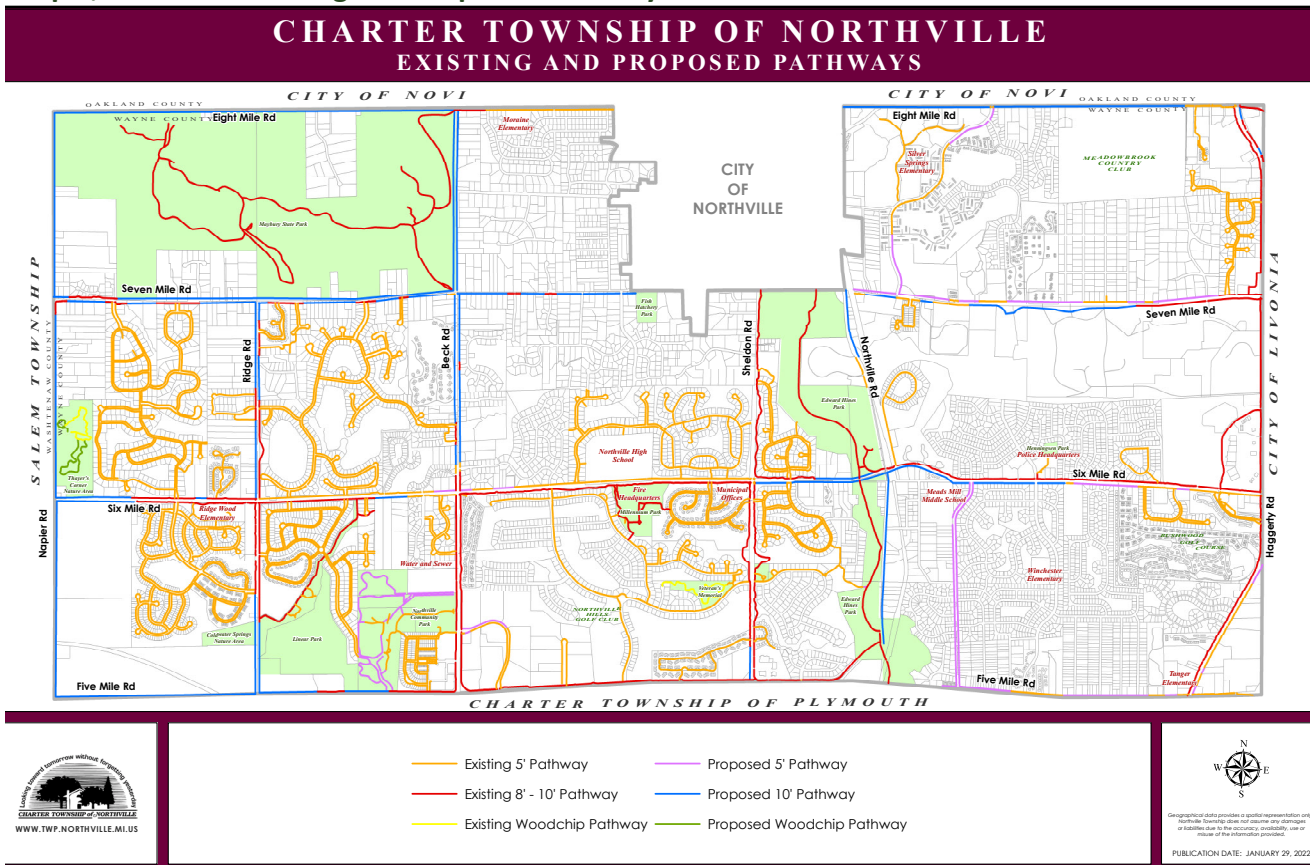
Northville maintains a pathway plan to review and develop pedestrian pathways throughout the community. Approximately 22 miles of hard-surfaced public pathways are currently located along the area’s major east-west and north-south roadways, as well as in many of the subdivisions. These pathways, along with those proposed for future development, can be seen on Map 6. A Pathways Advisory Committee was created to prioritize pathway projects. Six projects have been identified, four of which are in progress. (Source: Northville State of the Community Presentation)

Figure 30, Existing Pathway along Johnson Creek Drive



Source: Google Maps

Map 6, Northville Existing and Proposed Pathways



Source: Northville Community Parks and Recreation Plan, 2019-2023

## EVENTS AND FESTIVALS

Similar to the Northville Parks and Recreation Department, the Northville Chamber of Commerce serves both Northville Township and the City of Northville.

### **400** Chamber of Commerce Members

The Chamber of Commerce maintains a membership of more than 400 companies and organizations located in the Northville community. Members span a wide array of industries including health care, legal, lodging and travel, manufacturing, production and wholesale, sports and recreation, and public utilities and environment. (Source: Northville Chamber of Commerce Webpage)

### **11** Annual Chamber Events

The Chamber of Commerce also hosts a variety of events throughout the year. The calendar on the Chamber webpage advertises upcoming events, but annual events hosted by the Chamber include:

- Carnival
- Farmers’ Market
- Flower Sale
- 4th of July Parade
- Holiday Greens Market
- Holiday Lighted Parade
- Military Banner Program
- Victorian Heritage Festival
- State of Community Luncheon
- Streets of Treats
- Tapped in the Ville

(Source: Northville Chamber of Commerce Webpage)

**Figure 31, Streets of Treats**



Source: Northville Chamber of Commerce Webpage

**Figure 32, Tapped in the Ville**



Source: Northville Chamber of Commerce Webpage

**Figure 33, 4th of July Parade**



Source: Northville Chamber of Commerce Webpage

**Figure 34, Farmers’ Market**



Source: Chamber of Commerce Webpage

# Northville Township Master Plan



**MASTER PLAN**

- Shaping Our Tomorrow -