

CHAPTER 11

IMPLEMENTATION

Implementation of the **Waterford Township Master Plan** is crucial to realizing diverse housing options with quality commercial nodes, bicycle and pedestrian networks, transit, park space, and natural areas over the next 20 years. This process will require the cooperation and dedicated effort of Township staff, public officials, partner agencies, developers, the local businesses community, property owners, and residents. This chapter outlines the tools and strategies needed to help drive the implementation process.

ACTIVE USE

The **Waterford Township Master Plan** is the official policy guide for land use, growth, and reinvestment as the Township undergoes future development and improvement. It is important that the Plan is used on a regular basis by Township staff, boards, and commissions when reviewing all proposals for new development and planning-related initiatives. This includes directing agencies and service providers to use the Plan as new facilities, infrastructure, and programming are considered for investment. The Township's Planning Commission and Zoning Board of Appeals should also ensure future regulatory actions or policy changes that impact development are in line with the Plan.

Understanding the Plan

To ensure Township staff, key stakeholders, department heads, and newly elected and appointed officials understand the purpose and benefits of the **Waterford Township Master Plan**, the Township should host plan orientations to introduce the Master Plan and its core concepts.

COLLABORATION AND PARTNERSHIPS

Successful implementation of the **Waterford Township Master Plan** will require a collaborative effort between the Township and its numerous partner agencies and organizations. These include local and regional agencies, educational institutions, community groups and organizations, the local business community, and the private sector - all of which have a strong impact on Waterford Township's quality of life. The Township should take the lead in building partnerships and instigating collaboration when taking on projects recommended by the Plan. Establishing strong partnerships and maintaining open, clear communication will help ensure a more efficient implementation process. Partners in plan implementation include, but are not limited to:

- White Lake Township
- Independence Township
- City of Lake Angelus
- City of Pontiac
- West Bloomfield Township
- Waterford Township School District
- Oakland Community College
- Oakland Intermediate School District
- Pontiac Schools District
- Clarkston School District
- Michigan Department of Environment, Great Lakes, and Energy
- Michigan Department of Natural Resources
- Michigan Department of Transportation
- Michigan State Housing Development Corporation
- Michigan Economic Development Authority
- Major Employers
- Private Property Owners and Developers
- Oakland County
- Oakland County International Airport
- Oakland County Parks and Recreation
- Road Commission for Oakland County
- Southeast Michigan Council of Governments
- Waterford Township Library



MEDC Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) is a key potential partner for plan implementation through its Redevelopment Ready Communities® (RRC) program. RRC is a voluntary technical assistance initiative that encourages communities throughout the state to build a strong foundation in planning, zoning, and economic development. Through the program, communities adhere to a set of best practices in planning and zoning to ensure they are ready for new development and reinvestment. The RRC best practices were developed through engagement with public and private entities. The best practices ensure that the community has a supported vision for its future, easily navigable regulations that support redevelopment, and streamlined procedures that create predictability in the development process. The six RRC best practices include the following topics:

- Plans and public engagement
- Zoning
- Development review
- Boards and commissions
- Economic development strategy
- Redevelopment ready sites®

Upon receiving RRC certification, the community gains access to a series of additional benefits including support from the Redevelopment Services Team, which supports development opportunities for priority sites through site packaging and marketing efforts. Waterford Township is actively engaged in the RRC process but has yet to achieve full certification as an RRC community. Following adoption of this plan, the Township should continue to work toward RRC certification through zoning, development review, and other best practices.

MAINTAIN PUBLIC COMMUNICATION

The **Waterford Township Master Plan** was built on a foundation of input, ideas, and feedback gathered from residents, business owners, and other key stakeholders during the planning process. Outreach is essential to educating the community about the relevance of planning and the Township's role in defining its future. Building on efforts completed through the planning process, the Township should work to convey the major recommendations and overall vision of the Plan to the entire community. This can be done through regular updates, coverage of major milestones and projects, and by providing further opportunities for residents to voice their opinions. In addition, the Township should provide, easy-to-understand and graphically attractive pamphlets that simplify and explain typical civic processes. This could include informational materials that provide guidance on applying for zoning, building, subdivision, home expansion, or other development-related permits and approvals.

ALIGN CAPITAL IMPROVEMENT PLAN WITH THE MASTER PLAN

It is important that the implementation of **Waterford Township Master Plan** is coordinated with the Township's financial resources and capital planning. This will help ensure future capital investments successfully address both short- and long-term objectives of the Plan and are strategically budgeted and prioritized. The Township's Capital Improvement Plans (CIPs) are implemented in three-year cycles, which accounts for projects spanning over multiple years due to different phases of design and construction. CIP projects include street, watermain, and non-motorized trail construction, as well as preventative maintenance of infrastructure.

The Township should review and integrate the **Waterford Township Master Plan** into the capital improvement planning process, including the Township's annual budgeting process and during updates to the CIP. This will help assess funding needs and plan for potential sources, ensuring completion of desired improvements in a prioritized manner over the life of the Plan.

REGULAR UPDATES

The Waterford Township Master Plan is not intended to be a static document. The plan should adjust and morph to the changing needs and trends facing the Township over time. It will require regularly updating the Plan to ensure it remains relevant to new issues and community interests. Although a proposal to update the Plan can be brought forth by petition at any time, the Township should regularly undertake a systematic review of the Plan at least every three to five years, in keeping with the Michigan Planning Enabling Act. Ideally, this review should coincide with the preparation of the Township's budget and Capital Improvement Plan (CIP), which was most recently updated in early 2023 and included projects to be carried out for the next seven years. Timing updates to the Master Plan with updates to the CIP recommendations or changes relating to capital improvements or other programs to be considered as part of the Township's commitments for the upcoming fiscal year. The Township should also consider reviewing the plan following the completion of major projects or after significant events that may directly impact the community. Further, throughout the year, the Township should maintain a list of possible amendments or issues to be considered for change, addition, or deletion from the Plan.

POTENTIAL FUNDING SOURCES

The following is a description of potential funding mechanisms and sources currently available to the Township and its partners for Plan implementation. As the funding sources are subject to change over time, it is important to continue to research and monitor grants, funding agencies, and programs to identify new opportunities as they become available.

General Economic Development Funding Sources

Tax Increment Financing (TIF)

The purpose of TIF funding is to incentivize and attract desired development within key commercial areas. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. It can also be used for brownfield redevelopment, water resource improvement, economic growth, and promoting residential growth through different State of Michigan TIF statutes. Michigan municipalities are granted the power by the State to create TIF districts and their respective authorities.

TIF utilizes future property tax revenues generated within a designated area or district, to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year that the TIF was established, is reinvested into that area. The revenue generated may be used to pay for development projects in the districts or used to secure bond issues for large public expenses. Over the life of a TIF district, existing taxing bodies receive the same level of tax revenue as in the base year. The Township currently leverages TIFs to fund brownfield redevelopment.

Business Improvement District (BID)/Principal Shopping District (PSD)

As a result of Michigan Public Act 120 of 1961, municipalities in Michigan, including urban Townships that are in a County with a population of more than 750,000 residents, such as Waterford Township, can create BIDS or PSDs, which focus on the development or redevelopment of principal shopping and business districts. BIDs are authorized to collect revenues, levy special assessments, and issue bonds to fund the BID's/PSD's maintenance, security, and operations. A provision of the act allows property owners of parcels within the zone plan to form Business Improvement Zones (BIZs), which permit levying special assessments to fund projects and initiatives outlined in the zone plan for 10 years.

Downtown Development Authority (DDA)

Enacted by Michigan Public Act 57 of 2018, municipalities may establish DDAs to promote development with its downtown district. DDAs provide various funding options, including administering TIFs, that can be used to finance downtown public improvement and grants the authority the ability to levy a limited millage to address administrative costs. Other financing options include special assessments, revenue bonds, revenues from properties owned or leased by the DDA, public donations and grants, and contributions from the local government. Once created, a DDA is required to develop a plan and may create a TIF plan to submit to the local government for approval.

Waterford Township does not currently have a DDA organization, although the community has considered the idea for many years. The formation of a DDA was proposed in the Township's 2003 Master Plan as a measure to improve the physical appearance and character of the community's commercial areas. The Township should consider forming one in locations proposed for redevelopment including the Drayton Plains subarea along Dixie Highway south of Williams Lake Road. The formation of a DDA in this area could aid in redevelopment of properties, streetscaping, and other public improvements planned in the district.

Corridor Improvement Authority (CIA)

Established by Michigan Public Act 57 of 2018 like DDAs, CIAs are designed to help communities fund commercial corridor improvements outside their primary downtown or commercial area. Specifically, they allow TIFs to be used for commercial and economic growth within its district. Any Michigan municipalities, including Townships like Waterford, have the power to establish CIAs, and may appoint a director, create a TIF plan, levy special assessments, and issue revenue bonds. A CIA may contain multiple municipalities and more than one CIA is permitted within a municipality. The Township should evaluate the potential of forming a BID or a CIA to support redevelopment in key redevelopment locations outside the Drayton Plains subarea along Dixie Highway including Cooley Lake Road, N Telegraph Road, Elizabeth Lake Road, and Highland Road. The Township could explore partnerships with surrounding communities such as White Lake Charter Township, West Bloomfield Township, and the City of Pontiac to implement its redevelopment goals.



Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is a federally funded program administered by the U.S. Department of Housing and Urban Development (HUD). This program, authorized under Title 1 of the Housing and Community Development Act of 1974, provides funding to states, cities, and counties to support efforts to develop, stabilize, and assist urban communities with promoting suitable living environments, infrastructure enhancements, housing affordability and accessibility, and by expanding economic opportunities primarily for low- and moderate-income persons and areas.

Funding is allocated annually by Congress and distributed by HUD on a formula basis. As an entitlement community, Waterford Township has received direct funding to support identified programs and activities since 1989. The Township has received between \$320,000 and \$540,000 per year over time with an average of \$380,000 over the last ten years.

In addition to the CDBG allocation, the Township also has related programs potentially available to it. This includes a scaling Section 108 Loan program, the HOME Investment Partnerships Program (HOME), as well as other competitive grants.

Community Development Financial Institutions Fund (CDFI)

The Community Development Financial Institutions (CDFI) Fund allocates New Market Tax Credits to Community Development Entities (CDEs) to attract private investment to low-income communities. The CDFI Fund is administered by the U.S. Department of Treasury. Investments made by CDEs may be for the purposes of residential, commercial, industrial, and retail real estate development projects

Public Spaces Community Places (PSCP)

Public Spaces Community Places is a grant match program administered by MEDC that utilizes donation-based crowdfunding to generate public interest and raise funding to revitalize or create public spaces. By utilizing web-based donations, projects are accessible to anyone willing to make a donation in real time. This crowdfunding model engages the public as each person plays a part in achieving community improvements and instills community pride as residents become invested in their surroundings.

Federal Grants

Various grants are available at the federal level that could help fund the redevelopment and capital projects envisioned in the Master Plan. In early 2023, Waterford Township received \$750,000 as part of the 2023 appropriations act, often called omnibus spending to fund revitalization of the Drayton Plains area in advance of the Master Plan's adoption. The Township should continue to seek similar federal resources to fund the plan's implementation.

Incentives

The following is a list of incentives and related programs which can be used to encourage investment in the Township from the private sector. While sharing the same goal as those funding sources previously identified, incentives provide a means to support projects that further the vision of the ***Waterford Township Master Plan*** in collaboration with businesses, investors, property owners, and other community stakeholders.

Façade Improvement Grants

Façade Improvement Programs provide funding for commercial and mixed-use building facade rehabilitation and reconstruction. The goal of these programs is to reduce the deterioration of traditional downtowns, assuming that exterior improvements will stimulate additional investment in the area and attract additional customers. In Michigan, façade improvement programs are often administered by DDAs or similar entities – Waterford Township can consider establishing façade improvement grants to encourage rehabilitation of buildings if it establishes a DDA or CIA.

Signature Building Acquisition Grants

The Signature Building Acquisition Program, offered by MEDC, funds the acquisition and rehabilitation of vacant and underutilized buildings in downtown districts. Municipalities may also contribute funding to acquisition, allowing developers to lower overall project costs. It is expected that the developer will spend at least the amount of the acquisition cost to improve the building's interior.

Payment In Lieu of Taxes (PILOT)

Payment in Lieu of Taxes (PILOT) is a mechanism that allows the Township to reduce the property tax burden of a desired business for a predetermined period. In this instance, a local taxing body and a property owner will agree to the annual payment of a set fee in place of the property taxes. Payments are typically made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property. In addition, PILOT can also be a means of reducing the fiscal impact on the Township of a nonprofit, institutional use, or other non-taxpaying entity locating to a key site. While such uses can be desirable as activity generators, they can also negatively impact municipal services. Provisions can be made to offset that negative impact by allowing the Township to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax. In 2023 Waterford Township has not used PILOT to facilitate economic development in the past.

Tax Exemptions

There are a number of exemptions allowed by the Michigan Department of the Treasury to assist businesses in the state wishing to improve their physical assets. Examples include New Personal Property Exemptions (affords a 100 percent property tax exemption for specific businesses located within eligible distressed communities) or Industrial Facilities Exemptions (provides a tax incentive to manufacturers to enable renovation and expansion of aging facilities, assist in the building of new facilities, and to promote the establishment of high-tech facilities). The Township should review and consider exemptions that may be applicable as part of development opportunities in Waterford Township.

Economic Development Planning Grants

Under the Planning and Local Technical Assistance program, the Economic Development Administration (EDA) assists states, counties, municipalities, and educational institutions in drafting economic development plans. The plans should be regional in scope, targeted to guide the economic development efforts of a community or region. The EDA also supports Partnership Planning investments that fund the development, implementation, revision, or replacement of Comprehensive Economic Development Strategies (CEDS), which describe and prioritize regional strategic economic goals.



Parks, Trails, and Open Spaces

The Michigan Department of Natural Resources (MDNR) administers a variety of grant programs to help municipalities and other local agencies provide public outdoor recreational areas and facilities. The following are specific grant programs which the Township could utilize to implement parks, trails, and open space related recommendations of **Waterford Township Master Plan**. It should be noted that this list does not include all grant programs offered by MDNR, but only those deemed most relevant.

Land and Water Conservation Fund (LWCF)

Federal Land and Water Conservation Fund grants are available to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50 percent match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes.

Michigan Natural Resources Trust Fund (MNRTF)

The Michigan Natural Resources Trust Fund provides funding for the purchase of land for resource protection and public outdoor recreation as well as the development of outdoor recreation facilities. Development projects can range from \$15,000 to \$300,000 but there is no limit to grants for land acquisition.

Recreation Passport Grants (RPG)

Recreation Passport Grants are supported by the sales of the state Recreation Passport, which is required for entrance into state parks, recreation areas, and boating access sites. Grants are available to local units of government for development of public recreation facilities through the Department of Natural Resources. The program is primarily focused on renovation and improvement to existing parks; however, projects for the development of new parks are eligible.

Parks Foundation

Forming a Parks Foundation would provide additional support to park enhancements, recreational opportunities, trails, and open space preservation by raising funds to aid the Township Parks and Recreation Department as they work to maintain quality parks and provide recreational programs. A Parks Foundation generally consists of a Board of Directors and additional volunteers. In addition to monetary donations, a Parks Foundation could also find ways to provide professional assistance in the areas of legal, engineering, development, construction, and financial planning as in-kind contributions.

Recreational Trails Program (RTP)

The FHWA's Recreational Trails Program provides funding for maintenance and development of recreational trails and related facilities. This program is an internal process and local governments must partner with a state division to receive funding for a project.

Transportation and Infrastructure

Infrastructure Investment and Jobs Act (IIJA)

The IIJA, passed in November 2021, is a comprehensive funding bill that provides around \$1.2 trillion for transportation infrastructure and jobs through 2026. It replaces the FAST Act as the primary transportation funding bill, but continues the federal Surface Transportation Program from the FAST Act. The IIJA provides \$550 billion of new federal spending that will be allocated over a five year period. The largest funding category consists of roads, bridges, and other related projects, but there are considerable amounts dedicated to transit, active transportation, and electric vehicle infrastructure. The IIJA is a great opportunity for the Township to fund traditional infrastructure projects and explore funding for projects that have not traditionally been covered by past federal legislation.

The historic funding provided by the IIJA will end in 2026 so, the Township should stay up to date on the development of new transportation funding acts to use as a potential funding source in the future.

Safe Routes to School (SRTS)

The Safe Routes to School program has provided funding through the U.S. Department of Transportation for various infrastructure-related projects including the planning, design, and construction of infrastructure-related projects that will substantially improve the ability of students to walk and bike to school, including:

- Sidewalk improvements
- Traffic calming and speed reduction improvements
- Pedestrian and bicycle crossing improvements
- On-street bicycle facilities
- Off-street bicycle and pedestrian facilities
- Secure bicycle parking facilities
- Traffic diversion improvements in the vicinity of schools

Waterford Township could consider the Safe Routes to School program to implement projects to encourage pedestrian travel to local schools as recommended in this plan.

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

Administered by the FHWA, the CMAQ program focuses on projects that provide solutions to regional congestion and air quality problems. Eligible project types have included transit improvements, commuter parking lots, traffic flow improvements, bicycle/pedestrian projects and projects that result in emissions reductions. In the past, these projects have been federally funded at 80 percent of project costs.

Michigan Department of Transportation Category A

The Michigan Department of Transportation (MDOT), under the mission of maintaining the state's transportation network, administers the Economic Development Fund - Category A, designed to promote increased economic potential and improve the quality of life through support of job creation and retention in Michigan. County road commissions and municipal street agencies can receive up to 80 percent of the cost for transportation projects that will lead to private sector job creation. The project must be related to agriculture or food processing, tourism, forestry, high technology research, manufacturing, mining, or office centers of 50,000 square feet or more.

IMPLEMENTING THE LAND USE PLAN THROUGH ZONING

It is essential the Township's Zoning Ordinance aligns with the Land Use Plan within the ***Waterford Township Master Plan*** to ensure future development occurs as the community envisions. The Land Use Plan serves as the formal policy guide for desired development types and land uses, though it is not a regulatory document or a legally binding obligation of what must be done. The Zoning Ordinance, on the other hand, includes the legally binding regulations that dictate how properties can be used and establishes the permitted character of development to implement the land use policies of the Master Plan. The adoption of the ***Waterford Township Master Plan*** and its Land Use Plan establishes this land use policy for Waterford Township. The Master Plan should serve as a guide for updating of the Township's zoning regulations.



ZONING ORDINANCE UPDATE

Adoption of the **Waterford Township Master Plan** should be followed by an immediate review and update of the Township's various development controls, including the zoning ordinance. The Land Use Plan, including the Residential Areas Framework Plan and the Commercial Areas Framework Plan outline the desired type, location, and character of future development. It should be used to inform zoning regulations regarding appropriate uses, as well as building height, bulk, orientation, and intensity standards. Further, as the **Waterford Township Master Plan** is updated to address changes in community issues and priorities over time, the zoning ordinance should also be revisited to ensure it continues to work in unison with the Land Use Plan. This could involve adjustments to the zoning map to allow mixed-use development, changes to the types of residential formats or densities allowed, or alterations to building setbacks.

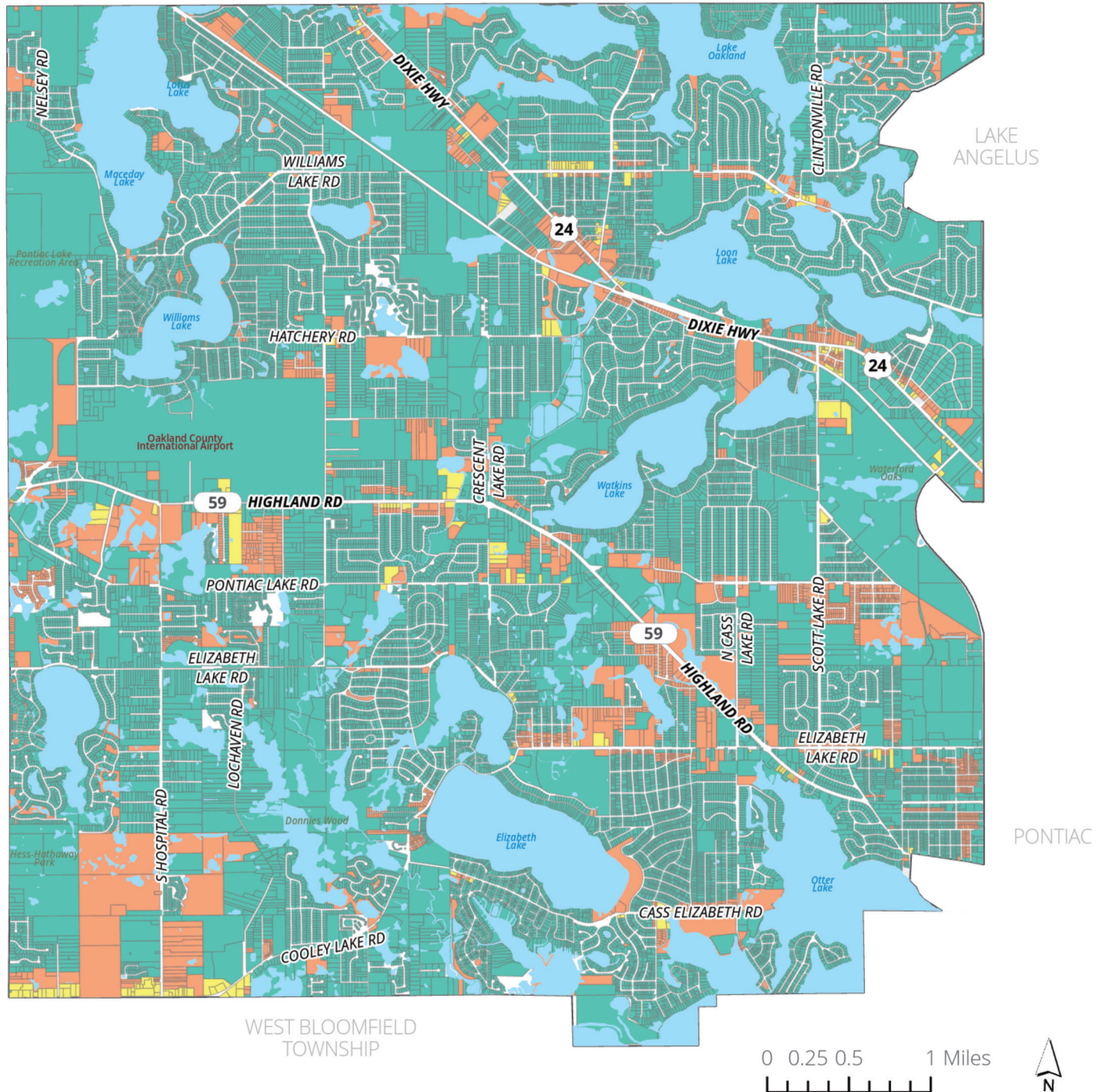
Land Use and Zoning Alignment

To establish an understanding of anticipated steps necessary in amending the Township's zoning regulations, and in accordance with the Michigan Planning Enabling Act; Act 33 of 2008, 125.3833 (2) (d), the following graphic highlights areas where Waterford Township's current zoning designations conflict with future land use as proposed within the Land Use Plan. The Township should utilize this analysis to help identify necessary amendments to the Zoning Ordinance to ensure it works in concert with the policies and vision of the Waterford Township Master Plan.

It should be noted that this represents only a preliminary analysis of general uses permitted within each zoning district. A comprehensive, thorough analysis should be undertaken before amending the Township's zoning regulations and district boundaries, including standards related to the uses allowed by district, bulk and dimensional standards, scale and design of development, buffering, and other elements.

The map that follows illustrates the locations where the Township's existing zoning and future land use do not align, identifying areas where zoning amendments should be considered to support the desired types of residential, commercial, or industrial development described in the Waterford Township Master Plan. The level of alignment was determined by comparing the intent of each future land use designation with the uses allowed, bulk and dimensional standards, and other dimensional standards defined in each existing zoning district.

Areas highlighted for misalignment between existing zoning and desired future development generally fall into one of the four following categories:



ZONING AND FUTURE LAND USE ALIGNMENT

Land Use Alignment Score

- Aligned
- Partially Aligned
- Not Aligned

This map highlights areas where existing zoning districts do not align with the proposed Future Land Use Plan. For example, an "Aligned" designation means that the existing zoning district accommodates the development recommended in the land use plan, while a "Not Aligned" designation means that the existing zoning district does not accommodate the development recommended in the land use plan.

- **Mixed-Use Development.** Mixed-use development containing commercial and upper-floor residential lofts is proposed in the future land use map along specific corridors including the Drayton Plains subarea, along Cooley Lake Road, and Elizabeth Lake Road. However the existing corridor commercial zoning does not accommodate this preferred type of development. The C-UB and C-UL Districts are the only existing districts that promote mixed-use development; however, their development standards require a more automobile-oriented rather than walkable development pattern, which could be updated to ensure better alignment.
- **New Mixed-Residential Development.** Mixed-residential development containing single-family attached and multifamily development is proposed in certain areas along M-59, sites along Telegraph Road and Elizabeth Lake Road, and along Airway Drive. Many of these areas currently have corridor commercial or single-family residential zoning that does not accommodate the preferred development type.
- **New Waterfront Commercial Nodes.** Commercial development that leverages the Township's frontage on waterbodies is proposed in several locations including properties with Pontiac Lake and Otter Lake frontage along M-59, between Loon Lake and Lake Oakland, and near the Clinton River. Many of these areas are within highway corridor zoning districts, which could be updated to better accommodate the pedestrian-oriented waterfront recreation development envisioned.
- **Single-Purpose Zoning Districts.** The Township currently has many zoning districts that serve only one purpose, such as the O-1 Local Office District and the O-2 General Office District. Many of these districts correspond with the Corridor Commercial designation in the future land use map, which encourages a flexible mix of office, service, and retail uses. The Township should consider consolidating single-purpose districts or broadening the types of uses allowed in them to encourage the flexible mix of commercial development recommended in this plan.

IMPLEMENTATION ACTION MATRIX

The Implementation Action Matrix offers a comprehensive list of all implementation strategies, policies, and recommendations contained within of the Waterford Township Master Plan. The matrix provides Township staff with a tool to prioritize implementation activities and projects over the life of the plan. In addition, the matrix allows the Township to approve specific, actionable items on an annual basis and evaluate progress based upon completed implementation strategies. The Implementation Action Matrix offers a brief description of each project and indicates the following:

Responsible Entities & Partner Organizations

Responsibility includes government bodies, civic organizations, private entities, and other associations that may be able to provide assistance with the identification strategy through coordination and cooperation. As applicable, lead responsibility groups should coordinate with potential partners to explore opportunities for collaboration to complete the identified recommendation.

Time Frame

'S' = Short-Term (1-2 years)

'M' = Mid-Term (3-5 years)

'L' = Long-Term (5+ years)

'O' = Ongoing (Requires immediate action and continued attention throughout the life)

Priority Level

1 = High-priority

2 = Moderate Priority

3 = Lower Priority

Zoning and Development Regulations

Recommendations for revisions to zoning and development regulation amendments are highlighted in orange in the implementation matrix.

The Planning Commission, Zoning Board of Appeals, Township Board of Trustees, and other boards and commissions should collaborate in the day-to-day administration, interpretation, and application of the Plan. Ensuring interagency collaboration will make certain that the changes proposed in the Master Plan are implemented effectively. Copies of the Plan should be made available to publicly download from the Township's website and as hard copies at Township Hall to provide the opportunity for all residents and stakeholders to understand the future of the Township.

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
Land Use Plan				
24	Land use types included in the future land use plan should serve as the basis for development review, approval, and future zoning amendments.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
27	Target underperforming portions of commercial corridors with new multifamily housing developments that will serve to concentrate commercial activity in healthy nodes and districts and bolster support for retail with additional rooftops.	1	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
27	New commercial districts should provide strategically placed open space or parklets to give recreational opportunities and manage runoff.	1	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
29	Cluster development should be encouraged to reduce the amount of greenfield land developed during the construction of new neighborhoods.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
30	Encourage waterfront commercial uses such as small-scale restaurants and retail establishments in Lakefront Commercial Areas.	1	S/O	Private Developers, Planning and Zoning Division, Planning Commission, Township Board of Trustees
30	Consider requiring lakefront commercial sites to construct and maintain on site amenities tied to the lake water.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	Encourage mixed-use development between a single and multiple floors that front directly on or near right of ways with off-street parking to structures' side or rear in mixed-use areas.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	In mixed-use areas dining, retail, and entertainment uses should locate on first floors to generate pedestrian activity, while commercial service and residential uses should be allowed on upper floors to create a critical mass of visitors.	1	S/O	Private Developers, Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	Redevelopment in the Drayton Plains Subarea should include a mix of single and multiple floor developments featuring a mix of commercial and residential uses while retaining existing narrow lots and configuration of buildings with shared walls to promote a downtown setting.	1	S	Private Developers, Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	In the Drayton Plains Subarea, outdoor dining and the sale of merchandise should be promoted in structures' rear to provide an appealing location away from the traffic on Dixie Highway.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	The Township should support housing choice through the provision of mixed-use development in the Drayton Plains subarea, Cooley Lake area, Union Lake Business District, and Urban Business District, in which housing should be provided in upper floors of structures with ground-floor commercial uses and by allowing townhomes, rowhomes, duplexes, triplexes, and fourplexes in commercial corridors.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
33	Ensure that key natural features are conserved as properties are developed.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
29	Enhance the aesthetic quality of single-family neighborhoods and ensure the visual quality of properties.	2	0	Building Inspector, Township Staff
29	Multifamily and single-family attached housing should be sited and designed to create a cohesive neighborhood setting that allows for walking and biking and promotes an overall sense of place and identity.	2	S/O	Planning and Zoning Division, Planning Commission, Board of Trustees
31	Encourage efficient access management and cross access easements in commercial areas to maximize parking facility utilization.	2	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
31	Encourage the redevelopment of underutilized parking facilities and land into productive commercial uses.	2	S/O	Private Developers, Planning and Zoning Division, Planning Commission, Township Board of Trustees
31	Encourage a flexible range of commercial development formats in commercial corridor areas, including plazas and visually appealing strip development.	2	S/O	Private Developers, Planning and Zoning Division, Planning Commission, Township Board of Trustees
32	Accommodate expansion and/or redevelopment on existing industrial sites, but consider preventing the development of industrial sites on new land.	2	O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
33	Public/semi-public areas should continue to be located throughout the community, however, concerns such as access, buffering, screening, and aesthetics should be addressed on an individual basis depending on context.	2	O	Board of Trustees, Waterford Township Public Schools, Waterford Township Public Libraries, Oakland County Parks and Recreation, Other Public Service Providers
34	Keep the airport in its current location along Highland Road and accommodate future renovations, site changes, and small-scale expansions.	3	O	Township Board of Trustees; Oakland County International Airport
34	Partner with the Oakland County Airport to program events, conventions, and other innovative, temporary uses.	3	O	Planning and Zoning Division, Planning Commission, Oakland County International Airport
Residential Areas Plan				
35	The Township should support reinvestment in its neighborhoods to improve the housing stock quality and community character.	1	O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Building Official, Township Staff
35	The Township should proactively enforce the building code to improve neighborhood conditions. This includes ensuring proper removal of discarded furniture, inoperable vehicles, renovation of facades, and maintenance of lawns.	1	O	Building Official, Township Staff
36	Wetlands and mature tree areas should be preserved through conservation design. This can include cluster development, buffering, and other techniques that sustain natural elements to support the community's natural integrity and stormwater management.	1	S	Planning and Zoning Division, Planning Commission, Township Board of Trustees
37	The Township should enable a mix of residential formats on larger corridor sites in the way that serves developers and market conditions.	1	S	Planning and Zoning Division, Planning Commission, Township Board of Trustees
38	The Township should ensure its setbacks and dimensional standards encourage desired infill development by providing sufficient buildable area in the Drayton Plains Subarea.	1	S	Planning and Zoning Division, Planning Commission, Township Board of Trustees
39	The Township should develop hotel and lodging uses on the undeveloped greenfield site along Airway Drive south of M-59, given the proximity to the airport.	1	M	Planning and Zoning Division, Planning Commission, Township Board of Trustees
39	Proactive enforcement of building code and adjustments to fencing regulations should be considered to improve appearances in the neighborhoods immediately west of Crescent Lake.	1	S	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Building Official, Township Staff
35	The Township should promote neighborhood revitalization by educating residents on available grants, loans, and rebate programs from local, state, and federal agencies that would provide financial aid in home repairs and providing access to information on these resources.	2	O	Township Staff

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
35	The Township should explore funding sources for housing rehabilitation programs.	2	0	<i>Township Staff</i>
36	Consider establishing provisions in its subdivision ordinance to ensure that its natural features are preserved and properties in the west are developed.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
37	Facilitate greater housing choice while retaining the quiet character of the community's neighborhoods that residents value. This can be achieved through "gentle density" increases such as duplexes within existing single-family areas and through the conversion of nonresidential sites in corridors to residential uses.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
37	The consolidation of lots should be promoted where it would facilitate the conversion to multifamily development in corridors. New multifamily uses should be made to fit the corridor context through site amenities and buffering.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
38	The Township should encourage and allow continued reinvestment and rehabilitation of lakefront homes, with large homes facing the lakefront being retained.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
38	The planned recreational trail along Williams Lake Road should be added to enhance the area's appeal.	2	L	<i>Residents and property owners, Public Works Department, RCOC</i>
38	Duplexes should be allowed as infill development in areas near the Drayton Plains Subarea to support the goal of creating a critical mass of residents near the district.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
38	Sidewalks should be added where they are not present to promote pedestrian access between neighborhoods and the Drayton Plains Subarea.	2	L	<i>Residents and property owners, Public Works Department, RCOC, MDOT</i>
38	Ensure that dimensional standards in the neighborhood immediately south of the Drayton Plains area allow for single-family housing and duplexes.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
39	The Township will need to partner with the community to develop detailed planning concepts for the redevelopment opportunity at the Oakland Community College site to be sold after 2026.	2	M	<i>Township Board of Trustees, Planning and Zoning Division, Oakland Community College</i>
38	Consider adding sidewalks to the Warren Drive, Pauline Drive, Georgeland Drive, Crane Street, Bridge Street, and Frembes Road areas to increase the neighborhoods' access to the Drayton Plains Subarea and Waterford Kettering High School.	3	L	<i>Residents and property owners, Public Works Department, RCOC</i>
39	Consider installing sidewalks in the areas near Cooley Elementary School, the Drayton Plains nature Center, and Drayton Plains subarea to connect with these focal points and the proposed trails along Lakewood Drive and the Clinton River.	3	L	<i>Property owners, Waterford Township Schools, Public Works Department, RCOC</i>
39	Connections to future nonmotorized trails along Voorhies Road should be formed through the placement of sidewalks and pedestrian paths to ensure that the neighborhood has access to the trail.	3	L	<i>Township Board of Trustees, Public Works Department</i>

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
Commercial Areas Plan				
41	Sites along major corridors like Dixie Highway, Cooley Lake Road east of Williams Lake Road, and State Route 59 to Telegraph Road should be converted to accommodate a wider variety of business and residential patterns. The mix of uses should form appealing, cohesive spaces for residents and visitors to gather and incentivize the redevelopment of underused sites by diversifying the range of uses.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
41	For conversion of sites along major corridors multi-story buildings with ground-floor retail, dining, service, and entertainment uses, and upper-floor office and residential uses should be the typical pattern.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
41	Key lakefront sites with Waterfront Commercial future land use designations should be converted to food and drink, entertainment, retail, and other experiential business that allow visitors to access and enjoy these rich natural amenities to achieve the Township's placemaking goal.	1	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers and Local Businesses
41	Accessory outdoor dining and patio areas should be encouraged on lakefront sites with access to Pontiac Lake, Schoolhouse Lake, Loon Lake, and others to provide a unique experience and best take advantage of their location.	1	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers and Local Businesses
42	To facilitate the reuse of its future commercial and mixed-use corridor areas, the Township should seek to streamline its commercial zoning to create more consistent, flexible standards.	1	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
46	Redevelop the Cooley Lake Road area with three-floor mixed-use development including ground-floor commercial uses and residential lofts.	1	M	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers and Private Property Owners
41	For conversion of sites along major corridors, outdoor gathering spaces such as pocket parks and accessory dining should be added where feasible to enhance the area's appeal.	2	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
42	As redevelopment occurs, the Township should encourage high-quality site design and amenities.	2	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
42	The addition of vegetated areas within and along the perimeter of parking lots should be explored to enhance the Township's sense of place by creating a sense of continuity with the natural environment.	2	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
42	The Township should encourage sites to allow access for both motorists and nonmotorists as sites are developed. For example, the Township should require properties along planned nonmotorized trails to feature pedestrian and bicycle amenities that connect buildings with the adjoining street frontage.	2	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
42	Work with the Oakland County Road Commission and Michigan Department of Transportation to improve sidewalks and implement nonmotorized trails along Dixie Highway, M-59, and other major roads.	2	M/O	Planning and Zoning Division, Planning Commission, Board of Trustees, RCOC, MDOT

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
42	The Township should ensure that its zoning ordinance standards are flexible enough to encourage redevelopment in the Dixie Highway, M-59, Cooley Lake Road, W Walton Road corridors.	2	M/O	<i>Planning and Zoning Division, Planning Commission, Board of Trustees</i>
42	The Township should consider forming a Downtown Development Authority in locations planned for redevelopment, including the Drayton Plains Subarea area along Dixie Highway.	2	M	<i>Township Board of Trustees, Township Staff, Residents and Stakeholders</i>
42	The Township can establish special millages or selling municipal bonds to raise capital for implementation items and should consider such measures to support the commercial and industrial areas plan implementation.	2	M	<i>Township Board of Trustees, Township Staff, Residents and Stakeholders</i>
42	The Township should proactively seek grants to support the implementation of the commercial and industrial areas plan and search for opportunities to apply for federal, state, county, or foundation grants and to support private developers and residents in seeking these resources.	2	L/O	<i>Township Staff</i>
42	The Township can consider establishing matching grant funds to achieve Master Plan goals and objectives.	2	M	<i>Township Board of Trustees, Township Staff, Residents and Stakeholders</i>
44	New automobile-related uses along Williams Lake Road at Dixie Highway should be limited given the proximity to the Drayton Plains Subarea.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
44	New dining uses should be prioritized on parcels with Schoolhouse Lake or Wormer Lake frontage.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Local Businesses</i>
45	The redevelopment of properties along Dixie Highway and Scott Lake Road should be encouraged over time.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
45	Accommodate new commercial tenants and redevelopment on the site along Highland Road on Pontiac Lake. New dining, commercial, and entertainment uses should be encouraged.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
45	Buildings should be situated with off-street parking along Williams Lake Road along Pontiac Lake and outdoor dining along the lake and streetscape elements, such as sidewalks and vegetation, should be added to function as a gateway to the community.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
45	The Township should encourage the redevelopment of properties immediately south of the Oakland County International Airport. The rehabilitation of existing strip plazas should be encouraged where these properties can be reused. New development should complement and provide consistency with the airport site.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
45	Commercial infill on the properties along M-59 immediately surrounding the Clinton River should be encouraged over time with new service, retail, and foodservice uses with particular emphasis on new businesses that serve users of the Clinton River Trail.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers and Local Businesses</i>
45	New development along M-59 immediately surrounding the Clinton River should be designed to promote access to the sites for both motorists and nonmotorists, with particular attention paid to access for pedestrians and cyclists.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers</i>
45	Appealing site landscaping and parking lot landscaping should be added as infill occurs in previously developed sites along M-59 east of Crescent Lake Road in site 12 of the Commercial and Industrial Framework Plan to screen the area from nearby neighborhoods.	2	S/O	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers</i>

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
46	Existing residential uses should be replaced with new uniformly commercial uses along Tee Cee Court over time to create greater compatibility between the commercial, industrial, and residential uses and limit disturbance from noise and traffic in neighborhoods.	2	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
46	The commercial properties along Elizabeth Lake Road west of Doremus Avenue should be redeveloped over time with two-floor mixed-use development containing commercial retail and dining uses on the first floor and residential lofts and office uses on the second floor.	2	L	Planning and Zoning Division, Planning Commission, Board of Trustees, Private Developers
46	A sidewalk should be added along Elizabeth Lake Road to connect the existing establishments, such as 4th Tavern Lakehouse, and off-street parking should be located to the rear or side of the new buildings to create a contiguous walkable environment.	2	M	Township Staff, Public Works Department, Property Owners, RCOC
46	The commercial properties along Elizabeth Lake Road, Highland Road, and Cass Lake Road should accommodate new commercial uses, prioritizing businesses that serve the community's recreational needs, and redevelopment of the sites with new buildings should also be allowed.	2	M/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers and Local Businesses
46	The south side of W Huron Street immediately south of Elizabeth Lake Road should be redeveloped with commercial ground floors and residential lofts on second floors to allow residents and visitors views of Otter-Sylvan Lake.	2	M	Planning and Zoning Division, Planning Commission, Township Board of Trustees
46	Develop a small commercial node along Cass-Elizabeth Road at Parkway Street. Existing dining and water-based recreation uses should continue to serve these purposes and new ones should be added.	2	M	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Property Owners
44	Commercial and Industrial properties should continue employment uses over time, and minor expansions on the same site should be encouraged to support their continued operation. Mature vegetation should be preserved.	3	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
45	The properties south of Dixie Highway and west of Scott Lake Road should continue to house commercial service businesses including office and retail businesses.	3	S/O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
Parks, Recreation, and Natural Resources				
51	Continue to update the five-year Parks and Recreation Plan every five years to establish an up-to-date schedule of improvements to the park system.	1	O	Township Board of Trustees, Planning Commission, Parks and Recreation
51	Allocate and/or seek funding to renovate or replace the Waterford Township Recreation Center.	1	O	Township Board of Trustees, Planning Commission
58	Direct development away from sensitive natural resources including inland lakes, the Clinton River, floodplains, and wetlands.	1	O	Planning and Zoning Division, Planning Commission, Township Board of Trustees
58	Continue to protect the Township's existing wetlands to preserve water quality, stabilize stormwater runoff, recharge groundwater, and provide fish and wildlife habitat.	1	S	Planning and Zoning Division, Planning Commission, Township Board of Trustees
58	Encourage the use of native plant material to minimize the hazardous effects of invasive species in required landscaped areas.	1	O	Township Board of Trustees, Public Works Department
58	Continue to evaluate the on-site landscaping standards in the Zoning Ordinance for modernity and to enhance the specificity of the requirements.	1	O	Township Board of Trustees, Public Works Department
58	Maintain the Natural Features Setback requirements in the Zoning Ordinance and continue to evaluate whether the standards should be modernized with required vegetation.	1	O	Township Board of Trustees, Public Works Department

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
51	Extend the Clinton River Riverwalk along the entire length of the river and coordinate with outside partners to connect it to the Iron Belle Trail.	1	M	<i>Township Board of Trustees, Planning Commission, Community Greenways Advisory Committee, Parks and Recreation, Neighboring Communities, Michigan Department of Natural Resources, Oakland County</i>
51	Develop new amenities and improvements at various Township parks to address evolving recreation needs as defined in the adopted five-year Parks and Recreation Plan.	2	0	<i>Township Board of Trustees, Planning Commission, Parks and Recreation</i>
51	Continue to gauge whether new mini parks and neighborhood-serving parks are appropriate in the Township as new nonmotorized trails and sidewalks are added over time.	2	0	<i>Township Board of Trustees, Planning Commission, Parks and Recreation</i>
51	Provide both passive and active facilities for a variety of ages and abilities of the population.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Continue to work with existing recreation partners in the community to provide programs, leagues, and special events, and explore options for new and expanded partnerships to provide additional recreational opportunities.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Encourage the development of pathways, sidewalks, and bike lanes to the Township's parks.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Add walking and multi-use paths within existing parks and improve existing path surfaces.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Add canoe/kayak launches at strategic locations.	2	0	<i>Township Board of Trustees, Planning Commission, Property Owners</i>
51	Work with local organizations to provide unique programming opportunities at the Township's recreational sites and other venues.	2	0	<i>Township Board of Trustees, Planning Commission, Community Organizations</i>
51	Preserve and protect open space and other important natural features in Waterford Township.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Improve barrier-free access to existing recreation facilities.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Ensure that improvements and upgrades to the Township's park facilities are accessible.	2	0	<i>Township Board of Trustees, Planning Commission</i>
51	Strive to meet universal design standards with new signage, park amenities, and facilities.	2	0	<i>Township Board of Trustees, Planning Commission</i>
54	The Township can consider updating its landscaping standards for modernity to ensure enhanced environmental performance.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
55	Woodland management standards defined in Article 7 of the Township's Code of Ordinances could be modernized.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
58	Promote conservation development techniques where mature vegetation and trees exist on select areas that can accommodate residential development.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
58	Conserve woodlands to protect water and soil quality, increase air quality, buffer noise pollution, moderate local climate and storm hazards, preserve wildlife habitats, and preserve aesthetic values and community beauty.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
58	Promote the preservation, protection, and diversification of trees and vegetation throughout the Township, and continue to evaluate whether the tree preservation standards in the Code of Ordinances should be modernized.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
58	Encourage the preservation of natural site grades rather than alteration through grading to enhance stormwater management.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
58	Require the preservation and protection of groundwater recharge areas as open space or low-density uses to retain as much of the permeable surface and water holding characteristics as possible.	2	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Public Works
58	Monitor and control surface water runoff to prevent overloading of streams and long-term erosion resulting from uncontrolled, high velocity discharges and to promote runoff rates that occur under existing, undeveloped conditions.	2	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Public Works
58	Educate the community on the care and use of herbicide and fertilizer sprays to preserve and protect stream corridors, waterways, and their natural drainage and runoff patterns.	2	0	Township Board of Trustees, Public Works Department
58	Regulate, preserve, and protect the natural areas essential to maintaining Waterford Township's unique heritage and character and for providing high-quality and diverse wildlife habitat.	2	0	Township Board of Trustees, Public Works Department
Drayton Plains Subarea				
62	Increase the liveliness of the Drayton Plains Subarea by adding more housing within walking distance of a complementary mix of retail, restaurant, and service uses.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
62	The Township should remain flexible and promote a variety of land uses to diversify consumer options, increase its tax base, and foster the desired energy in the Drayton Plains Subarea.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
62	Consider introducing context-sensitive housing, such as duplexes, through infill development to promote greater housing choices within the Drayton Plains Subarea.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
62	In the Drayton Plains Subarea, multifamily can be located within upper stories of mixed-use buildings to help increase the range of housing choices in the area.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
63	Future Corridor Commercial developments in the Drayton Plains Subarea should possess buildings that front the roadways with parking located at the rear of buildings.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers
63	Future Corridor Commercial developments in the Drayton Plains Subarea should provide sidewalks along roadways.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Public Works, Oakland County Road Commission
63	Future Corridor Commercial developments in the Drayton Plains Subarea should possess adequate levels of ground-floor transparency and lighting.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees
68	In addition to removing excess curb cuts in the Drayton Plains Subarea, the Township should work with property owners to establish cross-access between non-residential properties.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Property Owners
70	Increase sidewalk width in the Drayton Plains Subarea to increase safety for pedestrians. Looking at the sidewalk infrastructure along Sashabaw Road gives good context to what improvements should look like.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, RCOC, MDOT
70	Gaps in the sidewalk network should be filled.	1	0	Planning and Zoning Division, Planning Commission, Township Board of Trustees, RCOC, MDOT
63	Future Corridor Commercial developments in the Drayton Plains Subarea should possess sufficient parking and perimeter landscaping.	2	M	Planning and Zoning Division, Planning Commission, Township Board of Trustees, Private Developers

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
69	Key intersections, such as Dixie Highway and Frembes Road, should be enhanced to improve crossing conditions and build the Township's image while maintaining traffic flow.	2	0	<i>Planning and Zoning Division, Public Works Department, RCOC, MDOT</i>
70	Install wayfinding signage to Shell Park to better inform residents and visitors of this amenity.	2	0	<i>Planning and Zoning Division, Waterford Parks and Recreation</i>
71	To improve corridor circulation and access, potential traffic conflict points and disruptions in sidewalks should be reduced by either removing or consolidating excess curb cuts. This may be completed during roadway improvements or through the site plan approval process for future redevelopment.	2	0	<i>Planning and Zoning Division, Public Works Department, RCOC, MDOT, Private Property Owners</i>
72	Adding elements in the Drayton Plains Subarea, such as a pedestrian refuge island, medians with landscaping, and midblock crossings, would improve roadway's feel and function for pedestrians and make the environment more attractive to potential commercial tenants and new residents.	2	M	<i>Planning and Zoning Division, Public Works Department, RCOC, MDOT</i>
72	Roadway reconfiguration should explore strategies to calm traffic speeds along Dixie Highway. These may include narrower drive lanes and dedicate greater portions of the right-of-way to the pedestrian zone.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, RCOC, MDOT</i>
72	Adding an off-street multi-use path on either side of the roadway could attract people to the Drayton Plains Subarea who would have otherwise driven.	2	M	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Oakland County Road Commission, Michigan Department of Transportation</i>
73	The Township should leverage opportunities to create a trail connection between the Drayton Plains Subarea and the Waterford Riverwalk trail to the southwest.	2	M	<i>Planning and Zoning Division, Public Works Department, Waterford Parks and Recreation, RCOC, MDOT</i>
74	If developed, the vacant site across Dixie Highway from Drayton Station and the property at 4080 Dixie Highway should include safe pedestrian and bicycle access.	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees, Property Owners</i>
74	As redevelopment occurs, density should be focused along Dixie Highway and tapered down as development approaches neighborhood edges	2	0	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
74	Additional amenities at Shell Park could be considered, including a space for food trucks which could be near the entrance off of Dixie Highway.	2	M	<i>Waterford Parks and Recreation, Township Board of Trustees</i>
Transportation				
87	Undertake streetscaping improvements along Dixie Highway as shown in the Drayton Plains Subarea chapter including the addition of raised medians, parkways, street trees, and multi-use trails to enhance the area's sense of place, promote pedestrian access, and calm traffic speeds.	1	L	<i>Township Staff, MDOT, RCOC</i>
87	Cooperate with MDOT as it continues to implement its active access management and traffic calming program along M-59.	2	0	<i>Township Staff, Planning and Zoning Division, MDOT, Property Owners</i>
87	Coordinate with MDOT and RCOC on future road improvements and resurfacing including the resurfacing of M-59.	2	0	<i>Township Staff, MDOT, RCOC</i>
87	Work with RCOC and MDOT to develop and maintain an annual review process to evaluate the capital needs for roads within the Township.	2	M	<i>Township Staff, MDOT, RCOC</i>
87	Work with RCOC to assess the feasibility of filling gaps in the sidewalk network and install streetscaping improvements along M-59 as planned improvements are made to the roadway, with priority given to the area adjacent to Pontiac Lake.	2	M	<i>Township Staff, MDOT, RCOC</i>

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
87	Encourage the consolidation and/or removal of curb cuts in the Drayton Plains subarea to improve the pedestrian environment and reduce traffic conflicts.	2	M/O	<i>Township Staff, Planning and Zoning Division, MDOT, Property Owners</i>
87	Work with RCOC and property owners to consider installing a road connection between thoroughfares such as S Hospital Road and Lochaven Road to serve new development in the area.	2	L	<i>Township Staff, RCOC, Property Owners</i>
87	Continue to engage residents about a potential sidewalk millage to improve the condition of the Township's sidewalks and fill gaps in the network over time.	2	O	<i>Township Staff, residents</i>
87	Consider strengthening the cross-access provisions in the Zoning Ordinance to require the construction of cross-access infrastructure when development or redevelopment occurs and specify minimum dimensions.	2	S	<i>Planning and Zoning Division, Planning Commission, Township Board of Trustees</i>
87	Consider prioritizing sidewalk connections in neighborhoods that connect between schools, recreational amenities, and other assets as new sidewalks are added over time.	2	O	<i>Township Staff, Township Board of Trustees, Residents and Property Owners</i>
87	Establish a nonmotorized transportation plan to further prioritize projects to maintain and enhance the Township's nonmotorized assets.	2	S	<i>Township Staff, MDOT, RCOC</i>
87	Create trail connections between pedestrian activity areas and nearby recreation areas, such as between the Drayton Plains Subarea and the Waterford Riverwalk to the southeast.	2	M/O	<i>Township Staff, RCOC, Residents and Property Owners</i>
87	Create a trail connection along Frembes Road, with connections along the Clinton River to provide a connection between Shell Park and the Nature Center at Drayton Plains.	2	M/O	<i>Township Staff, Township Board of Trustees, Residents and Property Owners</i>
87	Coordinate with OCIA to encourage innovative temporary uses of the airport site including events, conventions, and entertainment.	3	O	<i>Township Staff, Oakland County International Airport</i>

Community Facilities and Services

97	Continue to implement water service projects proposed in the Township's CIP including improvements to water treatment facilities, storage tanks, and pump, well, and pursue water main replacements.	2	O	<i>Township Staff, Department of Public Works, Township Board of Trustees</i>
97	Continue implementing strategies as recommended in the CIP to maintain the sanitary sewer system, including rehabilitation of sanitary sewer mains, manholes, and sanitary pump stations.	2	O	<i>Township Staff, Department of Public Works, Township Board of Trustees</i>
97	Investigate the need for water system upgrades in key areas where an increase in residential density is recommended in this plan including in the Drayton Plains area and along Cooley Lake Road east of Williams Lake Road.	2	M	<i>Township Staff, Department of Public Works, Township Board of Trustees</i>
97	Investigate the need for sewer system upgrades in locations where an increase in density is proposed including along Dixie Highway north of Williams Lake Road.	2	M	<i>Township Staff, Department of Public Works, Township Board of Trustees</i>
97	Continue to coordinate with OCWRC to ensure that stormwater is properly managed on-site.	2	O	<i>Township Staff, Department of Public Works, Oakland County Water Resources Commission</i>
97	Implement planned improvements to the Township police, fire, and other Township facilities as scheduled in the CIP.	2	M	<i>Township Staff, Fire and Police Departments, Board of Trustees</i>
97	Continue to monitor Township buildings, facilities, and equipment to identify necessary upgrades, replacements, renovations, and long-term maintenance projects, and undertake preventative maintenance. Incorporate improvements into the F&O Division's 20-year CIP.	2	M	<i>Township Staff, Public Works Department, Township Board of Trustees</i>

Pg #	Action	Priority	Time Estimate	Responsible Entities and Partner Organizations
97	Continue to coordinate growth and development with the Waterford Township School District to ensure adequate facilities to serve the community as new residential growth occurs.	2	0	<i>Township Staff, Waterford Township School District</i>
97	Consider installing pedestrian infrastructure in neighborhoods near Waterford Township School District facilities, including near Waterford Kettering High School and Knudsen Elementary School.	2	L	<i>Township Staff, Department of Public Works, Township Board of Trustees, Property Owners</i>
97	Investigate funding sources including Safe Routes to School grants as a funding source to develop sidewalks and bikeways that serve the Township's public and private schools.	2	M	<i>Township Staff, Department of Public Works, Township Board of Trustees</i>
97	Review the capacity of municipal buildings and facilities to meet community needs and identify necessary expansion or improvement projects to accommodate planned growth.	3	0	<i>All Township Departments</i>
Implementation				
101	Ensure the Waterford Township Master Plan is updated every three to five years to address new issues that arise.	2	0	<i>Township Staff, Planning and Zoning Division, Planning Commission, Township Board of Trustees, Residents, Property Owners, and Other Stakeholders</i>
102	Consider forming a DDA as a funding source to implement tax increment financing to implement the Master Plan, particularly in the Drayton Plains area.	2	M/L	<i>Township Staff, Township Board of Trustees, Residents, Property Owners, and Stakeholders</i>

CONCLUSION

With thoughtful implementation and unwavering commitment, this Master Plan will lay the groundwork for a brighter future for Waterford Township, ensuring its continued prosperity and vibrancy over the coming decades. This Master Plan charts a course toward a more sustainable, equitable, and resilient Waterford Township – a community that embraces innovation while honoring its unique character.

This Master Plan is not simply a document. The Master Plan's success depends on the active participation of elected and appointed officials, staff, business owners and operators, and all members of the community. Through ongoing dialogue and collaboration, this Master Plan will evolve as a living document alongside the changing needs of the community.