



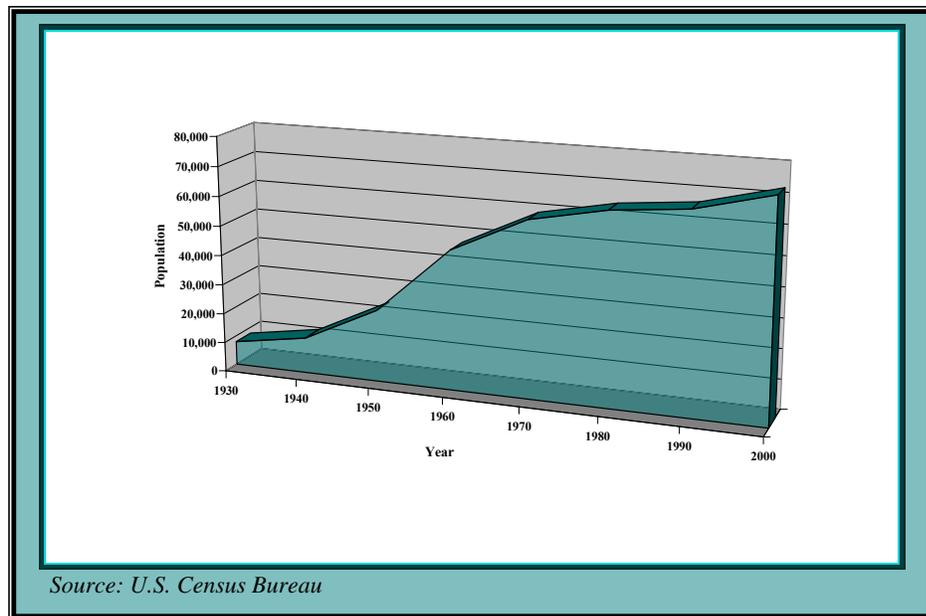
CHAPTER 5 - BACKGROUND STUDIES SUMMARY

The Background Studies portion of the Master Plan inventories and analyzes the past trends and current conditions of Waterford’s physical, economic, and demographic characteristics. These Studies complement the work on each topic area reviewed by the Master Plan Subcommittees, a synopsis of the Subcommittee work can be found in Chapter 7. The informational foundation of the Future Land Use Plan presented in Chapter 8 is provided through the Background Studies. The following summarizes the significant points and findings of each of the subject areas covered in detail in the Background Studies. The complete Master Plan Background Studies are incorporated into three appendices: Appendix A - Background Studies, Appendix L - Traffic Analysis, and Appendix M - Capital Facilities Analysis.

POPULATION

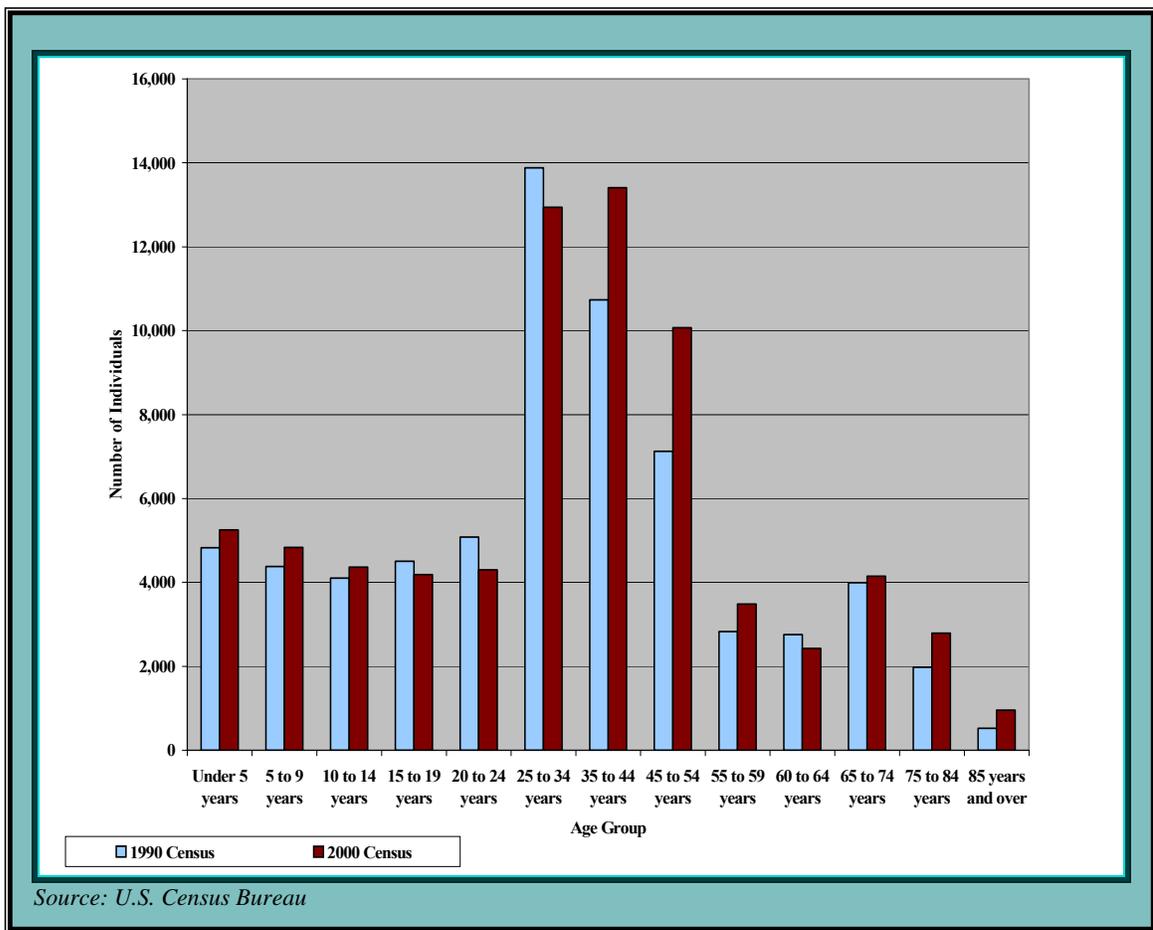
During the ten year period between 1990 and 2000, the U.S. Census Bureau recorded that Waterford Township’s population experienced an increase of 9.7 percent, from 66,692 persons in 1990 to 73,150 in 2000. As shown in Figure 5-1 below, this is a continuation of a long-term trend of population increases during the past 70 years. The Southeast Michigan Council of Governments (SEMCOG) forecasts that the Township’s population in 2020 will be 72,602, a decrease of 0.75 percent from the current 2000 population. While the average persons per household size declined from the 1990 figure of 2.59 to that of 2.42 in 2000, Waterford does not agree with SEMCOG’s projection that this figure will decline even more drastically to 2.20 by 2020. Waterford’s disagreement with SEMCOG’s projection is based on the geographic location of the Township, the comparison with the population estimates of surrounding communities, the anticipated continuation of the trend of housing affordability for families, and projected redevelopment efforts. This issue is explained in detail in Appendix A.

Figure 5-1 Population of Waterford 1930-2000



The median age of Waterford residents in 2000 was 35.5 years. The U.S. Census in 2000 shows approximately 67 percent of the population is under the age of 44 and 14 percent of the population is over the age of 60. The number of people under the age of 19 years grew slightly, from 17,803 in 1990 to 18,634 in 2000. This under 19 age group consists of over 25 percent of the total 2000 population. The total number of households in 2000 was 29,387, an increase of 3,911 from 1990. There are 9,614 households with individuals under 18 years of age, up from 8,949 households in 1990. There are also 5,656 households with individuals 65 years of age or older, which is a slight increase from the 1990 Census count of 4,786 households. As shown in Figure 5-2 below, the population’s age distribution and median age suggest a community composed largely of young persons and families with children, but also with a strong core of senior citizens.

Figure 5-2 Distribution of Waterford Population by Age Group



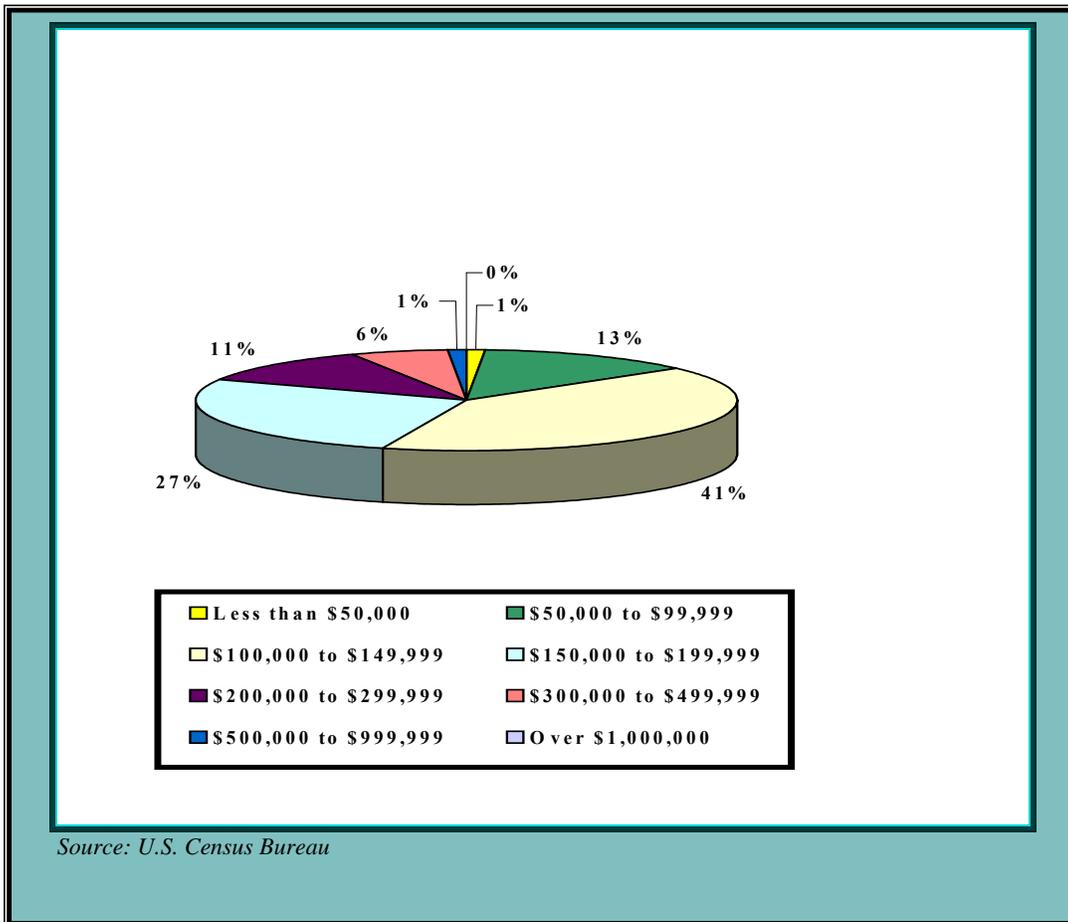
The 1999 estimated median household income of \$55,008 reflects a relatively middle income community. Another reflection of the Township’s senior population is the 22 percent of the households shown receiving Social Security income and 19.6 percent receiving retirement income. The percentage of the Township’s population living below poverty level remains around 5 percent of the total population, with 3,658 individuals, up from 3,522 individuals in 1990. The level of education of Township residents appears to be rising. In 2000, nearly 57 percent of all Township residents had some college education or a degree, up from 47 percent in 1990.

HOUSING

According to the 2000 Census, Waterford has 30,404 housing units, approximately a 15 percent increase since 1990. Nearly 97 percent of the total housing units are occupied. Owner-occupied, single-family residential units are the predominant housing types in the Township with 76 percent, or 22,428 units, of the total occupied housing stock. Vacancy rates are extremely low, with less than one percent for owner-occupied units and a 4.6 percent rental unit vacancy rate. The Township’s housing stock is evenly divided in age, 53 percent is thirty years or older and 47 percent is less than thirty years old.

The cost of a single-family home in Waterford Township has risen substantially. The desirability of living in Waterford is reflected in the increase in the average sales price. Measuring in 2000 dollars, there was a 48.7 percent increase in the average value, going from \$97,100 in 1990 to \$144,400 in 2000. This increase in value, which may be attributable in part to Waterford’s quality of life, may also be partially reflective of the construction of new, more expensive housing and escalating real estate costs throughout the southeast Michigan region. However, over half of Waterford’s housing stock remains in the lower middle class affordability range, as shown in Figure 5-3 below.

Figure 5-3 Distribution of 2000 Housing Values in Waterford Township

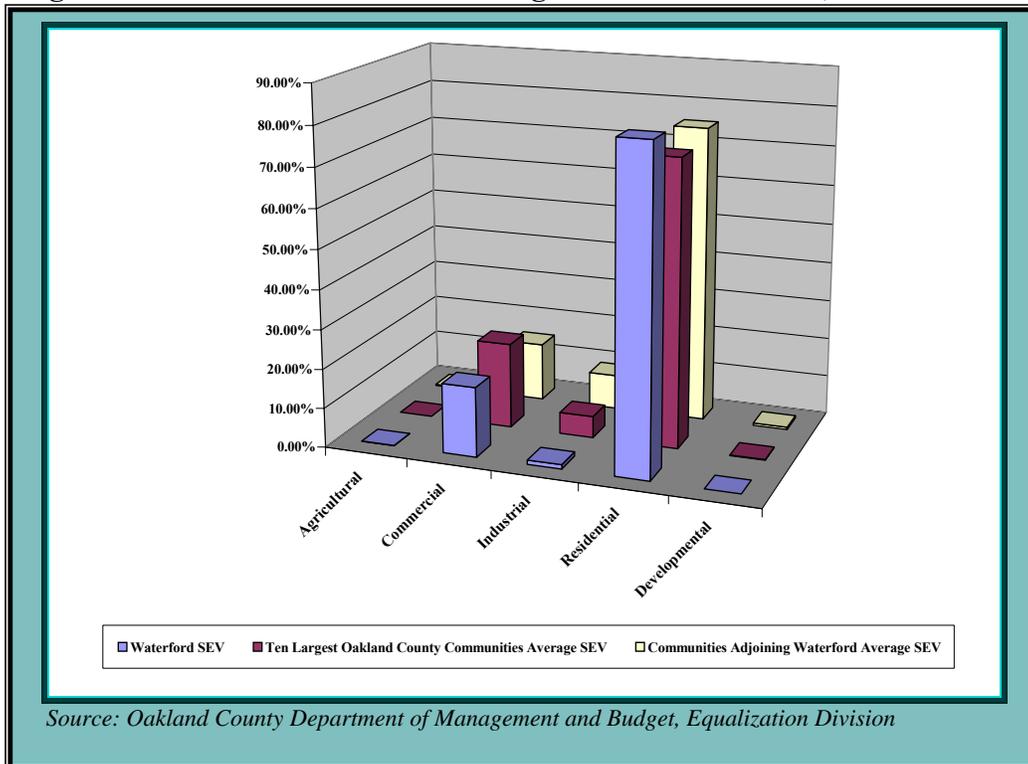


ECONOMIC BASE

Waterford is the geographic center of Oakland County, located approximately an hour from downtown Detroit, ten minutes from Pontiac, and 30 minutes from Flint. The three regional highways provide ready accessibility to the major population and employment centers of southeastern Michigan. The Oakland County International Airport provides easy aviation access to major businesses with national and international operations, particularly those located in the Automation Alley corridor. Oakland County, as a whole, has experienced strong economic growth, job creation, and an overall healthy economy, and this trend is expected to continue. The mean travel time to work is 28.9 minutes, up from 24.3 minutes in 1990, indicating that most residents are employed outside of the Township.

The state equalized value (SEV) for real property in Waterford Township has steadily increased during the past ten years. In Waterford, residential use of real property provides 81 percent of the total SEV, commercial use of property is nearly 18 percent, industrial use of property is a little more than one percent, and agricultural use less than one percent. The distribution of Waterford’s SEV among the different use classifications is comparable to the average SEV of the ten largest communities in Oakland County and to the average SEV of the communities adjoining Waterford, as is shown in Figure 5-4 below. However, Waterford does rely on residential use for a larger percentage of its total SEV as its tax base than either the average for the largest or the adjoining communities. Industrial use is relied upon less in Waterford for its SEV than either of the averages for the largest and adjoining communities, whereas Waterford’s reliance on commercial use for SEV falls in between the respective average percentages shown for the largest Oakland County communities and those communities adjoining Waterford.

Figure 5-4 Distribution of SEV Among Use Classifications (As Percent of Total)



Waterford possesses two major focal areas that serve as regional destinations. One area is the Oakland County International Airport (OCIA). The OCIA provides ready access to general aviation service for the businesses and corporations located throughout Oakland County, and particularly along the Automation Alley corridor. Currently, little to none of the properties surrounding the OCIA on the main thoroughfares have been utilized to take advantage of the airport's proximity and its use by the corporations located in Automation Alley to provide related commercial and office uses.

The other regional destination area is located at Telegraph Road and Elizabeth Lake Road. This area has traditionally been a regional shopping mall known as the Pontiac Mall and subsequently as the Summit Place Mall. Factors such as the construction of the Great Lakes Crossing Mall in nearby Auburn Hills and the growth of internet retail purchasing has weakened the vitality of the regional retail component of the Telegraph Road/Elizabeth Lake Road area, creating a surplus of commercial retail space.

Many of the existing commercial uses within Waterford are concentrated along the Township's major commercial corridors of M-59, Dixie Highway, and Telegraph Road. These uses range from small, single-use storefront areas to contemporary shopping centers. The retail, office, and service uses located along Waterford's commercial corridors have served both comparison and convenience shopping needs for residents of Waterford and surrounding communities. Due to the anticipated slowing of population growth in Waterford, the achievement of virtual development buildout, and changes in the retail sector of the economy, no major commercial expansion in Waterford is anticipated during the next twenty years. Instead, an emphasis on redevelopment and changing patterns of commercial uses is anticipated during this time period.

Industrial uses in Waterford have remained relatively static over the past fourteen years, growing from 433 acres in 1989 to 492 acres in 2002. Industrial uses are not anticipated to expand beyond the current total acreage. Instead, it is anticipated that industrial redevelopment will occur during the next twenty years. A review of older industrial uses indicates a high incidence of site utilization. Few, if any, amenities are provided and, in some cases, off-street parking and loading are seriously lacking. Obviously, such uses create an environment that is less than attractive and discourage more desirable development. Some of these uses may also have created a problem in terms of site pollution. In view of Waterford's efforts for economic development and mandatory concern for water quality, consideration should be given to the creation of a systematic program of site inspections as well as a continuation of the Township's brownfield redevelopment efforts.

COMMUNITY FACILITIES AND SERVICES

Community facilities include the various buildings, sites and services that are involved in running a government and providing necessary services to its residents. Some of these facilities are involved in daily administrative activities that are less visible to the public. Others, such as police, fire, water and sewer, libraries, electronic information systems, recreation, and public services, are more familiar. These facilities are Township-owned and operated.

Waterford Township Hall was built in 1979 and is the focal point of the Township Civic Center. This facility houses the offices of the three elected officials of Waterford, the Township Supervisor, the Township Clerk, and the Township Treasurer. The Township Hall facility also houses the administrative offices of the Assessing, Fiscal and Human Resources, Information Systems, Building and Engineering, and Community Planning and Development Departments. An auditorium and conference rooms are also contained within the facility for official Board and Commission meetings, as well as for administrative and public meeting purposes. There is reasonable room for office growth within the building without costly modifications or additions.

The use of contemporary modular office units has increased the capacity for additional office space for staff. While the use of electronic information system technology provides the potential for some relief from document storage space requirements, the Township still requires substantial physical space for the physical storage of documents required by the State of Michigan. The need for physical storage space appears to be the most pressing need for additional building space during the next twenty years.

Police protection of Waterford citizens is provided by a full-time Township Police Department housed in a new Police Headquarters building constructed in 2001. The Township police force is overseen by a full-time command structure headed by the Police Chief and two Deputy Chiefs, and is currently staffed by 90 sworn officers and 26 civilian support staff. In addition to patrol duties, Waterford officers staff several specialized units including a Special Response Team, Motor Unit, Honor Guard, and K9 Unit. The typical patrol structure is to provide 24-hour patrols of the Township. Over the past ten years, the Police Department has answered an average of 47,500 calls per year. Currently, the Police Department operates with a staffing budget ratio of 1.37 officers per 1,000 residents. Because the Police Headquarters is new and built with future staff needs in mind, there is no anticipated additional building needs during the next twenty years.

Fire protection and emergency medical services are provided by a full-time, on-call Fire Department overseen by a full-time command structure headed by the Fire Chief and one Deputy Chief, and staffed by 54 employees. There are five fire station buildings positioned throughout the Township. Each station is strategically located to facilitate the shortest possible response time to any emergency anywhere in the Township. The Fire Department Headquarters and Fire Station Number 1 are housed in a new building constructed in 2000. Of the four other fire station buildings, Fire Station Number 2 is over 50 years old, Fire Station Number 3 is 14 years old, Fire Station Number 4 is 28 years old, and Fire Station Number 5 is 24 years old. Boundary lines have been drawn dividing the Township into five sectors based on geographic location, travel distances, and traffic conditions proximate to each fire station. When an emergency arises, trucks and personnel are dispatched from the closest fire station ensuring the fastest possible response time. The average response time of the Waterford Fire Department to an emergency call is four minutes. Only two stations currently staff paramedics and advanced life support vehicles. In August 2002, Waterford Township voters approved a millage to fund the expansion of paramedic services into a third station. During the next twenty years, it is anticipated that the Fire Station Number 2 building should be replaced due to its age, and plans for the eventual replacement of Fire Station Number 4 and Number 5 buildings should be drawn up and funds obtained due to the age of these buildings at the end of the twenty-year Master Plan period. Two other factors anticipated to be monitored during the next twenty years are the level of emergency medical service needed to serve additional growth in the senior citizen population, as well as the need for funding and acquiring new fire and emergency vehicles as the current vehicles age and become less dependable.

Waterford Township's Department of Public Works (DPW) provides municipal water and sewer service through its Water and Sewer Division. The DPW provides high quality potable water for residential, commercial, and industrial use, including fire protection to nearly every area within the Township through the use of 15 wells, 10 sand filtration water treatment plants, and 3 storage tanks. The DPW Water and Sewer Division also provides for the safe and efficient collection and transport of all wastewater from properties connected to the sewer system through approximately 360 miles of sanitary sewer lines and 62 pumping stations. The DPW has taken full advantage of high technology to provide safe, efficient, and effective water and sewer service to Waterford citizens. The DPW administers, through its Facilities and Operations Division, the operations and maintenance services for all Township buildings and grounds,

Township vehicles, bike paths, composting site, and the five Township-run cemeteries. All of the DPW services are provided by the 60 full time DPW employees whose offices are housed in a new administrative building built in 2001. Because the DPW Building is new and built with future staffing and operational needs in mind, there are no anticipated additional building needs during the next twenty years. The DPW does possess sophisticated water- and sewer-modeling systems and forecasting tools to anticipate, plan, and fund capital water and sewer infrastructure improvements.

The Waterford Township Library system is comprised of a Main Library located on the Township Civic Center Campus, one Branch Library located in the CAI Building, and mini-branches at the Waterford Senior Center and several of the senior housing complexes located in the Township. In addition, the libraries at each of the Waterford School District school buildings have been integrated into the Library system under the direction of the Waterford Library Director. The combined Main Library and Branch Library collection totals 122,894 materials. The ratio of books per capita amounts to 1.7, as compared to a recommended ratio of two volumes per capita. Utilizing this latter standard, a total of 146,300 volumes need to be provided to adequately meet current needs. In addition, the total current shelving capacity only allows space for 96,800 volumes. The Main Library building was originally built in 1964, and was substantially expanded and renovated in 1995. Between 1995 and 2002, a portion of the Main Library building was occupied by the Township's Parks and Recreation Department. The Parks and Recreation Department was relocated in 2002, allowing for an expansion of the Main Library into this area of the building. Additionally, Waterford voters approved a renewal of the Library millage in August 2002. The millage will be used in part to fund a minor expansion of the Main Library to provide the additional needed space to meet current needs and allow for future growth. Another factor for future consideration is to plan and fund library space in a new community center to replace shelving space lost in the event of the sale of the CAI Building which would occur after the construction of a new community center.

Waterford Township has actively invested in the development and implementation of high technology electronic information systems. The Township has developed and utilizes a Township-wide computer network and geographic information system (GIS). An electronic document management and workflow system is also being implemented and utilized on a department by department basis. The Township has also developed and maintains an active Township website to provide citizens access to information about, and communication with, their local government. The Township continues to invest in the infrastructure, equipment, software, and staffing to maintain its electronic information systems at current standards.

RECREATION AND OPEN SPACE

Waterford Township enjoys an abundant mixture of public and private recreational facilities in addition to the recreational attraction of Waterford's 34 lakes and the Clinton River. Three governmental park systems own and operate park facilities within the Township: Waterford Township Parks and Recreation, Oakland County Parks, and the State of Michigan Department of Natural Resources. The Drayton Plains Nature Center, currently operated by a private non-profit organization, is located on 137 acres in the center of the Township and is open for Township residents to enjoy its natural beauty. The Township also contains two privately owned golf courses, open to the public, Pontiac Country Club and Silver Lake Golf Club. There has been no reduction in the supply of major State and County recreational facilities in the area. These existing State and County facilities remain important resources, particularly since it is extremely difficult for the majority of individual communities to support such large land preserves.

Recreational facilities owned by the Township amount to over 600 acres. Of this figure, some 165 acres are contained within Hess-Hathaway Park and 207 acres in Elizabeth Lake Woods Park. The remaining Township recreational acreage is composed of smaller neighborhood parks and playgrounds, playfields, and specialized small community parks. In addition to the Township parkland, the Waterford School District plays an important role in recreation functions, particularly in terms of neighborhood-type facilities. School sites serve as local area parks, playgrounds, and open space areas, and are focal points in many residential neighborhood areas. In total, the Waterford School District has over 400 acres of existing school facilities, of which nearly 59 acres assist in meeting neighborhood recreation needs. There are currently no indoor pool facilities in either the Township or School District systems for competitive or recreational swimming purposes. An effective means to address the need for indoor pool facilities in Waterford is anticipated through either a Township/School District joint effort to fund and construct at least one central indoor competitive/recreational pool facility as a phase of a new community center, or a coordinated effort by the School District to fund and construct a competitive swimming pool at each high school and the Township to fund and construct a recreational pool area as a phase of a new community center.

While the overall acreage a community has set aside for recreational uses is important, it is also important to distribute park space throughout the community. Waterford’s existing park distribution per U.S. Census Tract ranges from a low of 0 acres to a high of 117 acres. Seven of the Township’s 15 Census Tract areas do not meet the Michigan Department of Natural Resources standard of 10 acres of local park land per 1,000 residents.

There continues to be two separate senior center programs operating in the Township. The Waterford Senior Drop-In Center is operated through the Waterford School District and funded jointly by the School District and Township. The Township provides the other center at the CAI Building, offering arts, crafts, recreational, and social activities. Consolidation of these programs into a unified program operated out of a modern community center facility would eliminate this duplication of effort and provide greater efficiencies in serving Waterford’s senior population.

At the present time, the Township’s recreational and community service needs are served primarily through three outdated buildings needing frequent substantial repairs due to building age. The combined age of the buildings, the Monteith Center, CAI Building, and Andersonville Church, exceeds 200 years old. The Parks and Recreation staff offers over 100 programs for preschoolers to senior citizens as effectively as possible through these three buildings. Based upon these findings and observations, there appears to be a continuing need for a new community center facility. Usage of the building would ultimately include: administrative offices, a senior wing, a community center wing, community gym facilities, multi-purpose classrooms, kitchen and dining facilities, recreational pool facilities, and possibly competitive pool facilities. These needs must be coordinated into the planning process to acquire a site centrally located and large enough to adequately serve both current and future needs. From all indications, the need to provide for a range of recreational activities will continue to grow during the next twenty years.

DISTRICT COURT

The 51st District Court is housed in a building constructed specifically for the Court over 16 years ago on the Civic Center Campus. The District Court building is now linked to the new Police Headquarters building to provide secure transfer of prisoners from the jail cells in the Police building to the District Court. Although no further building needs are currently anticipated, there is room for expansion of this facility, if necessary during the next twenty years.

EDUCATIONAL SYSTEM

The educational needs of Waterford Township residents are primarily served through the Waterford School District. There is a small section of the Township along its eastern border served by the Pontiac School District and a small section of the Township along its northern border served by the Clarkston School District. Since the 1991 Master Plan was prepared, a continued decline in family sizes and birth rates have prompted the Waterford School District to reduce the number of elementary schools from 17 to 15. The number of middle schools remains at three and the number of high schools at two. The School District has also undertaken efforts to utilize some of its buildings for the education of target populations. There is one early childhood learning facility, one facility to address the District's special education needs, and two alternative high schools.

The School District still retains vacant sites in strategic locations to cover eventual needs. Overall, it appears that a degree of stabilization has been achieved regarding enrollments and trends indicate that no change is anticipated during the next 20 years. Today, all schools appear to be operating at enrollments somewhat below their maximum capacity. Based on these findings, it is not anticipated that site expansions or additions will be necessary to accommodate an increase in the student population. However, the School District continues to undertake a program of additions to existing school facilities to provide current computer and communication technologies to Waterford students, as well as modernized physical fitness facilities.

In addition to the public school system, there are several private elementary schools and one private high school, Our Lady of the Lakes, located within the Township. One of the campuses of Oakland Community College, the Highland Lakes Campus, is located in the southwest section of the Township.

TRANSPORTATION AND TRAFFIC

The Michigan Department of Transportation and the Road Commission for Oakland County share the responsibility for operating and maintaining all public roads in Waterford Township. In the Township, MDOT is responsible for the nearly 15 miles of three state highways, Dixie Highway, M-59, and Telegraph Road that run through the Township. All three state highways are five lanes through Waterford Township. Because of the way the commercial properties developed over the years, there are numerous access drives to these properties from the state highways. The combination of these multiple access drives, and the current use of the continuous left-turn lane as an acceleration lane, increase the risk of automobile collisions. An active access management and traffic calming implementation program would address the need to reduce the points of traffic conflict along the state highways.

The remaining 296 miles of the Township's public roads come under the jurisdiction of the Road Commission for Oakland County (RCOC). The Road Commission is currently working on implementing its FastTrac computerized signalization program throughout Waterford. The

FastTrac system is intended to provide an effective flow of traffic through a signal system sensitive to the amount of traffic traveling through each intersection.

There are also 46 miles of private roads that are maintained by the owners of the property abutting the roadway. Nearly all roads used as arterials are paved two to three-lane roads. Nearly all public roads within developments are also paved. There still are a small number of unpaved roads or road sections within the Township.

Several congestion points have been pinpointed which are caused by roadway design and railroad grade crossings. The major congestion points are caused by roadway design of three major arterial road intersections that are not aligned in the traditional intersection design. The three intersections are Williams Lake Road at M-59, Airport Road at Williams Lake Road, and Watkins Lake Road at Scott Lake Road. Plans are currently underway to implement the reconstruction of the Williams Lake Road at M-59 intersection, according to the traditional intersection design, within the next three years. There are currently no plans underway to implement the reconstruction of the other two intersections. There are also six points at which the Canadian National railway crosses at grade with major arterial roads: at Scott Lake Road, Watkins Lake Road, Hatchery Road, Frembes Road, Williams Lake Road, and Airport Road. There are currently no plans underway to implement the grade separation of roadway and railroad at any of the six listed intersection points.

There is no mass transit system that currently serves the general population of Waterford since the people of Waterford opted out of the SMART regional bus system in the mid-1990s. There is limited availability for van transport of senior citizens. There are currently no plans underway for Waterford to reenter the regional bus system, nor are there any current plans to investigate other means of mass transit.

There are 110 miles of sidewalks and 45 miles of bike paths in the Township. Substantial gaps still exist between segments of sidewalk and bikepath, reducing the effectiveness of nonmotorized transportation throughout the Township. For over a decade the Township has implemented a requirement that sidewalks must be installed as part of all new developments that are constructed.

The Oakland County International Airport (OCIA) is the region's primary general aviation airport and is the second busiest airport in Michigan (based on take-offs and landings). The OCIA now has a U.S. Customs office due to the increase in international business travel. The OCIA has actively worked to acquire funds to implement the recommendations for noise reduction and attenuation that were established in a noise study conducted by the OCIA over five years ago. Additional residential property has been acquired to remove these residences from the areas most affected by jet noise. The OCIA has also aggressively worked to obtain federal funds to construct a ground runup enclosure to significantly reduce the negative impact of one of the largest sources of jet noise, the revving of jet engines prior to takeoff. The OCIA will continue to be a busy corporate/general aviation airport serving Oakland County, the Detroit Metropolitan Area, and the region. The Airport is an important transportation facility; it is a center for aviation-related business and it supports and enhances regional economic development activity. No proposal is currently being considered that would bring scheduled commercial passenger service to OCIA.

The Canadian National Railroad line operates 31,000 feet of tracks located in the northeastern section of the Township. This railroad line is devoted to freight traffic and is not used for passenger rail service. Freight service is anticipated to continue on this railroad line for the foreseeable future.

ENVIRONMENT

Waterford’s natural resources are numerous and are part of a rather complex ecosystem. Of prime concern are the surface waters that comprise nearly 25 percent of the Township’s geographic area. Waterford’s numerous lakes, streams, wetlands, and the Clinton River are part of the Clinton River watershed. Since Waterford is located near the headwaters of the watershed, Waterford possesses the potential to impact the water quality of communities within an approximate 330 square mile area. In addition, Waterford residents depend upon groundwater recharge for its well-based municipal water system. Waterford has adopted measures over the past twelve years to protect and improve water quality. Over twelve years ago, Waterford adopted a Wetlands Protection Ordinance. A Groundwater Protection Plan was implemented to accomplish one of the goals established by the 1991 Master Plan. The Township recently adopted a Wellhead Protection Plan. Efforts are also underway to develop a Stormwater Management Plan to comply with U.S. Environmental Protection Agency regulations in addition to beginning to address Township concerns about the management and control of stormwater runoff.

Currently, the Oakland County Drain Commissioner possesses the primary responsibility for monitoring, controlling, maintaining, and building storm drainage systems in Waterford. The Road Commission for Oakland County also is responsible for monitoring, controlling, maintaining, and building storm drainage systems connected with its road system. There are also natural drainage systems that the Drain Commissioner does not take responsibility for and that are not currently monitored or maintained by any governmental body. Development of a Stormwater Drainage Master Plan would help the Township identify the strengths and weaknesses in the existing stormwater drainage facilities and provide a significant planning and budgeting tool for the Township and other governmental agencies to reduce, if not eliminate, the current system’s flaws and weaknesses.

Waterford Township still possesses a number of areas with woodlands, native landscape vegetation, threatened species, and unique natural features. During the past ten years, Waterford has established, within its Zoning Ordinance, regulations to assist with the preservation of woodlands and natural features. The Township is also working to ensure the full preservation of the Drayton Plains Nature Center property. Waterford is now also able to utilize the Michigan Natural Features Inventory for Oakland County Natural Resource Areas as a tool to assist in pinpointing the areas and natural features of the Township requiring protection.

Waterford Township remains committed to establishing all reasonable and necessary environmental protection standards and procedures. Additional and new environmental research and analyses will continue to be utilized by the Township, balancing the use of this information with the awareness that environmental issues deal primarily with private property. It is anticipated that developing reasonable environmental regulations promoting the public health, safety and welfare, and maintaining an ever-expanding database of environmental information combined with proactive education efforts will address the Township’s need to protect its natural environment.

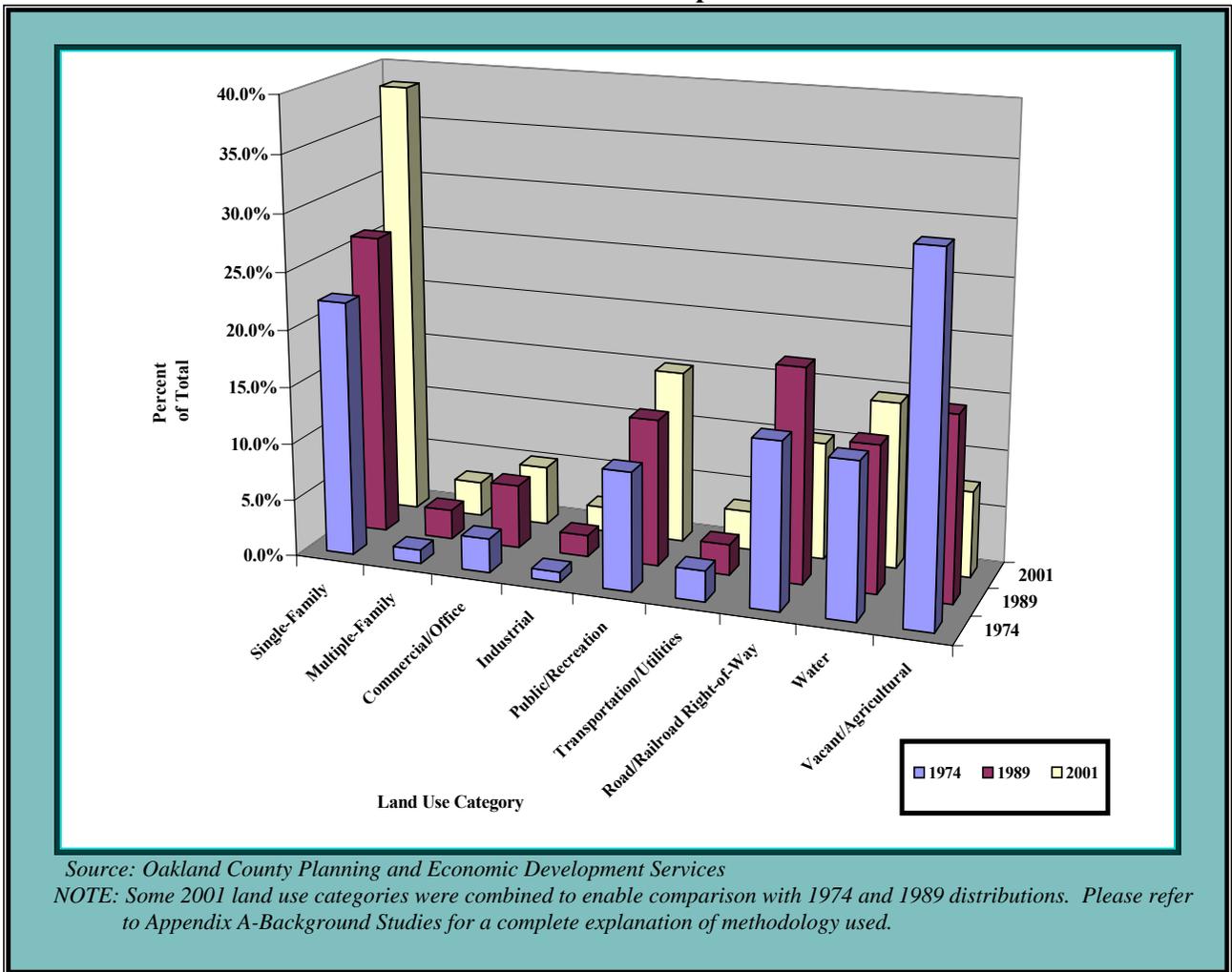
HISTORIC DISTRICT

The boundaries of the Waterford Village Historic District, and the establishment of a Historic District Commission to regulate the construction and alteration of structures located within the District, were established by an ordinance adopted by the Township Board on June 27, 1977. The location of the District is shown on Map 10 on page 7-45 in Chapter 7. The District boundaries adopted were not as comprehensive as those recommended by the Historic District Commission. The inclusion of the properties recommended by the Commission would have eliminated the piecemeal look to the established District boundaries. The ordinance adopted to govern the District has not been reviewed or updated in over 25 years. There has been little investment in such items as streetscape improvements to enhance the historic nature of the District. The Historic Commission remains relatively inactive, given that few financial resources are available to accomplish its mission. The District also experiences a serious traffic pass-through problem, particularly by semi-trucks traveling to Dixie Highway.

EXISTING LAND USE

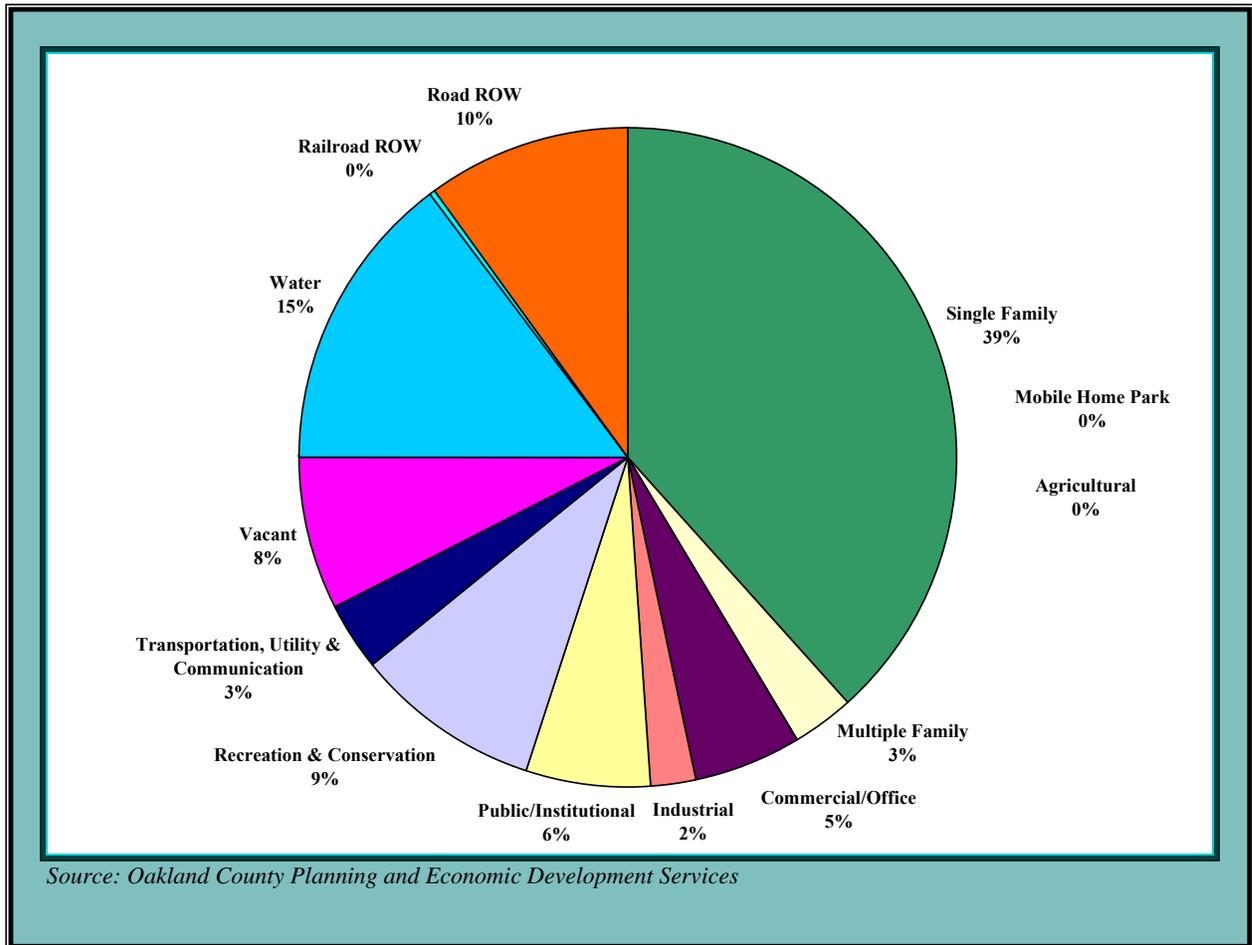
The Township has experienced significant growth over the past 70 years, evolving from a farming/summer cottage community to the third most populous Township in the State of Michigan. The growth pattern of land use distribution in the Township has remained relatively stable during the past 27 years, as is shown in Figure 5-5. The most significant change in land use distribution during the time period examined has been the shift of vacant land to single-family use.

**Figure 5-5 Comparative Land Use Development
Waterford Township - 1974-2001**



Waterford is primarily a single-family residential community, with a substantial amount of the area within its boundary covered by water bodies. The percentage distribution of Waterford property among the existing land use classifications is shown in Figure 5-6 below.

Figure 5-6 Distribution of Existing Land Use Classifications – Waterford - 2001



The distribution of Waterford’s existing land use was also compared with the existing land use distribution throughout all of Oakland County, the average distribution for the communities adjoining Waterford’s borders, as well as with the average distributions for groupings of Oakland County’s communities with the smallest, medium-sized, and largest populations. The methodology used to develop these groupings is explained in Appendix A-Background Studies. Overall, as is shown in Figure 5-7 below, Waterford’s distribution of existing land uses is not out of character with its neighboring communities or with the County as a whole.

**Figure 5-7
Comparative Land Use Development
Waterford and Oakland County Communities - 2001**

