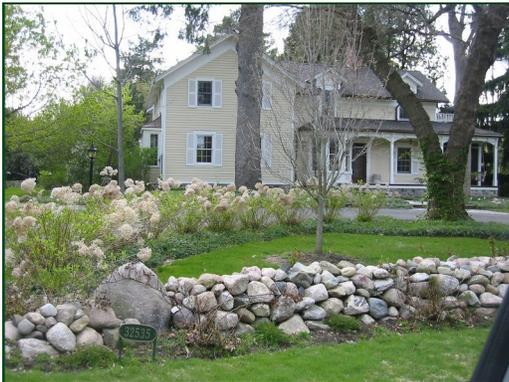




2014-2015 Master Plan Update



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Introduction—Why We Plan	5
Existing Conditions	7
Master Plan Goals	17
Public Input	21
Village Commercial	25
14/Telegraph	31
Updated Residential Infill & Neighborhood Design Guidelines	35
Future Land Use	
Implementation—Goals, Objectives & Action Strategies	
Appendix	
Public Hearing Notice & Meeting Minutes	
Resolution of Adoption	
Letters of Transmittal	
Public Input Survey Summary	

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This 2014-2015 Master Plan supplement confirms the direction of the Village's 2004 Master Plan (reaffirmed in 2010), and assesses the plan's vision and direction with current demographic data and updated information about existing conditions. This supplement does not replace earlier chapters of the Master Plan, notably the chapters on natural resources or transportation.

The Village of Bingham Farms Master Plan represents an opportunity to direct new development and redevelopment in the Village through the establishment of goals, objectives, strategies, and plans. The Master Plan is comprehensive, providing for future land use, housing, preservation, and transportation in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. In addition, the Plan promotes a land use pattern that is consistent with the community's goals.

The information and concepts presented in the Master Plan are used by the Planning Commission and Village Council to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Master Plan, however, is a living set of policies, strategies and plans to enhance and improve a community over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, it is the Master Plan, its maps and policy statements that guide land use decision-making for 10-20 years.

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The planning process begins with an evaluation of a community’s characteristics, such as population, housing, workforce, income, development patterns, and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to:

- Illustrate problem areas of development
- Identify opportunities for growth and improvement
- Provide an indication of probable future needs.

Once existing conditions are identified, a community can evaluate this information, then use the findings to help set goals for the future development of the community. Since the Village of Bingham Farms has continuously updated its Master Plan, there is a wealth of historical data available for comparison with the 2010 US Census statistics.

POPULATION AND HOUSING

POPULATION

The Village of Bingham Farms’ population nearly doubled between 1980 and 1990. With development of the last large areas of vacant land complete, future population growth attributable to new housing would not be a major factor in the next two decades. In the last 10 years the Village population has changed very little and, as discussed later in this chapter, it is not expected to experience significant growth in the future. Several communities adjacent to Bingham Farms, including Beverly Hills, Bloomfield Hills, and Bloomfield Township, lost population in the last decade. The

community that lost the most population was the City of Southfield, which saw a decline of 8.4%. Oakland County’s average population growth was minimal, at 0.7% (See Table 1-1). Static and declining population statistics do not necessarily indicate that a community is experiencing any problems. In Bingham Farms’ case, and in several other nearby communities, there is simply no more land on which to add more people to the community. When populations are declining in built-out communities like Bingham Farms, it is often the case that fewer people are inhabiting the same number of houses. As shown in Tables 1-3 and 1-4, family size in the United States continues to decrease, and an aging population means more single occupants.

Community			90-00	00-10	
	1990	2000	% change	2010	% change
Bingham Farms	1,001	1,030	2.9%	1,037**	0.01%
Beverly Hills	10,610	10,437	-1.6%	10,267	-1.6%
Birmingham	19,997	19,291	-3.5%	20,103	4.2%
Bloomfield Hills	4,288	3,940	-8.1%	3,869	-1.8%
Bloomfield Township	42,137	43,023	2.1%	41,070	-4.5%
Village of Franklin	2,626	2,937	11.8%	3,150	7.3%
Southfield	75,728	78,296	3.4%	71,739	-8.4%
Southfield Township*	14,255	14,430	1.2%	14,547	0.8%
Oakland County	1,083,592	1,194,156	10.2%	1,202,362	0.7%

*Includes unincorporated Southfield Township, Beverly Hills, Bingham Farms and Franklin.
 ***Note that Village counts an actual population of 1,037, not 1,111 as the Census identifies.

Year	Village of Bingham Farms Population	Oakland County Population	Bingham Farms Share of County Population	Bingham Farms Share of County Growth
1980	529	1,011,793	0.05%	
1990	1,001	1,083,592	0.09%	0.657%
2000	1,030	1,194,156	0.09%	0.026%
2010	1,037	1,202,362	0.09%	0.987%

For the purpose of evaluating likely future population outcomes, it is useful to compare the Village’s population trends with those of adjacent communities. Table 1-2 illustrates the Village’s share of Oakland County’s growth. Over the past 20 years, the Village has comprised 0.09% of the County’s population. In 2010, the Village’s growth during the decade constituted 0.98% of the County’s total growth.

HOUSEHOLDS

As discussed above, Bingham Farms’ population increased by 7.9% between 2000 and 2010. The number of households in the community increased by 18.4% (see Table 1-3). The number of households increased at a higher rate than the population. This is consistent with the national trend, mentioned above, which reflects an overall decrease in household size. Bingham Farms’ average household size has steadily decreased since 1980. In 1980 the Village had an average household size of 3.25 persons. Average household size decreased to

**Table 1-3
Total Households: Bingham Farms and Adjacent Communities**

Community	2000	2010	00-10 % change
Bingham Farms	445	527	18.4%
Beverly Hills	4,085	4,038	-1.2%
Birmingham	9,131	9,039	-1.0%
Bloomfield Hills	1,520	1,489	-2.0%
Bloomfield Township	16,804	16,466	-2.0%
Village of Franklin	1,073	1,118	4.2%
Southfield	33,987	31,778	-6.5%
Southfield Township*	5,612	5,691	1.4%
Oakland County	471,115	483,698	2.7%

*Includes unincorporated Southfield Township, Beverly Hills, Bingham Farms and Franklin

**Table 1-4
Average Household Size, 1990-2010**

	1990	2000	% change	2010	% change
Village of Bingham Farms	2.44	2.31	-5.3%	2.11	-8.7%
Oakland County	2.61	2.51	-3.8%	2.46	-2.0%

2.44 in 1990, and in 2000 it dropped again slightly to 2.31 persons. In 2010, the average household size was 2.11 persons. Bingham Farms’ average household size has been dropping much more dramatically than that of Oakland County overall for the past twenty years. (See Table 1-4). This drop in family size may be attributable to growth in housing developments aimed at empty-nesters and retired persons, such as Bingham Woods, Outlands, and Bingham Pointe condominiums.

HOUSING UNITS

As depicted in Table 1-5, the 1980’s were the major growth years for the Village of Bingham Farms. By 1990 the Village had approached build-out. The 2010 Census shows 72 housing units being added over the past ten years, an increase of 15%. This mainly reflects the US Census counting the addition of 51 units at the memory care facility on 13 Mile Road as individual housing units. We would expect the growth in housing units to slow considerably in the coming decade and eventually stabilize. Future growth will likely be limited to redevelopment, possible new mixed use

Community	1990	2000	% change	2010	% change
Bingham Farms	445	477	7.2%	549	15.1%
Beverly Hills	4,166	4,196	0.7%	4,212	0.4%
Birmingham	9,764	9,700	-0.7%	9,979	2.9%
Bloomfield Hills	1,645	1,167	-1.0%	1,659	1.9%
Bloomfield Township	16,437	17,455	6.2%	17,799	2.0%
Village of Franklin	1,010	1,118	10.7%	1,177	5.3%
Southfield	35,054	35,698	1.8%	35,996	0.8%
Southfield Township*	5,628	5,800	3.1%	5,948	2.6%
Oakland County	432,684	492,006	13.7%	527,255	7.2%
*Includes unincorporated Southfield Township, Beverly Hills, Bingham Farms and Franklin					

development, and subdivisions of existing home sites, as discussed below.

Many of the lots in Bingham Farms are quite large, and have the potential to be further divided in some way. Since most of the lots in the Village already have structures on them, future housing development will be determined by the extent to which there is demand for new homes, as well as by the Village’s regulations concerning lot subdivision and minimum lot size. Redevelopment of commercial property along Telegraph Road with new mixed use development could also add to the Village’s housing stock.

AGE OF POPULATION

In addition to total population, housing units and household size, it is also important to examine the overall age groupings of a community’s population. The overall age grouping provides figures for the number of school-age children, the size of the workforce (i.e. 18-64 year groups), and

size of the elderly population. This data can be used for planning for future school enrollment, recreation facilities, special services for the elderly, and other governmental services. Figure 1-1 illustrates the age distribution, and Figure 1-2 provides a comparison of the age distribution of the Village’s residents from 2000-2010. The age group distribution indicates that the population of Bingham Farms is, in general, getting older. Thirty-nine percent (39%) of the population was 65 years of age or older in 2010, up from 29% in 2000, and 17% in 1990. This is consistent with the drop in family size noted earlier. The percentage of school-age children remained fairly constant, at 13%. The percentage of young adults in the family-forming years (ages 18-34) decreased slightly, as did the percentage of people in the “work force years”—ages 35-64.

Looking at the same information broken down in a different way, the two largest age groups in the community at the present time are those residents over 65; the age group of 65-74 makes up approximately 15% of the population and the 75-84

Figure 1-1
Village of Bingham Farms—Age Distribution of Population, 2010

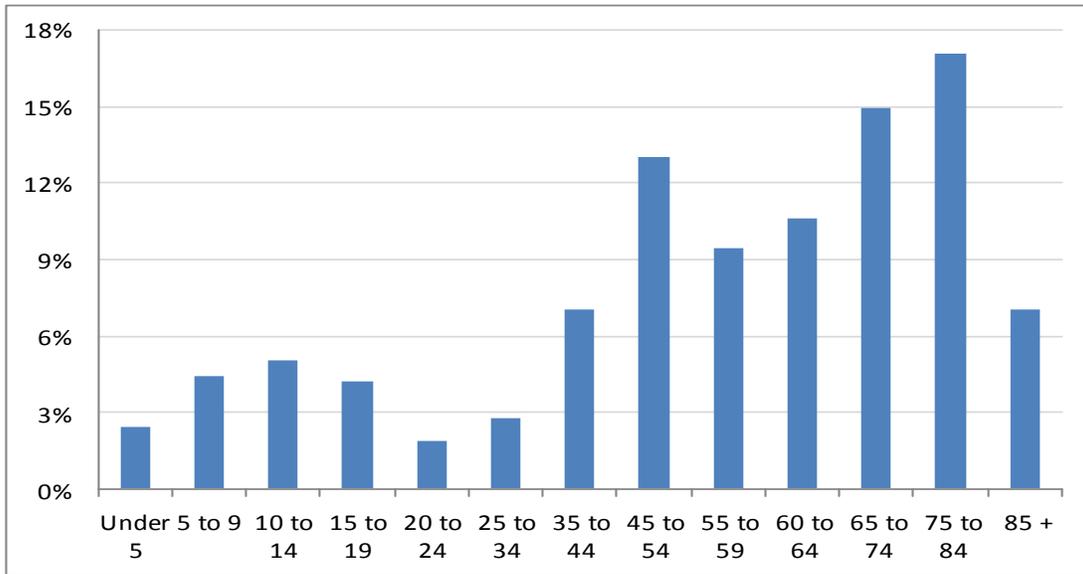
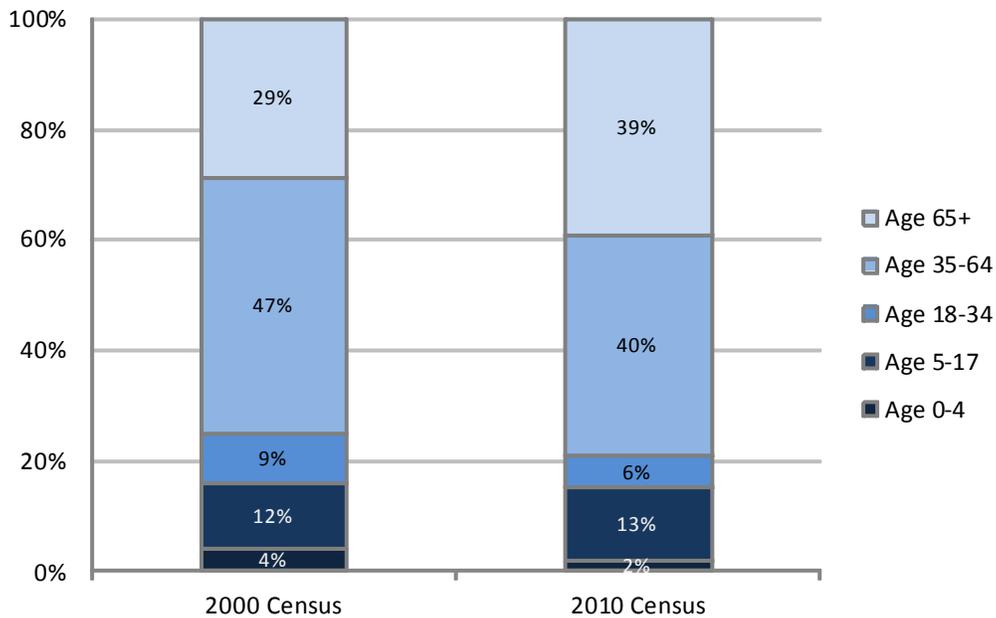


Figure 1-2
Village of Bingham Farms—Age of Population, 2000—2010



makes up approximately 17%. **This represents about 1/3 of the Village’s population.** In the next ten years, housing will be a major issue for these age groups. Some people will want to remain in their homes as long as possible, and some of the people in this age group may need or want to move out of their current homes and into smaller ones, or into assisted living facilities.

The fact that the population of Bingham Farms is aging indicates that the Village may want to plan strategies to help people age “in place” and “in community.” The Village may also want to examine whether its housing alternatives will be sufficient to accommodate a population with changing needs. As single-family homes become available for sale, tear-downs could increase as families seek homes with

**Table 1-6
Population Projections: Village of Bingham Farms and Adjacent Communities**

Community	2020		% change	2030 Projection	% Change	2040 Projection	% Change
	2010	Projection					
Bingham Farms	1,037	1,165	12%	1,130	-3.0%	1,136	0.5%
Beverly Hills	10,267	10,231	-0.4%	10,288	0.6%	10,338	0.5%
Birmingham	20,103	20,539	2.2%	21,285	3.6%	21,800	2.4%
Bloomfield Hills	3,869	4,076	5.4%	4,180	2.6%	4,179	0.0%
Bloomfield Township	41,070	42,468	3.4%	43,183	1.7%	44,338	2.7%
Village of Franklin	3,150	3,209	1.9%	3,255	1.4%	3,406	4.6%
Southfield	71,739	71,420	-0.4%	71,892	0.7%	72,418	0.7%
Southfield Township*	14,547	14,628	0.6%	14,692	0.4%	14,902	1.4%
Oakland County	1,202,362	1,218,449	1.3%	1,230,755	1.0%	1,246,863	1.3%

*Includes unincorporated Southfield Township, Beverly Hills, Bingham Farms and Franklin

modern amenities not found in some of the Village’s older housing stock.

POPULATION PROJECTIONS

It is important to have a good estimate of the future population so that planning for infrastructure, municipal services, and administrative capabilities can be well managed and directed for the growth and development that occurs. Underestimating future population when planning renders the community unprepared; overestimating can lead to wasted resources. To properly plan for Bingham Farms Village’s future, an accurate estimate of its population for the next twenty years is essential.

SEMCOG (Southeast Michigan Council of Governments) has prepared population forecasts for southeast Michigan communities to 2040. The population projections for Bingham Farms Village, and adjacent communities are provided in Table 1-6. A small increase in population is indicated—approximately 0.5%.

There are a variety of methods that can be used to project the Village’s future population. The constant proportion, growth rate, and increasing proportion methods are relatively easy to administer and can lend alternative projections based on historical trends and growth rates.

Many of these methods are more appropriately used for areas that still have a significant amount of land available for development. The use of these methods to predict the future population of a community like Bingham Farms, where relatively little growth can occur, will most likely result in an overestimate of future population.

For example, the constant proportion method assumes that the Village will maintain the percentage of the County’s projected 2010, 2020, and 2030 population it contributed in 2000. The Village of Bingham Farms contained 0.09% of the County’s 2000 population. Projections for the Village using SEMCOG projections for the County are shown in Table 1-6. SEMCOG projects a stable population into 2040, with less than 1% growth.

In the 2003 Master Plan, the population projection was tempered with another approach. This alternative estimate to the official SEMCOG prediction was based on the premise that family (household) size will not decrease as much in Bingham Farms as the national average. It was suggested at the time that Bingham Farms, being a wealthy community, could allow people the option to support larger families. Further, as the population ages, it was suggested that older adults may move out of the community in the coming years, making way for younger families with children. However, the household size has decreased to 2.11, which is currently lower than the County average of 2.46 and the national average of 2.58. This, compounded with the fact that many older adults are staying in their homes longer, may delay this transfer of one and two-person households to larger families for another decade or more.

ECONOMY

EDUCATION

Education is a key predictor of income levels. Table 1-7 shows the educational attainment levels for the Village of Bingham Farms and Oakland County. As shown, the educational attainment of residents in the Village of Bingham Farms is much higher than that of the County overall. In particular, the percentage of Village residents with a graduate or professional degree is significantly higher than the County as a whole.

EMPLOYMENT

The 2010 Census reports that there are approximately 8,800 jobs in the Village of Bingham Farms. Most of these jobs are located in the office buildings along the Telegraph Road corridor. Of those jobs, the Census reports approximately 55% are “knowledge-based services,” which the Census

**Table 1-7
Educational Attainment Village of Bingham Farms and Oakland County, 2010**

	Bingham Farms*	% Bingham Farms	Oakland County	% Oakland County
Less Than 9th Grade	3	0.4%	18,275	2.2%
Did Not Graduate High School	0	0.0%	45,479	5.5%
High School Graduate or Equivalent	75	8.9%	175,878	21.4%
Some College, No Degree	139	16.4%	174,806	21.3%
Associate Degree	44	5.2%	60,651	7.4%
Bachelor's Degree	274	32.3%	202,201	24.6%
Graduate or Professional Degree	312	36.8%	145,088	17.6%
Total	847	100.0%	822,377	100.0%

* Census figures on educational attainment are based on population 25 years and older.

**Table 1-8
Income, Village of Bingham Farms
and Adjacent Communities, 2010**

Community	2010 Median Household Income	2010 Per Capita Income
Bingham Farms	\$130,625	\$80,911
Beverly Hills	\$104,775	\$53,776
Birmingham	\$101,529	\$69,151
Bloomfield Hills	\$133,370	\$89,538
Bloomfield Township	\$106,778	\$66,409
Village of Franklin	\$135,078	\$74,776
Southfield	\$51,201	\$28,995
Southfield Township*	\$110,935	\$60,359
Oakland County	\$66,390	\$36,138

*Includes unincorporated Southfield Township, Beverly Hills, Bingham Farms and Franklin

defines as “Information; Finance and Insurance; Real Estate, Rental, and Leasing; Professional, Scientific, and Technical Services; and Management of Companies and Enterprises.” Most of these jobs are for employers engaged in export-oriented services and require a college degree at minimum. Another 21% are “services to households and firms,” which the Census defines as “Administrative, Support, and Waste Management and Remediation Services; and Other Services (except Public Administration).” SEMCOG projects growth in these industries through 2040.

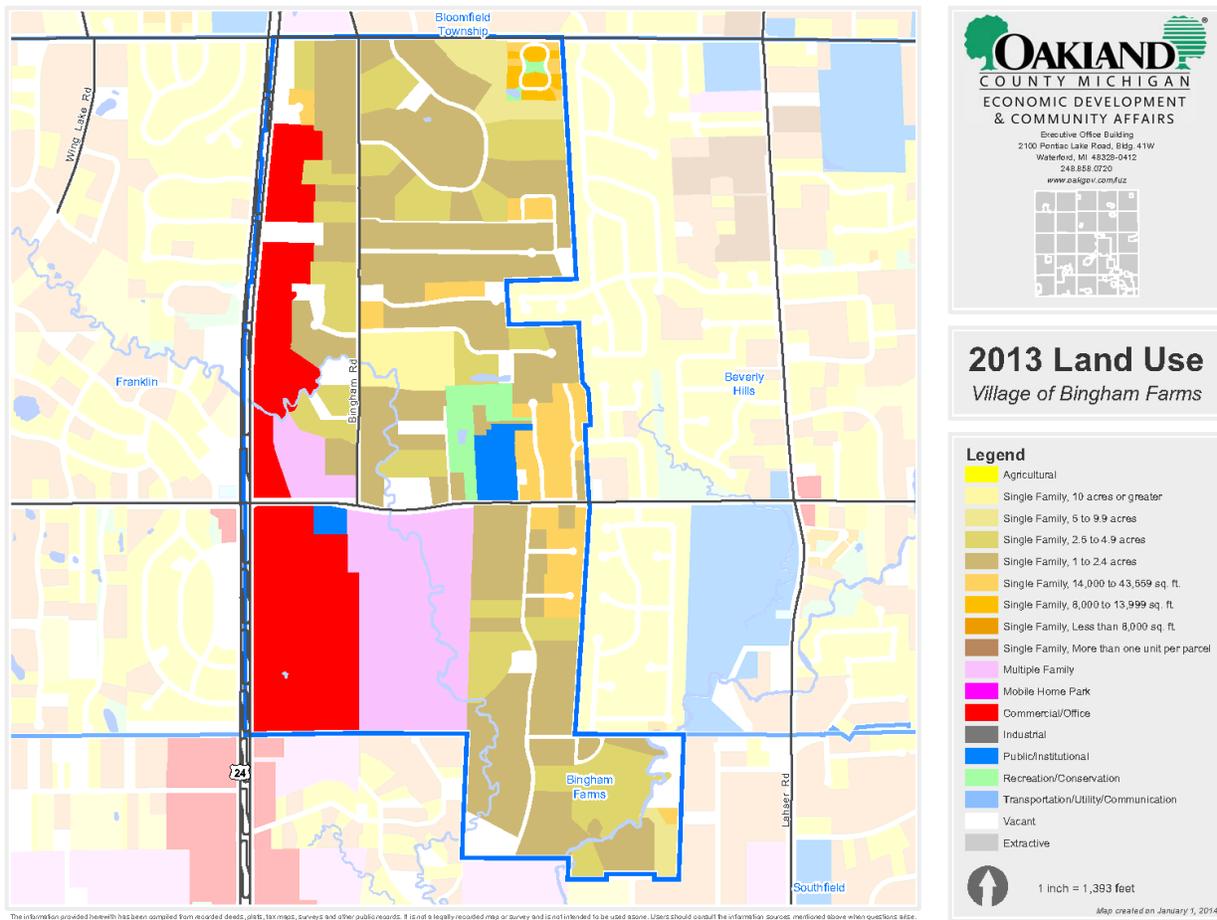


Commuting through Bingham Farms along Telegraph Road—
image from Google Street Maps

INCOME

Table 1-8 shows the per capita and median household incomes of the Village of Bingham Farms and adjacent communities. The Village of Bingham Farms’ per capita income was \$80,911, up from \$74,588 in 2000. The Village’s median household income increased to \$130,625, up from \$123,771 in 2000. Both are about double the average for Oakland County. Only Bloomfield Hills has a higher per capita income, and only Bloomfield Hills and the Village of Franklin have higher median incomes.

While it did not negatively affect average household income, the Great Recession did impact the region in the latter part of the decade. According to the 2010 Census, 1.7% of Bingham Farms households were living below the poverty line. The poverty rate for households in Oakland County was 8.5% in 2010.



The information provided herein has been compiled from recorded deeds, plat, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

COMMUTING

According to the 2000 U.S. Census, the mean travel time to work for Bingham Farms residents was 25 minutes, and in 2010, that number has decreased slightly to 22.7 minutes. The average commute time for all of Oakland County increased to 26 minutes. The majority of Bingham Farms residents (83%) drive alone to their place of work, whereas 86% of Oakland County residents do. The other significant means of transportation to and from work is carpooling, which accounts for 2.9% of the trips. In the County as a whole, the carpool rate is 7.4%. No Bingham Farms residents are reported to have used public transportation to get to work; the percentage of Oakland County residents taking public transportation was also low, at 0.5%. Some residents work at home (about 8.3%); this is higher than the County average of 3.7% of residents working at home.

LAND USE

The discussion on Land Use is based on the 2013 data from Oakland County Planning & Economic Development Services. (See map above)

Single Family Residential (Detached). Table 1-9 illustrates the land use makeup of the Village. Most of the Village is comprised of Single Family Residential uses (55%). Of those uses, about half are comprised of parcels between one and two and one half acres in size. Another quarter of the Village’s single family lots are between 0.3 and one acre in size. About 10% of the parcels are between two and one half and five acres.

Multiple Family Residential. Bingham Farms has one assisted living facility. This parcel, along with attached single family developments south of 13 Mile, are considered “multiple family” for purposes of calculating land use. Together, they comprise about 11.3% of the Village’s land area.

Table 1-9 Existing Land Use				
	Area (ac)	Area (%)	Parcels	Parcels (%)
Single Family Residential	423.6	55.4%	267	80.9%
Multiple Family	86.5	11.3%	2	0.6%
Commercial/Office	108.6	14.2%	24	7.3%
Public/Institutional	11.6	1.5%	2	0.6%
Recreation/Conservation	12.7	1.7%	5	1.5%
Vacant	40.1	5.2%	30	9.1%
Water	8.4	1.1%		
Road Right-of-Way	73.2	9.6%		
Total	764.7	100%	330	100%

Source: Oakland County Planning & Economic Development Services (2014)

Office & Limited Commercial. Commercial and office development is concentrated along the Village’s western border, on Telegraph Road. The Village administration offices are located in an office building on 13 Mile Road. These uses comprise about 109 acres, or 14.2% of the Village’s land area.

Public. Bingham Farms Elementary School is the only public use in the Village. The memory care facility on 13 Mile Road also appears on the County land use map in the Institutional category. Together, these areas comprise about 1.5% of the Village’s land use.

Vacant. According to Oakland County, about 40 acres in Bingham Farms are vacant, or about 5%.

Recreation/conservation. Two small areas of public and semi-public recreation comprise the Village’s recreation area, totaling approximately 1.7% of the Village’s land use. One of these spaces is private open space at the Outlands Community. The other is the wooded nature area that is also part of Bingham Farms Elementary School.



Bingham Farms Elementary on W. 13 Mile Road

Transportation: The Village encourages non-motorized transportation, and over the past several years has installed sidewalks on 13 Mile and Telegraph Roads. Future development and redevelopment should address motorized and non-motorized circulation and improve pedestrian linkages whenever possible.



This chapter provides an overview of identified challenges and opportunities, a vision statement that encompasses important community elements and characteristics, and goals and objectives that are designed to address issues and challenges while building on existing opportunities. The following analysis was developed using a number of resources including data collection from the Master Plan process, comments from the Village Planning Commission and Design Review Board, issues identified through a Community Vision Workshop held in the Village, and planning consultant observations.

CHALLENGES

As indicated in the 2004 Master Plan, every community faces challenges as it changes and evolves. Some changes come from within, and other changes are influenced by the region, state, or nation. The principal challenges that the Planning Commission must confront during the Master Plan program will likely include:

- Bingham Farms is in danger of losing much of its identity that was associated with its woodlands, wetlands, stream corridors, wildlife, and similar natural features that originally drew residents to the community.
- Unlike older, historical settlements, Bingham Farms lacks an activity center that people remember when they think about the community.
- The Village needs a common bond—a tangible place and other physical elements—that provides a stronger sense of identity and community for its citizens.
- As Bingham Farms and its neighbors have grown, the Village has experienced its share of problems related to traffic congestion, loss of its natural character, and absorption of most of its available vacant residential homesites.
- With rebounding residential property values, the community may soon find that its young adult children struggle to find affordable home ownership options and its senior citizens have limited choices of housing for a changing lifestyle.
- Corridors of non-residential office development that were once the state-of-the-art are beginning to experience physical deterioration, changes of use, and higher than desirable vacancy rates.
- New residential development often adopts the characteristics of new housing on the suburban fringe, rather than echoing those characteristics of the neighborhood that are truly unique to Bingham Farms.

- Non-residential growth and development must occur in a well-planned manner that provides needed jobs and tax base without adversely impacting the quality of life in Village neighborhoods or adding congestion to its roadways.
- Societal changes in the new “Information Age” take place so rapidly that the community’s young people often lack places and activities that are relevant to their needs today.

OPPORTUNITIES

The most difficult task of any planning program is identifying ways to capitalize on opportunities that reverse negative development trends. The secret always seems to be related to identifying the positive aspects of the trends associated with local and regional change. Change must be viewed as a natural, evolutionary process. There are a number of opportunities available to Bingham Farms that result from ongoing change locally and regionally. Some of the opportunities that will be presented to the Planning Commission in the future are likely to include:

- Residential re-development must be encouraged to use state-of-the-art techniques for integrating natural features, wildlife corridors, and resource preservation into essential community design.
- Certain older areas of the Village require special emphasis to retrofit new planning and development techniques intended to improve the quality of life for residents who have made significant financial and emotional commitments to these mature neighborhoods.
- Special attention must be paid to the existing office and commercial development along the Telegraph Road corridor if its future is to be one of opportunity and continued support to the Village’s office, service, and employment needs.
- The Village already hosts significant non-residential development. Sensitive site design and aggressive buffer and screening standards must be applied to prevent new non-residential development from negatively impacting neighborhoods while it is positively influencing the tax base.

CONCLUSION TO CHALLENGES AND OPPORTUNITIES

Infill on vacant sites and re-development of assembled land in the Village is inevitable over the next 10 to 20 years. By planning for its growth and regulating the development that occurs, the Village can protect and preserve the characteristics of the community that its citizens value most. At the same time, it will discourage destructive, market-driven development patterns that are out of touch with the community’s needs. These can only result in loss of that special community character that was responsible for attracting past and current residents to Bingham Farms in the first place. This Planning Process is intended to introduce a small dose of common sense and a healthy dose of self-determinism into the process of the community’s growth and change.

VISION STATEMENT

Bingham Farms held an “Issues and Solutions” workshop in November 2003 where the Planning Commission sought input from residents and community leaders. Through surveys, conversations, visioning exercises, and active brainstorming sessions, the participants gradually assisted the Planning Commission in identifying the challenges facing the community as it continues to grow and evolve. These exercises also concentrated on positive strategies for change. This concentration on positive contributions led the community to focus on potential solutions designed to take advantage of the opportunities that lie ahead.

For the 2014-2015 Master Plan Update, previous input, along with input gained with current public input efforts, contributes to the policy basis from which long-range land use decisions can be made. Several of the Goals and Objectives remain constant from the 1996 Master Plan, although many have been modified, or refined based on the 2003 Vision Workshop.

The **Vision Statement** is a guide to provide direction to the Planning Commission in the formulation of the goals and objectives of the Master Plan. **Goals** are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable **objectives** that can be prioritized and pursued by instituting specific **strategies** that will be followed. The goals and objectives proposed are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the Village's objectives. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the rights of private property owners to develop an appropriate use of their land.

VISION STATEMENT

Bingham Farms intends to promote a vision of its future where:

- the natural beauty of the Village is preserved including woodlands, watercourses, floodplains, steep slopes and the like;
- the quality residential character of the Village is maintained;
- new development is a positive contribution to the community;
- growth and development occurs in a manner that contributes to the community's unique residential character;
- the local transportation network affords proper motorized access without promoting premature development or densities that exceed carrying capacity;
- public services are provided consistent with the community's needs, in a fiscally responsible manner; and
- planning and land use regulatory efforts balance the long-term goals and objectives of the community with the needs and desires of the individual resident.

GOALS AND OBJECTIVES

GOAL 1: The Village of Bingham Farms should continue to be a low-density residential community, which provides a sharp contrast to the more intensive urbanization of nearby communities.

Objective: Maintain zoning districts that provide for large residential lot sizes with generous setback and yard requirements.

Strategy: Review and update zoning district standards to define a maximum lot coverage standard for all buildings.

GOAL 2: The preservation of greenspace and such natural amenities as steep slopes, woodlands, rivers and streams, wetlands, flora and fauna continues to be a primary Village goal for both residential and non-residential development.

Objective: Develop standards that discourage and/or prohibit development, which would destroy natural features or that would adversely affect sensitive natural resources.

Strategy: Refine the woodlands protection ordinance as necessary to regulate the removal of trees during development.

Strategy: Amend the zoning ordinance to eliminate the use of floodplains and steep slopes when determining permitted residential density.

GOAL 3: Nonresidential uses permitted in the Village are compatible with the residential character of the community and primarily limited to sites with access to Telegraph Road.

Objective: Promote the use of residential architectural elements within office and other non-residential developments.

Strategy: Develop architectural standards for non-residential buildings.

Objective: Limit permitted office uses to ones that will not generate excessive traffic volumes or have an adverse impact on adjacent residential neighborhoods.

Strategy: Design office zoning districts that permit only professional and limited medical office uses and accessory uses.

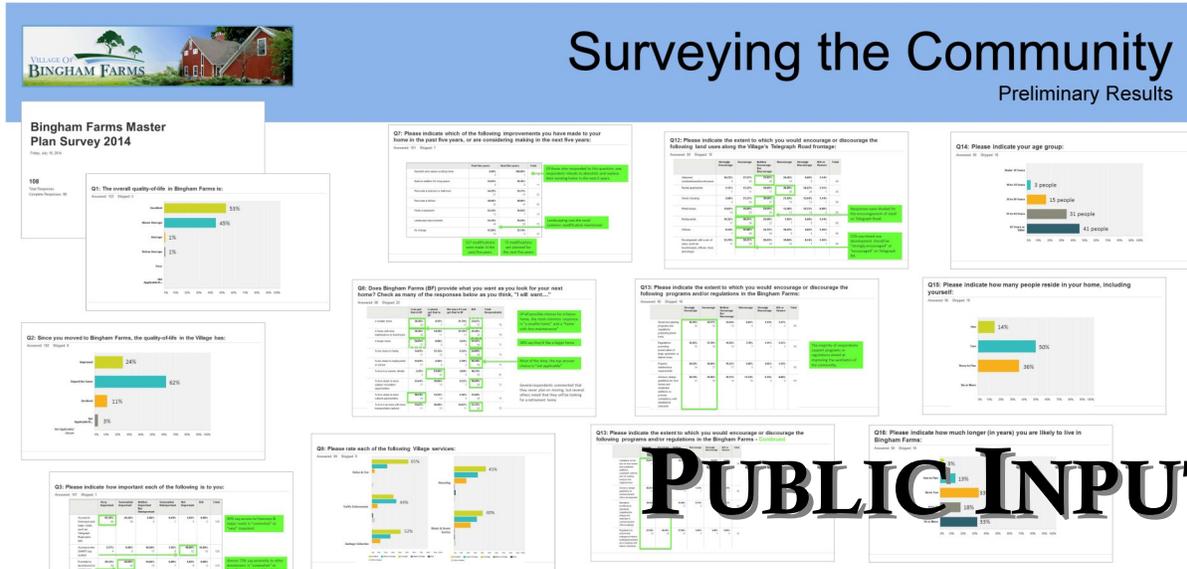
Objective: Expand permitted commercial uses to those that are compatible with and essential to the full-service office facilities in the Telegraph corridor.

Strategy: Encourage the mixing of uses in commercial zoning districts to make developed areas more productive and encourage redevelopment.

GOAL 4: Sound planning principles should be applied by the Village Planning Commission during comprehensive and thorough site plan review of proposed development, and by the Village Design Review Board when monitoring site development and structure design, through the Bingham Farms Zoning and Design Review Board Ordinances.

Objective: Assess standards for the Design Review Board to ensure reasonable application and consistent outcomes.

Strategy: Refine Architectural Standards that reflect unique characteristics of various neighborhoods in the Village.



Public input is an essential component of every Master Plan. The Village of Bingham Farms utilized two approaches: a survey and a public open house. The survey was available for six weeks in June and July 2014. A public open house was held on July 22. The feedback provided was reviewed by the Planning Commission and used to inform the Master Plan Update process.

ONLINE SURVEY SUMMARY

- 112 total responses
- 46.7% of respondents were 65+ years old.
- Exactly half live in homes with two residents.
- Over 80% indicate they intend to live in Bingham Farms long-term.
- Nearly all respondents believe quality of life in the village is above average or excellent.
- Most respondents (62%) say the quality of life has remained constant during their time in the village; 24% say it has improved.
- Nearly 100% say the quality of Village services, homes and neighborhoods, and natural features is “very” or “somewhat” important.
- 64% say historic resources are “very” or “somewhat” important, while 16% say historic resources are “somewhat” or “not” important.
- Regarding commercial and office development on Telegraph Road, most respondents say the condition of buildings is good (54%); the quality of architecture is average (43%); the quality of landscaping is average (49%); and the compatibility with nearby homes is average (44%). 35% think the addition of restaurant commercial “outlots” in front of existing office buildings are average.
- Respondents were fairly split on whether the Village should encourage or discourage housing for first-time homebuyers as well as on the encouragement of retail on Telegraph Road. However, over half say mixed use development should be “strongly encouraged” or “encouraged” on Telegraph Road.

Likes & Dislikes

Residents were asked to list three things they liked most about the Village and three things they disliked the most. The word clouds below show the most commonly used individual words for each question. Keep in mind that this does not capture phrases; the explanations below provide context.



Generally, residents like the woody character of the village; many respondents valued the peace and quiet of their neighborhoods and felt that the large lots set the village apart from its neighbors. Many respondents also valued the village's proximity to larger communities, including Detroit, as well as to the region's major freeways. The natural setting and trees are among the village's most valued assets.



In general, respondents felt that the village lacked a sense of community. Many felt that the lack of sidewalks and street lights contributes to this in addition to compromising safety. Some residents felt that many homes were not maintained to a high standard, and that public spaces should be more well-groomed. In general, many residents feel that the village lacks a focal point and strong identity and is not development-friendly.



July 22nd Master Plan Open House

Summary of Feedback from Residents

Residents were presented with goals from the last Master Plan and asked to relate them to the present.

Goal:

The Village of Bingham Farms should continue to be a low-density residential community, which provides a sharp contrast to the more intensive urbanization of nearby communities.

Comments generally concurred with this sentiment; commenters believed this is what makes the village distinctive in the context of its neighbors.

Goal:

Nonresidential uses permitted in the Village are compatible with the residential character of the community and primarily limited to sites with access to Telegraph Road.

Villagers are not interested in commercial uses elsewhere in the village, though commenters were receptive to or desired more retail, in particular art galleries, boutique-type stores, and unique food options.

Suggestions for Telegraph Commercial Corridor

- More unique retail/services
- Farmer's market
- Maintain Telegraph median
- Village center; people felt a need for a community focus, gathering place or destination

Suggestions for Neighborhood Preservation and Infill

- Maintain the Bingham Road entrance (from 13 Mile) with more landscaping
- Sidewalks (disagreement about whether sidewalks were appropriate)
- Lighting on Bingham Road (old-fashioned)
- Removal of dead trees
- Residents were split on maintaining natural character vs. allowing more landscaping
- Residents generally chafed at the Design Review Committee but agreed some standards are needed; general agreement that the village is not development-friendly
- Maintain setbacks, acreage minimums
- Residents generally supported architectural variety
- Walking trails (as distinct from sidewalks)

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In Bingham Farms, as in other communities, there has been interest in developing small commercial buildings at the outskirts of existing parking lots. Recognizing the opportunity to add retail and restaurant choices for office park users as well as residents, the Village amended its Zoning Ordinance to allow small outlot development. With a few successful developments built recently, this chapter explores how the Village might accommodate additional commercial uses, primarily south of 13 Mile Road to the Village's south boundary, that serve the community and its workforce.

COMMERCIAL OUTLOT DEVELOPMENT

With a resident population of 1,037 people, Bingham Farms may seem like it would have few opportunities for commercial development; however, the daytime population swells with the 8,800 people that work in the Telegraph Road office parks. This presents a considerable opportunity for economic development.

For the most part, residents generally support this new form of development, as noted in the online Master Plan survey. Low, one-story buildings that feature high quality materials have expanded dining choices in the area, and seem to be finding success. The placement of these buildings close to Telegraph Road helps reduce the views of vast parking areas in front of the existing office buildings. There is still room at the Telegraph Road frontage of these office parks for a few additional commercial outlots.



This outlot building includes outdoor dining, creating an opportunity for the Telegraph Road corridor to appear more alive with people than in the past.

TRENDS IN OFFICE DEVELOPMENT

With the economic downturn of the mid-to-late-2000's, the office sector was hit hard as businesses laid off employees and downsized. In 2014, the office market is making incremental improvements in some locations, notably in downtown areas. According to the Urban Land Institute, a real estate research and education organization, the best real estate opportunities for 2014 are in urban mixed use properties, mixed use town centers, medical office, data centers, and self-storage facilities (*Emerging Trends in Real Estate 2014*). The report bases these findings on over 1,000 survey respondents of real estate professionals who suggest the changing needs and desires of two main demographic drivers are reflected in real estate trends. Gen Y and the Baby Boomers impact real estate in the following ways:

“From intown rental housing to collaborative office space to close-in warehousing to ensure same-day delivery from online retailers, Gen Y will be a noticeable force in shaping commercial real estate. All of these trends will have a significant impact on real estate. Referred to as a “powerful engine” by an investor, this generation “will be very good for real estate.” On the other side of the demographic shift, the baby boomers also will drive change as they age; many will sell their homes and move to urban locations with similar amenities as those desired by gen Y (but with the added amenity of convenient health care).” (Page 8)

The report suggests the following impacts on the built environment:

“All real estate property sectors are making changes going forward. Office users are demanding less space per worker as they reconfigure for more collaboration, and retailers are looking for urban formats that will be able to serve city dwellers more efficiently. Industrial space is being designed and located where it can meet the needs of online retailers with ever faster delivery times. And multifamily space is adapting to provide less space per unit, but increased common areas.” (page 8)

Trends in the office market can be seen on a more local level as many suburban office buildings in Oakland County continue to be impacted with vacancy rates that have yet to recover from the down economy of the past several years. Colliers International, a real estate brokerage firm, observed in their *Metro Detroit & Washtenaw County Market Trends—1st Quarter 2014 Office* report that “Although the market is improving, Detroit’s Office market remains a buyer’s and tenant’s market. There is simply so much space available that landlords and sellers are still in a compromised bargaining position, a trend that is even more noticeable in Class B and Class C properties.” (page 1)

While there may be a few Class A office buildings in Bingham Farms, Class B is more common in the area south of 13 Mile Road. It will be these buildings that take a bit longer to lease out as Class A space in suburban and urban areas continue to fill. The Colliers report notes that “in markets like Southfield, Farmington Hills, and Troy, landlords are required to offer significant concessions, tenant improvements, and other incentives to lure tenants, a trend even more noticeable in Class B and Class C properties.” (page 3)



Typical office developments in Bingham Farms on Telegraph Road (both images are south of 13 Mile).

Building Class Definitions

- Building Owners & Managers Association

Class A

Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B

Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

Class C

Buildings competing for tenants requiring functional space at rents below the average for the area.

While the interiors of the office buildings have not been evaluated, the exteriors of the buildings in the area of Telegraph Road have been assessed in conjunction with this Master Plan Update. Several conditions may influence the quality of these developments:

1. These single-use developments (office) mean that users must leave the premises—mainly by car—to live, shop, and dine.
2. Outdated or under-maintained landscaping presents a tired first impression at property entrances.
3. Lack of vehicular and pedestrian connections between adjacent office developments is frustrating for motorists and pedestrians.
4. Security signage, while intending to protect users of the property, suggests that there may be security issues in the area, and further, send an unwelcoming message to visitors.
5. Vast landscapes of parking lack healthy vegetation that can provide shade and improve the appearance of the area.

In terms of land use, most of the Telegraph Road frontage in Bingham Farms is developed with office uses. There are, however, opportunities for infill development that may enhance the appeal of the existing office developments. A mix of additional retail and restaurant uses along with housing and related amenities, for example, has the potential to create a “town center” feel that is lacking in other suburban areas.

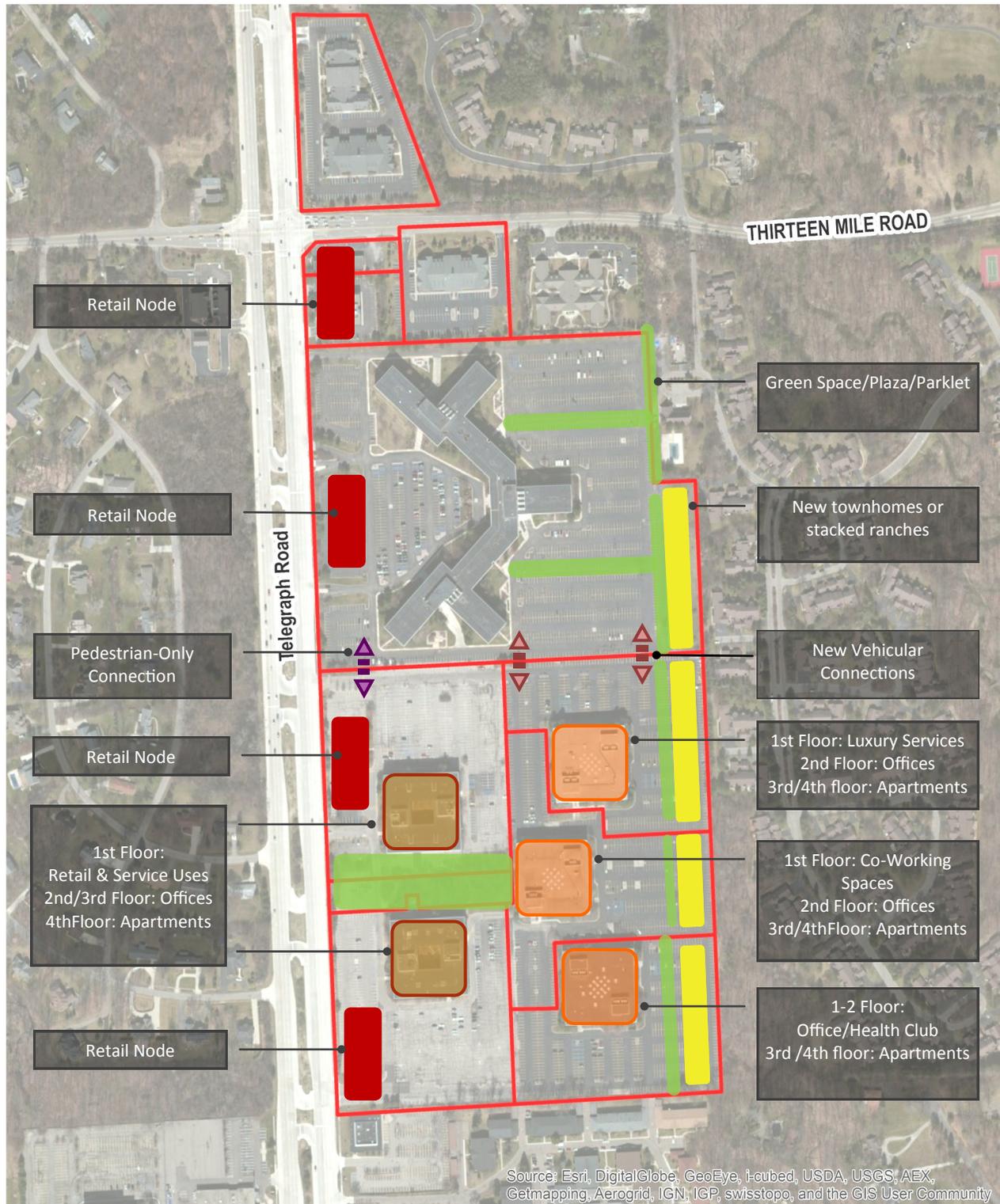


Examples of some of the opportunities for improvement at Bingham Farms office developments.

Village of Bingham Farms Commercial Property

Oakland County, Michigan

Master Plan Update Redevelopment Concepts



The conceptual graphic on the previous page illustrates how allowing a mix of uses and a new development pattern could transform a typical suburban office park into a place with a unique identity, rejuvenating existing developed space. This concept includes:

Retail and Restaurant Development

- Encourage additional retail and restaurant development along the Telegraph Road frontage, in front of existing buildings. These nodes would be similar in scale to the recent infill developments.
- Allow retail and restaurant uses on the first floor of existing office buildings that are positioned closer to Telegraph Road.

Residential Uses

- Repurpose office space on upper floors of office buildings with residential uses.
- Allow attached single family residential in the form of stacked ranch units or townhomes as an appropriate buffer between office buildings and existing single and multi-family neighborhoods.
- Allow personal service uses that support residential uses such as spas and fitness centers.
- Allow home-working or co-working office uses that allow people who work at home to have the opportunity to use conference rooms and other office support services.

Wayfinding/Connectivity

- Assist property owners with the creation of an internal transportation network that provides pedestrian and vehicular connectivity between existing office developments. This will make it easier for visitors and residents to access multiple uses without having to go back out onto Telegraph Road.



New restaurant development on Telegraph Road, south of 13 Mile Road can be a model for additional infill development.



Attached townhomes like the example above could be an approach to office park redevelopment. Placed at the rear lot line, such a use could serve as a buffer while offering Bingham Farms residents an opportunity to downsize and remain in the community.



Attractive and easy-to-read wayfinding signage within large developments helps visitors find their way.

Landscaping/Appearance Improvements

- Encourage the addition of green space or parklets wherever possible to soften the vast hardscape found in these existing office parks.
- Update maintenance standards for landscaping and parking lots to improve the appearance of existing developments.
- Encourage the use of rain gardens for improved stormwater management and aesthetics.

Public Gathering Space

- Encourage a public/private partnership to develop a gathering space for community events such as a farmers market, art fairs, or evening concert series.

As a follow up action for this Master Plan Update, the Village should actively work with property owners in the commercial corridor to further analyze and refine the strategies identified in this plan.



Improved landscaping and pedestrian linkages make walking around an office building easier and more pleasant.



The use of well-maintained shade trees and perennial plantings may help improve the Telegraph Road frontage.



Across the country, successful farmers markets take place in parking lots. There may be opportunities for the Village to partner with an office park development to allow such a use on non-peak hours, such as in the late afternoon and evening or on a weekend.



There are many opportunities to add inexpensive and low-maintenance “people places” to urban and suburban environments.



In the 2003 Master Plan, the 8.75-acre area at the junction of Telegraph Road and 14 Mile Road, which is comprised of 9 lots and includes the existing Deauville Court, was designated as a Special Study Area because of its underutilized land and neighboring uses. Today, the site’s location remains significant – any redevelopment could impact the character of both the 14 Mile Road Corridor and the Bingham Road Corridor. For this area, a unified redevelopment scheme is therefore preferable to a piecemeal approach to development. This Chapter discusses identified issues and recommendations for this focus area in more detail.

PAST PLANNING FOR SPECIAL STUDY AREA

The area located at the southeast quadrant of 14 Mile Road and Telegraph Road was designated as a Special Study Area in 2003. At that time, the area was planned for “high density” residential, with a maximum planned density of 2.5 dwelling units per acre. Any redevelopment of these parcels should:

- Protect the existing residential character of the 14 Mile Road and Bingham Road Corridors, while minimizing the amount of traffic impacting 14 Mile Road.
- Allow for greater preservation of the site’s natural features than would a higher intensity use.
- Provide for an appropriate transition between apartments and a religious assembly to the north, low-density residential neighborhoods to the east and west, and office uses to the south. Unlike a lower density residential land use classification, it

also recognizes that high traffic volumes along Telegraph Road and adjacent land uses to the south orient development pressure toward more intensive uses.

One approach to achieve these goals noted in the 2003 Master Plan is to enhance Snow Creek as a buffer element between the study area and the single family homes to the east. The rolling topography and natural vegetation on this site act as a screen that shields residential uses on 14 Mile from the influence of traffic on Telegraph.

In addition, generous setbacks and screening along arterial roads add value to residential development and create attractive corridors. Examples of appropriately planned residential development along arterial roads can be found in many communities near Bingham Farms, including but not limited to: Bloomfield Hills (along Woodward Avenue), Bloomfield Township (along Telegraph Road), and the Village of Franklin (along Telegraph Road).

Special Study Area: 14 Mile Road/Telegraph Road—2003 Master Plan Recommendations



2003 Master Plan Recommendations

Ideally, the site should have a single access point on 14 Mile. Access management techniques should be implemented during the site plan review process.

Single family homes to the east should be buffered from the development of the Study Area. Snow Creek could potentially be enhanced as a buffer element.

The site should be buffered from traffic on Telegraph by means of generous setbacks, landscaping, and topographic transitions.

During redevelopment, preserving the site's natural features should be prioritized.

INFLUENCE OF PREVIOUS DEVELOPMENT PROPOSALS

In 2007, the Village was presented with a high density residential development, proposed as a Planned Residential Development (PRD), for all the parcels in the special study area. The concept by Evangelical Homes of Michigan proposed to develop the parcel with housing for residents 55+. A portion of the site was planned for assisted living, with the remainder for independent living, office, and ancillary retail services. The project as proposed would have been two and three stories, including 129 dwelling units at a density of 14.2 dwelling units/acre. Parking was planned both at and below grade.

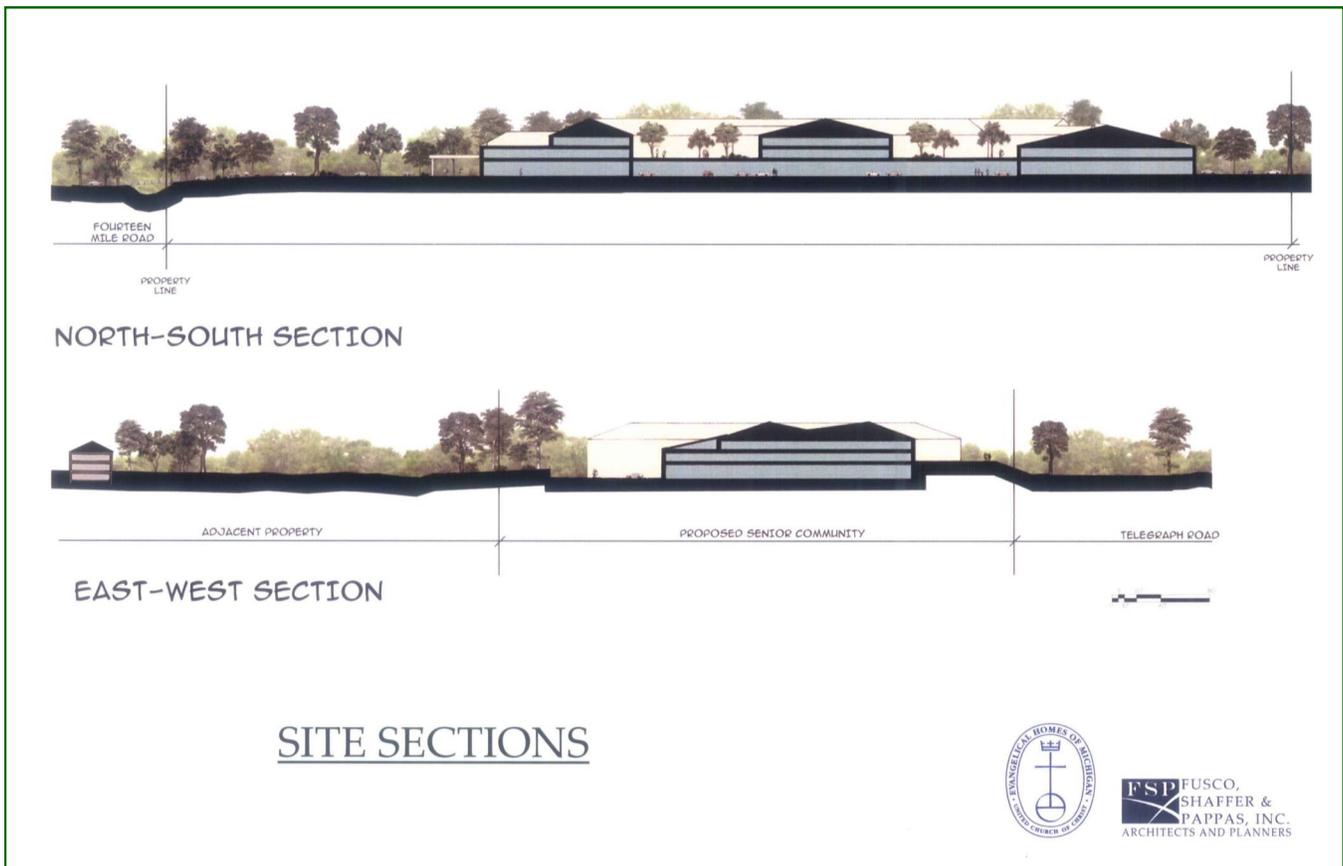
The images at right and on the following page, prepared by Fusco, Shaffer & Pappas, Inc., illustrate the proposed development concept. Attached single family residential or low density multiple family residential is a good way of providing housing options for Village residents looking to stay in the community while downsizing from their large homes. It could also provide opportunities for young professionals to live close to their workplaces while establishing a connection with the Village community.



Plan view of a concept site plan for a 129-unit assisted/independent living development at 14 Mile/Telegraph.

The project was never constructed due to problems related to the economy and property acquisition. Nevertheless, the project as initially proposed could be a model for future redevelopment, meeting the following development objectives:

- With the local, regional, and national trend of aging communities, assisted living and independent units satisfy the needs of older adults who do not wish to (or are unable to) live on their own.
- The scale of the project would likely generate the type of return needed to develop a property with the amenities described.
- Low two and three story buildings fit in with the development pattern of the Village as well as within the larger area.
- Quality materials and building design complement the community character of the Village.
- Site landscaping includes buffer areas for adjacent residential uses and street frontages. In addition, outdoor spaces and courtyards enhance the residential feel of the development.
- Below-grade parking allows an increased area for preservation of natural features and maintains a residential, rather than institutional, feel for the site.
- Access to the site provided to Telegraph Road and 14 Mile Road, rather than 14 Mile only, makes it easy for residents, visitors, and public safety to access the development.
- Ancillary services provided at the south end of the site allow access by adjacent office users, complementing the corridor.
- For market-rate housing, many of the assisted living support areas could host other uses, such as a health club for residents or a visitor's apartment.



These conceptual building elevations for a 129-unit assisted/independent living development at 14 Mile/Telegraph respected the landscape and showed the potential of the site.

In 2007, this proposed assisted/independent living facility featured attractive building elevations for 14 Mile Road (right) and Telegraph Road (below).



Images prepared by Fusco, Shaffer & Pappas, Inc.

The Village may wish to incorporate some of these objectives as development standards in the Zoning Ordinance. Specifically, the following standards could help shape and direct development at this special study area:

- Development of the site should advance a stated community need.
- Development should be a maximum of three stories with taller buildings situated closer to the street.
- Buildings should fit in with the development pattern of the Village as well as within the larger area.
- Buildings should be designed to complement the community character of the Village and be comprised of quality materials.
- Site landscaping should include buffer areas for adjacent residential uses and street frontages. In addition, outdoor spaces and courtyards should be added where possible for the use of residents and visitors to the site.
- Below-grade parking is encouraged to preserve natural features and maintain a residential, rather than institutional, feel for the site.
- Access to the site should be provided on Telegraph Road and 14 Mile Road, rather than 14 Mile only, to allow residents, visitors, and public safety access to the development
- The development should include ancillary services where possible that will encourage use by adjacent office users, complementing the corridor.
- The Village may wish to explore other concepts for unique retail/services desired by the community, particularly avoiding uses that require drive-through service.



Bingham Farms has very little vacant land, and future residential development will accordingly occur primarily on an infill basis, with old homes replaced by new ones. These design guidelines are primarily addressed toward ensuring that infill development follows the existing development pattern and character of the Village. The 2003 Village Master Plan identified a number of very large lots with the potential to be split into multiple home sites at a future date, and most of these lots still host only one home. This Chapter will assess the previous review of infill opportunities in light of development since that time.

Among the challenges to development in the Village are topographical considerations, including the existence of several floodplain areas, unusual lot shapes, and unusual frontage, with many lots abutting two roadways. Many large lots are occupied by relatively small, older homes, including a number of 1950s and 60s ranches. A great deal of future residential redevelopment will involve the removal of these older, smaller homes and the construction of larger homes that more closely reflect the Village's emergence as a community with a generally high-end housing stock.

The 2003 Master Plan identified several neighborhoods within the Village by the character of their development. Much of Bingham Road and Bingham Lane were identified as "Characteristic or Distinctive," Fromm Drive, Sager Court and Britner Court were identified as primarily "Ranch Style," Woodlyne was

identified as having a high concentration of Nouveau Traditional homes, and much of the rest of the community was identified as having a "Contemporary Mix." A handful of condominium developments comprise the remainder of the Village's housing stock.

The plan drew on the characteristics of the neighborhood designated as Characteristic or Distinctive to establish a set of design guidelines for future infill development that could help unify the Village's neighborhoods aesthetically while also preserving and propagating the aspects of the Village that make it distinctive. The highlighted aspects of the Characteristic or Distinctive neighborhoods are summarized on the following page.

Aspects of Characteristic or Distinctive Neighborhoods in Bingham Farms

While there is a great deal of architectural variety in the Village’s most distinctive neighborhoods, there are some prevailing characteristics of the homes there that provide a basis for establishing general design standards for future infill development.

1. Homes are single-family residences.
2. Homes are generally centered on their lots, with large front setbacks.
3. Many homes have well-integrated additions.
4. Broad sides of homes are oriented toward the street, creating a rambling appearance.
5. Large side setbacks enhance the distinctive country-like setting of the community.
6. Houses are mostly one-and-half to two stories.
7. Exterior building materials are traditional, including fieldstone, wood, and horizontal lap siding, typically painted white.
8. Most homes have a varied roof line, with side wings distinguished from the central house by different roof profiles.
9. Roofs typically have moderate pitches.
10. Gabled dormers are common on the upper stories.
11. Most windows are double-hung and multi-paned; bay windows, double windows and triple windows are common.
12. Doors are often crowned with semi-circular fanlights, and entryways are typically one story.
13. Shutters are typically sized as though they are functional, even when they are strictly decorative.
14. Single-story front porches with simple, square posts are common.
15. Garages generally are not part of the front façade, and when they are, they are set further back than the rest of the façade. Most garages are side-facing or detached.



Examples of Bingham Farms homes

16. Garage doors are nearly always sized for a single automobile, regardless of the number of bays in the garage.
17. There is no single prevailing architectural style. The majority of homes fall into one of three categories:
 - Romantic styles, including Greek Revival and Italianate
 - Colonial Revival styles, including Cape Cod
 - Midwestern Farmhouse

RESIDENTIAL DESIGN GUIDELINES

The following design guidelines provide goals and standards for residential development in Bingham Farms. The Design Guidelines' purpose is to provide a reference for the appropriate integration of new construction into the Village, thereby promoting an appearance which is characteristic of Bingham Farms. Although they are advisory, rather than binding, the Guidelines are intended to give the Design Review Board (DRB), property owners, architects, and general contractors information needed to make appropriate design decisions when presenting a project for review by the DRB. Following the Design Guidelines will ensure that the unique character of Bingham Farms is maintained and that residents' investments are protected.

Guidelines are given for the following design elements: building form, scale, and placement on site; exterior materials and colors; roofs; front entries; windows and shutters; front porches; garages and driveways; and landscaping. Guidance on appropriate architectural styles is also offered. Illustrations and detailed descriptions of appropriate design elements and architectural styles can be found in previous sections of this chapter.

While applicable throughout the Village of Bingham Farms, these Design Guidelines are particularly critical for new construction on Bingham Road and Bingham Lane, where characteristic Bingham Farms homes are most highly concentrated. On Old Orchard Trail, Hickory Hollow Lane, Shagwood Drive, and Bingham Court – the neighborhood area classified as having a “Contemporary Mix” of housing styles – upholding the Design Guidelines is also encouraged, as this area has a number of homes which are distinctive to the Village and the area is close to Bingham Road and Bingham Lane. Additionally, it is recommended that new construction on Bristol Lane adhere to the Design Guidelines, since this street lacks a particular character of its own and since its large lots could provide new homes with the country-like setting typical of characteristic Village houses.

Guiding Principles

These Design Guidelines offer specific standards for residential development in the Village. All of these standards should be applied with the following general guiding principles in mind:

1. Residential Infill / Redevelopment shall be consistent with the predominant character of the existing neighborhood or with the distinctive Bingham Farms characteristics identified in this Master Plan chapter.
2. Residential Infill / Redevelopment proposals shall be consistent with the use and density recommendations of the Village Master Plan. To that end, all requests for rezoning will be measured against the adopted Master Plan.
3. Residential Infill / Redevelopment shall not require public expenditure for infrastructure improvements. The cost of all infrastructure upgrades shall be borne by the development sponsor.
4. Residential Infill / Redevelopment shall not receive density credit for unbuildable, natural features, including regulated wetlands, floodplains, and fragile, steep slopes in excess of 20 percent.

Building Form, Scale and Placement on Site

1. New homes should respect the form, bulk, and size of characteristic homes in their neighborhood, and should have comparable setbacks.
 - a. A house's bulk, which is a function of its height, floor area, and proximity to the street, should not exceed that of nearby characteristic homes. Bulk, or the volume occupied by a home, is a spatial dimension which is perceived differently depending on the distance from which a house is viewed.
 - b. Building height is the vertical distance from the established grade level at the center of the front of a house to the mean height level between the eaves and ridge for gable, hip, or gambrel roofs. Including towers, a home's height should not exceed 30 feet.

2. The proportion between a house’s footprint and lot area should be similar to that of characteristic neighborhood homes. The footprint should be scaled relative to the size of the lot, in accordance with these suggested lot coverage limitations:

Lot Area (Square Feet)	Maximum Percent Lot Coverage by <u>All</u> Buildings
17,500 or less	35%
17,501 – 30,000	33%
30,001 – 60,000	30%
Over 60,000	28%

3. New homes should be built as a central section with side wings.
4. For a new residence, the maximum number of recommended stories is two.
 - a. An upper story beneath a sloping roof is a half story.
 - b. Half stories are typically less than 2/3 the floor area of the ground floor.
 - c. Half stories on characteristic homes typically feature dormer windows.
5. Both front and side setbacks should be generous, fostering a country-like setting.
 - a. Side setbacks should correspond with the side yard dimensions of characteristic neighborhood homes.
 - b. For lots that are 100 to 150 feet wide, the minimum suggested side setback is 15 percent of the lot width. For lots that are 150 to 200 feet wide, the minimum recommended side setback is 20 percent of the lot width. The minimum suggested front setback is 30 percent of the lot depth.
 - c. Homes should not use minimum setback standards to establish their maximum desirable footprint.
6. The front yard setback of an infill house should be

equivalent to the average front setback of homes within 200 feet on the same side of the street, even if this average setback is less than the minimum required for the zoning district in question. However, a transitional setback would be more appropriate if the front yard setbacks of the immediately adjacent homes are abruptly different from the average.

Exterior Materials and Colors

1. New houses should employ materials and colors common to characteristic Bingham Farms homes:
 - a. Preferred materials include wood for horizontal lap siding and trim, and fieldstone for foundations, chimneys, and decorative features.
 - b. Vinyl is discouraged, unless it is visually indistinguishable from authentic materials.
2. Deed restrictions that require particular exterior materials (e.g., brick) shall supersede the Design Guidelines.
3. Unless the colors of nearby homes differ, wood siding should be painted white or a compatible, muted color.

Roofs

1. New homes’ roof lines and pitches should be similar to those of characteristic Village homes.
 - a. Roof lines should be broken, with separate roofs covering the central section and the side wings; additions and successive side wings (such as for garages) should have their own distinct roof lines.
 - b. Roof pitches should be moderate or low, typically between 4/12 and 10/12.
 - c. Maximum roof pitches of 12/12 are acceptable for one-and-a-half-story homes.
2. Flat roofs are discouraged.
3. Very steep roofs are discouraged.

Front Entries

1. The front entry should be clearly recognizable as the primary entrance. Front entries should not, however, be monumental (appearing as two stories).
2. The primary entrance should be oriented to the street.
3. Glass around front doors is encouraged, but should be limited to modestly sized transoms, fanlights, and sidelights.

Windows and Shutters

1. Windows should be double-hung and multi-paned to provide a divided light appearance.
2. Windows should be one story.
3. Except for fanlights, arched windows are discouraged.
4. Gabled dormer windows are recommended for the upper story of one- and-a-half story homes.
5. If shutters are included in a home's design, they should be sized to fit the window opening.

Front Porches

1. Porches visible from the street should be rectilinear.
2. Porches should be one story in height.
3. Simple designs for railings and posts are encouraged.
 - a. Posts should be square.
 - b. Ornate capitals are discouraged.

Garages and Driveways

1. Garages should not be prominently visible from the street.
 - a. Detached garages should be located in the rear yard when practical.
 - b. Attached garages should follow these guidelines:
 - i. Entry from the side is preferable.
 - ii. If a garage must face the street, it should be recessed behind the wall plane of the house's main façade.

- iii. Doors of street-facing garages should be recessed under eaves or other architectural elements such as trellises.
- iv. Attached garages should have their own roof lines and appear as a distinct section of the home.
- v. Garages should be distinctly smaller in scale than the central portion of the home.

2. Garage doors should be scaled for a single vehicle.
3. For homes with a front setback over 75 ft, driveway widths shall be no less than 10 feet and no greater than 12 feet; homes with a front setback less than 75 ft shall be no wider than 18 feet.
4. Driveway radii adjoining the street shall not exceed 10 feet, in order to maintain an appropriate residential scale.

Landscaping

1. Landscaping should be incorporated as an integral part of a project's design.

Architectural Style

1. The use of styles common to the characteristic neighborhoods, including Greek Revival, Italianate, Cape Cod, Colonial Revival, and Midwestern Farmhouse, is encouraged for new construction.
2. The Nouveau Traditional style is discouraged, except on Woodlynne Drive, where this style already predominates.

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The Village of Bingham Farms land use plan is a representation of the preferred land use arrangement for the community. It identifies and defines the major future land use categories as well as specific locations for certain uses envisioned by the Planning Commission. The plan is based upon an analysis of existing conditions, land use development and trends, and goals and objectives

FUTURE LAND USE CATEGORIES

The Village proposes three different types of housing areas, accommodating varying housing styles, sizes, and densities. The three residential land use categories are included on Land Use Plan Map 6-1. There is no change proposed to the residential density for the Village of Bingham Farms since the 2003 Master Plan. Residential infill / redevelopment proposals must be consistent with the use and density recommendations of the Master Plan.

Low Density Residential. In keeping with the prevailing residential character of Bingham Farms, most of the Village – specifically the north half and southeast area – is planned for low density single family residential. The category is also recommended for property abutting 14 Mile Road immediately west of Outland Trail, to assist in protection of the woodlands on this site. The maximum density proposed for this category is 0.7 dwelling units per acre. The Bingham Woods Elementary School site is included in this residential land use category because it would be attractive as a residential redevelopment parcel. Many school districts, including Birmingham, sell off surplus school sites when enrollments decline.

Moderate Density Residential. The moderate density residential land use is provided in the following locations: Outland Trail condominium development, Fromm Drive, Old Stage Road, Coachlight Lane, Sager Court, and Britner Court. For residential land uses, moderate density ranges from 0.8 to 2.5 dwelling units per acre.

High Density Residential. The high density residential land use is designated for Bingham Woods and Bingham Pointe. The 191-unit Bingham Woods townhouse development provides a desirable transition between the four-story commercial buildings along Telegraph Road to the west and the single family neighborhoods to the east and northeast. The 29-unit Bingham Pointe townhouse development provides a similar transition between the office area at the corner of Telegraph and 13 Mile Roads and the low density residential areas to the north and east. The high density residential category is also applied to the assisted living site on the south side of 13 Mile Road between the westerly boundary of the Bingham Woods subdivision and the Jamestowne office complex. This land use category permits the clustering of homes at a density between 2.5 and 4.3 dwelling units per acre.

Professional Service Office. Professional service office use is proposed for the area of major office complexes on the east side of Telegraph Road between 13 Mile and 14 Mile Roads. The depth of land for this use has been determined from certain existing property lines. Several low profile office buildings have been built in this area on spacious sites preserving a significant portion of their sites in green space.

Commercial. The commercial land use category encompasses the area on the east of Telegraph Road, south of 13 Mile Road. The Village’s existing retail establishments, such as restaurants and bank branches, are primarily located in this corridor, along with more intensive, full-service office buildings.

This Master Plan update suggests expanding the limited commercial uses envisioned in the past to embrace a more mixed-use environment. In this location—the corner of the Village—redevelopment opportunities could be expanded beyond the single-purpose uses (office buildings) that are struggling to stay relevant in the changing economy. An updated land use plan would encourage economic development that would enhance the viability of this area for residents and the workforce.

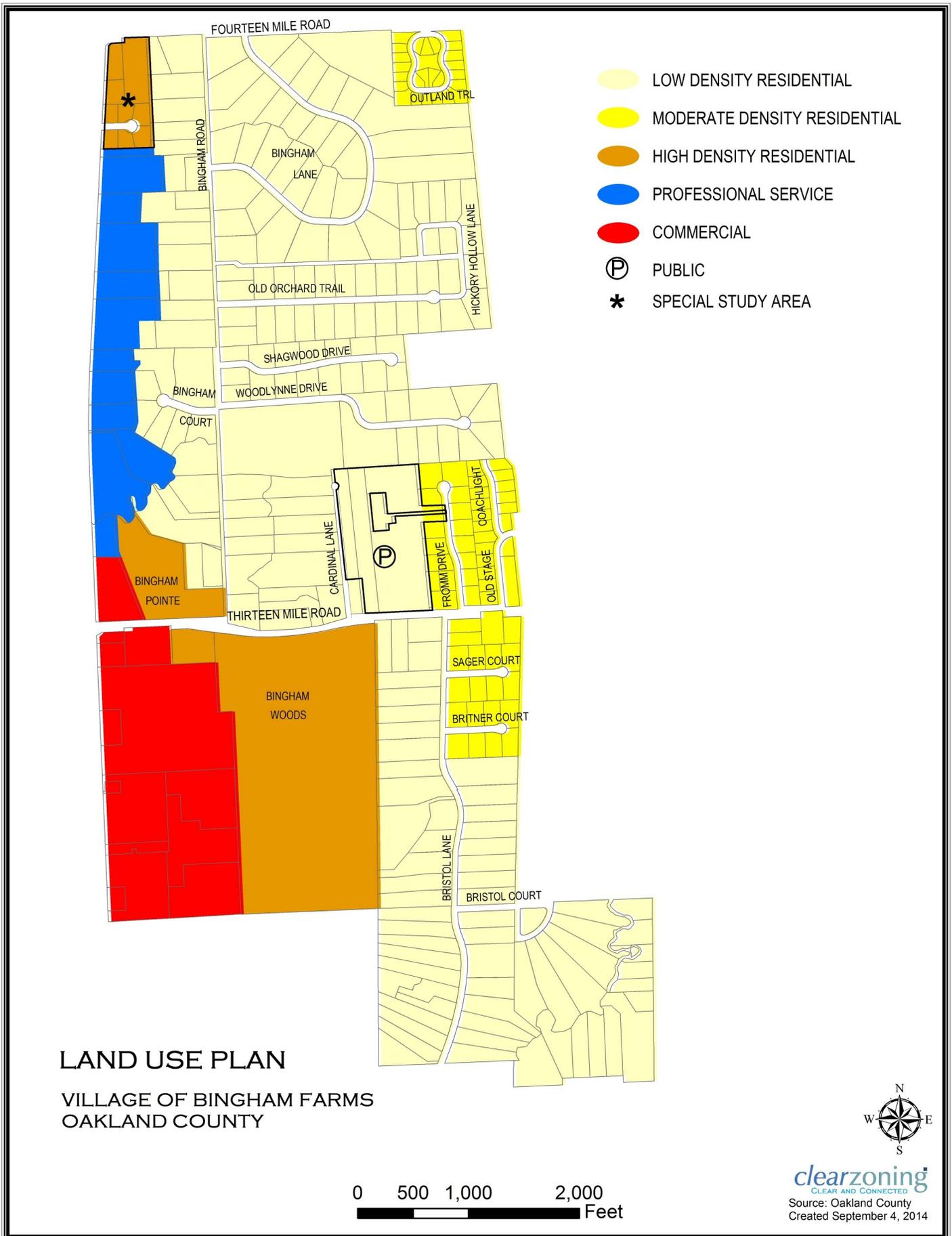
Public. This category accommodates the public elementary school, which is located on 13 Mile Road.

Special Study Area. The 8.75-acre area at the junction of Telegraph Road and 14 Mile Road, which is comprised of nine lots and includes the existing Deauville Court, is designated as a Special Study Area because of its underutilized land and neighboring uses. The site’s location is also significant – any redevelopment could impact the character of both the 14 Mile Road Corridor and the Bingham Road Corridor. For this area, a unified redevelopment scheme is therefore preferable to a piecemeal approach to development. The Fourteen Mile and Telegraph chapter discusses identified issues and recommendations for this focus area in more detail.



This mixed-use development in Princeton, NJ shows how public spaces are created through building elevations, landscaping, and pedestrian amenities like benches and outdoor cafes.

LAND USE CATEGORY	ACREAGE	% OF TOTAL
Low Density Residential	437.8	62.9%
Moderate Density Residential	47.6	6.8%
High Density Residential (Including Special Study Area)	99.9	14.3%
Professional Service Office	40.2	5.8%
Commercial	70.9	10.2%



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The implementation strategies of this chapter will assist the Village in putting the key recommendations of the Master Plan to work. Aggressive implementation techniques enable the Village to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

IMPLEMENTATION TOOLS

Following is a discussion of several key implementation tools available to the Village.

Zoning Ordinance Standards

The Village's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments.

Code Enforcement

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood.

Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations ordinances are valuable tools in achieving the type of residential development desired by the Village. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

Special Design Plans and Functional Plans

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. Functional plans can also help to implement certain ideals outlined in the Plan.

Site Plan, Special Land Use, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning. The Village should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are

identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Village feels it must reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

Federal and State Grant Programs

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often, the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

Re-evaluation and Adjustment of the Plan

The final – and sometimes most difficult – step in the planning process is the last one: re-evaluation and adjustment. The process is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

IMPLEMENTATION PROGRAM

The specific implementation strategies summarized in the table below have been developed to assist with the continual use of this policy document.

GOAL 1: The Village of Bingham Farms should continue to be a low-density residential community, which provides a sharp contrast to the more intensive urbanization of nearby communities.

- A. Adopt ordinance provisions encouraging the maintenance of natural buffers and the provision of visual screening along major roadway corridors.
- B. Consider the adoption of a natural features overlay zoning category to provide guidelines, including buffer provisions, to minimize impacts to sensitive natural features.
- C. Encourage developers to preserve natural features, wildlife corridors, and open spaces within residential and non-residential developments.
- D. Review and strengthen site plan review procedures to ensure wetland and woodland identification and preservation.
- E. Develop or refine ordinances to protect and regulate woodlands and wetlands.
- F. Consider drafting a wildlife corridor plan.
- G. Consider developing a transfer or purchase of development rights program to encourage resource preservation.
- H. Evaluate the feasibility of constructing a pathway or sidewalk along 14 Mile Road.

GOAL 2: The preservation of greenspace and such natural amenities as steep slopes, woodlands, rivers and streams, wetlands, flora and fauna continues to be a primary Village goal for both residential and non-residential development.

- A. Maintain zoning districts that provide for large residential lot sizes with generous setback and yard requirements.
- B. Identify and pursue necessary updates to the Zoning Code to permit the housing types and densities recommended by the Master Plan.
- C. Consider amending the Zoning Code to include standards governing infill development.
- D. Consider incorporating portions of the Residential Design Guidelines into the Zoning Code.
- E. Reevaluate the Village's Planned Unit Development Ordinance to ensure that standards mandate construction and site design of the highest quality.
- F. Consider amending the Village Code to regulate nighttime illumination in residential neighborhoods.

GOAL 3: Nonresidential uses permitted in the Village are encouraged in order to promote economic stability in the community and will be compatible with the residential character of the community and primarily limited to sites with access to Telegraph Road.

- A. Establish architectural standards for non-residential buildings, and promote the use of residential architectural elements within office and other non-residential developments.
- B. Consider relaxing certain limitations on permitted office and commercial uses to allow a mix of compatible uses that serve people who live and work in the Village.
- C. Consider amending the Village Code to regulate nighttime illumination in Commercial and Professional Services Zoning Districts.

GOAL 4: Sound planning principles should be applied by the Village Planning Commission during comprehensive and thorough site plan review of proposed development, and by the Village Design Review Board when monitoring site development and structure design, through the Bingham Farms Zoning and Design Review Board Ordinances.

- A. Refer to access management guidelines in the site plan review process, and consider amending the Zoning Code to include access management requirements for all new development.
- B. Explore potential funding sources to assist with the construction of proposed pathway segments.
- C. Encourage developers to make improvements to roads impacted by their developments.
- D. Continue to evaluate traffic volumes and crash history at 13 Mile Road and Bingham Road, to determine if signal and turn-lane warrants are met or if other improvements are necessary.
- E. Monitor traffic volumes and speeds on Bingham Road to gauge if traffic calming measures should be implemented.
- F. Consider installing a two-way left-turn lane on 13 Mile Road in the vicinity of Bingham Farms Elementary School.

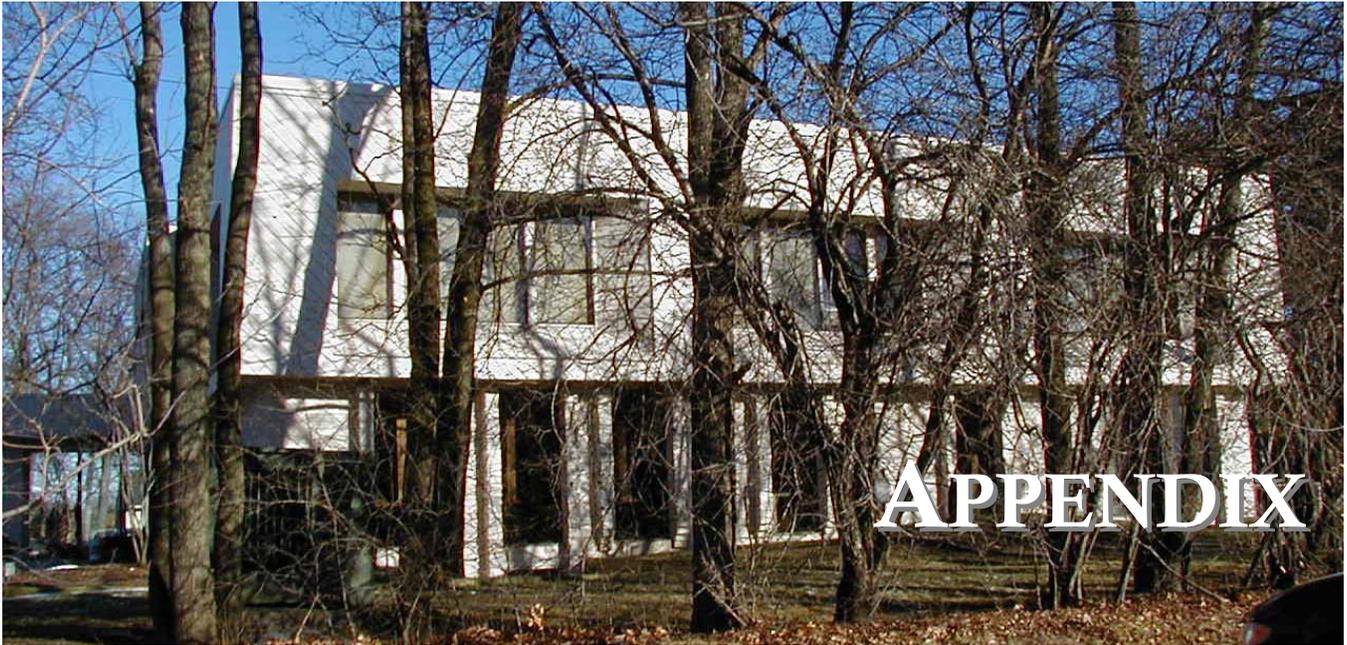
ZONING PLAN

The Zoning Plan shows how the Village’s planned long-range land use will be implemented through the use of zoning. The table at right shows how the land uses of the Master Plan generally align with the Village’s zoning districts. Each of the future land use categories has an appropriate zoning framework for regulating development. No additional zoning classifications are needed at this time. However, there are a few code amendments that should be considered:

Land Use	Zoning Classification
Low Density Residential	R-1
Moderate Density Residential	R-2 and R-3
High Density Residential	R-4 and R-5
Professional Service Office	PS Professional Service
Commercial	C1 Commercial
Public	R-1

Potential Zoning Code Amendments

1. The Village developed a woodlands protection ordinance to regulate the removal of trees during development. Further standards to discourage and/or prohibit development that would adversely affect natural resources should be considered. For example, the Zoning Code should perhaps be amended to eliminate the use of floodplains and steep slopes when determining permitted residential density.
2. Consideration should also be given to incorporating other crucial Design Guideline recommendations into the Village’s Zoning Code, such as maximum lot coverage standards for all buildings. Concurrently, the Village may wish to develop advisory and/or binding architectural design standards for non-residential buildings.
3. Consideration should be given to a zoning classification more appropriate for high density residential for the Special Study Area, which is currently addressed by two zoning districts, R-2 and R-3.
4. Consideration should be given to modifying the Zoning Ordinance to allow the type of mixed use commercial and residential described in the Village Commercial chapter.



- Public Hearing Notice & Meeting Minutes
- Resolution of Adoption
- Public Input Survey Summary
- 2004 Master Plan Natural Features Chapter



3 NATURAL FEATURES

The identification of the natural features that presently exist in the Village is an important step in the Master Plan process. It is often the presence or absence of natural features such as waterways, wetlands, and woodlands that defines an area and makes it a desirable or undesirable place to live. With an awareness of the natural elements around them, decision-makers can make informed proposals for the preservation and protection of the Village's natural resources.

TOPOGRAPHY

The Village of Bingham Farms lies within an area that was completely covered by a glacial lake as the last ice age drew to a close. As a result, the topography of the Village is primarily that of a level plain which was formed by sediments settling to the bottom of the ancient lake.

Bingham Farms' topography varies by about 100 feet from the lowest point to the highest point. The lowest point of 656 feet is located in the Rouge River valley near the southeast corner of the Village, and the highest point of 754 feet is located in the northwest corner of the Village. The steepest slopes occur in the Rouge River Valley, with rises of up to 25 feet between the deepest parts of the valley and the adjacent uplands. USGS Quad Map NF 1 illustrates the Village and surrounding areas' topography, represented by 10-foot contour intervals.

SOILS

The major soil association within the Village of Bingham Farms is the Urban Land-Blount-Lenawee association. These soils are somewhat poorly drained or poorly drained loamy and silty soils. They occur on level or gently undulating land, on lake plains and moraines. In the northern part of the Village are Urban land-Thetford association soils. These soils are level and nearly level somewhat poorly drained sandy soils that occur on lake plains and outwash plains. The major soil associations are shown on Map NF 2.

Identifying soil associations provides a good deal of information about an area, but within any soil association there is significant variation and small pockets of other soil types. There are eleven different types of soils in the Village of Bingham Farms. They are represented in Map NF 3. Descriptions of the different types of soils found in Bingham Farms are listed in the table below.

Soil Type	Description
Blount loam	Nearly level and gently undulating, somewhat poorly drained soil
Glynwood loam	Gently sloping, moderately well-drained soil
Lenawee silty clay loam	Nearly level, poorly drained soil in depressional areas and drainageways; subject to frequent ponding
Marlette sandy loam	Nearly level and undulating moderately well-drained soil located on low knolls and ridges, dissected by drainageways
Metamora sandy loam	Nearly level, somewhat poorly drained soil on broad, flat plains and low knolls
Oshtemo-Boyer loamy sands	Nearly level and undulating, well-drained soils that are on broad knolls and ridges
Selfridge loamy sand	Nearly level, somewhat poorly drained soil on broad, flat areas or low knolls.
Sloan-Marlette association	Nearly level, very poorly drained soils on flood plains and adjacent side slopes
Spinks loamy sand	Nearly level and undulating, well-drained soil in broad, nearly level areas and on low knolls and ridges
Urban land / Urban land-Blount-Lenawee complex	Land covered by streets, sidewalks, driveways, parking lots, houses, and other structures that so obscure or alter the soils that identification of the soils is not feasible

QUATERNARY GEOLOGY

The patterns of soils found in an area can generally be explained by the type of geology found just below the soil. The quaternary geology found in southeastern Michigan can be divided into two broad zones: a lowland zone and a hill zone. These two zones parallel each other in a northeast/southwest direction, following the shoreline of Lake St. Clair. The lowland zone, consisting of St. Clair, Macomb, Wayne, and Monroe Counties, was most likely covered by an ancient glacial lake as the last ice age came to a close. The geology in these areas consists mostly of clay and sand. The counties lying to the west of the lowland zone (Oakland, Livingston, and Washtenaw Counties) are characterized as hill zones. The geology in these areas is composed mostly of sand and gravel deposits that were dropped by moving, melting ice. The Village of Bingham Farms is near the boundary of the lowland and hill zones, although it is located in a lowland area.

The quaternary geology of Bingham Farms is shown on Map NF 4. The northwest third of the Village consists of lacustrine clay and silt. These materials typically underlie extensive, flat, low-lying areas formerly inundated by glacial Great Lakes. They were once deposited in lake water and were exposed by the decreasing water level or the elevation of land.

The southeast portion of the Village of Bingham Farms is primarily composed of end moraines of fine-textured glacial till, which consists of deposits of nonsorted glacial debris that were left as glaciers retreated from the area. This fine-textured material is not very porous and does not result in significant groundwater recharge.

BEDROCK GEOLOGY

Bedrock is the solid rock at or near the earth's surface. Over most of the state, bedrock is buried beneath glacial drift, often several hundred feet deep. Coldwater Shale, which is identified as light-colored greenish to bluish shale, underlies the entire Village. Shale is a fine-grained sedimentary rock formed by the deposit of successive layers of clay.

WATERSHEDS

Map NF 5 shows that the Village of Bingham Farms falls entirely within the River Rouge Watershed. The northeast half of the Village drains directly to the River Rouge, and the southwest half of the Village drains to the Franklin Branch of the River Rouge. The effectiveness with which Village of Bingham Farms residents manage runoff and limit water pollution directly affects an important regional river.

WETLANDS AND FLOODPLAINS

The National Wetland Inventory has not identified any wetlands within the Village of Bingham Farms. It is likely that wetlands existed before the area was built up, but the urbanization of the Village now makes it difficult to tell where wetlands might have been found. One way of "discovering" historic wetlands areas is by examining soil types. Certain soils are suitable for the growth of wetland plants that in turn support wetland animals. These soils remain even after the land has been cleared of plants and drained of the moisture that would support them. Map NF 6 shows the areas of the Village where wetland soils are present. Not surprisingly, these soils tend to follow the watercourses in the Village. Village residents who have wetland soils on their property have a unique opportunity to help re-create one of the most diverse and important habitats in North America if they so choose.

Knowing the extent of flood-prone areas is critical when planning for a community. While floodplains can serve as great viewsheds and provide attractive areas for parkland or open space, development should be strictly limited within the floodplain. Homes on lots which include areas of floodplain should be situated at a safe distance from potential flood areas.

As indicated on the Floodplain Map NF 7, several areas of the Village fall within the 100-year floodplain. These areas follow the Rouge River. The 100-year floodplain of the Rouge River can range from less than 10 feet wide to over 600 feet wide, but the average width of the floodplain is about 300 feet. The narrow areas of 500-year floodplain along the edges of the 100-year floodplain average about 15 feet in width. Because of their narrow width, these areas appear as a dark boundary of the 100-year floodplain on Map NF 7. A small area on either side of Snow Creek is also shown on the map. While FEMA has not identified any floodplains in this area, the area contains alluvial soils which indicate that some flooding might occur along the edges of the creek.

WOODLANDS

Prior to settlement of southeast Michigan, the area that is now the Village of Bingham Farms was almost entirely covered by forests of varying types broken up by sandy clearings called "oak openings." As shown on Map NF 8, after almost two centuries of agricultural and residential development the woodlands in the Village cover a much smaller area. The broadleaf forest that remains consists mainly of deciduous trees like sugar maple, northern red oak, white ash, black

walnut, white oak, American basswood, American beech, swamp white oak, and black cherry.

Although the habitat is fragmented by roads, buildings and lawns, the remaining woodlands are valuable natural features which serve as windbreaks, aid in the absorption of rainwater, replenish oxygen, create natural beauty and character, and provide wildlife habitat. Preservation of these areas is important, and the effects of development on existing woodlands throughout Bingham Farms should be minimized. Map NF 9 (aerial photo) provides a picture of the Village's remaining wooded areas.



While human impact is present (in the form of the road, guardrail and power lines), this wooded area near the Rouge River remains a valuable community resource.

WILDLIFE

The Michigan Natural Features Inventory has identified threatened and endangered plant and animal species that have been found in the Bingham Farms area.

Three species of mussel that are found in the Rouge River—the Rayed Bean, Snuffbox and Purple Lilliput—are endangered.

Another species that was once common in the Village of Bingham Farms but is now endangered is the American Chestnut. A majestic tree that once made up a significant portion of forests in lower Michigan, the American Chestnut is extremely rare now due to the spread of chestnut blight, a disease that was accidentally imported with nursery trees from Asia. Throughout the country, hundreds of thousands of trees were decimated. There are still a small number of surviving trees, but many of those are dying.



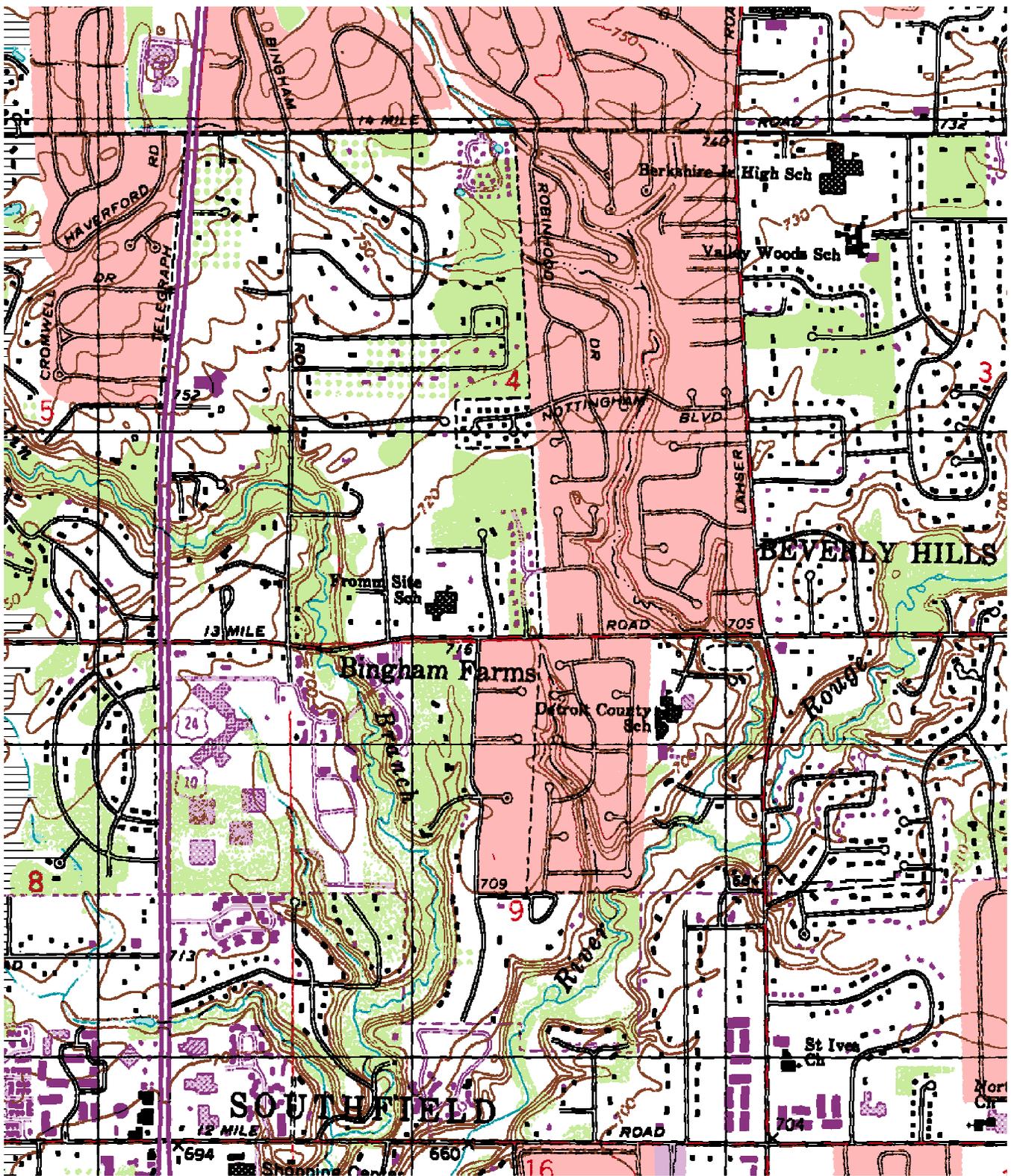
American Chestnut
(Castanea Dentata)

In recent years, however, some of the chestnut trees in Michigan have exhibited an encouraging phenomenon: they are surviving and recovering from the disease. Apparently, a non-lethal form of chestnut blight has infected these trees and essentially neutralized the blight that was killing the trees. Researchers are optimistic about this development, which they hope will lead to the ability to stop the spread of the disease and restore the magnificent tree populations. If a disease resistant tree is developed, Village of Bingham Farms residents could aid in the recovery of the species by planting trees on their land in areas with soils which are well-suited to the American Chestnut.



Snuffbox Mussel (*Epioblasma Triquetra*)

Wildlife Sources: Michigan Natural Features Inventory; American Chestnut Foundation (<http://www.chestnut.acf.org>); University of Illinois Urbana-Champaign, Illinois Natural History Survey Mussel Manual (<http://www.inhs.uiuc.edu/cbd/musselmanual>).



TOPOGRAPHY

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

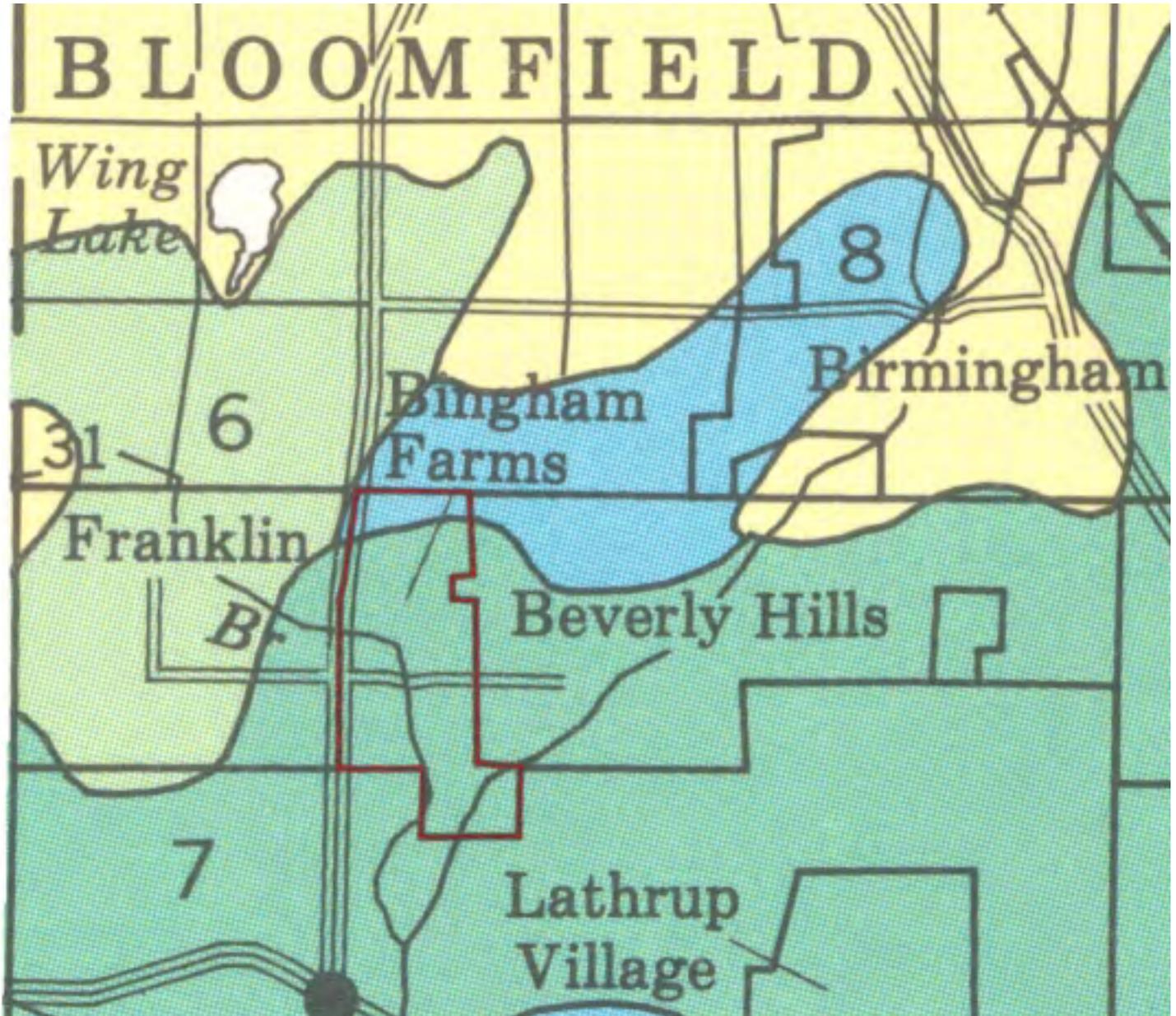
SOURCE: UNITED STATES GEOLOGICAL SURVEY

2004 Master Plan

MAP NF 1

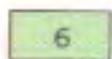


BIRCHLER ARROYO
ASSOCIATES, INC.



GENERAL SOILS

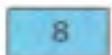
VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY



6 Urban land-Spinks-Oshtemo: Urban land and nearly level to rolling, well drained sandy soils; on outwash plains, beach ridges, and moraines.



7 Urban land-Blount-Lenawee: Urban land and nearly level and gently undulating, somewhat poorly drained and poorly drained loamy and silty soils; on lake plains and moraines.



8 Urban land-Thetford: Urban land and nearly level, somewhat poorly drained sandy soils, on lake plains and outwash plains.

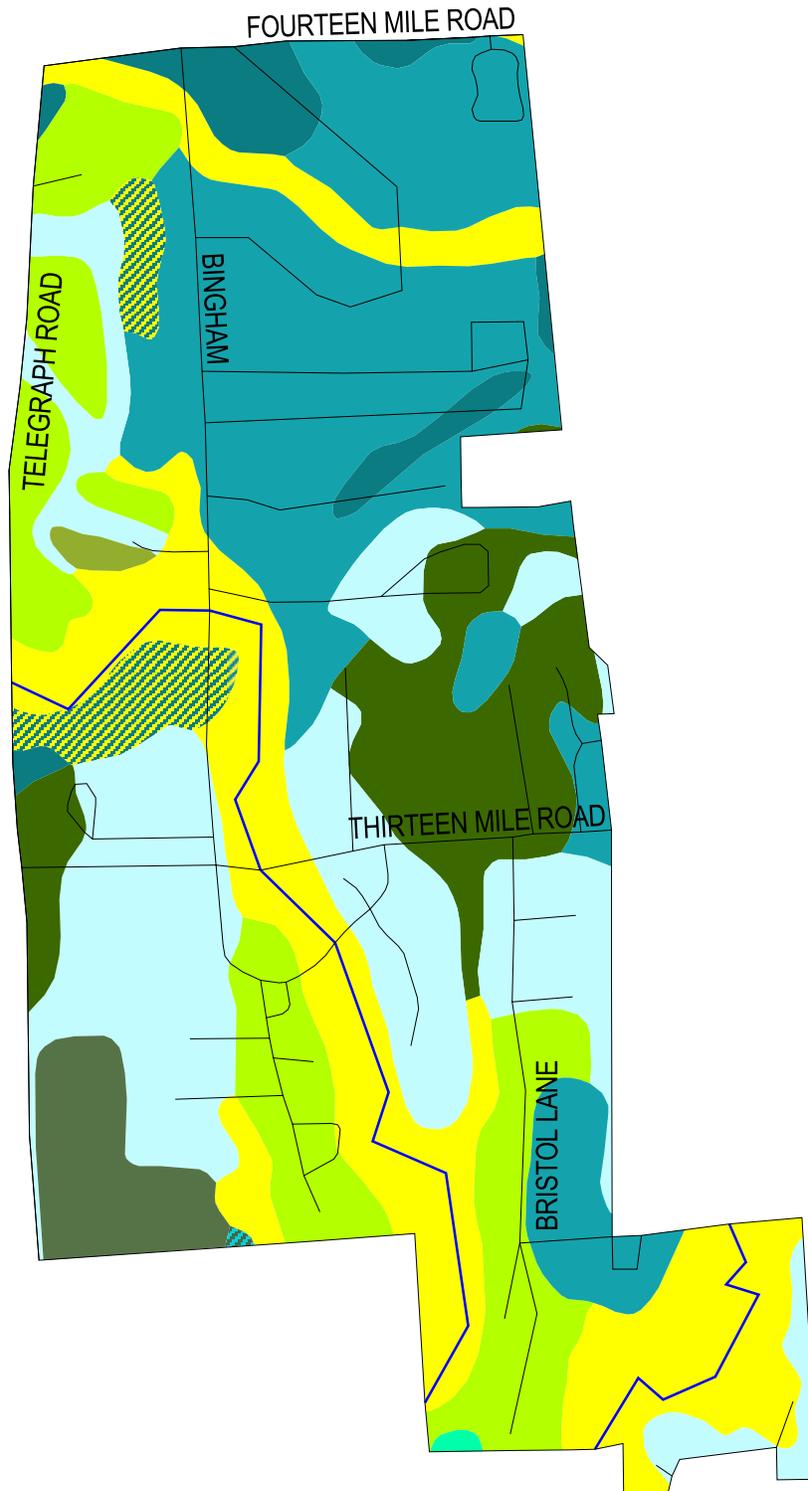
SOURCE: OAKLAND COUNTY

2004 Master Plan

MAP NF 2



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- Blount loam
- Glynwood loam
- Lenawee silty clay loam
- Marlette sandy loam
- Metamora sandy loam
- Oshemo-Boyer loamy sands
- Selfridge loamy sand
- Sloan-Marlette association
- Spinks loamy sand
- Urban land
- Urban land-Blount-Lenawee complex

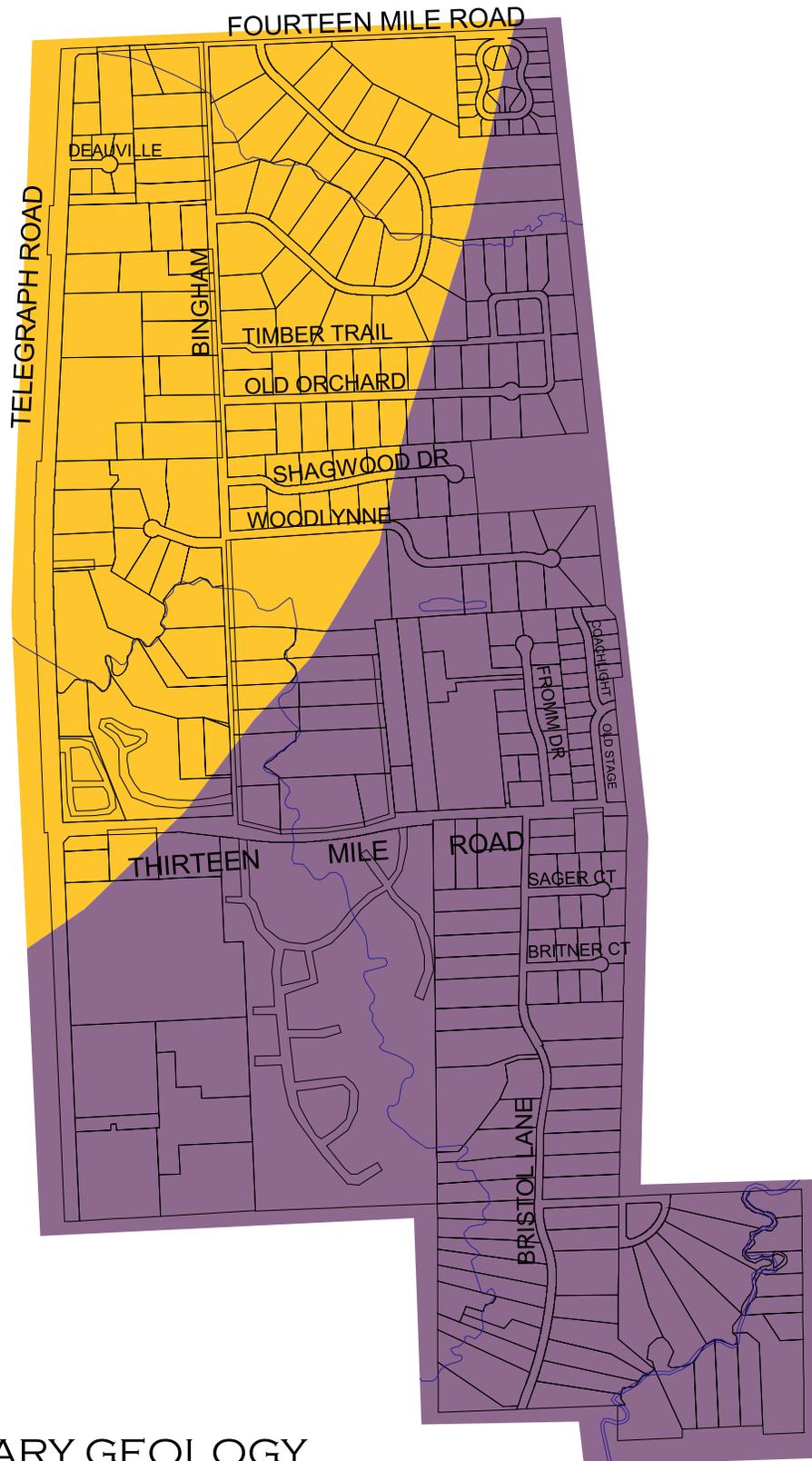
DETAILED SOILS
 VILLAGE OF BINGHAM FARMS
 OAKLAND COUNTY

MAP NF 3

0 500 Feet



BIRCHLER ARROYO
 ASSOCIATES, INC.



QUATERNARY GEOLOGY

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

-  Lacustrine clay and silt
-  End moraines of fine-textured till

SOURCE: MICHIGAN DNR

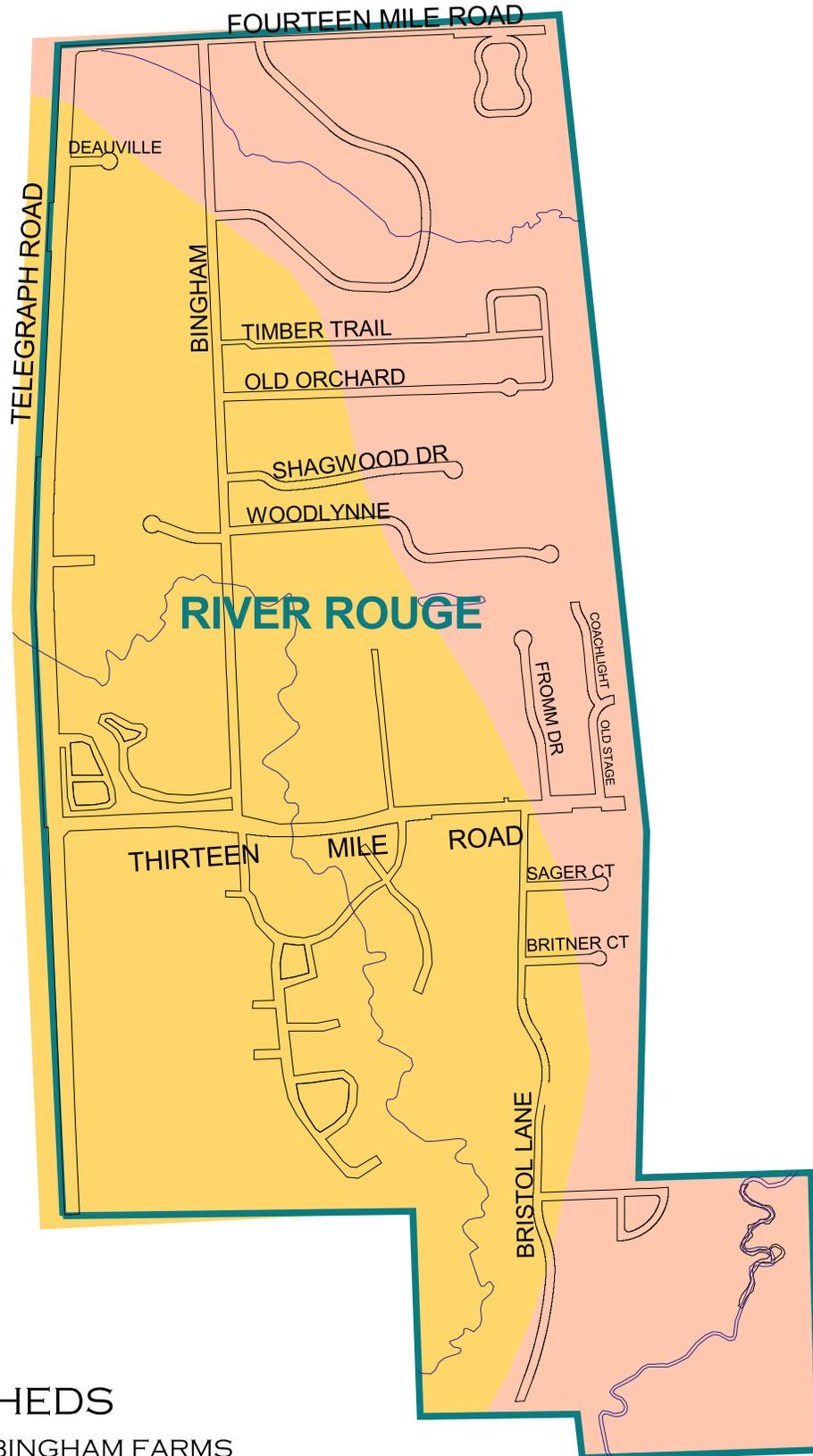
2004 Master Plan

0 500 Feet



MAP NF 4





WATERSHEDS

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

-  Franklin Branch
-  River Rouge

SOURCE: MICHIGAN DNR

2004 Master Plan

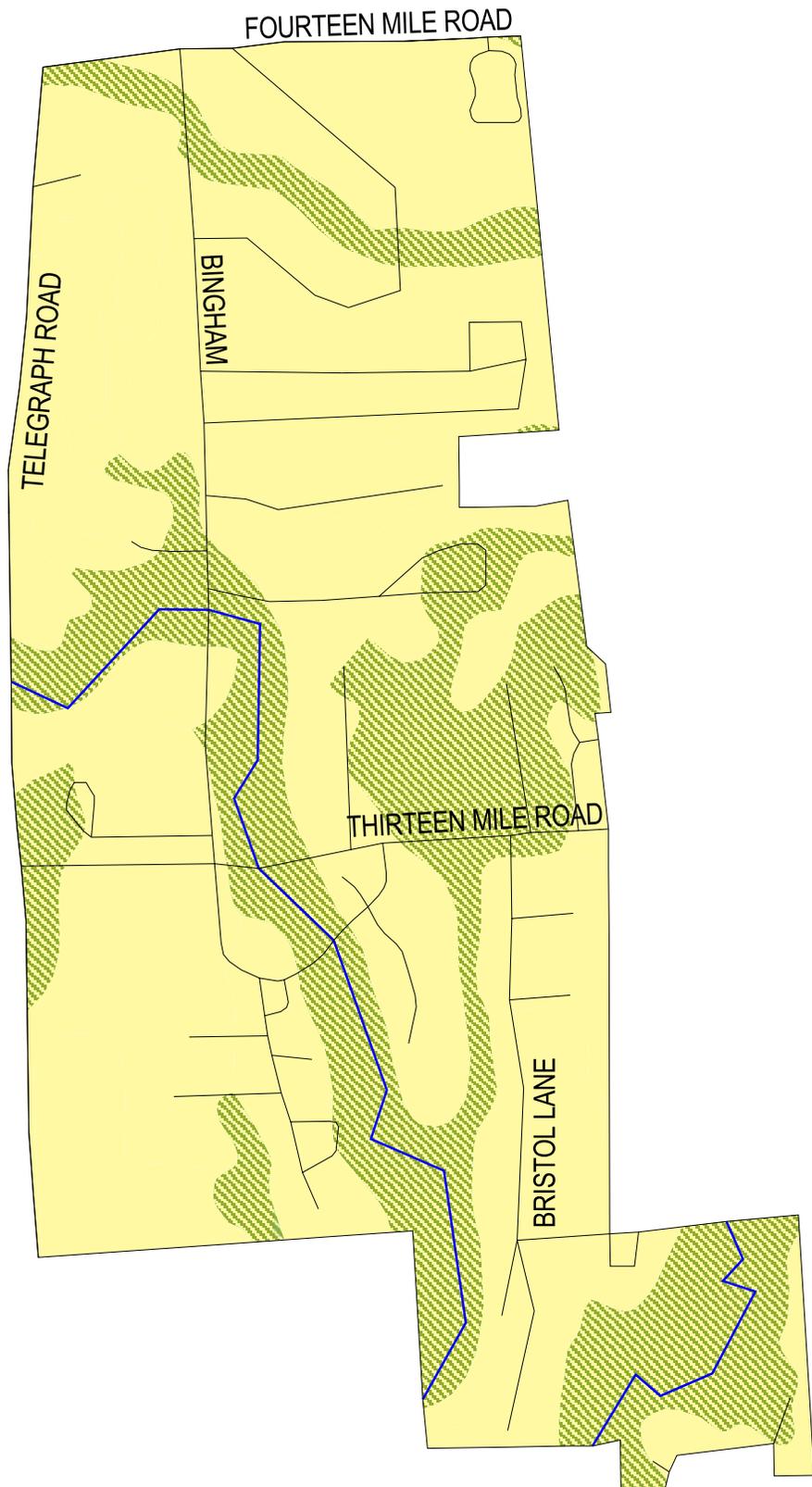
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MAP NF 5



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WETLAND SOILS
 VILLAGE OF BINGHAM FARMS
 OAKLAND COUNTY

 SOILS SUITABLE FOR WETLAND PLANTS AND ANIMALS

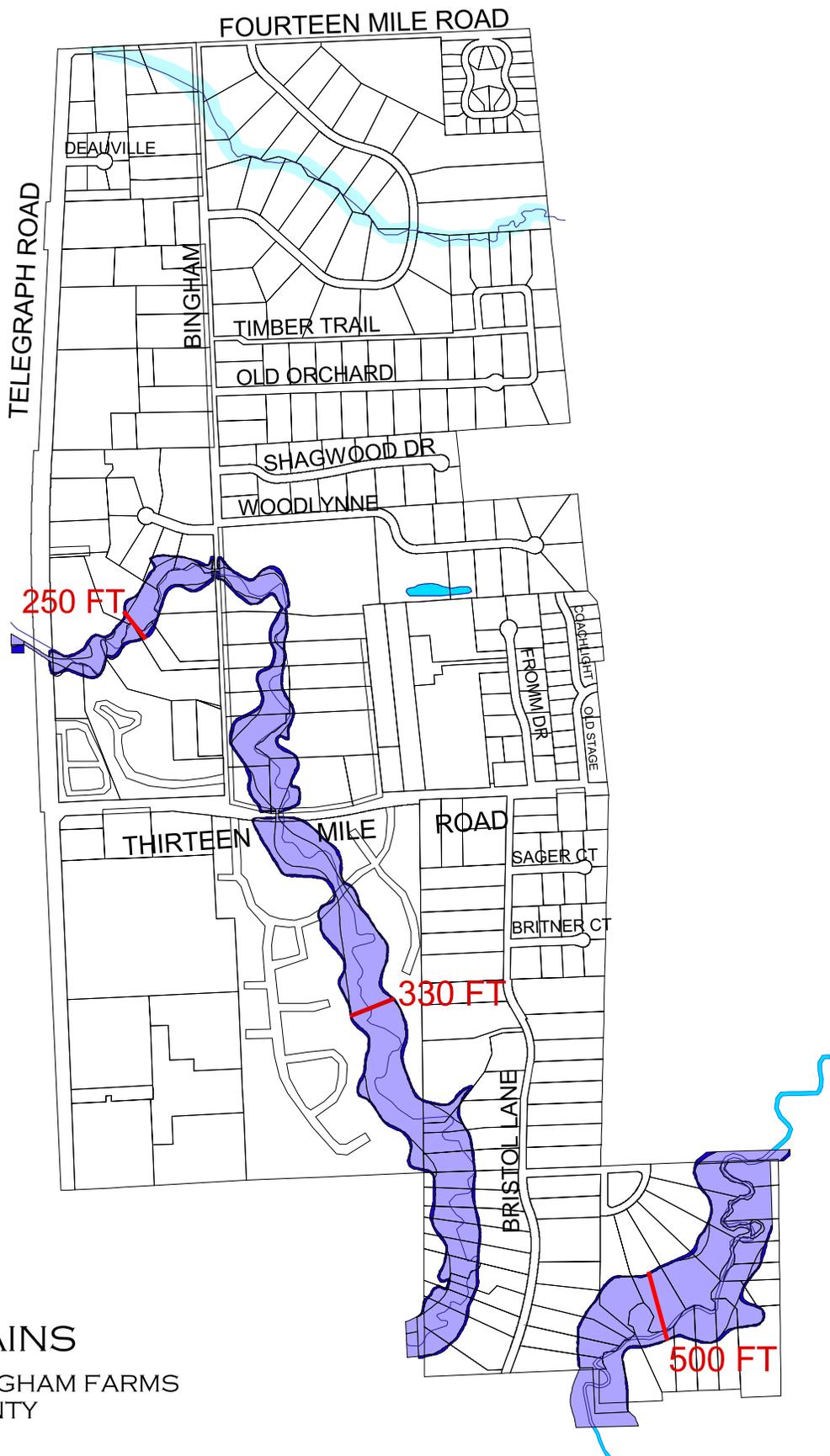
SOURCE: OAKLAND COUNTY, SSURGO

2004 Master Plan

0 500 Feet


MAP NF 6





FLOODPLAINS

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

-  500-YEAR FLOODPLAIN
-  100-YEAR FLOODPLAIN
-  POND
-  SNOW CREEK ALLUVIAL SOILS

SOURCE: FEMA Q3 FIRM

2004 Master Plan

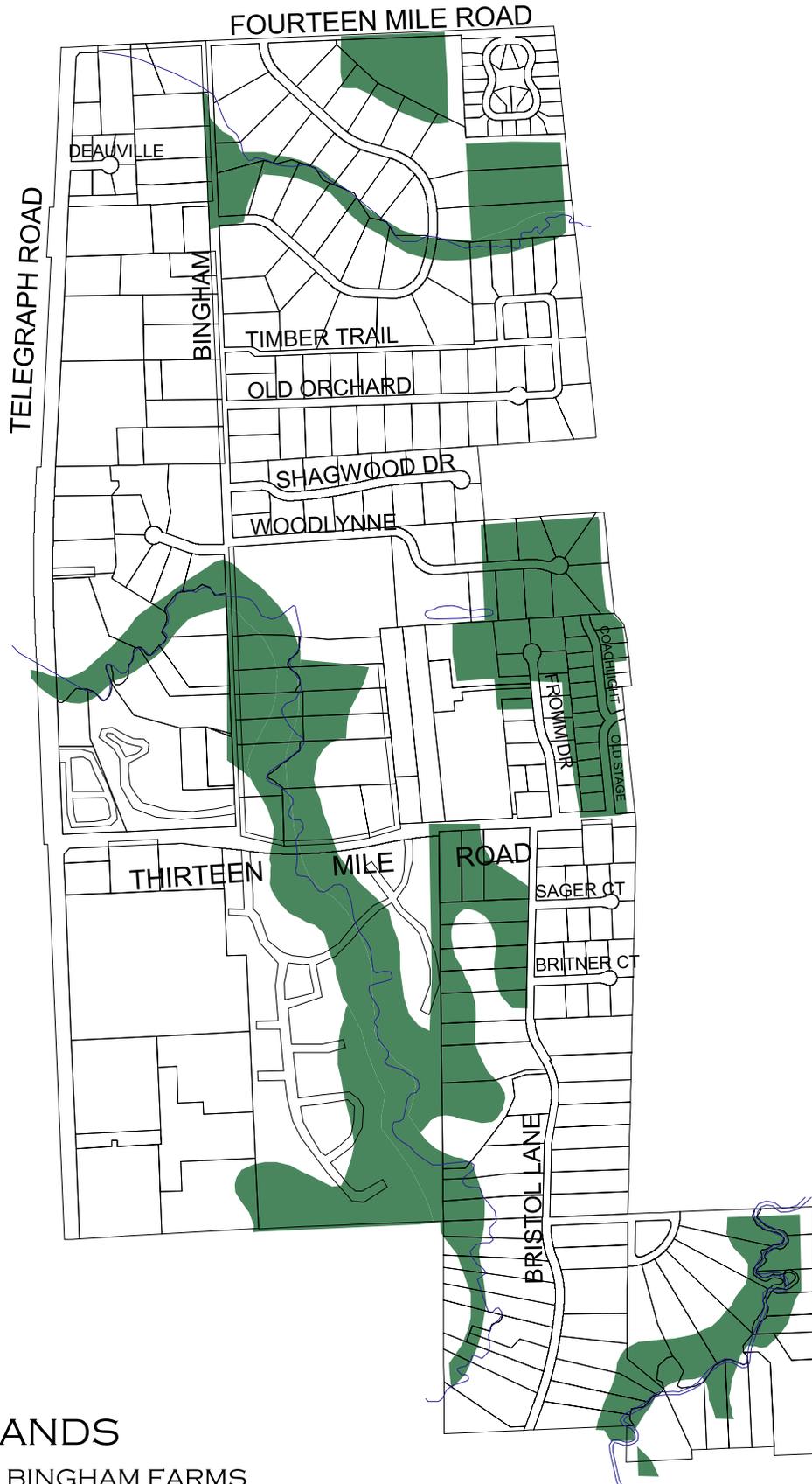
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MAP NF 7



BIRCHLER ARROYO
ASSOCIATES, INC.



WOODLANDS

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

 WOODLANDS

SOURCE: MIRIS, MICHIGAN DNR

2004 Master Plan

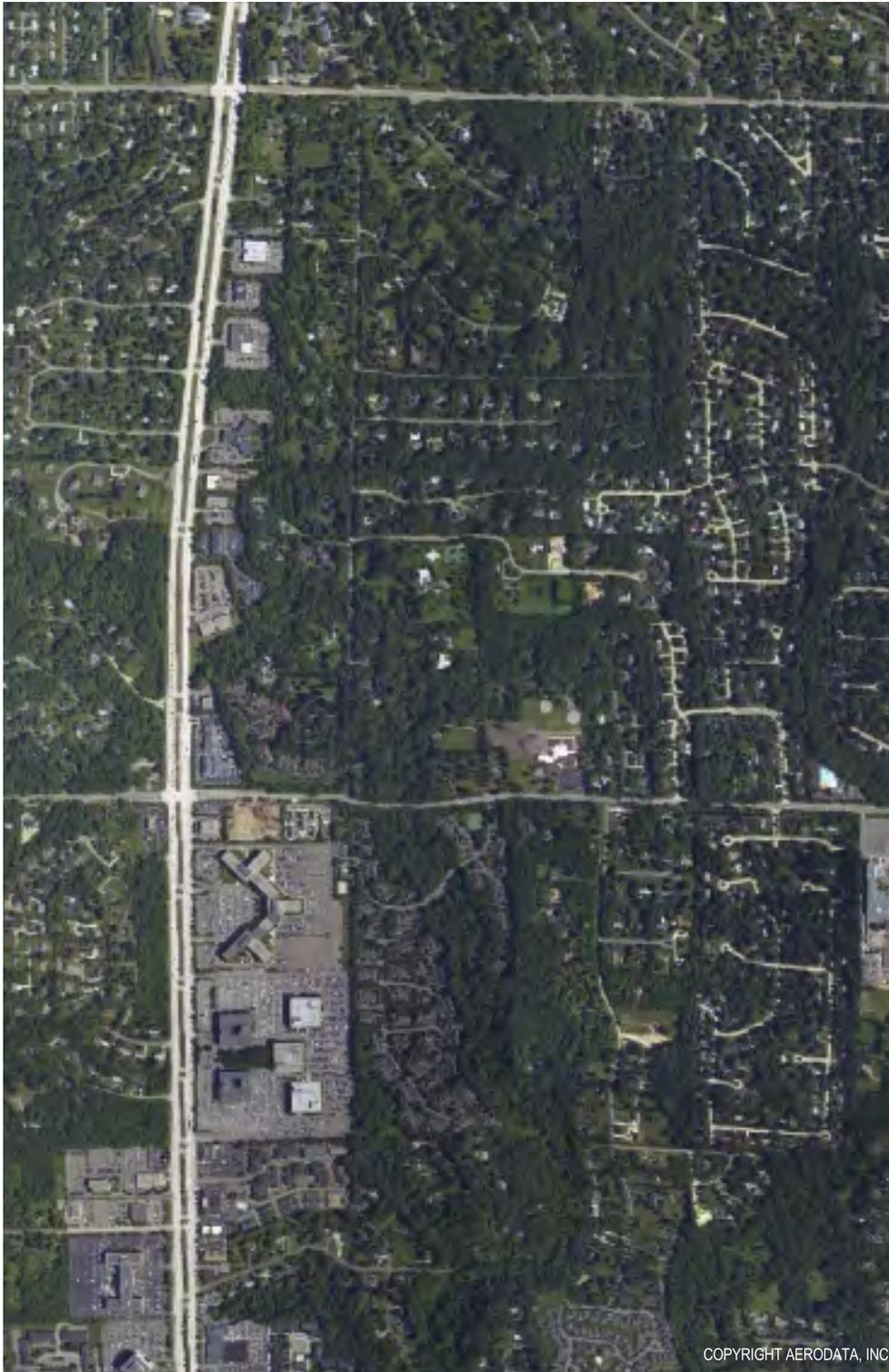
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MAP NF 8



BIRCHLER ARROYO
ASSOCIATES, INC.



AERIAL VIEW

VILLAGE OF BINGHAM FARMS
OAKLAND COUNTY

SOURCE: AERODATA

2004 Master Plan

MAP NF 9



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