

Regional Location

Redford Township is located in north central Wayne County, in the southeastern portion of Michigan's Lower Peninsula. More specifically, Redford Township is in the heart of the larger Detroit Metropolitan area, which encompasses much of southeast Michigan, spreading across multiple counties. Four municipalities border Redford including the City of Detroit to the east, the City of Livonia to the west, the City of Southfield, in Oakland County to the north, and Dearborn Heights to the south. **Map 1, Regional Location** shows the position of Redford Township in relation to the surrounding communities, region, and state.

Wayne County is the most populated county in the State of Michigan, with approximately 2.1 million residents. The City of Detroit, located in the northeastern portion of the County, is the largest city in Michigan with a population of 951,270. Located adjacent to the City of Detroit, Redford Township can be considered a typical "inner-ring" suburb, nearly built-out and featuring a wide variety of urban land uses.

Regional Growth

According to the Southeastern Michigan Council of Governments (SEMCOG), Southeastern Michigan's overall forecast is one of steady, moderate growth from 2000-2030. Population will grow 12 percent to 5.4 million by 2030, while households will increase twice as fast, almost 21 percent, over the same 30-year time period. The aging of the baby boomer generation, which will be 75 or older in 2030, means that 37 percent of all households will be elderly in 2030 (that is, these households will have at least one person 65 or older).

At the community level, Southeast Michigan will grow most strongly at the edges of the urban area, where land is available and jobs are within commuting distance. Population growth will be strongest in western Wayne County, the Ann Arbor area, southeast Livingston County, western and northern Oakland County, and central Macomb County. These high growth areas are all well beyond the limits of Redford Township. In order to attract new growth, Redford Township must focus its efforts on strengthening its existing neighborhoods, businesses, industries and services, and seeking opportunities for redevelopment. In light of Michigan's generally slow economy over the past few years, Redford Township may be in a position to attract people who are looking for quality and affordable housing in close proximity to large job centers such as Detroit, Southfield, and Dearborn.

Regional Transportation

Redford Township is well served by a network of major transportation arteries. Several freeways are located within or just outside of the Township including the Jeffries Freeway (I-96), running east-west and the Southfield Freeway (M-39), running north-south. The Jeffries Freeway runs through Redford Township and connects to Downtown Detroit to the east and Ann Arbor to the west. Other area freeways include I-696, I-275, M-10, and I-75.

Major non-freeway routes traversing through Redford Township include Telegraph Road (U.S. 24), Grand River Avenue (M-5), and 8 Mile Road (M-102). Telegraph Road runs north-south and leads from the City of Pontiac to the north to the City of Monroe to the south. Grand River Avenue provides access to Downtown Detroit to the southeast and Oakland County to the northwest. 8 Mile Road travels east-west through the Detroit Metropolitan region and separates Wayne County and Detroit from the northern suburbs (see **Map 1**).

Driving Times and Distances

Destination	Approximate Distance	Estimated Driving Time
Detroit Metro Airport	13 mi.	25 min.
Detroit, MI	15 mi.	20 min.
Toledo, OH	58 mi.	1 hr. 10 min.
Flint, MI	65 mi.	1 hr. 10 min.
Lansing, MI	79 mi.	1 hr. 20 min.
Cleveland, OH	180 mi.	3 hrs. 5 min.
Columbus, OH	210 mi.	4 hrs.
Chicago, IL	265 mi.	4 hrs. 15 min.

Source: Mapquest driving times and distances from Redford, MI to selected destinations

Other major arterial roads providing access within Redford Township and the region include Inkster Road, Beech Daly Road, Joy Road, Plymouth Road, 5 Mile Road, 6 Mile Road, and 7 Mile Road.

These major transportation routes effectively connect Redford Township and

Wayne County with the rest of the State and entire Midwest region. Driving times and distances to major destinations are provided in the adjacent table.

Regional Existing Land Uses

In order to plan for the future of a community, it is important to first evaluate the existing development patterns found along the edges of that community. **Map 2, Regional Existing Land Use**, shows the current development patterns found within one mile of the Redford Township limits. The existing land use data for Map 2 was obtained from SEMCOG and is current through 2000.

Redford Township is surrounded on all sides by urban communities. The northern boundary is formed by 8 Mile Road, separating the Township from the City of Southfield. The existing land uses north of 8 Mile Road in Southfield consist mainly of single-family residential land uses with the exception of the 8 Mile Road corridor, itself, which is a mix of commercial and industrial lands. More significant industrial areas within Southfield are found along Telegraph Road north of 8 Mile Road.

The City of Livonia is located adjacent to Redford Township to the west, the border being formed by Inkster Road. The majority of existing land uses in the eastern portion of Livonia are single-family residential uses. There is a mix of commercial and office uses along major corridors such as 8 Mile Road, 7 Mile Road, 5 Mile Road, Schoolcraft Road, Plymouth Road, and Joy Road. A large industrial area is located between I-96 and Plymouth Road. This industrial area is consistent with Redford's major industrial area, which is also located between I-96 and Plymouth Road.

The eastern border of Redford Township is shared by the City of Detroit. Existing land uses in the western portion of Detroit are mainly single-family residential uses. Commercial and office land uses are concentrated along major corridors like Grand River Avenue and Telegraph Road. In addition, significant areas of parkland surrounding the River Rouge are also found within this portion of the City of Detroit.

The southern border of Redford Township, adjacent to Dearborn Heights, is formed by Joy Road. The northern portion of Dearborn Heights consists primarily of single-family residential neighborhoods, with a number of commercial uses along Telegraph Road, Joy Road, and Inkster Road. The northern portion of Dearborn Heights also features a significant amount of parkland generally surrounding the Middle River Rouge.

Planning in Local Communities

The adopted plans of surrounding communities may directly impact the future development of Redford Township. Therefore, it is important to recognize such plans and to evaluate their importance to the development of the Redford Township Master Plan Update. The Southeast Michigan Council of Governments (SEMCOG) collects future land use data from every community in southeast Michigan and compiles that information in a composite future land use map. The composite future land use data is also made available in GIS format. **Map 3, Regional**

Future Land Use utilizes that future land use data to show the planned land uses for areas within one mile of Redford Township. This map provides the basis for the analysis below.

City of Southfield

The City of Southfield, with an approximate population of 78,296, is adjacent to Redford Township to the north. 8 Mile Road forms the border between Southfield and Redford Township. The 8 Mile Road corridor is predominantly planned for commercial and industrial development. This will be an important consideration for Redford when planning the south side of 8 Mile Road.

To the north of the 8 Mile Road corridor, land is predominantly planned for medium density residential uses mixed with smaller areas of high density residential, institutional, and recreational uses.

City of Detroit

The City of Detroit, with a 2000 population of 951,270 citizens, is located to the east of Redford Township. Generally, the major corridors within the City that also impact Redford include Telegraph Road, 7 Mile, 6 Mile, 5 Mile, and Plymouth. These roadways are planned for commercial and commercial/mixed use land uses. Outside of these corridors, existing residential neighborhoods are predominantly planned for high density residential. A significant amount of land within Detroit, mostly along the River Rouge, is utilized and planned for recreational uses.

City of Livonia

The City of Livonia, with a 2000 population of 100,545 citizens, is located along the western border of Redford Township. Inkster Road forms the dividing line between the City of Livonia and Redford Township. The majority of the lands within Livonia in close proximity to Redford Township are planned for medium density residential uses. However, the major corridors of Livonia are planned for a mix of non-residential land uses such as commercial, office, and institutional. Livonia also features a large area planned for industrial use south of I-96 and north of Plymouth Road. This industrial area borders Redford Township and will be an important consideration in determining appropriate land uses on the Redford side of the border.

City of Dearborn Heights

The City of Dearborn Heights, with a 2000 population of 58,264 citizens, is adjacent to Redford Township to the south. Joy Road is the southern divider between Redford Township and the City of Dearborn Heights. The majority of lands across Joy Road in Dearborn Heights are planned for medium density residential use. Further south, a large area of parkland is planned for recreational use. Commercial uses are planned for the major intersections of Joy Road at Inkster, Beech Daly, and Telegraph. Redford Township should consider planning for similar commercial or office uses on the north side of these intersections.