

2008 Master Plan Update Implementation Summary

SUBAREA	ACTION	TIMING
PRIORITY 1		
Dutton	Create a Downtown Development Authority (DDA) to serve as clearinghouse for funding and land acquisition	Within 1 year
Dutton	Target acquisition of properties that are key locations for major subarea plan public elements (such as the Great Lawn, etc.)	Within 1 year
Dutton	Create in-house promotional materials to use in collaboration with The Right Place, Inc.	Within 1 year
Dutton and 100th Street	Review the Zoning Ordinance to determine if any existing regulations inhibit implementation of this plan, and make changes as necessary	Within 1 year
Dutton and 100th Street	Create new Zoning Ordinance requirements to implement this plan, including mixed uses, overlay districts, Form-Based Development districts, industrial/flex districts, cluster developments and appropriate density requirements	Within 1 year
Dutton and 100th Street	Develop a Capital Improvements Plan to prioritize projects and Township funding	Within 1 year
Dutton	Determine location, availability and cost of properties within key locations; determine if Township acquisition is necessary	Within 1 year; ongoing
Dutton and 100th Street	Adopt a Master Street Plan to identify and reserve planned street corridors	1 year
Dutton and 100th Street	Work with the GVMC and the KCRC to put road extensions and improvements on the 5-Year TIP, especially the 100th Street/U-131 interchange	1 year and ongoing
Dutton	Acquire properties for redevelopment along the 68th Street corridor as they become available, to ensure redevelopment that is consistent with this Update	Ongoing
Dutton and 100th Street	Require that new developments dedicate land for pathways and green corridors	As developments are proposed
Dutton and 100th Street	Complete the Paul Henry Thornapple Trail and identify opportunities for non-motorized pathways and trails	1 - 5 years
PRIORITY 2		
Dutton	Adopt design requirements for new development where appropriate, including traditional village, commercial development and single family subdivisions	1 year
Dutton	Require provision of non-motorized amenities (bike racks, etc.) for new developments to serve residents, shoppers and employees	1 year
Dutton and 100th Street	Adopt overall requirements and/or streetscape guidelines for the 100th Street and 68th Street Corridors to provide an urban entrance to Dutton	1 year
100th Street	Determine a process for collaboration with Byron Township for joint planning in the 100th Street area between U-S-131 and Division Avenue	1 year
100th Street	Adopt a detailed plan for mixed use development at 100th Street and Division Avenue	1 year
Dutton	Develop a master site plan for the Traditional Village land use area, based on adopted ordinances and guidelines.	1-2 years
Dutton and 100th Street	Adopt access management requirements for 68th Street and 100th Street and other planned and existing streets within the subareas	1-2 years
100th Street	Adopt requirements for development along 100th Street, including limits to lot splits, provision of access to rear properties, development setbacks, etc.	1-2 years
100th Street	Work with owners of extraction uses on end use plans that are consistent with the recommendations of this plan	1-2 years
100th Street	Provide for a dramatic entryway into the Township on 100th Street, including signs and wayfinding, public art and landscaping, etc	2-3 years
Dutton	Provide land for community services; post office, library, community center, etc.	1-5 years
Dutton	Hire a firm with public relations expertise to promote Dutton and the 68th Street Corridor as a premier business and residential location	1-5 years
Dutton	Target key businesses for prime locations within Dutton	Ongoing
100th Street	Promote the southwest corner of the township for business - technology development, including development of promotional materials to be used in cooperation with the Right Place, Inc.	2-3 years or as market dictates
100th Street	Promote the area and work with developers for a mixed use project at the southeast corner of 100th Street and Division Avenue	After adoption of a plan as recommended above
PRIORITY 3		
Dutton	Review and initiate amendments to the Zoning Map in order to implement this plan	As needed
Dutton	Provide events and programming in area parks	1-2 years to implement; ongoing
Dutton	Work with Kent County Parks to expand Dutton Shadyside Park and explore other areas for new parks	1-5 years

This document is a summary of the Implementation Strategies as identified in the 2008 Master Plan Update. The strategies have been grouped first by their Priority #, and then by their timing. It has been prepared to assist staff, the Planning Commission and the Township Board in tracking the completion of the Implementation Strategies. Those strategies identified in **BLUE**, are those that have been completed.