



Master Plan

WALLED LAKE, MICHIGAN

AUGUST 2002 • UPDATED FEBRUARY 4, 2014

City of Walled Lake Master Plan



Prepared with the Assistance of
McKenna Associates

ACKNOWLEDGEMENTS

The following individuals played an important role in the development of this document. Gratitude is also extended to the citizens who participated in the community workshops and public hearings, particularly Philip Gersten.

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2000 NMSC – Needs Assessment Report Findings
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Downtown Development Plan - 2008
Walled Lake Historic Lakefront Framework Plan – July, 2009
Parks and Recreation Master Plan 2009-2014 – July, 2009

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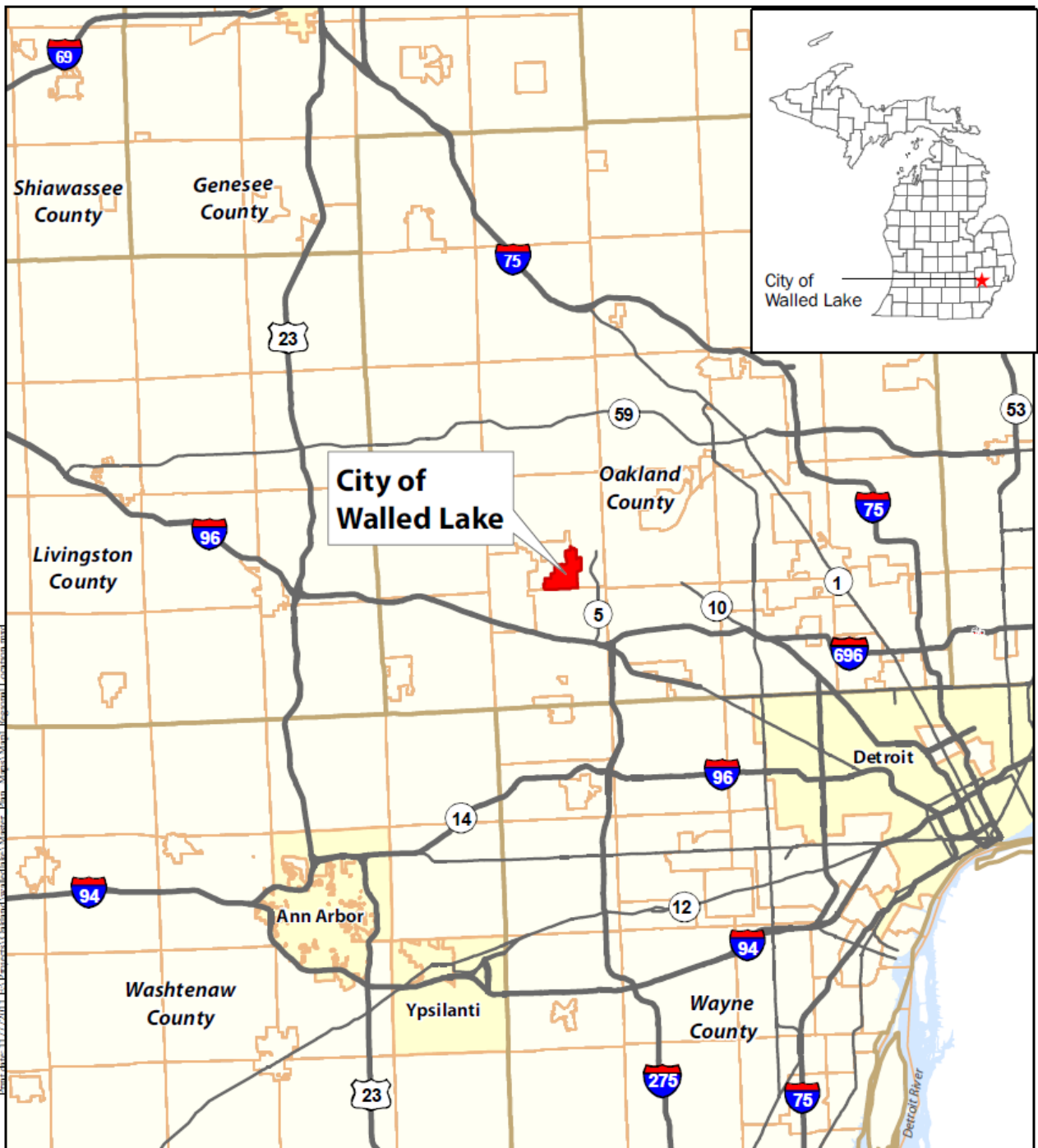


Introduction

LOCATION

The City of Walled Lake covers an area of approximately 2.9 square miles. The City is located in the southwest quadrant of Oakland County in southeastern Michigan (see Map 1). The City of Walled Lake shares borders with the City of Novi to the south, the Village of Wolverine Lake to the north, and Commerce Township to the east and west. The City is named after Walled Lake, which is located at the southern end of the City.

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Map 1 Regional Location

City of Walled Lake, Michigan

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9/29/11 Data Source: Michigan Geographic Framework, Michigan Center for Geographic Information, Version 8a.

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HISTORY

Walled Lake is situated along the path of an old Indian trail that connected Grand Rapids and Detroit. The area of Walled Lake was first settled by the Pottawatomie Indians on the western shore of the lake. It is believed that the lake was named after a geological formation that resembled a stone wall, rising about five to six feet above the water's edge along the western bank.

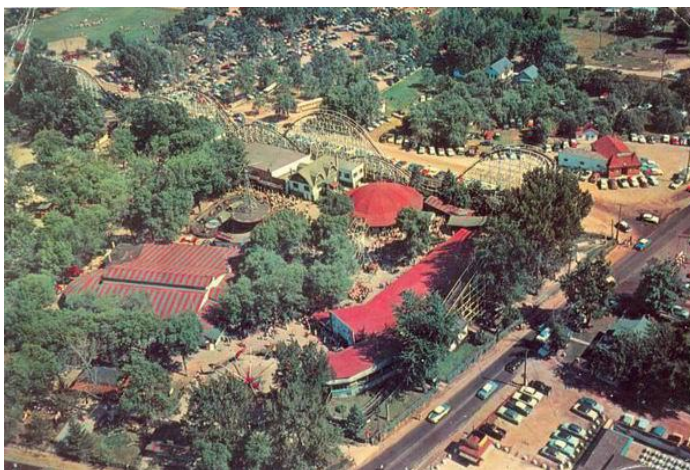
Walter B. Hewitt, who arrived in Walled Lake from New York State in 1825, is the first known settler of European descent in Walled Lake. Many of the early settlers in the area shared the lake with the Pottawatomie Indians. By 1840, the settlement had a trading post, a general store, and the Pioneer Inn on the corner of what is now East Walled Lake Drive and Liberty Street.

Transportation to and from Walled Lake was provided by stagecoach on a route established in 1851 between the towns of Pontiac and Milford. By 1880, The Grand Trunk Western Railway (GTWR) mainline stretched from Chicago, Illinois, to Portland, Maine, by way of Montreal, Quebec. In 1883 the GTWR completed construction of its Jackson subdivision, which connected Wixom and Walled Lake to the Pontiac Yard. This connection, in turn, connected to the Holly subdivision (providing service from Detroit to Durand), the GTWR mainline, and the hundreds of communities along those routes. The railway brought increased industrial growth to the area and provided reliable transportation for residents, tourists, and vacationers.

In the early twentieth century, the character of the rural Walled Lake community began to change. The beauty of the countryside and the recreation opportunities offered by the lake brought residents from Detroit to spend the summer in the Walled Lake area. Many summer homes and cottages were constructed to accommodate the large number of seasonal visitors and part time residents. In 1913, a jazz hall was established along the lake, drawing more people to this remote area for entertainment and relaxation.

By World War I, good quality gravel roads had been built between Pontiac and Detroit, further increasing the accessibility of Walled Lake from major population centers. Walled Lake became the largest and best known public access lake near Detroit and by the mid-1920's, Walled Lake had become known as the "Playground of Detroit."

The Walled Lake Amusement Park, built in 1929 on the southern shore, continued to attract thousands of visitors each year until closing in 1969. But even more glamorous in its day was the Walled Lake Casino, a mecca of the young and wealthy who came to the shores of the lake to dance and listen to music played by some of the biggest name bands in the country from the late-1920's to the mid-1960's.



Walled Lake Amusement Park

In terms of government, Walled Lake became a Village in 1929. Walled Lake was incorporated as a City and adopted a Council-Manager form of government in 1954.

MASTER PLAN OVERVIEW AND APPROACH

Many changes have occurred since 2002 when this Master Plan was last updated, but the core characteristics that have defined Walled Lake in the past remain intact. Along with the unifying elements of the traditional downtown, the lake frontage, neighborhood parks, and the City's pattern of connected streets, the neighborhoods are Walled Lake's source of community strength and identity.

There are recent and proposed developments that will have an impact on Walled Lake. In terms of transportation, the completion of the Maple Road extension and the construction of the M-5 connector to the east have altered traffic and land use patterns in the City, making Walled Lake more accessible to other parts of Oakland County via I-96 and I-696. Interest in redeveloping property near the lakefront continued

throughout the 1990s and early 2000s. Development in the City and in surrounding communities continued to show strength even after the great recession began in December 2007. All of these changes have had a profound impact on Walled Lake. Updating the Master Plan will help the City manage these changes and direct the City toward a successful future.

MASTER PLAN CONTENT

The City of Walled Lake Master Plan provides a comprehensive view of the City as it exists today and a vision of what it can become in the future. In the analysis of current conditions, the following topics are considered in the Master Plan:

- Existing Land Use
- Environmental and Natural Features
- Demographics
- Housing and Neighborhoods
- Transportation and Circulation
- Community Facilities and Recreation
- Community Character and Appearance
- Economic and Market Analysis
- Historic Resources and Opportunities
- Redevelopment Opportunities
- Regional Analysis
- Strategic Issues

Through a comprehensive analysis of the opportunities and constraints related to the issues listed above, the Master Plan prescribes a vision for the future development and redevelopment of the City of Walled Lake in the following sections of the Plan:

- Goals and Objectives
- Future Land Use Plan
- Implementation

LEGAL BASIS FOR THE MASTER PLAN

This Master Plan was prepared in compliance with the Municipal Planning Act, Act 285 of the Michigan Public Acts of 1931, as amended and has been updated to adhere to the Michigan Planning Enabling Act, Act 33 of 2008. The Act states that the Planning Commission's responsibilities shall include the development of a master plan, with the purpose to:

“Guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria: is coordinated, adjusted, harmonious, efficient, and economical; considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare. Includes, among other things, promotion of or adequate provision for 1 or more of the following: a system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users; safety from fire and other dangers; light and air; healthful and convenient distribution of population; good civic design and arrangement and wise and efficient expenditure of public funds; public utilities such as sewage disposal and water supply and other public improvements; recreation; the use of resources in accordance with their character and adaptability.” (MCL 125.3807)



Existing Land Use

HISTORY OF DEVELOPMENT

Early in the City's history, the lake was the focus of development, with a viable commercial district in the area of the existing Historic Downtown Core, surrounded by institutional uses to the north and residences to the east and west.

After this initial phase of development around the lake, the development of three significant transportation corridors affected the growth of the community. First, the construction of the Michigan Airline Railroad (set to be acquired and soon to be the Michigan Airline Trail) in 1883 spurred industrial development along this east-west corridor. Even today, most of the industrial uses in the City are located along the former railroad corridor, although it is no longer used as a means of industrial transportation.

The other influential transportation corridors are Pontiac Trail and Maple Road. Pontiac Trail was established in the 1830's as a state territorial road and became the primary north-south transportation corridor through the City. Maple Road eventually became a primary east-west route through the City. Development along these thoroughfares accelerated with the growing popularity of automobiles early in the twentieth century. Today

commercial development continues to be oriented along these two transportation corridors, with the Historic Lakefront District near the lake functioning as a secondary commercial district.

The remaining areas of the City have developed primarily as residential districts, interspersed with institutional uses such as schools and churches.

LAND USE CATEGORIES

Nine land use categories are represented on the Existing Land Use Map. Land use data is provided in Table 2.1, "Existing Land Use Acreage and Percentage." Following is a description of each land use.

Single Family Residential

Single family residential use comprises approximately 455 acres of land, or 40% of the total area of the City. The majority of the single family residences are located in the northern, southeastern, and southwestern sections of the City. Smaller single family residential neighborhoods are around the Historic Lakefront District, along Common Street, Wellsboro Street, and Springpark Avenue. The Existing Land Use Map (Map 2) also shows areas where single family residential uses are isolated by nonresidential uses.

Since 2000, approximately 30 acres have been converted from single family residential use, a 3% decrease in a 12-year period. Projects like Legato Point and Stanley Commons account for most of the transition.

Opportunity for substantial new residential development is limited by the amount of vacant land remaining in the City. However, opportunities for infill housing and redevelopment of older neighborhoods still exist. A challenge in the coming years will be to encourage the renovation or replacement of older housing stock.

Two-Family Residential

A small percentage (less than 1%) of the City's land area is occupied by two-family residential uses. The largest concentration of two-family residences is on Woods Court, south of East West Maple Road and west of Decker Road. Smaller clusters of two-family residences are found along Rosebud and Halifax streets in the southwest section of the City.

Multiple Family Residential

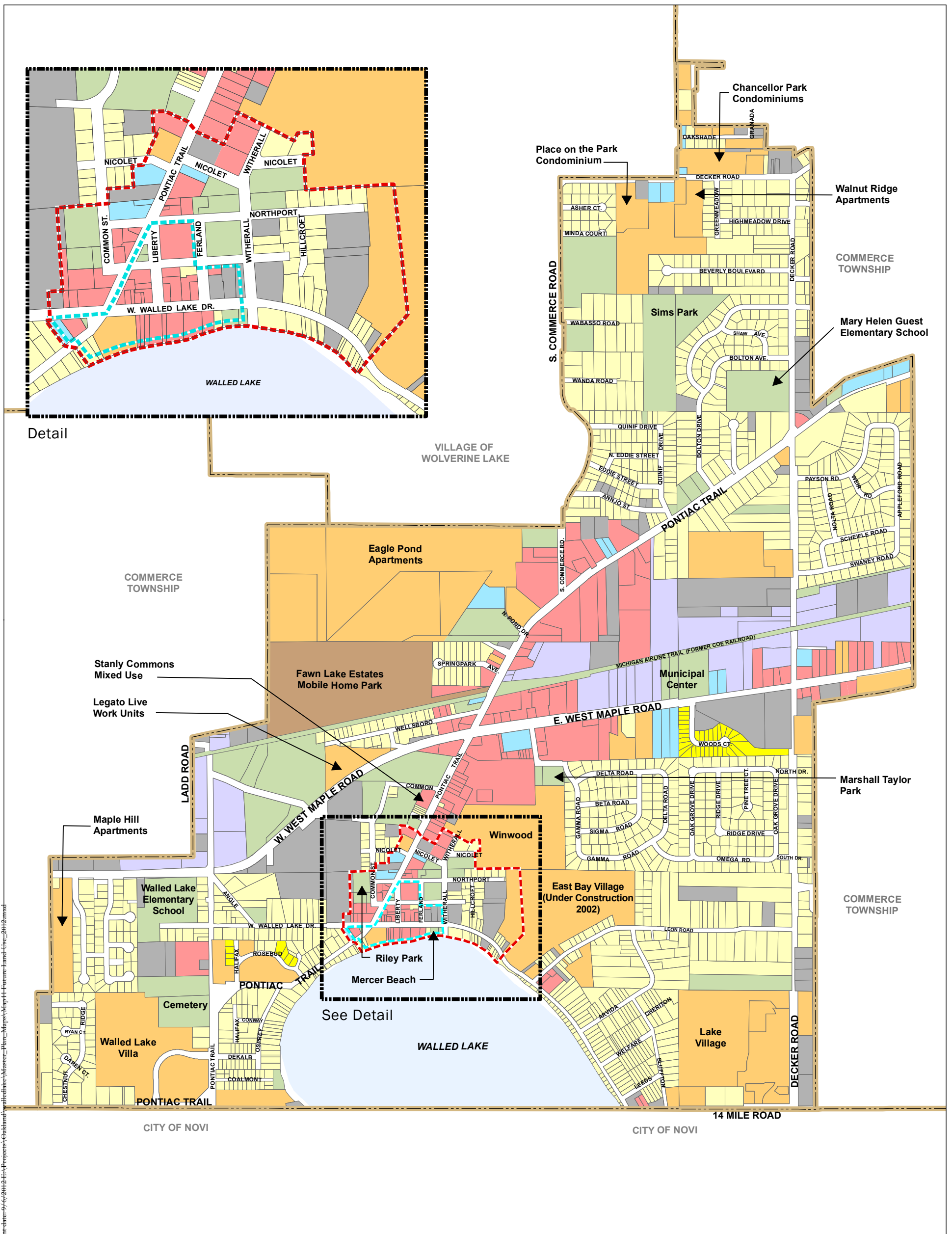
Walled Lake contains several multiple family residential developments throughout the City, occupying a total of 280 acres (23% of total land area in the City).

In the past decade, the amount of land occupied by multiple family residential use has grown substantially. In 2000, approximately 212 acres were used for multiple family residences. In 2012, that figure rose to 280 acres, which represents a 29% increase.

The amount of land utilized for multiple family residential use will likely continue to increase over the next ten years based on trends in the market place, the desire to live close to a walkable downtown, and an aging population looking for low/no maintenance housing options.

Mobile Homes

All of the City's mobile homes are in Fawn Lake Estates, a mobile home park west of Pontiac Trail and north of the former Coe Railroad. The mobile home park occupies 39 acres of land, but much of the park is occupied by protected wetlands.



Map 2 Existing Land Use

City of Walled Lake, Michigan

Existing Land Use Categories

- | | | |
|-----------------------------|------------------------|-----------------------------|
| Single Family Residential | Commercial | Vacant |
| Two Family Residential | Office | Municipal Boundaries |
| Multiple Family Residential | Industrial | Historic Lakefront District |
| Mobile Home Park | Public and Semi-Public | Historic Downtown Core |

0 500 1,000 Feet

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Base Map Source: Oakland County Planning Department, 2007
Data Source: McKenna Associates, 9/2012

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Commercial

Three main commercial corridors exist within Walled Lake. The first is along Pontiac Trail, from Walled Lake Drive to east of S. Commerce Road, with the second district along East West Maple Road, from Pontiac Trail to the east City boundary. The City's largest shopping center, Walled Lake Commons, is located south of East West Maple Road and east of Pontiac Trail at the Maple Road/Pontiac Trail intersection.

A unique commercial district is found in the City's Historic Downtown Core, northeast of the intersection of Pontiac Trail and Walled Lake Drive. This area features a walkable environment, historic buildings, and a waterfront environment.

Beyond these three commercial districts, individual commercial uses are scattered along Ladd Road, East Walled Lake Drive, and at the intersection of Pontiac Trail and Decker Road.

Overall, 102 acres are occupied by retail and service uses, compared to 96 acres in 2000. This increase reflects continued commercial development along Maple Road and Pontiac Trail. Vacant land exists for potential commercial development at the southwest corner of Maple and Decker roads and the northeast corner of Fourteen Mile and Decker roads. Redevelopment opportunities also exist along the Pontiac Trail and Maple Road corridors including the former Farmer Jack site in Walled Lake Commons and the vacated County building.



Office

Office uses are located along the Maple Road and Pontiac Trail corridors and near the intersection of Decker and South Commerce Roads. Land used exclusively for office accounts for only 2% of the total land area in the City. Most private office uses are housed in multi-tenant or single tenant buildings. The amount of office use has remained relatively constant during the past decade. It is anticipated that there may be a growing demand for medical office space along Pontiac Trail and Maple based on the growing number of medical facilities in Novi along Grand River and other regional facilities.

Industrial

There are two industrial areas within the City. The larger of the two is located in the former Coe Railroad corridor extending from Pontiac Trail eastward to the City boundary. This area contains a variety of industrial uses, including fuel storage, concrete mixing, trucking, and light assembly facilities. The second industrial area is located along Ladd Road, north of Maple Road. The area located along Ladd has recently seen a conversion to public/semi-public uses due to the School District facility and a religious institution located in the industrial park. Industrial uses occupy 72 acres of land, or 6% of the City's total land area. Compared to

the 2000 figure of 107 acres, this is a 22% decrease. In addition to land use issues, this raises issues regarding tax base as these public/semi-public uses are both tax exempt.

Approximately 11 acres of vacant land, about 5 acres of which is buildable, are zoned for industrial use on the west side of Decker Road, north of the former Coe Railroad.

Public and Semi-Public

Public uses in the City consist of municipal, county, and State offices, the post office, cemeteries, and public school facilities. Municipal parks also account for a significant portion of public land. Semi-public uses consist of mainly religious institutions and schools. The former Coe Railroad is set to be acquired and is planned to be developed as the Michigan Airline Trail, a multi-use path that will connect to the regional railway network. Overall, 134 acres of land (11%) are occupied by public and semi-public uses. Compared to 101 acres in 2000 (89%).

Vacant

As a mature, developed community, the City of Walled Lake does not possess a large amount of vacant land. At the time the 2000 land use survey was completed, 148 acres of vacant land existed in the City, which represents 12% of the City's total land area. Subsequently, development has taken place, reducing the current amount of vacant land to 90 acres. The overall reduction of vacant land reflects the significant development activity that has occurred in the City in the past decade, as most other land use categories have increased in the amount of acreage.

Some vacant lands within the City have limited development potential because of the presence of wetlands and surface water. According to the National Wetland Inventory (Map 3) and the Existing Land Use Map, a majority of the remaining vacant land is partially occupied by wetlands. This will affect the type and extent of development that can occur on these sites. Consideration should be made in the future use of the sites to permit uses which utilize and preserve these wetlands.

**TABLE 2.1
EXISTING LAND USE ACREAGE AND PERCENTAGE**

Land Use Category	Description	Acres	% of Total
Single Family Residential	Includes all single family detached dwellings.	455	37%
Two-Family Residential	Includes all two-family attached dwellings, including single family residential dwellings converted to two-family dwellings.	8	1%
Multiple Family Residential	Includes residential structures containing three or more dwelling units, such as apartments, attached condominiums, townhouses, assisted living facilities, and nursing homes.	280	23%
Mobile Home Park	Parks or courts specifically designed and developed for the exclusive use of mobile homes (a.k.a., manufactured housing) for temporary or permanent use as dwellings.	40	3%
Commercial	Improved land used predominantly for retail and service-oriented enterprise, including financial institutions.	102	8%
Office	Improved land and professional office used predominantly for private office services.	19	2%
Industrial	Improved land used predominantly for industry, including manufacturing, light assembly, and warehousing.	72	6%
Public and Semi-Public	Improved or unimproved land that is held in the public or private interest and is intended to serve a public purpose, such as public and private schools, churches, cemeteries, parks, and government buildings and uses.	134	11%
Vacant	Unimproved land with no current use.	90	7%
TOTAL		1,213*	100.00%

• Normally occurring surface water and rights-of-way are not included in the total acreage of the City. This exclusion provides a more meaningful distribution of land use and makes it easier to compare the land use distribution in Walled Lake with other communities. Surface waters within the City of Walled Lake account for approximately 150 acres.

Source: McKenna Associates 9/00

Key Findings

Existing Land Use Analysis

Walled Lake has a broad range of housing types interspersed throughout the City. There is a variety of single and multiple family residential uses as well as a large mobile home park.

Single family residential is the most prevalent land use in the City, occupying 37% (455 acres) of the land, followed by multiple-family, which occupies 23% (280 acres) of the land area.

From 2000 to 2013 commercial acreage increased to 102 acres (a 10% increase) while industrial acreage decreased to 72 acres.

Commercial uses are found mostly along Pontiac Trail, Maple Road and within the Downtown District. Industrial uses are found mostly along the former Coe Railroad corridor and less along Ladd Road which has become the home of a number of semi-public uses.

The railroad that once supported significant amount of industrial activity is gone. Industrial areas may become available for other land uses. Public/semi-public uses have increased significantly since 2000. Public uses include government offices and facilities, as well as cemeteries and public school facilities. Semi-public uses include religious institutions and private schools.

Land uses within the City are shifting from industrial to public and residential uses.

Vacant land decreased from 148 to 90 acres between 2000 and 2013, a decrease of almost 40%. The continual decrease of vacant land is due to large and small-scale developments, including East Bay Village, Legato Point, Stanley Commons, and others.



Natural Features

The natural environment of the City of Walled Lake offers both opportunities and limitations on the type and extent of future development. The most significant natural feature within the City is the lake itself, which is inextricably linked with the history of the City. Walled Lake is an important asset that provides recreation opportunities, aesthetic enjoyment, and ecological benefits to the community.

Other natural features found in the City that affect development and quality of life include wetlands, woodlands, and soils.

TOPOGRAPHY

The topography in the City is generally flat, although there are some areas that could be described as gently rolling. Elevations generally range between 940 and 950 feet above sea level. There are no areas in the City where topography would limit development.

The City is located on the drainage divide between the Huron River and Rouge River watersheds. Consequently, the northern portion of the City drains toward Wolverine Lake and the southern portion of the City discharges into Walled Lake. The entire lake covers 670 acres and exceeds 50 feet in depth at its deepest point and provides habitat for fish, birds, and other wildlife.

WETLANDS AND SURFACE WATER

In the simplest terms, a wetland is land where water is found, either on the surface or near the surface. Wetlands are not necessarily ‘wet’ on a continuous basis; wetness may become more or less evident as the seasons change. In Walled Lake, most of the wetlands are wet throughout the year. Wetlands and surface water features are illustrated on Map 3.

Wetlands were once considered to be useless land, which were normally filled and developed, but it is now known that they have important functions in the hydrological and ecological systems. In addition to providing fish and wildlife habitat, wetlands also maintain and stabilize groundwater supplies, reduce the dangers of flooding, control erosion, and improve water quality.

The largest wetlands in the City are located on the west side. The area north of the former Coe Railroad and west of Eagle Pond Apartments contains a large wetland as well as a small pond. A large wetland and surface water is also found on the south side of W. West Maple Road, east of Angle Street. Smaller wetlands exist to the north and south of Leon Road and near the intersection of Decker and Maple roads.

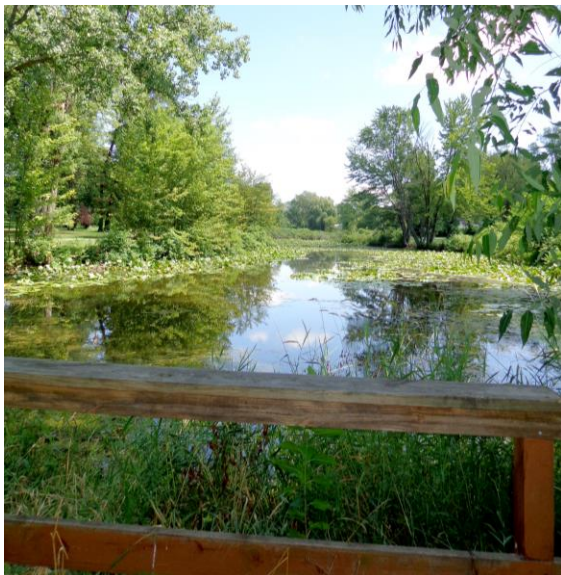
The Michigan Department of Environmental Quality (MDEQ) regulates wetlands that are contiguous to lakes, streams, drains, and ponds, as well as those greater than five acres in size. Land containing regulated wetlands has limited development potential because of the State’s wetland protection regulations.

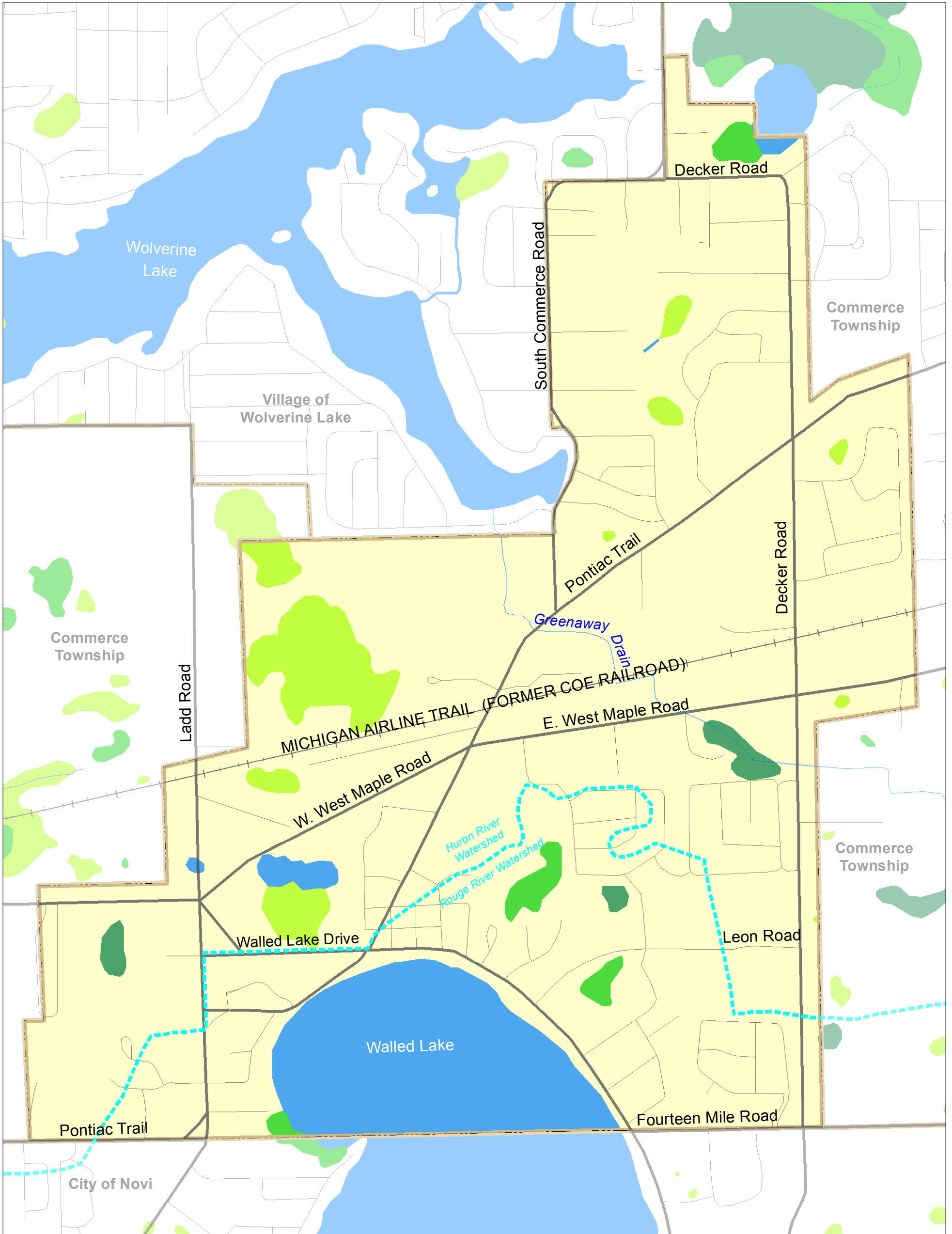
SOILS

Approximately 17 soil types are present in Walled Lake. Most of these soil types are suitable for development. Soils which are poorly adapted for development include Brookston and Colwood loams, Sebewa loam, Houghton and Adrian mucks, Sloan silt loam, and Gilford sandy loam. These soils may provide poor foundation stability or experience poor drainage. Some areas with poor soils coincide with areas of identified wetlands (see Map 3). While soil conditions in these areas alone do not prevent development, they make construction more difficult and costly.

WOODLANDS AND TREES

As a mature and developed community, Walled Lake possesses few substantial woodland areas. Most wooded areas are located in wetland areas. Nevertheless, many road rights-of-way and private properties are wooded, with a variety of tree species and range of maturity. Woodlands provide wildlife habitat, soil erosion control, climactic controls such as wind breaks and shade, air filtration, and natural buffers between land uses. Woodlands and stands of trees near and within residential neighborhoods are a significant amenity which enhance neighborhood appearance and add to the quality of life for residents.












Print date: 9/6/2012 E:\Projects\Oakland\walledlake\Master_Plan_Maps\Map3 Wetlands and Surface Waters.mxd

Map 3 Wetlands and Surface Waters

City of Walled Lake, Michigan

National Wetlands Inventory Classifications

- | | | |
|---|---|--|
|  Forested |  Aquatic Bed |  Watershed Boundary |
|  Scrub-Shrub |  Open Water |  Municipal Boundaries |
|  Emergent | | |

0 1,000 2,000 Feet

2/12/2013

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Base Map Source: Oakland County Planning Department, 2007
Data Source: Michigan Department of Natural Resources

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Key Findings

Natural Features Analysis

The lake is one of the City's greatest assets, providing recreation opportunities, aesthetic enjoyment, and ecological benefits.

The topography of the City is generally flat and does not limit development.

Wetlands are an important aspect of the hydrological and ecological systems of the City, providing fish and wildlife habitat, maintaining groundwater supplies, and improving water quality. Sites with wetlands have limited development potential and must follow the State's protection measures.

Most of the 17 soil types found in the City are suitable for development. Future development should occur on sites with these desirable soils to limit negative environmental effects.

The woodlands and tree stands in the City should be preserved for their wildlife habitat, soil erosion control, natural buffers, and aesthetic and ecological benefits.

New development should incorporate best stormwater management practices to protect the areas watershed and minimize the impacts of development on the City's greatest natural feature; Walled Lake.



Demographic Analysis

POPULATION AND HOUSEHOLD GROWTH

Between 2000 and 2010, Walled Lake recorded a 286-person increase in population, an increase of 4.3% for the decade, continuing a pattern of growth that extends back several decades (see Table 4.1). The 2010 Census reported that the City's population was 6,999. The increase in the 2000's was the smallest numerically and by percentage since 1980, revealing a leveling off of growth, as might be expected for a community that is nearly built out and lacks many undeveloped parcels.

By comparison, the population of Oakland County as a whole also increased between 2000 and 2010, by 8,206 residents or 0.69%. The County recorded a population of 1,202,362 in 2010.

Table 4.1 also provides population projections from the Southeast Michigan Council of Governments (SEMCOG). These projections, which are prepared for transportation planning purposes, indicate that Walled Lake's population will increase to 7,410 by 2020, and 7,531 by 2030 and 7,678 by 2040. Now that most of the land in the City is built upon, it is unlikely that these population figures will be achieved unless there is redevelopment or household sizes increase.

Table 4.2 presents population and household growth figures for Walled Lake, surrounding communities, the County, and the State. The figures reveal that Walled Lake is located within a fast growing part of the Detroit metropolitan area. The surrounding communities that had vacant developable land, such as Novi and Commerce Township, experienced population and household growth rates of between 16 and 18 percent. The only adjoining community to experience population decline was Wolverine Lake, which has very few developable parcels.

Table 4.2 reveals that the number of households in Walled Lake increased by 5.98%, which amounts to an increase of 189 households. This household growth is related to new housing construction and is directly responsible for a substantial proportion of the City's population growth.

	1960	1970	1980	1990	2000	2010	2020*	2030*	2040*
Walled Lake	3,550	3,759	4,748	6,278	6,713	6,999	7,410	7,531	7,678
Numerical Increase	---	209	989	1,530	435	286	411	121	147
Percentage Increase	---	5.89%	26.31%	32.22%	6.93%	4.26%	5.87%	1.63%	1.95%
Oakland County	690,259	907,871	1,011,796	1,083,592	1,194,156	1,202,362	1,249,154	1,303,678	
Numerical Increase	---	217,612	103,925	71,796	110,564	8,206	46,792	54,524	
Percentage Increase	---	31.53%	11.45%	7.10%	10.20%	0.69%	3.89%	4.36%	

* Now that most of the land in the City is built upon, it is unlikely that these population figures will be achieved unless there is redevelopment.

Source: 1960-2010 U.S. Census ; 2020 and 2030 Southeast Michigan Council of Governments (SEMCOG) Estimates

**TABLE 4.2
POPULATION AND HOUSEHOLD GROWTH**

Community	2000		2010		PERCENT CHANGE	
	Population	Households	Population	Households	Population	Households
Walled Lake	6,713	3,158	6,999	3,347	4.26%	5.98%
Novi	47,579	18,792	55,374	22,317	16.38%	18.76%
Wolverine Lake	4,415	1,671	4,312	1,733	-2.33%	3.71%
Wixom	13,263	5,889	13,498	5,725	1.77%	-2.78%
Commerce	30,349	10,708	35,874	13,220	18.20%	23.46%
Oakland County	1,194,156	471,115	1,202,362	483,698	0.69%	2.67%
State of Michigan	9,938,444	3,785,661	9,883,640	3,872,508	-0.55%	2.29%

SOURCE: 1960-2010 U.S. CENSUS

POPULATION CHARACTERISTICS

Race. With respect to race, Walled Lake’s population has changed very little over the years. The 2010 Census found that 88.7% of the residents are white (see Table 4.3). The next most prominent racial group is Black or African American, which comprises 4.4% of the population. Asian residents comprise 2.8% of the population.

Age. The 2010 Census revealed that the population of the City and surrounding communities is aging (see Table 4.4). In Walled Lake the median age increased from 36.8 years to 39.4 years between 2000 and 2010. Walled Lake’s median age lies in the middle when compared to surrounding communities, such as Wolverine Lake and Commerce Township. Wixom has the lowest median age, resulting from the large number of young residents living in its many apartment complexes.

**TABLE 4.3
POPULATION BY RACE (2010)**

Race	Number	Percent
White	6,206	88.7%
Black or African American	311	4.4%
American Indian/Alaska Native	19	0.3%
Asian	197	2.8%
Other	266	3.8%

Source: 2010 U.S. Census

**TABLE 4.4
MEDIAN AGE (YEARS)**

Community	2000	2010
Walled Lake	36.8	39.4
Novi	35.2	39.1
Village of Wolverine Lake	36.0	42.7
Wixom	30.3	34.8
Commerce Township	36.0	40.2

Source: 2000 and 2010 U.S. Census

Table 4.5 provides a more in-depth look at population by age category. Consistent with the median age figures, the greatest increase was in the 35 to 64 years age category, which represented 41% of the population in 2000, but represented 43% of the population in 2010. The greatest decrease was in the 18 to 34 years age category, which decreased from 26% to 23% of the population during the 2000s. Family formation typically occurs between the ages of 18 and 34 years, so the decrease in this age category suggests that perhaps many families remain in the City as they mature and as their children leave, and perhaps there are fewer young families moving into the City. This age group is important to the community as they represent the future of the community in terms of what kind of jobs can be attracted and what kind of activities they will be looking for.

These trends are reinforced by SEMCOG's 2040 projections. According to SEMCOG, the number of residents that are over 75 will increase by 821 between 2010 and 2040. In contrast, the number of residents between 25 and 59 will decrease by 609 between 2010 and 2040.

The aging of the population is an important consideration because residents' public service needs change as they age. Certain recreation programs and facilities, for example, must be geared to match the abilities and interests of a more mature population. Health and public safety services may be more in demand as the population ages.

**TABLE 4.5
POPULATION BY AGE**

Age Category	2000		2010	
Under 5 years	425	(6%)	378	(5%)
5 to 17 years	1,006	(15%)	1,017	(15%)
18 to 34 years	1,722	(26%)	1,632	(23%)
35 to 64 years	2,757	(41%)	3,007	(43%)
65 years & older	803	(12%)	965	(14%)

Source: 2000 and 2010 Census

Education. The 2005-2009 American Community Survey (ACS) estimated that for persons 25 years of age and older, 9% did not complete high school, 30% were high school graduates (with no higher education), 30% attended college without obtaining a degree or had received an associate degree, and 31% attended college and obtained a bachelor’s degree or higher. In general, the educational attainment of residents is improving.

The 2000 Census, for example, indicated that about 33% had attended college without obtaining a degree or had received an associate degree, and 25% had attended college and obtained a bachelor’s degree or higher. Notwithstanding the gains, the City trails the County population as a whole in terms of educational attainment.

In Oakland County as a whole, according to the 2005-2009 American Community Survey, 8% did not complete high school, 22% were high school graduates (with no higher education), 28% attended college without obtaining a degree or had received an associate degree, and 42% attended college and obtained a bachelor’s degree or higher.

Employment. The 2005-2009 American Community Survey indicated there were 3,635 employed residents over the age of 16. Approximately 38.1% were employed in management or professional occupations; 25% were employed in sales or office occupations; 15.5% were employed in service occupations; 11.4% were in production and transportation occupations; and 9.4% were employed in construction and repair occupations.

Over the next 25 years, SEMCOG forecasts for jobs available within Walled Lake generally indicate an increase of employment in the education, administration and healthcare sectors, and a decrease in employment in manufacturing, consistent with County and State employment patterns.

The implication of these forecasts is that industrial districts in the City probably will be more marketable as mixed use districts that can accommodate office, research, testing, and similar uses, as well as traditional industrial uses. Amendments to the Zoning Ordinance to introduce greater flexibility to accommodate new service uses should be considered.

Income. The median household income as reported by 2005-2009 estimates was \$56,223, which is a substantial increase over the 2000 median income of \$45,386. In comparison, though, Walled Lake trails the County as a whole, where the 2005-2009 median household income was \$67,292. As the educational attainment of the population improves, it is expected that there will be corresponding income gains.

Table 4.6 provides a more in-depth review of household income by income bracket. Most noticeable are the gains in the \$75,000 to \$99,999 category and \$100,000 to \$149,999 category. Sixty-one percent of the households now have an income of \$50,000 or more.

TABLE 4.6
HOUSEHOLD INCOME

Annual Household Income	1999	2005-2009 est.*
Under \$15,000	11%	11%
\$15,000 to \$24,999	13%	8%
\$25,000 to \$34,999	12%	8%
\$35,000 to \$49,999	21%	15%
\$50,000 to \$74,999	25%	16%
\$75,000 to \$99,999	12%	21%
\$100,000 to \$149,999	6%	18%
\$150,000 or more	2%	6%
Median Household Income	\$45,386	\$56,223

Source: 2000 U.S. Census, 2005-2009 American Community Survey
* Estimates add up to 103%

The increase in household income means that the spending power of the population is growing. Retailers who might have bypassed the City in years past might now take a stronger interest. The presence of national chains is evidence that some retailers recognize the growth potential that exists in the City.

HOUSEHOLD CHARACTERISTICS

Household Size. Between 2000 and 2010, the average household size in Walled Lake decreased from 2.12 persons to 2.09 persons (see Table 4.7). The decrease in household size can likely be attributed to the aging of the population, which results in empty nester and one and two-person households, and the number of new apartments, which typically appeal to one and two-person households. In comparison, the average household size for Oakland County as a whole is 2.46 persons.

TABLE 4.7
HOUSEHOLD SIZE

Household Size	2000	2010
1 Person	1,257 (39.8%)	1,330 (39.7%)
2 Persons	934 (29.6%)	1,066 (31.8%)
3 Persons	485 (15.4%)	472 (14.1%)
4 Persons	330 (10.4%)	329 (9.8%)
5 Persons	117 (3.7%)	109 (3.3%)
6 Persons	24 (0.8%)	30 (0.9%)
7 or More Persons	11 (0.3%)	11 (0.3%)
Average No. Per Household	2.12 Persons	2.09 Persons

Source: 2000 and 2010 U.S. Census

Table 4.7 reveals that the number of two-person households increased 132 persons between 2000 and 2010, by far the largest numerical increase of any household size category. Single-person households comprise almost 40% of all households in the City. By comparison, single-person households comprise only 28.6% of all households in Oakland County as a whole.

The number of occupied housing units increased from 3,158 units to 3,347 units between 2000 and 2010 (see Table 4.8). 61.8% of the units are owner-occupied and the remaining 38.2% are renter occupied; these proportions changed little between 2000 and 2010. By comparison, 72.6% of the housing units in the County as a whole are owner-occupied.

Household Characteristics	2000	2010
Occupied Housing Units	3,158	3,347
Owner Occupied	2,092 (66.2%)	2,067 (61.8%)
Renter Occupied	1,066 (33.8%)	1,280 (38.2%)
Family Households ¹	1,691 (53.5%)	1,771 (52.9%)
Married Couple Families	1,233 (39.0%)	1,152 (34.4%)
Other Families	458 (14.5%)	619 (18.5%)
Single Male	94 (3.0%)	160 (4.8%)
Single Female	364 (11.5%)	459 (13.7%)
Non-Family Households	1,467 (46.5%)	1,576 (47.1%)
Single Person	1,257 (39.8%)	1,330 (39.7%)

¹ A family household is a household maintained by a householder who is in a family, which is defined as a group of two people or more related by birth, marriage, or adoption and are residing together.

Source: 2000 and 2010 U.S. Census

Family households comprised 52.9% of all households in 2010, a decrease from 53.5% in 2000. A family household is one that is maintained by a householder who is in a family; a family is defined by the Census as a group of two people or more related by birth, marriage, or adoption, and are residing together.

Married couple families represent 34.4% of all households, a decline from 39% in 2000. Other types of family households (single male or single female) represent 18.5% of all households, an increase from 14.5% in 2000. Non-family households represent 47.1% of all households, an increase from 46.5% in 2000.

Statistics show trends toward fewer “traditional” families having two parents and children, and toward more single person and non-family households. The implications of this trend are widespread. Compared to traditional family households, single person and non-family households have different recreation, entertainment and leisure needs, different shopping and housing preferences and place less of a priority on the strength of the K-12 educational system.



Housing and Neighborhood Analysis

HOUSING CHARACTERISTICS

According to the 2000 U.S. Census, the City of Walled Lake had 3,462 housing units. By 2010, the number of units had increased by 227, reaching a total of 3,689 units of which 342 were vacant. According to building permit requests from the last eleven years, the rate of increase of housing units has fluctuated greatly, with the last wave of housing construction ending in 2006. Since then, new housing unit construction has come to a complete halt. This information is summarized in Table 5.1.

**TABLE 5.1
RESIDENTIAL BUILDING PERMITS 2000-2011**

	Single Family	Multi-Family	Gross Total	Demolition Total	Net Total
2000	1	28	29	1	28
2001	6	0	6	6	0
2002	2	92	94	10	84
2003	10	63	73	12	61
2004	2	61	63	1	62
2005	3	48	51	1	50
2006	1	24	25	2	23
2007	2	0	2	5	-3
2008	3	0	3	4	-1
2009	1	0	1	1	0
2010	0	0	0	0	0
2011	0	0	0	0	0

Source: SEMCOG Building Permit Data. Accessed October 2011.

Approximately 39% of Walled Lake’s housing units were built prior to 1980. In the absence of significant restoration or rehabilitation activities, housing age can be an indicator of housing quality and neighborhood sustainability. Seventy-seven percent (77%) of Walled Lake homes have been occupied by the same owners for more than 11 years, reflecting stability among Walled Lake homeowners in addition to increased growth, as seen by the 39% of homes that have been built since 1990. Occupancy by householder data is shown in Table 5.4.

**TABLE 5.2
YEAR STRUCTURE BUILT**

Time Period	Percentage of Structures
2000 or later	15.6%
1990 to 1999	23.0%
1980 to 1989	22.7%
1970 to 1979	14.6%
1960 to 1969	4.5%
1950 to 1959	14.5%
1940 to 1949	1.8%
1939 or earlier	3.3%

Source: 2005-2009 American Community Survey.

**TABLE 5.3
YEAR HOUSEHOLDER MOVED INTO UNIT**

Time Period	Percentage of Householders*
2005 or later	27.8%
2000 to 2004	31.2%
1990 to 1999	22.3%
1980 to 1989	11.2%
1970 to 1979	3.8%
1969 or earlier	3.8%

Source: 2005-2009 American Community Survey.
*adds up to 101%

In 2010, owner-occupied units comprised approximately 66% of all occupied housing units. This rate is lower than the state average of 71% and the Oakland County average of 72.7%. Generally, owner-occupied housing is encouraged by communities because homeowners tend to have a stronger, longer-term stake in the community.

The number of vacant units has increased in the City of Walled Lake. According to the U.S. Census, the vacancy rate for all housing units increased from 7% in 2000 to 9% in 2010.

**TABLE 5.4
HOUSING OCCUPANCY CHARACTERISTICS, 2010**

Occupied housing units	3,347
Owner occupied	2,067
Renter occupied	1,280
Vacant housing units	342
For seasonal, recreational, or occasional use	21
Homeowner vacancy rate	4.0%
Rental vacancy rate	11.6%
Persons per owner-occupied unit	2.08
Persons per renter-occupied unit	2.10

Source: 2010 U.S. Census

The median housing value during the 2005-2009 Period was \$146,400 (Table 5.5). This was \$68,200 below the 2005-2009 Oakland County median value of \$214,600. Housing in Walled Lake remains relatively affordable and modern for households within the City and surrounding communities.

**TABLE 5.5
OWNER OCCUPIED PROPERTY VALUES, 2005-2009**

Value	Percent
Under \$50,000	8.6%
\$50,000 to \$99,999	8.5%
\$100,000 to \$149,999	35.3%
\$150,000 to \$199,999	23.1%
\$200,000 to \$299,000	18.9%
\$300,000 to \$499,999	5.2%
\$500,000 or more	0.4%
Median Value	\$146,400

Source: 2005-2009 American Community Survey

Over the past decade, the housing stock within the city has become increasingly made up of multi-family structures. An estimated one-third of the housing stock is made up of three or more units; another one-third is single family detached; one-fourth is single family attached, and a very small portion is made up of mobile homes (Table 5.6).

**TABLE 5.6
UNITS IN STRUCTURE**

Units in Structure	# of Units (2000)	Percent (2000)	Percent (2005-2008)*	Proportional Change
One, detached	1,209	35.4%	32.8%	Decrease
One, attached	739	21.6%	25.2%	Increase
Two	61	1.8%	1.6%	No Change
Three or more	1,212	35.5%	35.7%	No Change
Mobile Home	196	5.7%	4.7%	Decrease
Other	0	0%	0%	No Change
Total	3,417	100.0%	100%	

Source: 2000 U.S. Census, 2005-2009 American Community Survey

*Note: Because these are estimates, percentage figures were included only to illustrate trends

Table 5.7 shows the number of rooms per housing units and helps to indicate the relative side of housing units within the city. Using 2005-2009 estimates, over 51% of housing units in the City were five rooms or larger, and predominately two and three bedroom units. Overall, Walled Lake's housing stock offers a wide range of choices from mobile homes and apartments to large single family homes. Large numbers of students, young families, and senior citizens can be accommodated by the housing variety.

TABLE 5.7
ROOMS IN HOUSING UNITS

No. of Rooms	Percent (2000)	Percent (2005-2009 ACS)
Three rooms or less	19.1%	16.2%
Four rooms	23.9%	32.1%
Five rooms	27.6%	22.5%
Six rooms	12.0%	14.6%
Seven or more rooms	17.4%	14.7%
Total	100.0%	100.1%

Source: 2000 U.S. Census, 2005-2009 American Community Survey

Table 5.8 compares the contract rental rates for the City of Walled Lake and Oakland County. As the data suggests, the median rent in Walled Lake is nearly \$62 lower than that of Oakland County, which may encourage new residents looking for affordable housing to locate in Walled Lake.

TABLE 5.8
CONTRACT RENT

	<i>No. of Units in Walled Lake</i>	<i>No. of Units in Oakland County</i>
Renter-occupied housing units paying cash rent	957	112,471
Less than \$299	145 (15.2%)	5,066 (4.5%)
\$300 to \$499	27 (2.8%)	6,166 (5.5%)
\$500 to \$749	266 (27.8%)	29,059 (25.8%)
\$750 to \$999	194 (20.3%)	32,916 (29.3%)
\$1,000 or more	325 (34.0%)	39,264 (34.95)
Median Rental Rates (dollars)	\$797	\$859

Source: 2005-2009 American Community Survey

NEIGHBORHOOD CHARACTER AND APPEARANCE

The City of Walled Lake has six identifiable neighborhoods, which are defined by physical boundaries, such as major roads; subdivision boundaries; change in land use; 5-minute walking radius; and, City boundaries. The six neighborhoods are indicated on Map 4 and include:

- Downtown
- West Downtown
- East Downtown
- North Downtown
- Gamma/Oak Grove
- North Walled Lake

The general conditions of each neighborhood are discussed on the following pages. The characteristics considered include style, historic value and condition of homes; continuity; utilities and infrastructure (street and sidewalks for example); and, other important features.

DOWNTOWN NEIGHBORHOOD

The Downtown is the heart of the City with older and larger homes and a few historic structures, such as the Foster (Banks Dolbeer) Farm House, Stone Crest, and First Baptist Church. It is comprised of homes on both quiet streets (Witherall and Market for example) and along busy traffic arteries, including those along the lakefront. Many older cottages and vacation homes remain near the lake, resisting a current trend to demolish and replace these homes with larger year round residences. Most lots are small, housing conditions vary, and there is a mix of residential uses.

The Downtown neighborhood has many unique traits. These traits reinforce the importance of the area and include:

- A walkable shopping district
- Lakefront access at Mercer Beach
- Riley Park and the Foster (Banks Dolbeer) Farm House
- The Walled Lake Community Education Center
- A variety of churches
- Historic structures and homes.
- Lakefront homes

These amenities are all within walking distance of neighborhood residents. Because of this, and the importance of preserving and encouraging further neighborhood vitality, measures should be taken to provide an appropriate and efficient mix of residential and commercial land uses.

The Downtown neighborhood suffers from isolated residential areas and a lack of general continuity in many areas. The neighborhood is split into east and west sections by Pontiac Trail. Because of the transitioning types of commercial use along Pontiac Trail, the neighborhood is further split into southern and northern sections. A lack of sidewalks and pedestrian friendly access in most areas is a barrier to pedestrian circulation within this neighborhood. Following are additional considerations related to the Downtown neighborhood:

- Many significant landmark uses (churches, school, park, etc.) are located on Common Street, but visibility and access to these uses is indirect.
- The Winwood condominium development's only links to surrounding areas are the street access from Witherall and pedestrian access to Marshall Taylor Park, shared by the Downtown and Gamma/Oak Grove neighborhoods. There is no pedestrian connection to the Northport area to the south or Gamma neighborhood to the east.

- Many historic homes and structures, as well as cottages and homes that border the lake, are located in the area surrounding the Downtown. Some of these homes are deteriorated or are in below average conditions. The downtown business district as well as Mercer Beach are also located here.

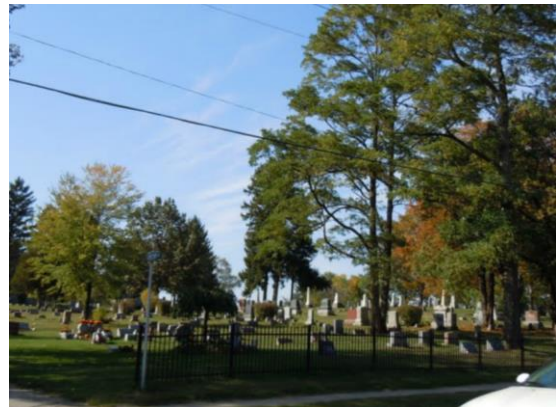
The Foster (Banks Dolbeer) Farm House and other historic structures are important assets of the community and the neighborhood. Unfortunately, there are a number deteriorating buildings in the vicinity which are aesthetically displeasing. An area of significant deterioration is at East Walled Lake Drive and Leon Road where there are two distressed structures bordering an existing vacant area, where East Bay Village, containing 284 townhouses, is under construction.

WEST DOWNTOWN NEIGHBORHOOD

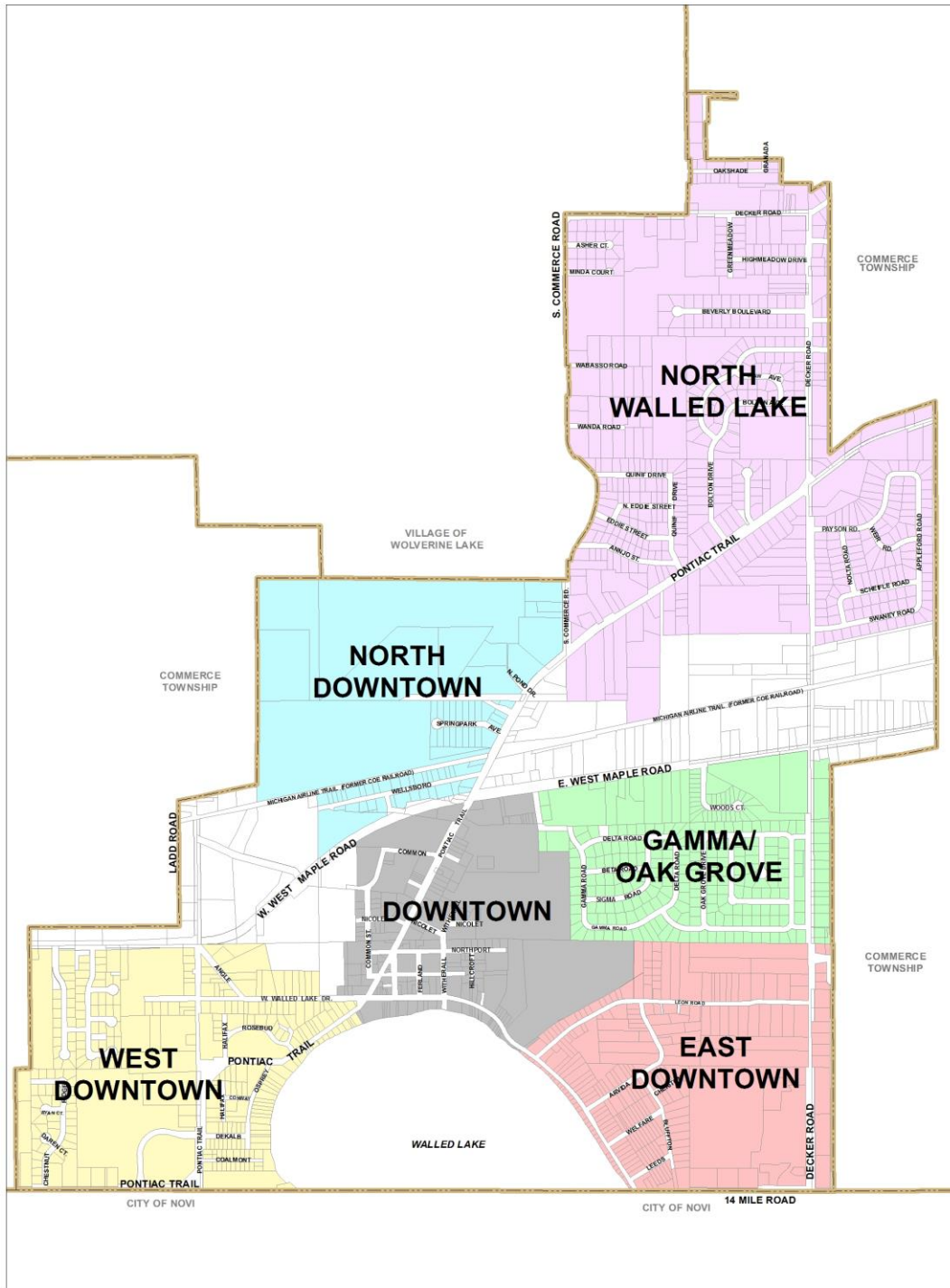
The West Downtown Neighborhood is similar to the Downtown neighborhood in several aspects. The eastern section of this neighborhood is comprised of a mix of cottages with newer homes on small lots. It includes an area of larger, older homes and an area of newer development and mixed residential uses.

Features and uses which define the East and West Downtown neighborhoods, include the Walled Lake Elementary School, a cemetery, and lakefront views. These neighborhoods also share some of the same constraints and opportunities, including:

- The West Walled Lake/Angle area is the best connected of all residential areas, with sidewalks and similar home styles constructed prior to and during the 1950s. This area is not connected to areas to the south and is bordered to the north by the West Maple Road extension and natural areas.
- The Dekalb/Coalmont lakefront areas are bordered by Pontiac Trail and are unconnected within this cottage area due to dead end streets. There is a mixture of older modest-sized cottages and newer, larger homes on the neighborhood's smaller lots. Most of the homes are in good condition.
- Townhouse and senior housing developments west of Pontiac Trail are connected to each other by automobile and pedestrian access but are disconnected from other adjacent areas.
- Three adjoining single family developments, Chestnut Hills, Glenwood Hills and Woodland Hills, were developed within the last 15 years, with contemporary, large, two story homes and sidewalks.



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Map 4
Walled Lake Neighborhoods

City of Walled Lake, Michigan



2/12/2013

McKenna
 ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
 Data Source: McKenna Associates, 9/11

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EAST DOWNTOWN NEIGHBORHOOD

The East Downtown neighborhood contains a variety of housing, including lakefront cottages, older homes on small lots in the subdivisions near the lake, a mix of housing on larger lots along Leon Street, and attached housing in Lake Village. A number of the older homes are in a deteriorated condition. The only sidewalks in this neighborhood are those which connect the homes on Decker Road.

The neighborhood housing types can be divided into three sections:

- Small lot older cottages and recently constructed homes (replacing the older cottages) along such roads as Arvida and East Walled Lake Drive.
- Ranch style large lot homes built in the 1960s along Leon Road and Decker.
- Isolated condominium development constructed in the 1970s. The roads in this development are curbed but there are no sidewalks.

There are a large number of poorer quality and distressed homes in this neighborhood. Many are located along or near Leon Road.

One of the assets of this neighborhood is the lakefront views along East Walled Lake Drive. The majority of streets within this neighborhood are interconnected, providing continuity of circulation, though this continuity does not extend to the Gamma/Oak Grove neighborhood to the north.

NORTH DOWNTOWN NEIGHBORHOOD

The North Downtown neighborhood is too far north to be considered as bordering the downtown. From a planning perspective, this neighborhood suffers from isolation within and from outside of the neighborhood. Three principal areas of concern are:

- The Eagle Pond apartment complex which is disconnected from the rest of the City, lacks adequate sidewalks, and is in need of added landscaping.
- The Fawn Lake Estates mobile home park, located between the former Coe Railroad and Eagle Pond development. The development has sidewalks throughout the site, but is disconnected from the rest of the City.
- The small single family ranch style homes built within the last forty years along Wellsboro and Springpark Avenue. Most of these homes are in good condition, but there are no sidewalks and both streets dead end.

The isolation of the North Downtown neighborhood from the rest of the City and lack of connections within is due in large part to the design of each area and changes in the road patterns surrounding the site. Construction of the West Maple Road extension split a former school ballfield and natural area in half and caused the segregation of the Wellsboro area, with West Maple Road directly to the south and the former Coe Railroad directly north. Thus, the only connection for the area is from Pontiac Trail. In 2002, construction began on a commercial Planned Development on West Maple Road, which may spur reconsideration of land use on Wellsboro.

The mobile home park is isolated by the former Coe Railroad to the south, wetlands (separating it from Eagle Pond) to the north, and no pedestrian or automobile access to the Springpark development to the east.

GAMMA/OAK GROVE

The Gamma/Oak Grove neighborhood is located along West Maple and Decker Roads. There are a variety of residential uses in this neighborhood, including apartments, condominiums, and single family homes. The neighborhood includes the following residential sections:

- The Oak Grove area, a single family subdivision, where the homes were built in the 1980s. The development is curbed but has no sidewalks.

- The Gamma Road area which contains homes built in the 1950s along uncurbed streets with mature trees.
- Apartment complexes, Woods Court duplex development, and homes along Decker Road are grouped as a section because of their individual isolation and access along heavily-traveled roads. All of the structures in this section are in good condition but streets lack sidewalks.

The Gamma/Oak Grove neighborhood consists mainly of residential uses with secondary uses consisting of vacant and commercial properties along East West Maple Road. The subdivision's homes have direct access to Marshall Taylor Park, although no sidewalks are provided for pedestrian access. Also, Pratt Park, Veteran's Memorial Park, the Public Library, and City Hall are located in the Municipal Center directly to the north, across Maple Road.

NORTH WALLED LAKE NEIGHBORHOOD

The North Walled Lake Neighborhood is a large neighborhood east of Commerce Road and north of the former Coe Railroad industrial corridor. It is comprised of 1950s and 1960s style subdivisions, homes on larger lots, apartments, condominiums and a few small office buildings. The neighborhood contains some historic farmhouses. This neighborhood is separated from other residential areas of the City by the former Coe Railroad industrial area and the commercial area between Pontiac Trail and Maple Road.

The important features that establish the character of the neighborhood include:

- Historic homes and structures along Pontiac Trail
- The Mary Helen Guest Elementary (formerly Decker Elementary) School
- Area churches
- Hiram Sims Memorial Park
- Hawk Lake and Wolverine Lake views



Most of the homes in this neighborhood are in good condition. The majority of residential streets do not allow through traffic circulation. Because of this, there are no connections between developments, so all vehicle traffic is channeled to South Commerce, Decker, and Pontiac Trail. In addition, there are few connections for automobile and pedestrian access between individual developments and Hiram Sims Memorial Park.

The neighborhood can be divided into four sections:

1. **Beverly Boulevard and development to the north.** This section could be split further into individual subsections. Beverly Boulevard, Asher Court, Minda Court, Greenmeadow, and Highmeadow Drive are similar dead end streets with small ranch homes approximately thirty to forty years old. There are also apartment, townhouse, and condominium developments ranging from ten to thirty years old. These developments are not connected, most are without sidewalks and curbs, and they lack connections to Hiram Sims Memorial Park to the south.
2. **The Bolton subdivision** has small ranch homes in good condition on streets without sidewalks. It is not connected to Hiram Sims Memorial Park to the west but does have access to the Mary Helen Guest Elementary School. Included in this section is Walnut Woods, which is comprised of newer (built in the 90s) and larger homes with dead end access off Pontiac Trail.
3. **The Quinif/Wabasso/Wanda/Hiram Sims Memorial Park area.** Wabasso and Wanda are similar dead end streets, with larger lots and larger, older homes (approximately forty to fifty years old). The ranch homes in the Quinif development are small and were built mostly in the 1960s. The automobile access for Hiram Sims Memorial Park is from this section. Homes located along South Commerce and

Pontiac Trail are thirty to forty years old. There are no sidewalks in any part of this section. Hiram Sims Memorial Park has vehicular access from Quinif, and vehicular and pedestrian access from Wabasso and Wanda Roads.

4. **The area south of Pontiac Trail.** This area includes the Payson Road development, which contains small homes in good to fair condition, 1950s and 1960s ranch homes along Decker and Pontiac Trail, and a townhouse development accessed from Decker Road.

OVERALL NEIGHBORHOOD DISCUSSION

A survey was completed by the American LIVES Company in 2000 which focused on what homebuyers want from neighborhoods. The survey questioned 2,000 homebuyers of new and resale homes in an attempt to determine what amenities homebuyers consider important. The most desired amenities included:

- Natural Open Space
- Walking and Biking Paths
- Sidewalks
- Smaller Parks and Green Space (as opposed to nothing or one centralized park)
- Historic Structure Preservation
- Authenticity and Local Flavor (as opposed to identical communities)

Two thirds of the homebuyers in the survey requested unified neighborhoods with character, rather than spotty, isolated developments. The survey respondents wanted neighborhoods where residents could walk to stores and parks. They favored traditional house design, with front porches, shade trees, and hidden garages (on the side or in the rear). Only a small minority wanted gated communities or security patrols in their neighborhoods. Sixty percent of respondents expressed disappointment with the sterility and uniformity of suburbs (only thirty percent liked suburbs as they were), and eighty-four percent of those living in a small town community were happy with it.

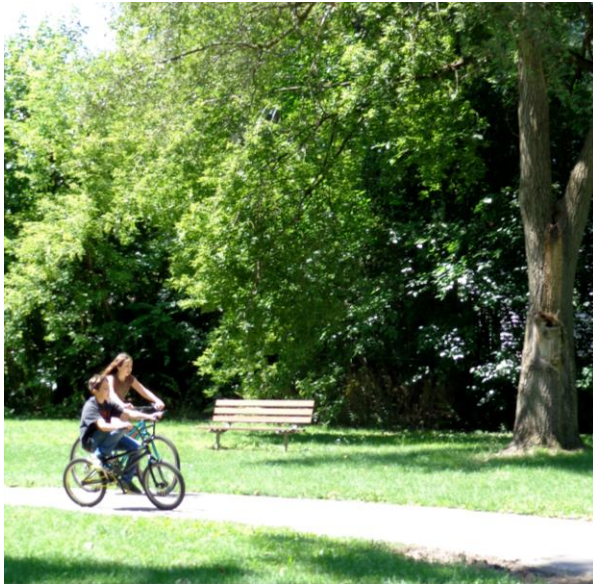
These findings are relevant, calling attention to the following neighborhood planning considerations in Walled Lake:

- There is not a large amount of natural open space in the City. The retention pond and wetland along the West Maple Road extension, preserved wetlands and open space on the mobile home park and Eagle Pond sites, and the few vacant parcels throughout the City (many of which are currently for sale) are the few examples.
- There is one pedestrian/bike route designated throughout the City, and there are inconsistent sidewalks within developments or along roadways.
- Walled Lake parks include Hiram Sims Memorial Park, Riley Park on Common Street, Mercer Beach along the lakefront, Pratt Park on West Maple, and Marshall Taylor Park on Gamma Street. The lakefront park is very small and only allows for public swimming (no boat launches). The other parks are not large enough (based on accepted standards) nor are there enough parks for all of the neighborhoods in the City. Also, most of the parks have poor accessibility from the surrounding neighborhoods.
- The City of Walled Lake has many historic structures and has a continuing commitment toward furthering preservation throughout the City (establishing a Historic District Study Committee, fund-raising for the preservation of the Foster (Banks Dolbeer) Farm House, etc.). The Downtown Development Authority is participating in the effort to restore the Foster (Banks Dolbeer) Farm House.
- There are certain characteristics of the City of Walled Lake that contribute to its identity: a mixture of older, mid-range, and newer homes, a variety of residential choices, the variety and availability of unique businesses, the lakefront, and the like. Many of these characteristics give Walled Lake a feeling of a historic lakeside community. However, this feeling is not cohesive throughout the entire

City. A large part of the City has an impression very much like the archetypical suburbs, disliked by homebuyers in the survey.

Walled Lake's neighborhoods thrive due to the variety of housing choices, which includes affordable single family detached, lakefront homes and homes with lake privileges, newer single family detached homes, condominiums, and apartments. Such diversity gives the City a distinct character and identity, setting it apart from other suburbs that have been built according to a single set of uniform standards.

There are opportunities to improve and enhance the City's neighborhoods, for example by improving pedestrian and vehicle connections, constructing sidewalks and bike paths, installing street lights, planting street trees, installing distinctive signs to identify particular developments, encouraging renovation and/or redevelopment of older housing, and continuing to promote historic preservation.



Key findings

Housing and Neighborhood Analysis

- The number of housing units increased 6.5% from 2000 to 2010.
- Approximately 38.7% of the housing units in the City were built before 1980.
- The median housing value during the 2005-2009 Period was \$146,400. This was \$68,200 below the 2005-2009 Oakland County median value of \$214,600. Housing in Walled Lake remains relatively affordable and modern for households within the City and surrounding communities.
- 2005-2009 ACS data indicated that 32.8% of all housing units were single family homes.
- The City contains six neighborhoods which can be further broken down into individual sections.
- There is a lack of pedestrian and vehicular connections between neighborhoods and neighborhood sections.
- Housing conditions are generally good but some older structures are in need of repair, restoration, and/or preservation. An effort should be made to encourage the renovation of these structures within the City.
- It is important for the City to invest in its neighborhoods, particularly in the older ones, where foreclosures are becoming an issue and housing rehabilitation is a growing need.



Transportation and Circulation

OVERVIEW

The essential daily functions of the City depend on its transportation network. This network consists of streets and roads, sidewalks, and soon a regional trailway.

Roads and road rights-of-way provide locations for public utilities that serve the City, including water, sewer, gas, electric, and telephone lines. Roads provide access to parcels, affecting the usability, value, and character of land. In addition, public and emergency services are provided to residents by public roadways.

The many functions of the transportation system have impacts on the economy, environmental quality, energy consumption, land development, and the general character of the City. It is important to understand these functions, the transportation opportunities and deficiencies, and the implications with respect to the overall plan for the City.

EXISTING CIRCULATION NETWORK

The transportation system of Walled Lake is both local and regional. The major east-west roads of the City, Pontiac Trail and Maple Road, are regional routes for Oakland County. Pontiac Trail extends from Ann Arbor to Pontiac (Pontiac Trail merges into Orchard Lake Road in Orchard Lake Village), connecting such communities as South Lyon, Walled Lake, Orchard Lake, and Keego Harbor along the way. The north-south roads such as Decker Road, South Commerce, and M-5 (just east of Walled Lake) are important regional roads, connecting I-96 and areas south of the City to the lakes, parks, M-59, and other areas north of the City.

Public transportation in the City is limited. Walled Lake receives yearly “municipal credits,” which are used along with Community Development Block Grant funds to fund the Walled Lake Senior Transportation Program. This program, which is contracted through the City of Novi, provides “dial-a-ride” transportation for eligible senior and handicapped citizens during select days and times and provides connections to SMART’s Fixed Routes in West Bloomfield.

The former Coe Railroad served as a tourist destination. The Michigan Star Clipper Dinner Train provided guests with dinner and entertainment during a three-hour train ride on the Coe Railroad.

The City contains no airport, but there are several airports in the region, including Detroit Metro Airport, the central hub for Northwest Airlines, Oakland International Airport, Bishop Airport in Flint and Detroit City Airport.

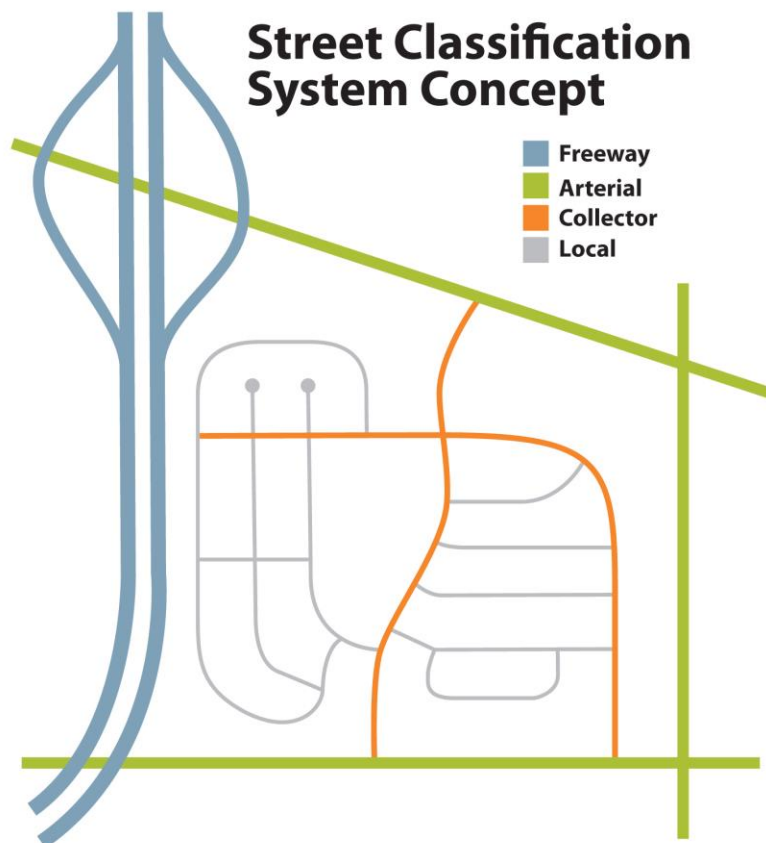
The roads within the City are under the jurisdiction of the City of Walled Lake and the Road Commission for Oakland County (RCOC). The following classification of City roads and streets is based on the National Functional Classification (NFC) developed by the Federal Highway Administration (FHWA):

Arterials. Arterial roads serve through-traffic by providing routes of long distance. They provide service between communities, expressways, and other large traffic-generating destinations. Pontiac Trail, Maple Road, and Decker Road are arterial roads.

Major Collectors. Major collector roads are important intra-county travel corridors, providing service to county seats, large towns, and other traffic generators not served by principal or minor arterials. Examples of major collectors include 14 Mile Road, South Commerce Road, and Walled Lake Drive.

Minor Collectors. Minor collector roads serve the City by providing service to less intense land uses and links to locally important traffic generators. These roads collect traffic from local roads and private property and direct it toward major collectors and arterials. Ladd Road and Leon Road are minor collector roads.

Local Roads . Local roads provide direct access to abutting land and to minor collector roads. Through-traffic is discouraged on local roads. The majority of the City of Walled Lake consists of subdivision roads, central business district streets, and other local roads.



ROAD SYSTEM CONSIDERATIONS

The road system of the City consists of approximately six main routes of arterial or major collector status. As mentioned previously, these roads serve both local and regional purposes. This fact is a primary constraint of the system; many of these roads, specifically Pontiac Trail, West Maple, Decker, and South Commerce, serve arterial and major collector functions for the larger region. Each has a dual role as a through-traffic provider and as an access provider to local streets and roads, and to residential and commercial properties. This dual role generates circulation conflicts, resulting in congestion, accidents, and an unfriendly pedestrian environment.

The reason for the large amount of through traffic is due to the lack of continuous north-south and east-west routes outside of the City and the continual growth of population, primarily in surrounding communities. The lakes and topography of the area have resulted in roads which do not follow straight paths. The arterials that do exist within the region, I-96 and I-696, are congested and are frequently at capacity during peak hours. Consequently, surface roads such as Pontiac Trail and South Commerce encounter overflow traffic congestion problems.

Attempts have been made to alleviate traffic congestion in the area. Most notably, the M-5 expansion including the Martin Parkway now connects I-96 to Pontiac Trail and points north. This has shifted traffic looking for north/south routes to traffic using the City's east-west routes to get to and from M-5.



The long-term effects of M-5 on the City of Walled Lake remain to be seen. By providing an alternative north-south route, it is projected that the roadway will decrease the amount of through-traffic in this direction through the City. However, traffic may increase as drivers use Pontiac Trail and Maple Road to access M-5. According to the Road Commission for Oakland County's [Report of the Strategic Planning Process, 2009](#), there are still capacity improvements already needed along Maple Road and Pontiac Trail. Also, the [SEMCOG 2025 Regional Transportation Plan](#), completed in May of 2000, notes that congestion will remain even after all of the planned projects are completed in the next twenty-five years along Pontiac Trail, Maple Road, and Decker Road.

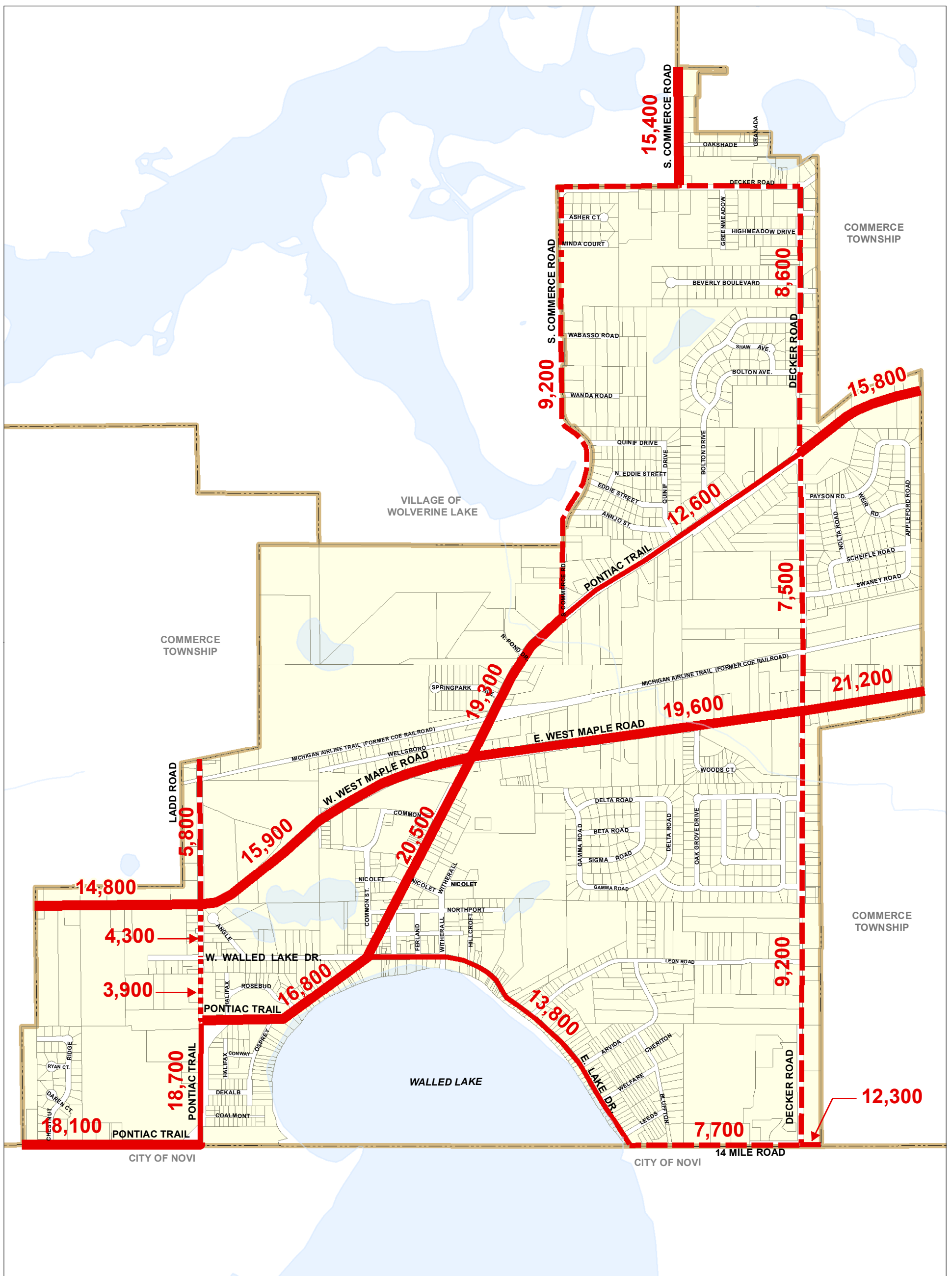
Table 6.1 reveals alterations to traffic patterns resulting from recent road improvements. The most substantial changes occurred as a result of completion of the West Maple Road Extension, resulting in decreases in traffic on Pontiac Trail between West Maple Road and East and West Walled Lake Drive, and on Ladd Road between Pontiac Trail and Walled Lake Drive.

Substantial increases in traffic have been recorded on West Maple and Fourteen Mile Road. These increases are attributed to the completion of the West Maple Road Extension, substantial development in the vicinity, and completion of the M-5 Connector.

**TABLE 6.1
AVERAGE DAILY TRAVEL**

Road Name	Segment	2000	2010	Change	% Change
Pontiac Trail	Beck to West	20,262	16,704	-3,558	-18%
	Ladd to Walled Lake	16,312	14,760	-1,552	-10%
	Walled Lake to West Maple	17,587	15,640 (2003)	-1,947	-11%
	West Maple to South Commerce	21,359	20,055 (2003)	-1,304	-6%
	South Commerce to Decker	14,458	12,082	-2,376	-16%
	Decker to Welch	15,300	13,748	-1,552	-10%
	Welch to M-5	><	24,751	--	--
Ladd	N. of Pontiac Trail	738	3,834	3,096	420%
	North of West Maple	2,770	2,806	36	1%
West Maple	Benstein to Ladd	14,962	14,417	-545	-4%
	Pontiac Trail to Decker	17,722	23,514	5,792	33%
	Decker to Welch	15,560	18,684	3,124	20%
South Commerce	Pontiac Trail to Decker	8,606	8,817	211	2%
	Decker to Oakley Park	16,164	13,402	-2,762	-17%
Decker	Fourteen Mile to West Maple	13,909	9,093	-4,816	-35%
	West Maple to Pontiac Trail	12,960	7,437	-5,523	-43%
	Pontiac Trail to S. Commerce	11,493	9,595	-1,898	-17%
Walled Lake	Pontiac Trail to Fourteen Mile	10,780	7,748	-3,032	-28%
Fourteen Mile	Walled Lake to Decker	6,289	7,640	1,351	21%
	Decker and Welch	14,432	12,203	-2,229	-15%

>< No Information Available
 Source: Walled Lake Master Plan (1990); SEMCOG, Walled Lake Police Department



Map 5 2010 Traffic Volumes

City of Walled Lake, Michigan

2011 TRAFFIC VOLUMES

- 0 - 5,000
- 5,000 - 10,000
- 10,000 - 15,000
- 15,000 +

0 1,000 2,000 Feet

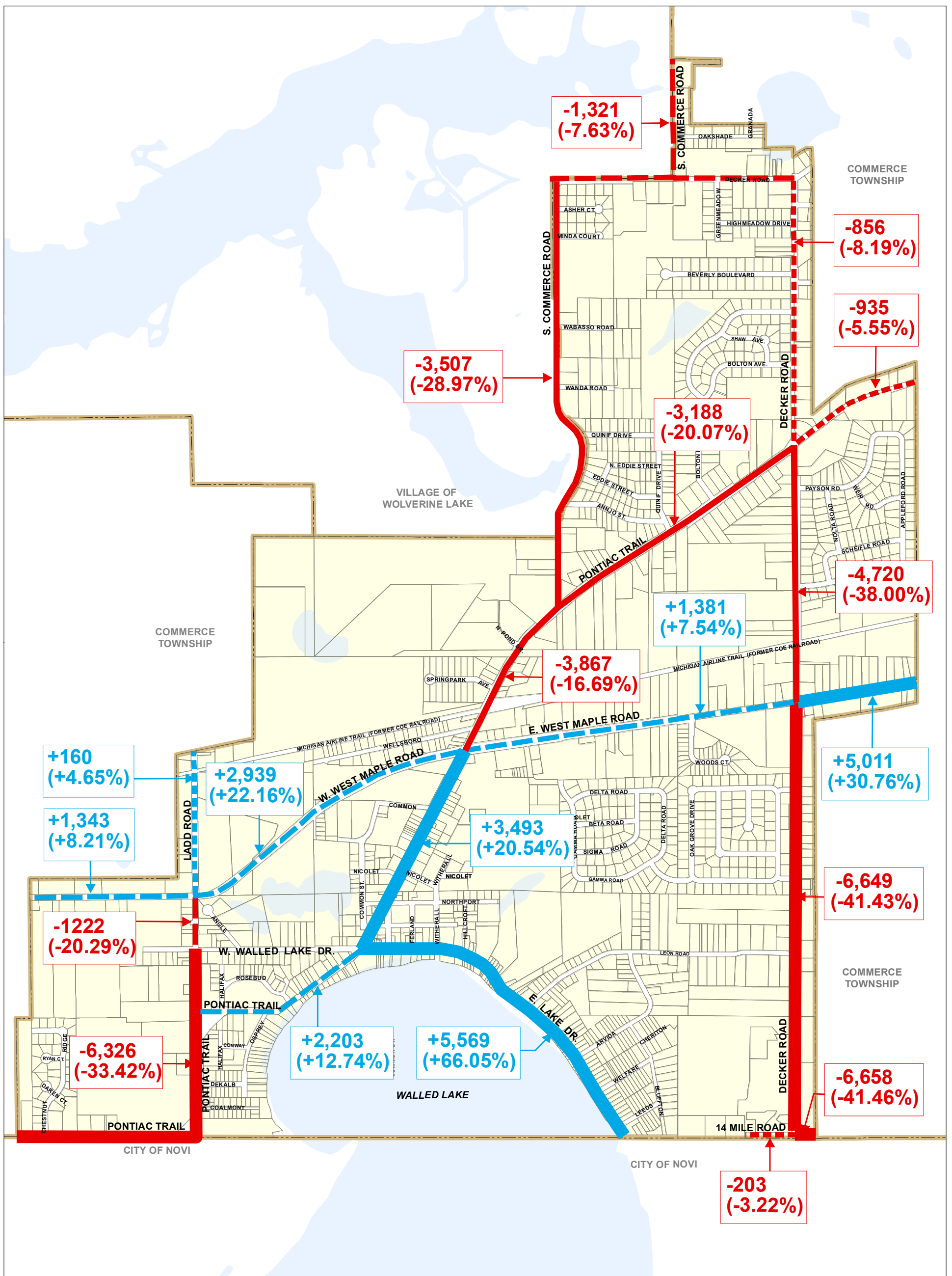
2/12/2013

McKenna
ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
 Data Source: SEMCOG, 2010 and McKenna Associates, 9/11

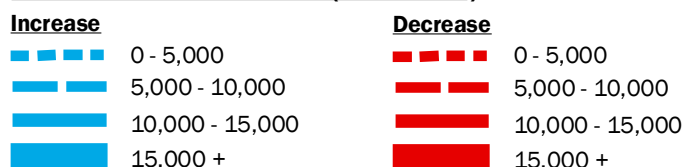
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Map 6 Change in Traffic Volumes: 2000-2011

City of Walled Lake, Michigan

TRAFFIC VOLUME CHANGE (2000-2011)



0 1,000 2,000 Feet

2/12/2013

McKenna
ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
Data Source: SEMCOG, 2010 and McKenna Associates, 9/11

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TOOLS FOR ADDRESSING TRAFFIC CONCERNS

One tool used to manage congestion and improve traffic safety is the Sidney Coordinated Adaptive Traffic System (SCATS) computer-controlled traffic signalization system. SCATS signals have been installed at intersections on Pontiac Trail and Maple Road. The SCATS system monitors the direction and flow of traffic, adjusts signal timing accordingly, thereby optimizing the green time in each direction.

Other tools have been used or proposed to alleviate traffic congestion. The City has constructed a center lane and acceleration/deceleration lanes along Decker Road to improve traffic safety. A traffic signal at the intersection of South Commerce and Decker Roads was installed. Other needed road improvement priorities were identified by the general public in a strategic planning process conducted by the Road Commission for Oakland County. The priorities in Walled Lake, according to the Report of the Strategic Planning Process, 2011, include:

1. Widen West Maple Road to five lanes from Pontiac Trail to the east city limits.
2. Widen Pontiac Trail to 5-lanes from east city limits to M-5.
3. Pave shoulder on the north side of Fourteen Mile Road between Decker Road and Walled Lake Drive.
4. Continue the left turn lane on Pontiac Trail, from the intersection of Pontiac Trail and West Maple south to Nicolet Street.

Progress has been made on implementing the plan. West Maple has been extended, a pedestrian signal and crosswalk have been provided for the senior complex on Pontiac Trail west of West Road, West Maple has been widened halfway to Decker from Pontiac Trail (with the rest to be completed in the future), and the Maple and Decker intersection has been improved to include an eastbound right turn lane.

Another consideration related to vehicular circulation in Walled Lake is the design of local roads. Many local roads do not have connections to other streets of similar design. Because of this, circulation between subdivisions is difficult. For all types of trips, local and regional, short and long, traffic is consistently forced onto a few major collectors and arterials, contributing to the congestion on these streets.

The isolation of local roads also affects connectivity to public facilities, parks, and other amenities. For example, Hiram Sims Memorial Park can only be accessed off of Quinif Drive. Other streets in the immediate vicinity of the park (Wabasso, and Shaw, for example) do not access the park. Because there are few pedestrian connections to public uses like these, residents are forced to drive. In driving, these residents add more traffic to the major collectors and arterial streets.

PEDESTRIAN AND BICYCLE TRAVEL

Walled Lake's neighborhoods would benefit from construction of sidewalks and bike paths to facilitate non-motorized transportation. These improvements are needed for public safety, to provide linkages between neighborhoods, and to improve the general appeal of the neighborhoods.

It is vital that pedestrian circulation be provided in any new developments that occur within the City, as is being done with East Bay Village on East Walled Lake Drive. These connections will encourage residents to enjoy the proximity of the downtown with less vehicle use.

The design of commercial thoroughfares like Pontiac Trail and West Maple, with five lanes, high amounts of traffic, and higher speeds than allowed in typical downtown areas, discourages pedestrian use. The types of businesses typically located along these roads, with large parking areas in front and drive-thru accessibility, cater to and encourage motorized travel. Sidewalks are



provided along these roads, but it is difficult and intimidating for users to cross the roads. Programs to improve the pedestrian environment have been implemented, such as the provision of pedestrian signalization for the senior complex on Pontiac Trail. Additional methods, such as more cross walks and signalization, fewer curb cuts, pedestrian-friendly site layout, etc., are needed throughout the City.

A greenway system, including biking and walking trails, has been planned throughout Oakland County. Two opportunities have been proposed for Walled Lake: 1) use of the former Coe Railroad corridor, and 2) linkage to the trail system which runs through Wolverine Lake, Commerce Township, and West Bloomfield. Creating a trail system within the City and linking it to the County-wide system would improve residents' quality of life by providing safe access to parks and other amenities in the City and surrounding areas, while providing appealing exercise opportunities. The City, Commerce Township, and Wixom received a \$3,755,400 grant to acquire the Coe rail corridor which runs between the West Bloomfield Trail and the Huron Valley Trail in Wixom.

The City has expressed an interest in greater pedestrian opportunities, but will need to investigate sources of funding and go forward with proper planning and community input. It would be important to work with the Oakland County Development and Planning and others in the interest of developing the Oakland County Trail/Path Network Project.

WEST OAKLAND CORRIDOR STUDY

In May 2002, the West Oakland Corridor Study (WOCS) was completed. This study was commissioned by the Road Commission for Oakland County and the Michigan Department of Transportation, primarily to investigate alternatives to improve north-south traffic flow in West Oakland County. Walled Lake was one of eleven communities represented on the WOCS Steering Committee.

Over 35 alternatives were considered, ranging from "Do Nothing," to major road widening, to building new roads. After receiving extensive public input, the Steering Committee concluded that the most appropriate solution would be improvements to four existing corridors, rather than a single trunkline option. The four corridors for which improvements are recommended are:

- Milford Road with a bypass in downtown Milford
- Wixom/Duck Lake Road
- Beck/Benstein/Bogie Lake Road
- Beck/Benstein/Oxbow Lake Road

The improvements proposed for the Beck Road corridor, which include primarily widening, would have the greatest impact on Walled Lake, possibly alleviating north-south traffic congestion in the City. The study also noted the need for improvements to east-west roads, including widening West Maple Road to 3 lanes between Milford Road and Pontiac Trail, and widening Pontiac Trail to 4 lanes between Milford Road and West Road.

OPPORTUNITIES FOR IMPROVEMENT

Pontiac Trail and West Maple

Regional and local roads in the City will continue to carry heavy traffic volumes. Controlling traffic along arterials, with lower speed limits, narrower roads, SCATS traffic signalization improvements, and traffic calming tools should be considered in the interest of traffic safety and efficiency. Pedestrian signalization and site design standards which limit access points should be encouraged. These measures would contribute to safer and more accessible roads and increase the downtown feel that the City wishes to preserve.

Local and Collector Roads

Proposed and existing local roads should be well connected to improve access to public amenities, to encourage proper circulation between neighborhoods, and to alleviate congestion on the arterials the City.

Non-Motorized Travel Opportunities

Stronger efforts are needed to accommodate non-motorized travel, by constructing and linking sidewalks, bike paths, and greenways throughout the City. All new developments should include sidewalks that connect to existing sidewalks. These opportunities could lessen automobile use and raise the quality of life for local residents.

Complete Streets

The Federal Highway Administration (FHWA) Guidance (2000) stated that walking and bicycling facilities may be incorporated into some transportation projects. The creation and maintenance of facilities that effectively accommodate non-motorized travel can reduce the risk of injury by up to 30%.

Complete Streets is an inclusive context sensitive design framework and infrastructure that enables safe and convenient access for transportation users of all ages and disabilities, including pedestrians, bicyclists, transit riders, and motor vehicle drivers. Complete Streets are achieved when transportation agencies routinely plan, design, construct, re-construct, operate, and maintain the transportation network to improve travel conditions for bicyclists, pedestrians, transit, and freight in a manner consistent with, and supportive of, the surrounding community. Development of pedestrian, bicycle, and transit infrastructure offers long term cost savings and opportunities to create safe and convenient non-motorized travel.

Streets that support and invite multiple uses, including safe, active, and ample space for pedestrians, bicycles, and transit are more conducive to the public life and efficient movement of people than streets designed primarily to move automobiles. Increasing active transportation (e.g., walking, bicycling and using public transportation) offers the potential for improved public health, improved recreational and social activities, economic development, a cleaner environment, reduced transportation costs, enhanced community connections, social equity, and more livable communities.

The Michigan Legislature has passed Complete Streets legislation through Public Acts 134 & 135 that requires the Michigan Department of Transportation (MDOT) to consider all users in transportation-related projects and work with residents, townships, cities, and villages to include planning for Complete Streets in their transportation programming. The City of Walled Lake encourages the Road Commission of Oakland county (RCOC), other local road agencies, and other contracted agents in the county responsible for the construction or reconstruction of transportation facilities to do so in accordance with Complete Streets and Safe Routes to School principles. The City of Walled Lake supports the adoption of Complete Streets policies and practices that consider all users in transportation related projects and recognizes the importance of street infrastructure and landscaping and modifications such as sidewalks, crosswalks, shared use paths, bicycle lanes, signage, synchronized signals and accessible curb ramps that enable safe, convenient and comfortable travel for all users.



Key findings

Transportation and Circulation Analysis

While the minor collectors and local roads are used mainly by local traffic, the major collectors and arterial roads, such as Pontiac Trail, Maple, Decker, and South Commerce Roads, are heavily used by both local and through traffic especially with the completion of the M-5 and Martin Parkway to the north of Pontiac Trail.

SCATS traffic signalization optimization, Decker Road center turn lane and acceleration/deceleration lanes improvements, and a signal at the South Commerce and Decker Road intersection have been completed to address traffic congestion and encourage safety. Citizen input from the Road Commission Strategic Plan Meeting held on April 7, 2009, and actions taken subsequently include:

- *Extending W. West Maple from Pontiac Trail west to Ladd: extended in 1999.*
- *Providing pedestrian signalization on Pontiac Trail, west of West Road (for senior complex): signalization installed.*
- *The widening of E. West Maple to five lanes from Pontiac Trail east to City limits: the westerly segment of E. West Maple Road has been expanded to five lanes.*
- *The improvement of the Maple and Decker intersection: including an eastbound right turn lane: 2013.*

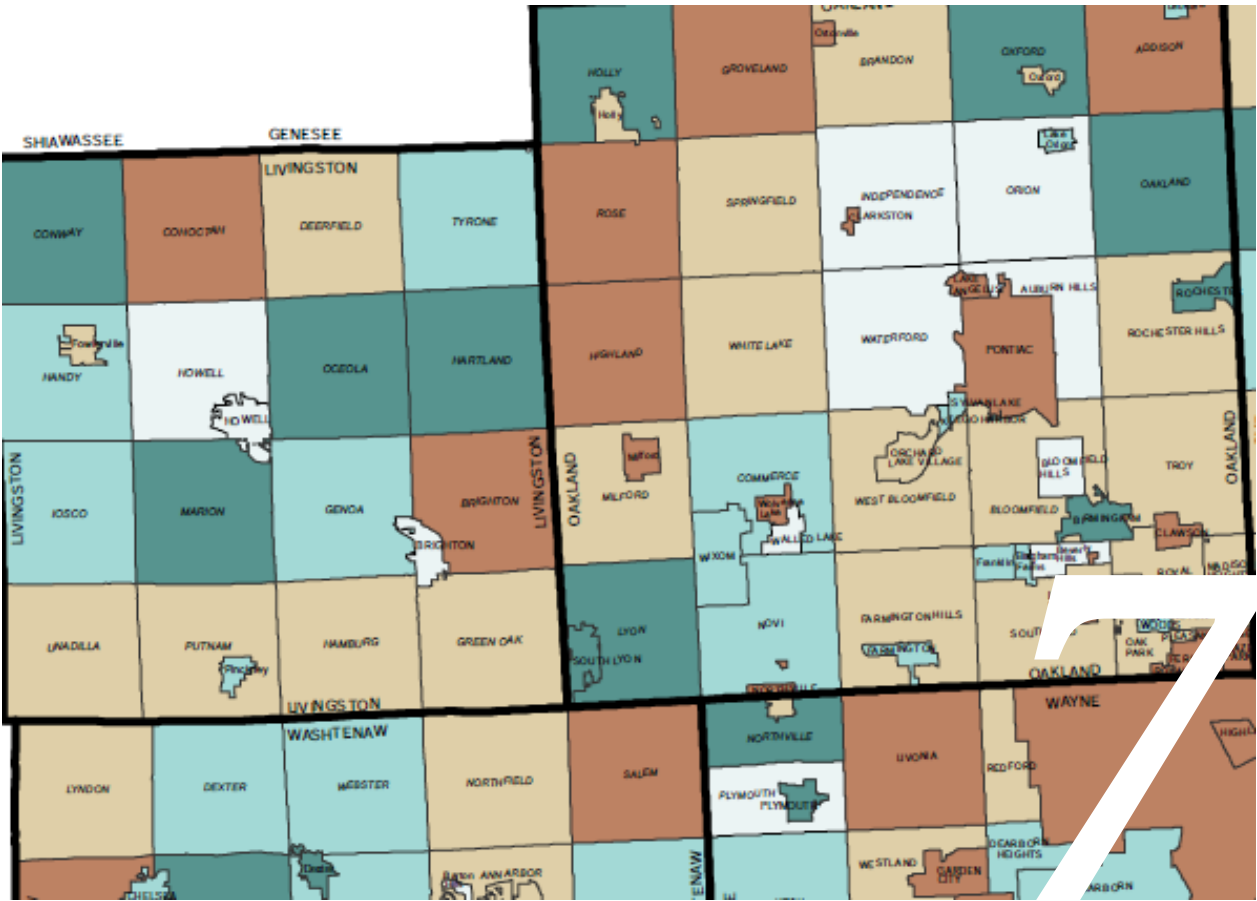
The M-5 Connector will continue to affect traffic in Walled Lake. As an alternative north-south route, it has decreased trips on South Commerce and Decker Roads. An increase of traffic on the east-west routes of Pontiac Trail and West Maple Roads to provide access to M-5, already noticeable by the increase of traffic volumes, will provide new opportunities and require additional improvements. As new development occurs along these routes, it will be important to seek road improvements based on the emerging role of the east-west roads.

Many local roads are dead end streets and isolate subdivisions from other subdivisions, parks, schools and similar community facilities. Linkage of existing (wherever possible) and proposed streets should occur to encourage safe vehicle and pedestrian circulation.

Actions should be taken to encourage non-motorized travel, by constructing sidewalks and bike paths, installing crosswalks and pedestrian signalization, and requiring linkages and creation of a greenway system including completion of the proposed Michigan Airline Trail.

The West Oakland Corridor Study proposed improvements to north-south corridors, including the Beck Road corridor, which, if implemented, may alleviate traffic congestion in Walled Lake. The study also recommends upgrades to West Maple Road and Pontiac Trail, primarily west of the City.

The City will benefit from a Complete Streets policy allowing the City to more assertively pursue context sensitive and pedestrian oriented solutions when dealing with the Road Commission of Oakland County and MDOT.



Regional Analysis

OVERVIEW

The City of Walled Lake has a long history as an important activity center in the region. In its early days, Walled Lake drew people from the Detroit area to its recreation and entertainment venues.

Residents of other communities in the Detroit region have relocated their households to Walled Lake, drawn here by the “small town” atmosphere and numerous recreational amenities. Many of these residents are content to commute rather long distances to employment, shopping, and other destinations outside the City in exchange for the benefits they feel are theirs to enjoy as Walled Lake residents.

Like Novi, Wixom, Commerce Township, and Oakland County, the City is affected by the continuing expansion of the Detroit metropolitan area. The continued growth of the City has a great deal to do with the amenities it has to offer, especially the character of the community and its lake and open spaces, which are attractive to home buyers looking for a change from the more urbanized areas of Detroit. The City’s growth can be attributed, in part, to the diversity of the housing stock. This growth is further encouraged by an expressway and highway system, connecting the area to Detroit and other southeast Michigan destinations.

GROWTH PATTERNS

Walled Lakes residential, commercial, and industrial growth has been fueled by regional growth. Within the region, the amount of growth varies from community to community based upon choices made in the planning processes by individual communities. Novi, Commerce Township, Wixom, and other nearby communities are attracting the highest amounts of growth, especially single family residential and commercial growth. This growth is due to planning choices made by these communities to utilize their available open space and the existing highway system for specific combinations of residential, commercial, and industrial land uses.

Walled Lake continues to see growth, but not to the extent of Novi, Commerce Township, or Wixom. As an established City with limited available vacant land, Walled Lake is reaching its buildout capacity. Few tracts of land of substantial size are available for housing, commercial, or industrial developments. Large parcels in Walled Lake which were available in recent years have been developed as residential land uses, including Eagle Pond, Winwood Condominiums, and single family developments located along Pontiac Trail and West Maple Road.

Thus, it is unlikely that Walled Lake will experience the same amount of growth as surrounding communities. SEMCOG predicts in its 2035 Forecast that Novi, Wixom, and Commerce Township will lead the region in employment and population change, with large increases until 2035, and Walled Lake will see only a moderate increase (16%) during the same time period.

The effect of growth in adjoining communities is a significant opportunity for Walled Lake. Growth in neighboring communities has led to significant increases in through-traffic, particularly for employment commutes during peak hours. Most of this traffic does not currently stop in Walled Lake for services or retail purchases and is of little benefit to the commercial businesses along these routes. In addition, commuter traffic through the downtown and main traffic corridors of the City creates a deterrent to local access and the sales of goods and services. Thus, not only does through commuter traffic not currently benefit the local economy, it has the potential to significantly improve the economic viability of the community.

EMPLOYMENT DISTRIBUTION

While Walled Lake is largely residential, there are thousands of jobs within its borders. There are 6,999 people living within the City, of which approximately 3,600 are employed, and the number of jobs in the City, according to SEMCOG is 7,328. By comparison, according to SEMCOG and U.S. Census data for 2010, Commerce Township had 35,874 residents and 15,403 jobs, Wolverine Lake had 4,312 residents and 265 jobs, and Wixom had 13,498 residents and 11,198 jobs. The high ratio in Wixom is related to the strong industrial base that may see significant reductions soon.

Even though Walled Lake is an employment center, according to 2010 Census data, less than 12% of employed residents were employed within the City. According to information provided by Claritas, a national demographic data supplier, approximately 37 percent of working residents have commute times of 30 minutes or more and 47 percent have commute times of 10 to 29 minutes.

CONCLUSION

The City of Walled Lake is in a good position regionally. The City is centrally located to surrounding employment centers and larger Western Oakland County communities. Many communities in the region are one-dimensional, serving primarily as bedroom communities, but Walled Lake has a balance of residential and non-residential land use. This balance is good for the economy and helps offset the higher cost of services that residential uses require as employment and residential patterns change, Walled Lake will continue to see opportunities for development along its main thoroughfares.

Due to its location in a growing part of the region, the City experiences high traffic volumes. These traffic volumes represent opportunities for economic growth; and challenges to maintain the City's unique character and maintain safe and efficient circulation.

Key findings

Regional Analysis

The City of Walled Lake shares many of the same characteristics of the surrounding communities of Novi, Wixom, and Commerce Township. It has beautiful lakes and woodlands, and is on the fringe of Detroit's expanding area of growth.

Walled Lake is considered built out and will only experience growth through redevelopment.

Walled Lake's employment distribution was different than Oakland County's in 2010, with government the highest employer category at 27% followed by knowledge based services at 14%, and retail trade at 9%. However, by 2040 this distribution is expected better match that of Oakland County, with employment sectors such as healthcare, education, professional services and administrative services representing over half the jobs available in Oakland County.

There are more jobs in Walled Lake than people. Surrounding communities have more of parity between employment positions and resident population.

Walled Lake has similar population and land use characteristics as Milford and Farmington. All three communities are considered to have established downtowns surrounded by late 20th Century suburban style development.



Community Facilities and Recreation

Walled Lake residents receive services from several public entities. The City provides fire and police protection, maintenance of City parks, roads, buildings and utilities, and the administration of these functions. Other agencies that provide services include Oakland County, the State of Michigan, the U.S. Postal Service, and the Walled Lake School District.

The growth of the City and the need for expansion of the public service facilities has remained a consideration since the community facilities were discussed within the 1990 Walled Lake Master Plan. Expansion will remain a consideration until the City reaches build-out, at which point refinements to address the needs of the changing population will be required.

In 2002 the City investigated alternatives for development of the municipal center facilities in a Municipal Facilities Master Plan. Renovations to the municipal complex have been the focus of attention over the past 5 to 10 years. The City has added a new 15,000 sq. ft. Department of Public Works (DPW) building and a new City Council Chamber as well as other improvements.

CITY FACILITIES

The City of Walled Lake public facilities include the City Hall, DPW, Fire Department, Police Department, Library, and Cemetery. All except the cemetery are located on a 10.50 acre site at 1499 E. Maple Road (Map 7).

The 1990 Master Plan noted that all of the departments were operating at or near full capacity. Construction of a new fire station in the early 1990's alleviated the constraints of the Fire Department. The new DPW facility has addressed the long-term needs of the DPW. Following is a review of each department or function.

City Hall

The City Hall, located at 1499 E. West Maple Road, has been the center of administrative and legislative functions since 1966. The City Hall houses administrative offices for the Manager, Clerk, Treasurer, Building Department, and Police Department.

The City has recently expanded the building to include a new police training room and police locker room.

Department of Public Works

Prior to construction of its new facility, the DPW was located in a 4,200 square foot building west of the City Hall. The DPW is responsible for maintenance of City property, facilities and equipment, including all municipal buildings, parks and recreation facilities, the library, cemetery, roads, sidewalks, water lines, sanitary sewer lines, and certain storm sewer lines.

Fire Department

The Walled Lake Fire Department is responsible for providing fire protection service in the City. This Department operates out of the fire station located west of the City Hall. The Fire Department is managed by a full-time fire chief.

Police Department

The Police Department is managed by a full time chief and sworn officers and occupies the east end of the City Hall. Dispatching is handled by Oakland County. All officers work on a full-time rotation basis. Walled Lake's Police Department has mutual aid agreements with police departments in Novi, Wixom, Wolverine Lake, Commerce Township and West Bloomfield Township. The City works with the Michigan State Police, Oakland County Sheriff's Department and the Michigan Department of Natural Resources for supplemental services.



Library

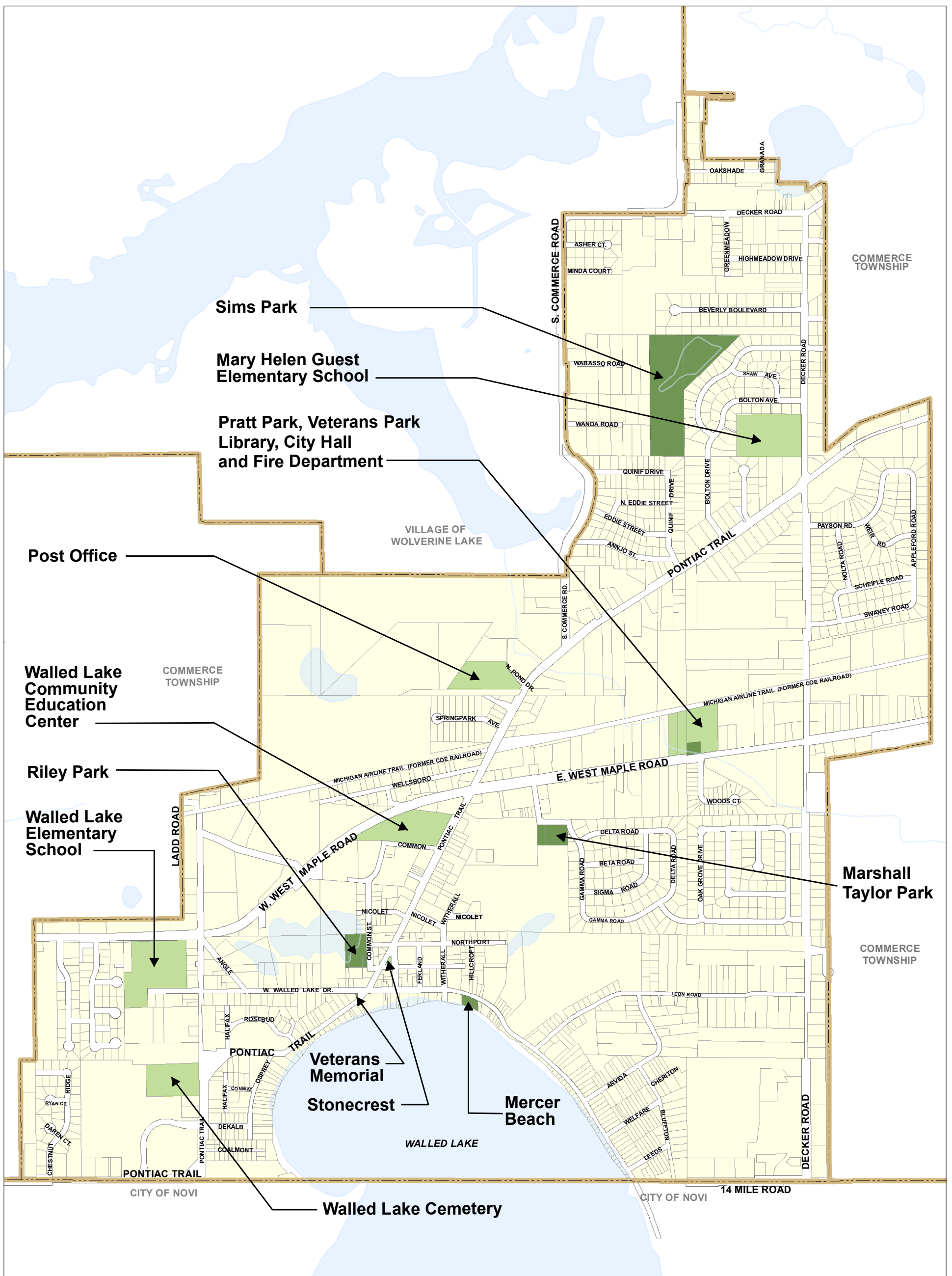
The public library facility is attached to the south side of the City Hall. The 1,800 square foot library includes an addition completed in 1982 and was recently refurbished. The library is used by residents of Walled Lake, Wolverine Lake and Commerce Township and any other members of the Wayne-Oakland Library Federation. The City of Walled Lake provides 40% of the funding for the library with the remainder provided by other member communities.



Cemetery

Walled Lake's cemetery is located on Pontiac Trail at Ladd Road and is owned, operated and maintained by the City. The seven-acre site is approximately 75% full; though 228 of the remaining 392 lots within the third addition have been purchased (records for first and second additions are not determinable due to age). Plots within the cemetery are purchased through the City Clerk.

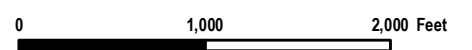
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Map 7 Community Facilities

City of Walled Lake, Michigan

- Community Facilities
- City Park



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ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
Data Source: McKenna Associates, 10/02

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UTILITIES

Public Water

Public water has been available to all areas of the City for several years. At one time, the City maintained several well sites, but since 1989, the City has contracted with the City of Detroit for its water supply. Although the water is provided as part of the Detroit system, the DPW continues to maintain the water lines and distribution within the City. According to DPW officials, the capacity of the public water system is adequate for current and future development throughout the City.

The City has found other uses for the abandoned well sites. The well equipment at Marshall Taylor Park was removed and the land was redeveloped for park use. The site along Pontiac Trail has remained an open field for residents' use. Another former well site was sold to owners adjacent properties.

Storm Sewer

The Department of Public Works is also responsible for maintaining the storm sewer system of the City, with the exception of Pontiac Trail, West Maple Road, S. Commerce, and 14 Mile Road sewers, which are maintained by Oakland County. Storm water drains via enclosed storm drains and open ditches to Walled Lake in the southern part of the City and into Wolverine Lake in the north.

According to City officials and the 1989 storm water analysis and plan prepared by the City Engineer, the storm water system is adequate to serve the existing needs of the City.

Sanitary Sewer

The entire City is served by sanitary sewers and waste water treatment facilities, except for approximately 10 older homes that rely on individual septic systems. The City's sanitary and storm sewers are not combined, as is common in many older communities. The City is a partner with the City of Novi in the operation of the wastewater treatment plant located on West Road in Novi. The facility was expanded in the late 1980's, and it is adequate to provide treatment capacity for build-out of Walled Lake and the northern portion of Novi.

City officials agree that the existing sanitary sewer lines and upgraded treatment capacity adequately serve existing development. Increased treatment capacity may become necessary if new developments of greater size, density, or intensity are constructed within the City.

Sidewalks/Pathways

Sidewalks and safety paths are provided throughout the City to accommodate pedestrians and bicyclists. Concrete sidewalks range from three to five feet in width and are located mostly in the road rights-of-way of Pontiac Trail, West Walled Lake Drive, E. and W. West Maple Road and in the Historic Lakefront area. Many established neighborhoods outside of the historic section of the City do not have sidewalks.

Asphalt safety paths are similar to sidewalks in width and road right-of-way locations. These paths are provided as an alternative to concrete paths due to the recreational and safety benefits that they provide. As opposed to concrete sidewalks, which require construction segment by segment (to provide expansion joints), asphalt paths have no joints and are continuous segments. Safety paths are located along W. Walled Lake Drive, E. Walled Lake Drive and Decker Road.

Participants in the Master Plan Visioning Sessions and Survey cited increased pedestrian opportunities as a high priority. Greater employment of sidewalks and safety paths throughout the City would further pedestrian and bicycle access to particular destinations and provide opportunities for recreation and exercise. Strategically-placed sidewalks would also provide protection for pedestrians and bicycles in areas of potential conflict with vehicles.

Since the 1990 *Walled Lake Master Plan*, sidewalks have been constructed in many locations of Walled Lake. Funding programs have been investigated, and new developments, such as East Bay and Legato Point, have been required to provide sidewalks. The DPW has continued its maintenance program, replacing segments when necessary.

The City has discussed walkability issues with adjacent communities and has prioritized the linking of the communities' sidewalks, first along major roads, and then on local streets. These efforts to expand the sidewalks

and safety path system should continue, in the interest of public health and safety, and to provide a viable means of transportation.

Schools

The entire City is within the Walled Lake School District. There are three public school facilities within the City. Walled Lake Elementary on West Maple Road has 433 students. Mary Helen Guest Elementary, formerly Decker Elementary, has 440 students. The presence of these elementary schools adds to the appeal of the surrounding neighborhoods. Walled Lake Community Education Center is located on Pontiac Trail in the former Junior High School. Programs at this location include alternative education, adult education, community education, pre-school and other programs.

Post Office

The Post Office at 955 North Pontiac Trail was constructed in 1999. This Post Office serves all of Walled Lake, Wolverine Lake, and parts of Commerce Township, contributing to the City's image as a regional center. A post office is a valuable asset to have among the mix of uses on Pontiac Trail.

COUNTY AND STATE FACILITIES AND SERVICES

At one time, the City had an Oakland County administrative facility, formerly located at the intersection of E. West Maple Road and Gamma Road. The County has since vacated the site and is marketing the property. For County services, residents must use the County facilities in Pontiac, the County Seat.

The City has a Department of Human Services – Oakland County office located at 195 Ladd Road. Other services that would be of interest to Walled Lake residents, such as the services of the Michigan Department of Environmental Quality, are provided out of the State of Michigan's Livonia, Warren, or Pontiac office. The Michigan Secretary of State has service center in Novi, located at 31164 Beck Rd. Many services are now available online or by mail.

RECREATION FACILITIES

There are many recreational facilities available to the residents of Walled Lake. A fair amount of these are parks which the City funds and maintains. However, school facilities constitute the largest amount of total acreage. Much of the data and most of the recommendations in the *2009-2014 Parks and Recreation Master Plan* remain applicable and are included in this analysis. The recommendations herein are based on the *Parks and Recreation Master Plan*, the comments of the City's Parks and Recreation Commission, and analysis by McKenna Associates.

There are a range of private facilities located in or near Walled Lake. These private facilities charge users fees but provide other opportunities that publicly-owned facilities may not offer. These facilities include the Detroit Gun Club and the Copper Mug Baseball Batting Cage.

EVALUATION OF RECREATION FACILITIES

The following tables, Table 8.1, 8.2 and 8.3, are taken directly from the *Parks and Recreation Master Plan*. The figures, standards and classifications of each are still applicable. Table 8.1 provides a comparison of existing acreage of facilities to National Parks and Recreation standards. These standards are based on acreage and population.

**TABLE 8.1
PARKS AND RECREATION FACILITIES COMPARISON**

Type of Facility	Recommended Minimum Acreage per 1,000 Residents ¹	Existing Acreage ²	Recommended Acreage for Proposed Population ³	Surplus (Deficiency) Based on Proposed Population
Mini-Parks⁴	0.25	0.25	2.1	(1.85)
Neighborhood Parks	1.0	4.10	8.2	(4.1)
Community Parks	5.0	15.1	40.9	(25.8)
Regional Parks^{5,6}	5.0	25,311	40.9	Not Applicable
Special Use Facilities⁷	Variable	0.80	Not Applicable	Not Applicable
Linear Park⁸	Variable	0 miles	Not Applicable	Not Applicable

- 1 Based on National Recreation and Parks Association recommendations.
- 2 Includes all existing public acreage in City of Walled Lake, excluding school acreage.
- 3 Based on ESRI 2013 population estimate for the City of Walled Lake: 8,184.
- 4 The need for mini-parks is also addressed partially by subdivision common areas, apartment and condominium recreation areas, and school recreation facilities (acreage not determined).
- 5 It would be misleading to assess the adequacy of regional park resources based on recommended acreage for City of Walled Lake's population, since the regional resource must serve a much broader segment of the metropolitan area.
- 6 Includes acreage for regional Oakland County, HCMA, and State Parks only.
- 7 Includes Mercer Beach (estimated 0.25 acres).
- 8 Future COE Rails-to-trails non-motorized pathway.

**TABLE 8.2
RECREATION FACILITIES EVALUATION**

	Recommended Standard ¹	Existing Municipal Facilities	Existing School Facilities	Total Existing Public Facilities	Recommended Need ^{2, 5}	Surplus/ (Deficiency)
Basketball Courts⁴	1/5,000	3	2.5	5.5 ⁶	2	3.5
Tennis Courts	1/2,000	1	0	1	4	(3)
Volleyball Courts	1/5,000	1	0	1	2	(1)
Ball Fields	1/5,000 (1/30,000 lighted)	1 (0)	0 (0)	1 (0)	2 (0)	(1) (0)
Football Fields	1/20,000	0	0	0	1	(1)
Soccer Fields	1/10,000	0	3	3	1	2
Golf Courses⁵ - 9 hole - 18 hole	1/25,000 1/50,000	0 0	0 0	0 0	0 1	0 (1)
Driving Range	1/50,000	0	0	0	0	0
Swimming⁶ - Outdoor - Indoor	1/20,000 1/40,000	1 0	0 0	0 0	1 1	0 0
Ice Rinks - Indoor - Outdoor	1/50,000 1/20,000	0 0	0 0	0 0	-- --	-- --
Running Track (1/4 mile)	1/20,000	0	0	0	1	(1)
Playgrounds⁷	1/3,000	5	2	7	3	4
Picnic Areas	None Published	5	1	6	--	--
Trails	1 system per region	1	0	1	1	0
Multiple Recreation Indoor Court (Basketball, Volleyball)	1/10,000	0	2	2	1	1

- 1 Recommended number of each facility per unit of population (National Recreation and Park Association).
- 2 Includes public schools located in the City of Walled Lake only
- 3 Based on 2013 ESRI population
- 4 Two backboards were considered to be equal to 1 court for the purposes of this analysis.
- 5 Includes public and private courses.
- 6 This figure includes Mercer Beach
- 7 This figure includes school playgrounds

**TABLE 8.3
ANALYSIS OF EXISTING FACILITIES**

Type of Facility and Standards	City of Walled Lake Facilities	Comments/Recommendations
<p>Mini-Parks</p> <p>Mini-parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens.</p>	<p>Pratt Park, Riley Park, Veterans Park and Marshall Taylor Park are examples of mini-parks. Pratt Park has the greatest potential for being developed as an inter-generational park due to its proximity to the library and City Hall. A mini park is being constructed at the northeast corner of Pontiac Trail and Maple Road</p>	<p>The NRPA recommends 0.25 to 0.50 mini-park acreage per 1,000 residents. The City currently has redeveloped Marshall Taylor Park. The baseball diamond at Riley Park was redeveloped into a park. Old playground equipment in all parks should be replaced with play structures that meet current safety and accessibility standards. Resilient surfacing must be installed or replaced as needed at all playgrounds.</p>
<p>Neighborhood Parks</p> <p>Neighborhood parks are typically multi-purpose facilities that provide areas for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc.</p> <p>Neighborhood parks are generally 15 acres or more in size and serve a population up to 5,000 residents located within 1/4 to 2 mile radius from the neighborhood they serve.</p>	<p>Sims Park, located in the northeast portion of the City, is a neighborhood park. In addition, two elementary schools (Mary Helen Guert and Walled Lake) and the Walled Lake Community Education Center provide many recreation opportunities normally found in neighborhood parks.</p>	<p>One to two acres of neighborhood parks are recommended per 1,000 residents. Sims Park, although underutilized, provides the community with a wonderful asset for both passive and active recreational opportunities. Use of this facility could be enhanced through special activities and annual events sponsored by the City. Protection of natural environment, especially preservation of the two ponds and wildlife habitats, is important.</p>
<p>Community Parks</p> <p>Community Parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas for intense recreation facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities.</p>	<p>Since the City does not have its own community park, the neighboring middle schools and high schools serve as community parks to some degree. Although Sims Park fulfills the recreation standards of a Neighborhood Park, it also partially functions as a Community Park, since it offers recreation opportunities that draw residents from several neighborhoods.</p>	<p>The NRPA's standard requirement for community parks is 5 to 8 acres per 1,000 residents. Many facilities typically found in a community park are lacking in the City. A swimming pool, tennis courts, and little league fields have been identified as needs within the City. As the population continues to grow, demand for these facilities may increase, particularly if more families move into the City. If areas cannot be identified within the City where these facilities can be developed, then partnerships with neighboring communities to share facilities should be considered.</p>

**TABLE 8.3
ANALYSIS OF EXISTING FACILITIES**

Type of Facility and Standards	City of Walled Lake Facilities	Comments/Recommendations
<p>Regional Parks</p> <p>Regional Parks are typically located on sites with unique natural features which are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas.</p>	<p>Pratt Park has the greatest potential for being developed as an inter-generational park due to its proximity to the Library and City Hall.</p> <p>A former well site on the north side of N. Pontiac Trail, east of S. Commerce Road, could be developed into a mini-park.</p>	<p>The NRPA recommends 0.25 to 0.50 mini-park acres per 1,000 residents.</p> <p>Additional seating and accessible walkways should be added at Pratt Park to accommodate seniors.</p>
<p>Special Use/ Conservancy Parks</p> <p>Special use recreation facilities are typically single-purpose recreation facilities, such as golf courses, nature centers, outdoor theaters, interpretative centers, or facilities for the preservation or maintenance of the natural or cultural environment. Protection and management of the natural/cultural environment may be the primary focus with recreation use as a secondary objective.</p>	<p>Riley Park and Marshall Taylor Park, although small in acreage, provide recreational opportunities for adjacent residential neighborhoods.</p> <p>In addition, two elementary schools (M.H. Guest and Walled Lake) provide many recreation opportunities (e.g. playgrounds, soccer fields, basketball courts, and open space) normally found in neighborhood parks.</p>	<p>One to two acres of neighborhood parks are recommended per 1,000 residents.</p> <p>Exterior and interior renovations to the Banks-Dolbeer-Bradley-Foster Farmhouse should be undertaken. Special programming can also be held at this park due to the historic farmhouse.</p>
<p>Community Parks</p> <p>Community Parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas for intense recreation facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities.</p>	<p>Hiram Sims Memorial Park is the City's largest park and functions like a Community Park, since it offers unique recreation opportunities that draw residents from several neighborhoods.</p>	<p>The NRPA's standard requirement for community parks is 5 to 8 acres per 1,000 residents. Many facilities typically found in a community park are lacking in the City. A swimming pool, additional tennis courts, and little league fields have been identified as needs within the City. As the population continues to grow, demand for these facilities will increase. If areas cannot be identified within the City where these facilities can be developed, then partnerships with neighboring communities to share facilities should be considered.</p> <p>Sims Park provides the community with a wonderful asset for both passive and active recreational opportunities. Use of this facility could be enhanced through special activities and annual events sponsored by the City. Protection of the natural environment, especially preservation of the two ponds and wildlife habitats, is important.</p>

**TABLE 8.3
ANALYSIS OF EXISTING FACILITIES**

Type of Facility and Standards	City of Walled Lake Facilities	Comments/Recommendations
<p>Passive Parks</p> <p>The primary purpose of passive areas is to provide relief from highly developed residential and commercial neighborhoods. Facilities may include sitting areas and other pedestrian amenities, landscaping, monuments and fountains, and historical features</p>	<p>Veterans' Memorial, a small passive park, is located in front of the Library.</p>	<p>Additional passive parks could be developed in connection with some of the historic sites and buildings located in the City. Potential exists for the development of a passive park at the former well site.</p>
<p>Linear Parks</p> <p>A linear park is any area developed for one or more modes of recreation travel, such as hiking, bicycling, snowmobiling, cross-country skiing, canoeing, horseback riding, and pleasure driving.</p>	<p>Built or natural corridors, such as utility rights-of-way, abandoned railroad easements, bluff lines, vegetation patterns, and roads that link other components of the recreation system or community facilities, such as schools, libraries, commercial areas, and other park areas and desirable site characteristics may be developed into linear parks.</p>	<p>Development of a linear park trail along the railroad right-of-way and lakefront should be explored.</p> <p>The City of Walled Lake is working closely with Commerce Township and the City of Wixom on developing a rails-to-trail along the former COE railroad. The Tri-Community Trailway Council is in the process of being approved by the MDNR to manage the acquisition and development of this trail system.</p> <p>The City needs to tie the community together with a sidewalks and pathways gap infill program and non-motorized pathway master plan.</p>

Examples of recreational facilities that are lacking within the City include a swimming pool and little league fields. The closing of the Walled Lake Junior High School (currently used as the Walled Lake Community Education Center) and extension of West Maple Road eliminated some recreation facilities. Consequently, there is a need to work with the schools and other park and recreation facility providers to: 1) address known deficiencies, 2) monitor population changes and address newly created deficiencies, and 3) maintain and replace existing facilities as needed.

SOURCES OF FUNDING

Funding sources which the City has used or could employ for parks and recreation projects include:

General Fund

The General Fund is the source for the annual budget for parks and recreation. Fund revenues are derived from property taxes, state-shared revenues, federal grants, license and permit fees, charges for services, interest on investments and court fines or forfeitures.

Millage

A property tax millage can be used for specific parks and recreation projects or for operation of recreation facilities. A millage requires approval by resident voters and is subject to periodic renewal by a vote of the people.

Bond Programs

Particular bond programs that can be used to finance the construction of park and recreation facilities include:

- General Obligation Bonds are issued for specific community projects and are paid off with property tax revenues.
- Revenue Bonds are issued for public projects that generate revenues. The bonds are paid off with income generated by the facility.
- Special Assessment Bonds are issued for projects that benefit a specific population segment. Residents who benefit from a project, such as new sidewalks in a particular neighborhood, would be assessed.

User Fees

Fees can be charged directly to the users of specific facilities or programs to provide funding. For example, user fees could be charged for use of a swimming pool or skating rink.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES GRANTS

There are two viable recreation grant programs available for communities with up-to-date recreation plans.

Land and Water Conservation Fund (L & WCF) Grants of \$10,000 to \$250,000 are available to local units of government for construction and renovation of ballfields, tennis courts, playgrounds, trails and picnic areas. Grant match basis is 50 percent MDNR and 50 percent local. The State receives this funding through Federal appropriations.

Michigan Natural Resources Trust Fund (MNRTF) Funds are available for projects including acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty.

This includes additions to existing parks and development of public outdoor recreation facilities. Local contributions must equal at least 25 percent of the project cost. Proposals will receive special attention if they:

- Are located within U.S. Census Bureau Metropolitan Statistical Areas
- Increase environmental education facilities statewide (particularly in urban areas)
- Acquire land or develop trailways that contribute to the development of a statewide trail network

Create a Regional Recreation Authority

A broader funding base to provide recreation facilities can be created by forming a regional recreation authority through agreement with surrounding municipalities. This alternative works well for multi-jurisdictional projects, such as trails that cross through several communities.

Community Development Block Grant

A variety of community improvement projects, including development of recreation facilities or land acquisition for new parks or athletic fields in low and moderate income neighborhoods, may qualify for Federal CDBG funds, which are administered by Oakland County.

Michigan Equity Grant Program

This Michigan State Department of Commerce administered program allocates funding for regional cultural projects. Based on Public Act 198 of 1989, eligible projects include historical projects, cultural institutions, zoos, convention facilities, tourism facilities and libraries.

Donations

Businesses, corporations, private clubs and community organizations often contribute to recreation and other improvement programs. These contributions may include monetary contributions, the donation of land, the provision of volunteer services or the contribution of equipment or facilities.

Foundations

A special non-profit legal entity, foundations can benefit parks and recreation programs by donating land, cash and securities. These assets are typically dispersed under the direction of the foundation's Board of Directors.

Lease or Contractual Agreements

Additional recreational facilities could be provided by the City through lease or other contractual agreements with other groups or organizations. Privatization of services is one such opportunity, with the City contracting with private entrepreneurs to provide services at City-owned park facilities (including recreation programming, food service or facility maintenance). The *Parks and Recreation Plan* suggested an agreement with the School Board to maintain school recreation facilities in exchange for guaranteed availability of the facilities to the public.



Historic Resources and Opportunities

INTRODUCTION

The numerous historic buildings in Walled Lake reflect the long and storied history of the City. These buildings are witness to the City's fascinating background, as a rural stagecoach route and lakefront trading settlement at its founding, as a destination for recreation and leisure, and its transformation into a thriving year-round community.

The historic downtown and cottages are located within walking distance of Walled Lake. However, there are many historic homes which are located beyond the Historic Lakefront Downtown, along Pontiac Trail and other former rural routes.

An amendment to the Code of Ordinances in 1999 created Walled Lake's Historic District and Historical Commission. The City's Historic District is a collection of individual properties, rather than an area with defined boundaries. The goal of the Commission is to safeguard the heritage of the City by preserving structures and districts of historic significance, improve property values in these districts, promote civic beautification (with emphasis on historical significance), promote the use of local history for education, pleasure and the welfare of the City, and encourage the collection of records and objects which contribute to the history of the City.

One commercial structure in the Historic District is Lynch and Sons Funeral Home, located at 340 Pontiac Trail. This building was constructed in 1870 and is an example of Late Victorian architecture. Another commercial building constructed in 1920 in the Late Victorian style is located at 123/125 East Walled Lake Drive.

The Stonecrest Building, located at 207 Liberty, is designated on the Michigan Register of Historic Places. Built in 1860 out of native stone, the building is operated by the Commerce Township Area Historical Society and is used for community events.

There are many residences located in the Historic District. Many are located along Walled Lake Drive and the lakefront. Several were constructed between 1900 and 1935 as seasonal homes but have since been converted to year-round residences. Homes along West Walled Lake Drive were constructed between 1840 and 1920 and are therefore some of the oldest residences within the community. Styles along this street include Early Victorian, Greek Revival, Homestead and American Four Square.

The Foster (Banks Dolbeer) Farmhouse was originally constructed in the 1840's in a Greek Revival Style, but was remodeled into an Italianate style in the 1850's. The home is believed to have served as a "stop" on the "underground railway" and was home to Gertrude Banks, one of the first women to graduate from the Medical School at the University of Michigan.

The location of properties within the Historic District can be found on Map 8. The addresses of these structures include:

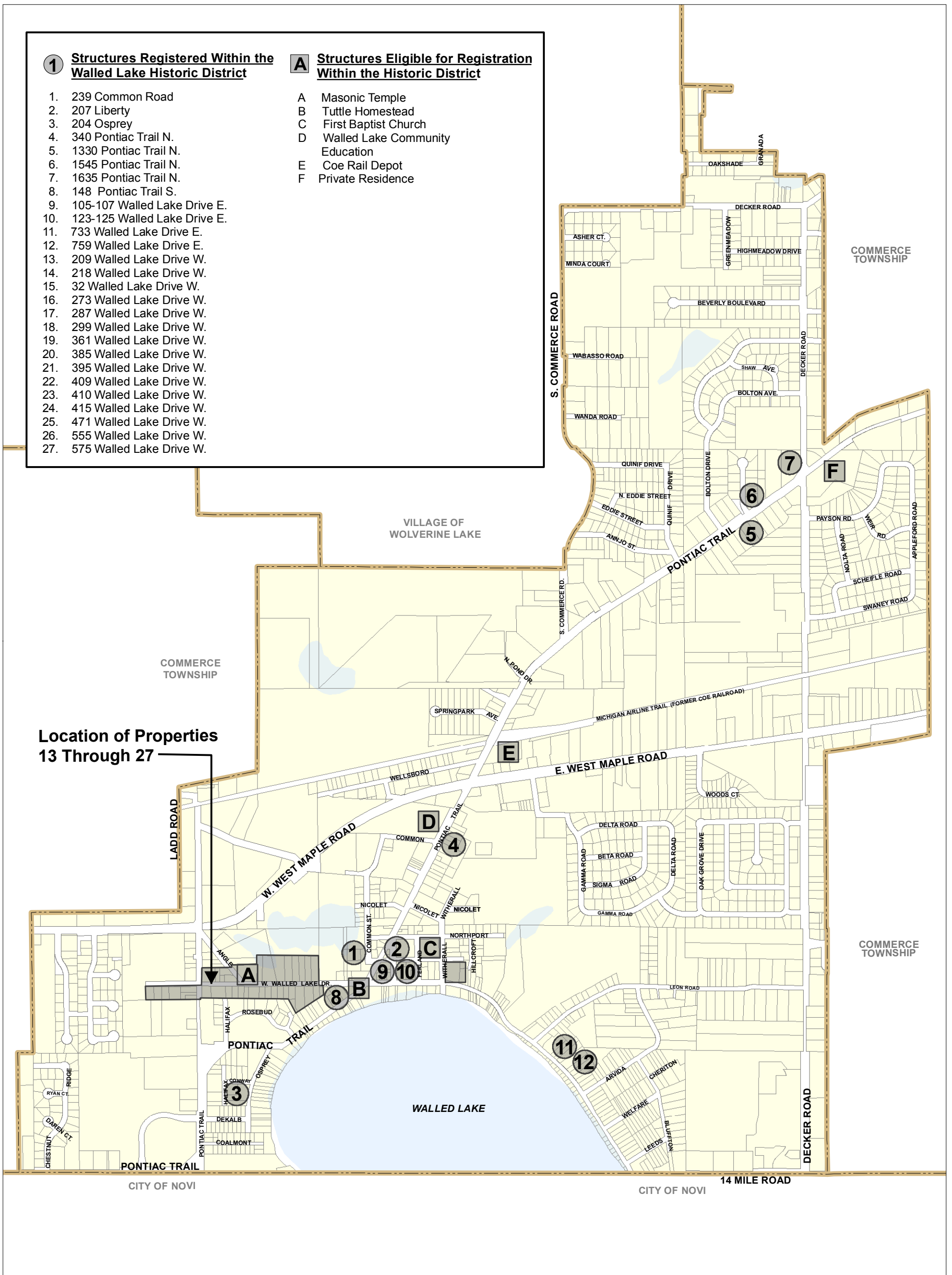
- 239 Common Road
- 207 Liberty
- 204 Osprey
- 340 Pontiac Trail N.
- 1330 Pontiac Trail N.
- 1545 Pontiac Trail N.
- 1635 Pontiac Trail N.
- 148 Pontiac Trail S.
- 105-107 Walled Lake Drive E.
- 123-125 Walled Lake Drive E.
- 733 Walled Lake Drive E.
- 759 Walled Lake Drive E.
- 209 Walled Lake Drive W.
- 218 Walled Lake Drive W.
- 232 Walled Lake Drive W.
- 273 Walled Lake Drive W.
- 287 Walled Lake Drive W.
- 299 Walled Lake Drive W.
- 361 Walled Lake Drive W.
- 385 Walled Lake Drive W.
- 395 Walled Lake Drive W.
- 409 Walled Lake Drive W.
- 410 Walled Lake Drive W.
- 415 Walled Lake Drive W.
- 471 Walled Lake Drive W.
- 555 Walled Lake Drive W.
- 575 Walled Lake Drive W.

1 Structures Registered Within the Walled Lake Historic District

1. 239 Common Road
2. 207 Liberty
3. 204 Osprey
4. 340 Pontiac Trail N.
5. 1330 Pontiac Trail N.
6. 1545 Pontiac Trail N.
7. 1635 Pontiac Trail N.
8. 148 Pontiac Trail S.
9. 105-107 Walled Lake Drive E.
10. 123-125 Walled Lake Drive E.
11. 733 Walled Lake Drive E.
12. 759 Walled Lake Drive E.
13. 209 Walled Lake Drive W.
14. 218 Walled Lake Drive W.
15. 32 Walled Lake Drive W.
16. 273 Walled Lake Drive W.
17. 287 Walled Lake Drive W.
18. 299 Walled Lake Drive W.
19. 361 Walled Lake Drive W.
20. 385 Walled Lake Drive W.
21. 395 Walled Lake Drive W.
22. 409 Walled Lake Drive W.
23. 410 Walled Lake Drive W.
24. 415 Walled Lake Drive W.
25. 471 Walled Lake Drive W.
26. 555 Walled Lake Drive W.
27. 575 Walled Lake Drive W.

A Structures Eligible for Registration Within the Historic District

- A Masonic Temple
- B Tuttle Homestead
- C First Baptist Church
- D Walled Lake Community Education
- E Coe Rail Depot
- F Private Residence



Location of Properties 13 Through 27

Map 8 Historic Structures

City of Walled Lake, Michigan

0 1,000 2,000 Feet

4/4/2013

McKenna
ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
Data Source: McKenna Associates, 9/11

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A number of historic buildings and structures within the City are not included in the Historic District. These structures include:

- The Masonic Temple which was constructed in 1895 and served as a two-room schoolhouse until it was purchased by the Masonic Lodge in 1922.
- The Community Education building on N. Pontiac Trail, which was built in 1922 and was one of the first consolidated schools. It currently houses alternative education, adult education, community education, pre-school and other educational programs.
- The First Baptist Church on the corner of Witherall and Northport, which was constructed in 1854 in a Greek Revival style and is connected to the new church.
- The Grand Trunk-Western Rail Depot located along N. Pontiac Trail was constructed in 1887 in a Victorian Style.
- The Tuttle Homestead near the corner of S. Pontiac Trail and W. Walled Lake Drive.

Owners of these and other structures of historic merit should be encouraged to place the structures in the Historic District. The restrictions on buildings in the District provide flexibility so as not to limit the use of the buildings.

METHODS FOR HISTORIC PRESERVATION

The creation of the Historic District provides Walled Lake with an invaluable tool towards historic preservation. The following tools are also available for furthering the historic preservation goals of the City:

Certified Local Government Program.

- The City can apply to participate in Michigan's Certified Local Government (CLG) Program. By meeting specific criteria, the City can become eligible for grants only available to CLG communities. To become eligible, Michigan's Historic Preservation Office requires:
- Adoption of a local historic preservation ordinance.
- Appointment of a qualified commission.
- Maintenance of a system for the survey and inventory of historic resources.
- Participation in the process of nominating historic properties to the National Register of Historic Places.
- Provision of adequate public participation in the local historic preservation program.
- Once certified, a CLG will be monitored every three years to ensure that all responsibilities are being met.

There are many ways that the CLG Program creates and supports historic preservation. The CLG Program builds on local initiative and helps preservation groups become policy makers. CLG grants can be employed for the collection and study of information on the location and significance of archeological and historic properties for the use of preservation commissions and other government agencies.

CLG grants can support creation of historic preservation plans that analyze current community needs and propose future strategies. CLG grants can also support a range of landscape projects, including archeological, cultural and historic landscapes.

CLG funds can be employed to support re-use feasibility studies and capital improvement projects. There are many examples of cities and towns throughout the country which have utilized CLG grants to encourage downtown revitalization. The CLG funds are also used to modify zoning and building codes to preserve historic structures and character.

The CLG Program establishes a close working relationship between local governments and the State Historic Preservation Office (SHPO). The SHPO becomes familiar with the strengths and needs of CLG preservation programs and provides orientation, training and applicable recommendations. CLGs receive statewide and

federal newsletters, publications, journals and invitations to preservation conferences, workshops and related events. Certification by the SHPO with the agreement of the National Park Service is seen as a recognition of a high level of professionalism and expertise in the local preservation program.

Preservation Tax Incentives Programs.

Two tax incentive programs are currently available for preservation. The federal program focuses on income-producing properties listed on the National Register of Historic Places. The State program is available to both income-producing and owner-occupied residential properties listed on the national or State Register or in a local historic district. Both programs are administered by the State Historic Preservation Office.

Each program provides a tax credit, reducing the amount of income tax owed by participants. The Federal program includes a 20 percent rehabilitation tax credit, available for certified rehabilitation of a certified historic structure. A 10 percent rehabilitation tax credit is also available for rehabilitation of a non-historic building built before 1936.

The State program includes a number of tax incentive programs, many of which are modeled after the federal program. A 25 percent tax credit is available for qualified rehabilitation expenditures undertaken by Michigan resource owners and long-term lessees. This new program is the first to provide credits for Michigan property owners for the rehabilitation of their personal residences. The program also provides for rehabilitation of commercial resources by property owners and businesses. Further information and recommendations are available at the Michigan State Historic Preservation Office.

These programs attract new private investment to the historic cores of cities and towns. Job generation, property value enhancement and increased revenues for State and local governments through increased property, business and income taxes also occur. In addition, the creation of moderate and low-income housing in historic structures can occur with the employment of Preservation Tax Incentives.

Historic Overlay District(s).

An alternative to establishing historic districts according to the Local Historic Districts Act is the creation of a historic overlay district in the zoning ordinance. Historic preservation and architectural design standards are established and reviewed by the Planning Commission, a design review board, and/or City Council instead of a Historic District Commission. Because the City has created a Historic District and Historical Commission in the Ordinance this tool will not be necessary (unless an alteration of the zoning ordinance occurs).

Although it is the City's responsibility to establish the District and seek local certification, it is largely the property owners' responsibility to pursue tax credits and other incentives. Nevertheless, the City, acting through its Historic Commission, should make the effort to educate the public about the programs, and to encourage owners of properties having historic value to join the District.



Redevelopment Opportunities

The City of Walled Lake is at an important stage in its development history. The City's population continues to grow and is projected to increase through 2035; during the same period the City is projected to reach build-out status. Thus, it is vital that the few vacant areas be planned properly to meet the needs of residents.

It is equally vital that the City investigate redevelopment or reuse of underutilized areas, which often have a detrimental effect on surrounding areas and the City but have economic potential with reuse.

Options for these areas include redevelopment of obsolete buildings or rehabilitation of buildings that have reuse potential.

REDEVELOPMENT OPPORTUNITIES

There are two main redevelopment opportunities in the City (see Map 9): 1) Certain properties along Pontiac Trail, Maple Road, and Walled Lake Drive, that have economic value for commercial, industrial, or office uses. Some of these properties are occupied currently by structures that were initially designed for residential uses, but are now out of place, surrounded by nonresidential uses and activity. 2) Certain properties within neighborhoods that have continued residential value, but which are in need of improvement to maintain the integrity and character of the surrounding neighborhood. The primary objective in redevelopment or infill on residential sites should be to achieve development that is compatible in design and quality with other homes in the vicinity. Where residential structures are structurally sound, such as along Leon Road, renovation is generally in the best interest of the neighborhood (rather than demolition).

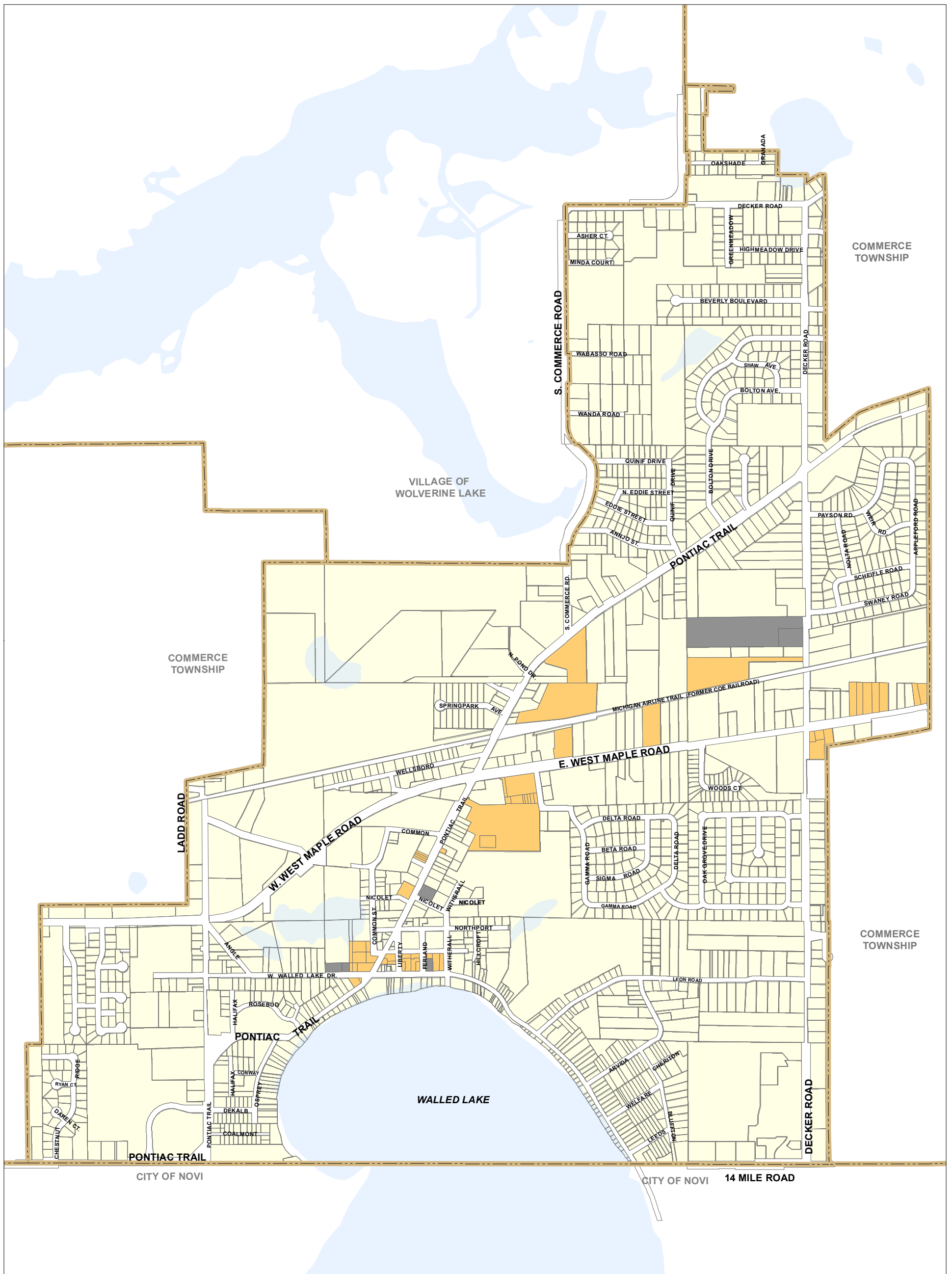
Proper methods must be employed to encourage reuse of these sites with economic potential. The particular methods of doing so vary from property to property. For existing commercial buildings, the importance of the structure and whether the building contributes to the existing character of the street or neighborhood or to the character that is desired must be considered. It appears that the majority of sites that fall into this category could be improved with reuse and remodeling or expansion of the existing building. These sites would require aesthetic improvements which would complement adjacent uses and neighborhood character.

For example, the Pontiac Trail and Walled Lake Drive intersection is a high profile location with structurally sound but aesthetically unpleasing buildings. Improvements to structures on East Walled Lake Drive have helped, but further changes are encouraged. In particular, renovations to the structures fronting on East Walled Lake Drive (northeast of the intersection) are recommended. The rears of these buildings, which are aesthetically and functionally unpleasing, are visible from N. Pontiac Trail. Improvements to the rear of these buildings, landscaping, screening, and parking lots are needed.

Northwest of the intersection, aesthetic improvements to the building facade and landscaping are recommended (currently there is a wide expanse of pavement and gravel in front of the building, which does not promote the traditional, street-oriented character of the downtown area). In addition, alternatives should be considered for the auto repair facility located across West Walled Lake Drive (southwest of the intersection). A more suitable use for this location should be considered due to its high visibility if the building becomes vacant (including the possibility that the existing use could move to a more appropriate location elsewhere in the City). If this occurs, the building should be removed and replaced with a more appropriate commercial use in a building of traditional character or a passive park.

It is recommended that all current residences on N. Pontiac Trail from Walled Lake Drive to the vacated well site, just south of Quinif Drive, be redeveloped for non-residential purposes.

Vacant parcels which should be redeveloped for commercial use include a site at the corner of East Walled Lake Drive and Ferland Street, vacant parcels on West Walled Lake Drive, a site at the corner of Pontiac Trail and Nicolet Street, and parcels at the Pontiac Trail and West Maple Road intersections. The first three should be developed as commercial or office buildings, built close to the street in a pedestrian friendly design. Architecturally, these buildings should be similar to the buildings currently found within the Historic Lakefront District.



Map 9 Redevelopment Opportunities

City of Walled Lake, Michigan

- Existing Building Requiring Improvement and or Redevelopment
- Vacant Site Available for a New Use
- Municipal Boundaries

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Base Map Source: Oakland County Planning Department, 2007
 Data Source: McKenna Associates, 5/2001



Economic and Market Analysis

To understand the implications of population and economic growth, it is imperative that the current economic status be studied. It is important to understand the draw of the retail market area, the City's role as an employment center, and the patterns of business and industrial use throughout Walled Lake. By understanding these traits the City can form a comprehensive economic development strategy and make appropriate future land use decisions.

Factors that influence these traits include the City's role in the region, the availability of land and/or redevelopment opportunities, and characteristics of the City's population. The analysis within this section is based on previous chapters of the Master Plan dealing with the Regional Analysis and Redevelopment Opportunities, with analysis of State Equalized Value (SEV) and City budget figures.

EMPLOYMENT TYPE

Tables 11.1 and 11.2 note specific employment opportunities available within the City. According to Table 11.1, the total number of jobs will continue to increase over the coming decades. The provided data indicates that the employment available in the City is going to change, most likely due to changes in the American economy, such as the need for more healthcare, technical, and service professionals. Decreases in manufacturing employment are due to structural changes in the economy.

TABLE 11.1			
EMPLOYMENT BY INDUSTRY			
Class	2005	2035	Change
Natural Resources and Mining	0	0	0%
Manufacturing	323	153	-53%
Wholesale Trade	154	138	-10%
Retail Trade	467	355	-24%
Transportation and Warehousing	C*	C*	C*
Utilities	0	0	0%
Information	48	29	-40%
Financial Activities	315	304	-3%
Professional, Scientific and Technical Services	242	347	43%
Management	C*	C*	C*
Administrative, Support and Waste Services	235	465	98%
Education	794	974	23%
Health Care and Social Assistance	316	647	105%
Leisure and Hospitality	325	369	14%
Other Services	275	309	12%
Public Administration	C*	C*	C*
Total Jobs	3,660	4,267	17%
Source: SEMCOG (2005-2035 figures are projections based on prior SEMCOG data) C* Responses have been omitted due to confidentiality.			

As Table 11.2 indicates, Walled Lake will continue to have a smaller share of regional employment than the larger communities of Novi and Commerce Township, with the total share of jobs when compared to Oakland County. After comparing population growth projections within Walled Lake to employment within the City, it appears that Walled Lake will remain a bedroom community, of sorts, with many citizens needing to leave the City in order to find employment.

TABLE 11.2**Percentage of Regional Employment By Industry (Projections)**

Community	Walled Lake		Novi		Commerce Twp.		Wolverine Lake		Oakland County	
	2005	2035	2005	2035	2005	2035	2005	2035	2005	2035
Natural Resources and Mining	0	0	95	78	C*	C*	0	0	1,686	1,452
	0.0%	0.0%	5.6%	5.4%	C*	C*	0.0%	0.0%	100.0%	100.0%
Manufacturing	323	153	1,998	1,158	2,268	1,254	C*	C*	79,860	43,283
	0.4%	0.4%	2.5%	2.7%	2.8%	2.9%	C*	C*	100.0%	100.0%
Wholesale Trade	154	138	3,093	2,175	825	578	C*	C*	44,907	30,172
	0.3%	0.5%	6.9%	7.2%	1.8%	1.9%	C*	C*	100.0%	100.0%
Retail Trade	467	355	7,427	6,878	2,893	2,308	267	207	98,211	79,501
	0.5%	0.4%	7.6%	8.7%	2.9%	2.9%	0.3%	0.3%	100.0%	100.0%
Transportation and Warehousing	C*	C*	449	1,340	340	303	C*	C*	15,397	18,038
	C*	C*	2.9%	7.4%	2.2%	1.7%	C*	C*	100.0%	100.0%
Utilities	0	0	C*	C*	C*	C*	0	0	898	533
	0.0%	0.0%	C*	C*	C*	C*	0.0%	0.0%	100.0%	100.0%
Information	48	29	515	706	232	296	C*	C*	19,532	17,652
	0.2%	0.2%	2.6%	4.0%	1.2%	1.7%	C*	C*	100.0%	100.0%
Financial Activities	315	304	2,564	4,171	1,107	1,417	50	57	104,084	104,175
	0.3%	0.3%	2.5%	4.0%	1.1%	1.4%	0.0%	0.1%	100.0%	100.0%
Professional, Scientific and Technical Services	242	347	4,135	6,383	1,065	1,458	28	27	117,966	137,661
	0.2%	0.3%	3.5%	4.6%	0.9%	1.1%	0.0%	0.0%	100.0%	100.0%
Management	C*	C*	615	455	C*	C*	0	0	18,421	13,987
	C*	C*	3.3%	3.3%	C*	C*	0.0%	0.0%	100.0%	100.0%
Administrative, Support and Waste Services	235	465	3,375	6,858	1,133	2,178	C*	C*	83,673	126,421
	0.3%	0.4%	4.0%	5.4%	1.4%	1.7%	C*	C*	100.0%	100.0%
Education	794	974	1,478	1,767	1,015	1,251	C*	C*	51,162	63,148
	1.6%	1.5%	2.9%	2.8%	2.0%	2.0%	C*	C*	100.0%	100.0%
Health Care and Social Assistance	316	647	3,156	9,830	2,602	5,554	42	103	100,604	180,731
	0.3%	0.4%	3.1%	5.4%	2.6%	3.1%	0.0%	0.1%	100.0%	100.0%
Leisure and Hospitality	325	369	4,914	6,916	1,144	1,474	C*	C*	73,128	86,070
	0.4%	0.4%	6.7%	8.0%	1.6%	1.7%	C*	C*	100.0%	100.0%
Other Services	275	309	2,169	2,887	490	597	C*	C*	42,616	46,182
	0.6%	0.7%	5.1%	6.3%	1.1%	1.3%	C*	C*	100.0%	100.0%
Public Administration	C*	C*	C*	C*	C*	C*	C*	C*	15,576	15,419
	C*	C*	C*	C*	C*	C*	C*	C*	100%	100%
Total Jobs Within Community	3,660	4,267	36,462	52,068	15,391	18,894	503	527	867,687	964,418
Percentage of Jobs Within Oakland County	0.4%	0.4%	4.2%	5.4%	1.8%	2.0%	0.1%	0.1%	100.0%	100.0%

Source: SEMCOG (2005-2035 figures are projections based on prior SEMCOG data)

C* Responses have been omitted due to confidentiality.

EXISTING COMMERCIAL AND INDUSTRIAL

Commercial Districts

The majority of commercial and industrial uses within the City of Walled Lake are in eight locations (see Map 10). The six commercial areas include:

- Historic Lakefront Downtown District
- Pontiac Trail
- East West Maple Road
- Pontiac Trail and South Commerce Road intersection
- Pontiac Trail East
- South Commerce and Decker Road intersection

There are five types of uses in the commercial districts, as follows:

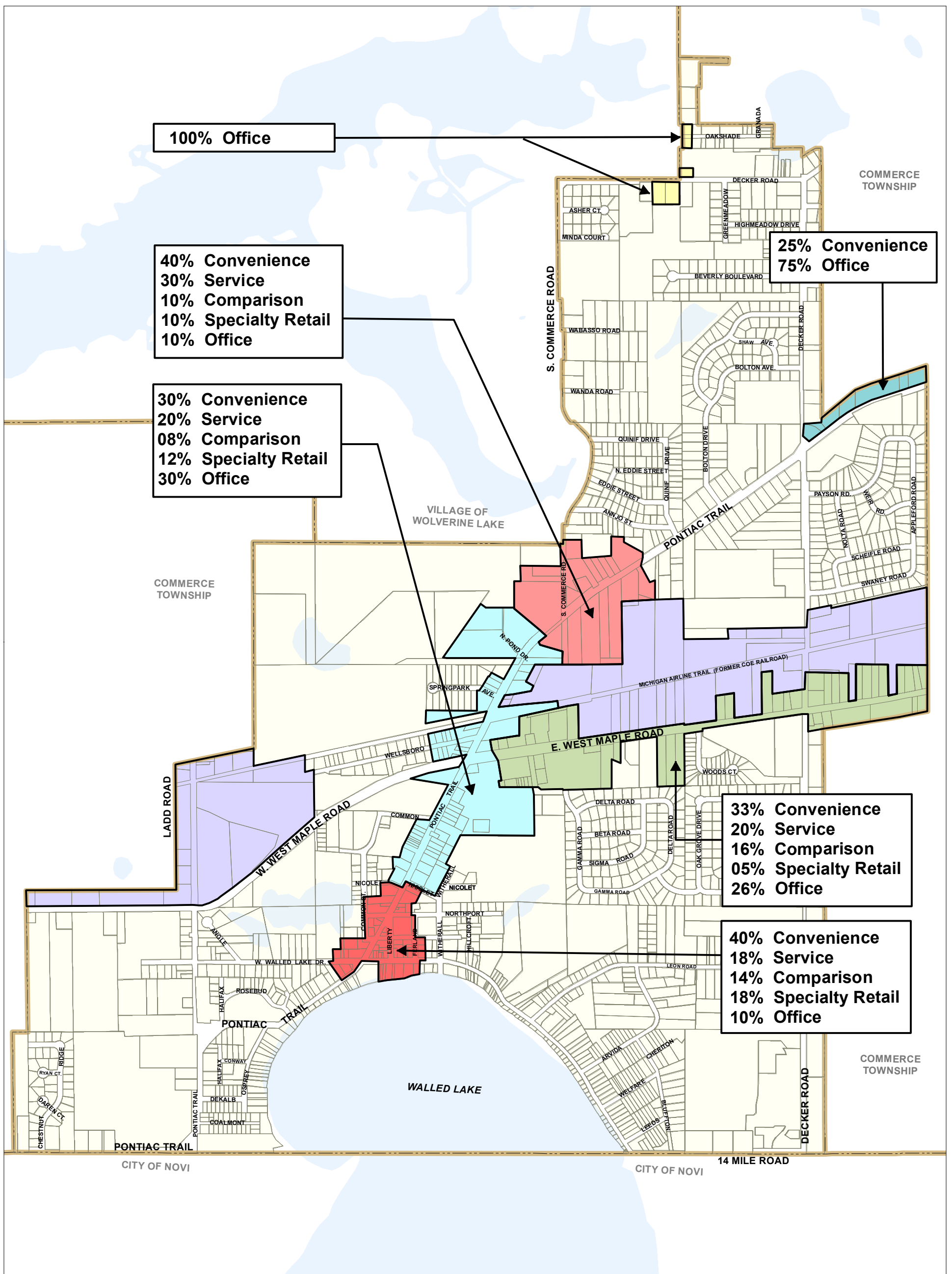
- **Convenience:** Businesses that primarily provide groceries, drugs, hardware items and other goods consumed on a daily basis by residents in surrounding neighborhoods.
- **Comparison:** Businesses that offer clothing, appliances, jewelry, automobiles and similar items. Comparison goods are those purchased less frequently than convenience goods and usually after people have compared quality and prices of competing stores.
- **Specialty Retail:** Businesses that provide specific type of goods, including antique shops, coin dealers, craft shops, art dealers and gift shops.
- **Service:** Businesses that provide a unique or specialized service, including repair shops, dry cleaners, barbershops, and beauty salons.
- **Office:** Businesses that provide professional services, including medical, legal and financial services.

Based on a survey of Walled Lake businesses done in 2001, nearly 33 percent of commercial uses within the City are convenience-oriented (see Table 11.3). Office uses account for the second highest amount of commercial uses, approximately 26 percent. Service uses follow, accounting for approximately 20% of all commercial uses. Based on recent observations, this mix of businesses remains accurate with some increase in office (medical office) uses.

TABLE 11.3
PERCENTAGE OF COMMERCIAL USES BY TYPE

Convenience	Service	Comparison	Specialty Retail	Office
33%	20%	11%	10%	26%

Source: McKenna Associates, Inc. Survey, 2001



Map 10 Existing Commercial and Industrial Areas

City of Walled Lake, Michigan

Existing Commercial Areas

- Downtown District
- Pontiac Trail
- E. West Maple Road
- Pontiac Trail East
- S. Commerce Road and Decker Road
- Pontiac Trail and S. Commerce Road
- Existing Industrial Areas
- Municipal Boundaries

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Base Map Source: Oakland County Planning Department, 2000
Data Source: McKenna Associates, 3/2001

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Based on these findings and the input of residents and business owners, there is a need for more comparison retail businesses. The highest percentage of comparison good businesses are located in the East West Maple commercial area. Because of lack of comparison retail businesses, residents shopping for goods found within department stores, furniture stores, appliance stores and similar stores must drive to other communities.

The mix of commercial uses varies within each district. A discussion of each district is as follows:

Historic Downtown Core District: The Historic Downtown Core District includes some of the oldest structures within the City. Forty percent of commercial properties within the Historic Lakefront Downtown District are convenience-oriented. The remaining businesses are split into service, comparison and specialty retail. The small percentage of office uses, 10 percent, is somewhat unusual for a central business district.

Although traffic volumes remain high, the completion of the West Maple Road extension has reduced the number of trips on West Walled Lake Drive, East Walled Lake Drive, and Pontiac Trail between Walled Lake Drive and West Maple Road. The effect of the traffic decrease has been a corresponding decrease in the convenience goods market. The City will have to work to encourage a successful transition to other types of commercial development such as destination uses.

Pontiac Trail: This district reflects the progression of the City from Downtown to the automobile-oriented businesses found along northern stretches of Pontiac Trail and along East West Maple Road. Businesses within the southern sections of this district are located on small, individual parcels while the northern section consists mostly of the Maple Plaza shopping center. The district includes a broad range of business types, including 30 percent convenience, 30 percent office and 20 percent service, with only 8 percent being comparison businesses.

The number of vehicle trips on this stretch of Pontiac Trail has declined although the road still reflects a road intended to carry high volumes of traffic. For this area to successfully transition changes will have to be made to Pontiac Trail and the adjacent sidewalks. The City may want to consider providing on-street parking in this area to provide much needed parking for the businesses and to provide a safe and calm pedestrian experience.

East West Maple Road: This district also includes a broad range of business types, with 33 percent convenience, 26 percent office and 20 percent service oriented businesses. The low number of specialty retail, 5 percent of businesses in the district, is most likely due to the orientation of properties in the district (larger parcel sizes and structures) and the availability of these types of goods in other districts. The recent conversion of properties from a mix of industrial and commercial to a mix of office and commercial reflects the increased importance of West Maple Road as a travel route through the City and the influence of regional medical facility developments such as Providence in Novi.

Pontiac Trail and South Commerce Road: This district is an extension of the Pontiac Trail district discussed above and is oriented toward the heavily traveled intersection. The high percentage of convenience and service oriented businesses, 40 percent and 30 percent respectively, is appropriate for serving the needs of the northern neighborhoods of Walled Lake and the continual increases of traffic on each of the two roads. However, the low percentage of the other types of commercial uses, the distance of the district from the central commercial district of the City and the number of vacancies in the area are reasons to reconsider the scale and current zoning of the commercial district.

Pontiac Trail East: This district contains a gas station and convenience store and a several office businesses, some located in converted homes. Extension of the district is limited by the small size of parcels and the presence of sound residential uses in the district, barring expansion of non-residential development.

South Commerce and Decker Road: Similar to the Pontiac Trail East district, the South Commerce and Decker Road intersection consists of a small number of office buildings intermixed with residential uses. Future commercial use in the area is questionable due to its distance from the main business area and the trend toward residential construction in the surrounding area.

Industrial Districts

Industrial uses are in two distinct areas of the City. The older industrial district is located north of East West Maple Road and the former Coe Railroad. This industrial district was once serviced by the railroad; however, the railway has undergone a transition and is now slated to be a regional railway. The transition of uses adjacent to and within the industrial area may trigger conversion of industrial property to other uses in the years to come.

The other industrial area within Walled Lake is located along Ladd Road and north of West Maple Road. This area has seen a major transformation since the last master plan. This former industrial area is now home to a number of religious and educational institutions. The transition from high tax generators to tax exempt property will have an impact on the City's tax revenues.

Commercial and Industrial Development Potential

Convenience goods have the smallest trade area of all commercial use types. People will generally not travel far for goods which they purchase often. The standard convenience goods trade area in an urban area is typically four to eight blocks – or a 15 minute walk. However, many residents within Walled Lake must travel farther than this, expanding the trade area within the City. This is due to the centralization of businesses providing convenience goods within limited areas of the City, particularly along Pontiac Trail and West Maple Road.

The trade area for comparison goods and service businesses is much larger than that of convenience goods. Comparison purchases are made after analysis of quality, service, price and similar characteristics. Residents are more likely to travel greater distances for comparison goods.

The trade area radius for comparison goods and service businesses is generally ten blocks to three miles in urban areas. Residents of Walled Lake are able to acquire many services they need in the City, but they often travel outside of the City for comparison goods.

The market area of Walled Lake businesses extends into surrounding communities. The high number of service and specialty retail businesses in Walled Lake draws residents from Commerce Township, Wixom, Novi and other area communities. However, the lack of businesses providing comparison goods is ineffective in drawing additional patrons into the City. Additional comparison businesses would address residents' needs, but more importantly, could encourage additional patronage for other businesses within the City.

One method of determining the amount of acreage necessary to meet the future needs of commercial and industrial uses is by employment figures. Table 11.4 provides calculations for the amount of acreage necessary to support SEMCOG's 2020 projected employment. The acreage is determined based on existing employment/area ratios.

TABLE 11.4 ACREAGE NEEDED TO SUPPORT PROJECTED EMPLOYMENT GROWTH				
	Existing Acreage per Employee	Projected Employment 2020	Projected Acreage Need 2020	Current Acreage
Wholesale & Retail Trade and Services	0.02	6,280	125.6	97.8
Manufacturing	0.06	1,227	73.6	110.1
Finance, Insurance & Real Estate	0.05	494	24.7	16.8*

* Acreage devoted solely to office uses.

Source of Employment Data: SEMCOG

The figures in Table 11.4 reinforce the finding that less land will be needed in the future for industrial land use, but additional land will be needed for various types of commercial and offices. The City's industrial areas were developed years ago, based on standards that are not necessarily compatible with the needs of modern industry. Therefore, as industrial properties are vacated, it is important to consider redevelopment opportunities, either for the purpose of addressing modern industry needs, or to address other commercial needs.

As the table notes, current acreage for industrial uses (manufacturing) exceeds the amount necessitated by future employment. This is reflective of the state-wide trend of declining manufacturing employment. Therefore, it appears that some of the acreage now occupied by industrial uses could be converted to other uses in the future.

ECONOMIC BASE ANALYSIS

One measure of economic growth is the change in property value over a period of time. The City of Walled Lake has historically seen substantial increase in property values, as noted in Tables 11.5, 11.6, and 11.7. The figures indicate that the City's SEV increased between 1991 and 2001. More recently these values have been declining as a result of the national residential market collapse. The rate of decline has dropped off significantly and the SEVs are relatively stable.

	1991	2001	2012	2013
Commercial & Industrial	\$36,631,800	\$64,778,319	\$57,434,670	\$57,220,350
Residential	\$60,690,000	\$107,264,035	\$109,521,810	\$107,637,780
Total SEV	\$97,321,800	\$172,042,354	\$166,956,480	\$164,858,130

The City's tax base remains heavily weighted toward residential, which accounts for 62.3% of the SEV. However, the value of residential property per acre is substantially less, at \$144,480 per acre, than commercial and industrial, at \$279,124 per acre.

TABLE 11.6
PERCENTAGE CHANGE OF STATE EQUALIZED VALUE (SEV)

	Percentage of SEV: 2001	Percentage of SEV: 2013	Percentage Change of SEV: 2001-2013
Commercial/ Industrial	37.7%	34.7%	-11.7%
Residential	62.3%	65.3%	+0.3%
Total SEV	100%	100%	-4.2%

Source: City of Walled Lake

TABLE 11.7
VALUE OF CLASSES OF PROPERTY

	Total 2013 SEV	Percentage of 2013 SEV	Acreage (Vacant and Developed)	Average SEV Per Acre
Commercial/ Industrial	\$57,220,350	34.7%	205	\$279,184
Residential	\$107,637,780	65.3%	745	\$144,480
Total SEV	\$164,858,130	100%	950	\$173,535

Source: City of Walled Lake; Land Use Survey by McKenna Associates, (2013)

Key Findings

Economic and Market Analysis

Walled Lake will see increases in most job categories according to 2020 projections. The biggest increases will occur in wholesale trade and services. Walled Lake is an employment exporter with employment far above the size of the resident labor force. Employment in manufacturing is expected to decline in the next 20 years, consistent with regional and state trends.

There are six distinct commercial areas in the City. These districts are the Historic Downtown Core District, Pontiac Trail, East West Maple Road, Pontiac Trail and South Commerce Road intersection, Pontiac Trail East, and the South Commerce Road and Decker Road intersection.

There are five categories of commercial uses in the City, including (with an example of each): convenience (groceries), comparison (automobile), specialty retail (home decor), service (dry cleaners) and office (financial).

Walled Lake has a particularly high number of convenience and office uses, but residents must travel to surrounding communities to fulfill most of their comparison goods needs.

Substantial changes in the amount of acreage for industrial/commercial uses will not be necessary based on the analysis herein. The acreage needed for industrial uses is projected to decrease.

The trade area for many of the City's business categories includes sections of Commerce Township and Novi. Walled Lake businesses have benefitted from growth in adjoining communities.

The total State Equalized Value of the City decreased in the last decade. Commercial/industrial uses have a higher SEV value per acre, at \$279,184, than residential, at \$144,480.



Goals and Objectives

This chapter of the Master Plan states the goals and objectives for the future development of the City of Walled Lake. These goals and objectives are based on analysis in the previous sections of this Master Plan, citizen input received through the visioning sessions and survey, and the comments of the Planning Commission and City staff. Based on these goals and objectives, the Master Plan can be used by boards, commissions and committees to assess the impacts of various planning alternatives and then to make informed decisions in the best interest of the community.

COMMUNITY VISION

The lake will remain the City's key focal point. To ensure this, efforts will continue to be made by the City, the Walled Lake DDA, business owners and other individuals and groups, to link the commercial districts, residential neighborhoods and public facilities with the lake.

The small town and historic qualities of the City of Walled Lake will remain. Preservation of the historic structures and overall historic character of the City is a significant priority. New construction and improvements to existing properties will strive to complement the historic buildings and features of the City, with a goal of achieving an overall common theme throughout the City.

Commercial and office development will be encouraged in all of the existing commercial districts, with a goal of achieving a greater variety of businesses. Enhancements within all of the districts are a priority, with linkage of the commercial districts through applicable design standards and land use designations.

Existing industrial uses will be sustained, with future industrial development to occur within appropriate areas of the City. Vacant industrial parcels along the East West Maple Road Corridor will be converted to office, commercial or other appropriate uses.

New construction and expansion and improvements to existing public facilities will continue to occur. Expansion of pedestrian systems, construction and/or improvements of park facilities and continued improvement of the Municipal Complex to meet the needs of the City and its residents will occur.

In making decisions and promoting Walled Lake, the City will utilize the central location of Walled Lake in the growing metropolitan region. Related to this, the City will investigate methods to decrease the negative effects of automobile traffic on the City's roads and streets.

RESIDENTIAL LAND USE

Goal:

Create, preserve and enhance well-planned, safe, traditional and balanced residential neighborhoods.

Objectives:

Promote the identification, preservation and redevelopment of historically significant houses and neighborhoods. This could be accomplished through greater awareness by City staff and residents of the Walled Lake Historic District and Historical Commission and other methods to increase program effectiveness.

Examine methods to promote traditional design and development in existing and future neighborhoods. This can be accomplished by establishing Traditional Neighborhood Design Standards, requiring sidewalks, street trees, and street lighting, separating vehicular and pedestrian traffic, creating public green space within neighborhoods and so forth.

- Provide adequate green space and/or parks to serve all residential neighborhoods within the City.
- Continue to monitor conditions of residential homes and enforce housing codes.
- Establish methods of financing and programs to encourage redevelopment of substandard residential units.
- Ensure that current and future residential areas are separated from incompatible land uses.
- Promote appropriate infill housing, especially where it would add stability to the neighborhood.

Continue to provide a range of housing types and in doing so ensure that all housing units complement each other and are properly planned.

COMMERCIAL LAND USE

Goal:

Provide an adequate variety of commercial facilities properly located to serve the residents of Walled Lake and outlying areas. Encourage commercial uses to retain and further the traditional character of the City.

Objectives:

Encourage a wide range of commercial businesses to meet all of the needs of residents. Continue programs to sustain existing businesses and to encourage new commercial growth.

Encourage commercial development that builds upon the strengths of and complements the mix of uses and aesthetic standards of the Downtown.

Discourage strip commercial developments and manage the negative effects that these developments may have by limiting the number of site entrances and encouraging shared access driveways.

Promote efficient use of existing commercial buildings and sites, and protect wetlands, woodlands, and other natural areas from unnecessary destruction.

Require all proposed commercial rezoning proposals to be justified in terms of neighborhood, community, and market area needs as applicable.

Continue to monitor compliance with building and maintenance codes in commercial areas. Encourage business owners to renovate and repair buildings, signage, landscaping and parking areas on a timely basis.

Utilize the City's design standards to promote high quality commercial development.

INDUSTRIAL LAND USE

Goal:

Retain existing industrial uses and sites and encourage new industrial development where appropriate, based on sound land use and environmental standards. Enforce high standards for site and building design to achieve attractive industrial growth that strengthens the tax base and provide employment opportunities.

Objectives:

Establish design standards for industrial uses that require green space, landscaping and quality building design.

Promote strict enforcement of codes and regulations applicable to industrial areas, to prevent off-site nuisance impacts (such as noise, odors, smoke, and visual impacts).

Encourage rehabilitation of industrial areas by pursuing removal or repair of vacant and substandard buildings, removal of incompatible uses, and consolidation of land.

Ensure that transition of industrial to non-industrial uses occurs where appropriate, while retaining sufficient industrial areas of the City.

NATURAL RESOURCES

Goal:

Protect, preserve, and enhance the unique and desirable natural amenities of Walled Lake.

Objective:

Pursue funding for acquisition of open space, using state and federal grants.

Continue to enforce setback and site plan design standards, particularly involving greenbelts, landscaping, and buffering between conflicting uses, so as to protect natural resources and create open space.

Continue to protect wetlands and, where possible, restore altered wetland areas to their natural condition.

Provide incentives and encourage developers to preserve usable open space in new developments and install play areas, walkways and buffers.

Ensure that current and future developments are protective of the natural environment of the City.

PUBLIC FACILITIES AND INFRASTRUCTURE

Goal:

Provide desired and necessary cultural and recreational facilities and City services for the residents of Walled Lake.

Objectives:

Consult the City's Parks and Recreation Master Plan to guide improvements to the parks and recreation facilities. Review and update the Parks and Recreation Master Plan regularly.

Continue to maintain and improve parks and recreational facilities.

Investigate methods to provide recreational facilities which are currently not available in the City, including a swimming pool and tennis courts. Provide additional recreational facilities in locations not adequately served throughout the City.

Continue to develop sidewalks and trailways throughout the City, linking current residential areas with schools, recreation areas, commercial districts, and other attractions.

Provide municipal facilities desired by residents by utilizing existing structures or constructing new facilities when necessary, provided that adequate funding exists.

Utilize the future improvements to the Municipal Complex and library for the needs of the government and Walled Lake residents. Investigate the possibilities of library expansion and provision of a meeting hall within the complex.

Continue providing a high quality of City services for residents.

TRANSPORTATION

Goal:

Investigate and employ methods of eliminating transportation deficiencies within the City.

Objectives:

Accommodate increases in traffic volumes through road maintenance, intersection improvements, signalization improvements, and upgrading the road network.

Carefully scrutinize development proposals to be certain that they will function well within the context of the surrounding street systems.

Continue to further the partnerships with appropriate agencies, including the Road Commission for Oakland County, SEMCOG and MDOT, to ensure that transportation deficiencies and concerns within the City and region are addressed.

Ensure proper maintenance and expansion of sidewalks, safety path system and crosswalks to minimize automobile and pedestrian conflicts.

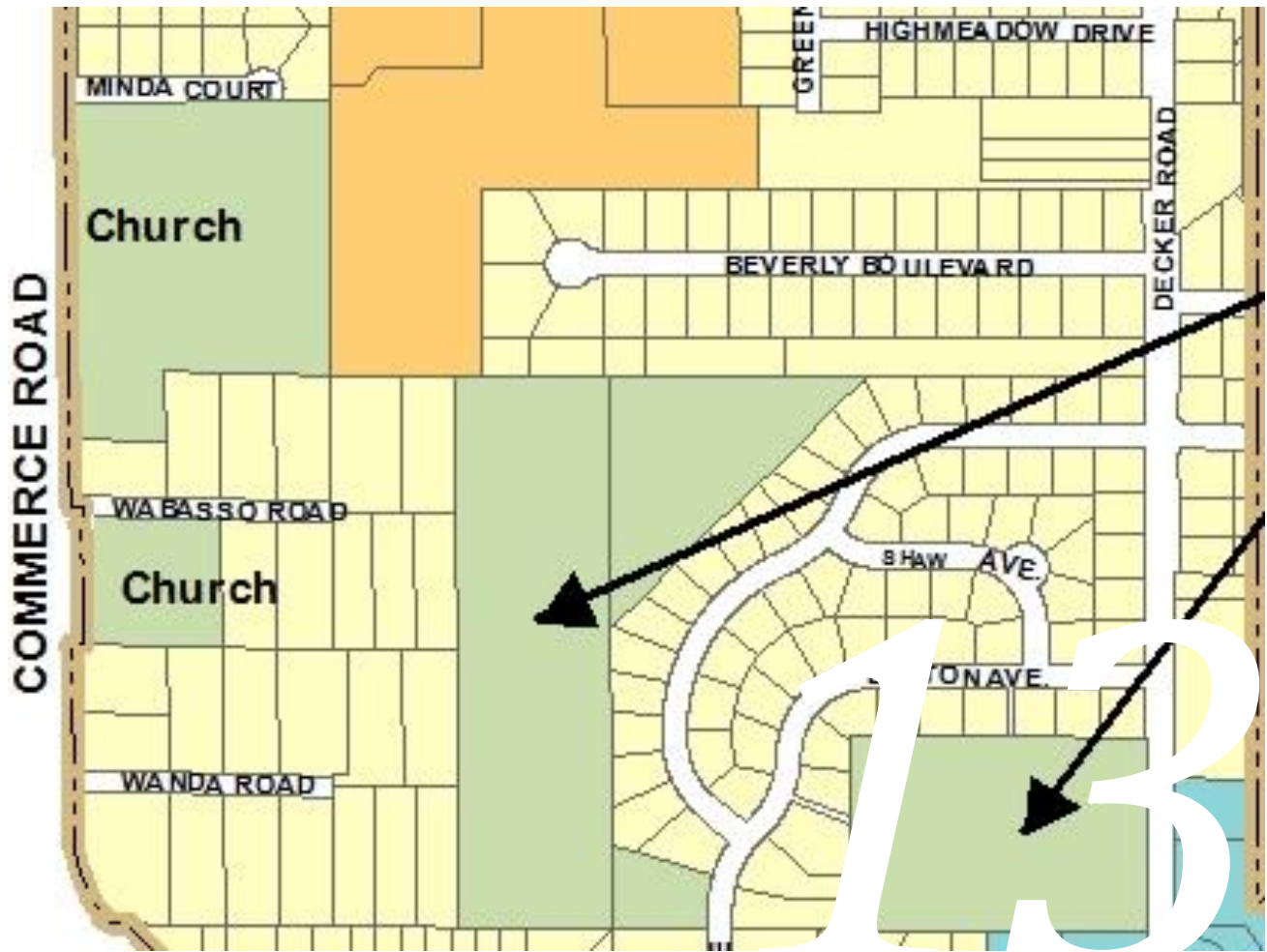
ECONOMICS

Goal:

Promote development of a financially secure community that can continue to provide all necessary municipal, educational and recreational services to its residents and businesses in an efficient manner.

Objectives:

Encourage development that provides a balanced tax base and lessens the burden on residential services.



Chapter 13

Future Land Use Plan

The delineation of future land uses is a primary reason for completing the Master Plan. The Future Land Use Map (Map 14) is based on the findings in this plan. It will serve the Planning Commission as the guide for future land use decisions.

SUMMARY OF FINDINGS

The population of Walled Lake and the number of housing units continues to grow. An increase of 286 people and 189 households occurred between 2000 and 2010, a growth of approximately 4.3% and 6%, respectively. The new units constructed in the last decade have included a substantial number of multiple family units, which has been helpful in providing housing to all segments of the City's population.

The population is projected to grow to 7,410 by 2020, but this could only be accomplished through redevelopment and increased household sizes. New residents will require the same range of housing types and opportunities that exist within the City today. It is expected that the City will become built-out and will redevelop existing sites to accommodate the increase in population.

This growth will expand the tax base as a result of new residential and non-residential construction. Residential growth will benefit existing businesses and may spur new commercial development. New commercial and industrial uses would provide a greater variety of goods and services as well as employment opportunities for residents of the City and region.

The growth, however, will place new demands on City services. New users will be added to the sewer and water systems. Police and fire calls will increase. Enlargement of the City administration building and library facilities are already being planned to adequately provide for the City's needs.

The growth in the City and in adjacent communities will generate additional vehicular traffic, straining the heavily-burdened road network. New growth could continue to encourage additional auto-oriented uses to locate on West Maple Road and Pontiac Trail, increasing competition that currently exists with the downtown of the City.

RESIDENTIAL POLICIES

Residential development is expected to continue as the remaining vacant land gets developed and infill occurs within existing neighborhoods. The City must strive to preserve the small-town atmosphere, and seek development that complements the historic qualities of the City. A variety of housing types, sizes and costs, are needed to accommodate the residents' diverse backgrounds. Greater effort must be focused on providing the amenities sought within residential neighborhoods, such as sidewalks, street trees and park land. Improvements to existing houses and neighborhoods must also be encouraged, particularly since many homes are at an age when the need for substantial renovations can be expected.

Single Family Residential

Single family residential will continue to be the predominant land use and housing type in the City. Traditional-style homes on average-sized lots, with sidewalks and street trees, are favored by residents. Redevelopment of existing homes and neighborhoods will occur in accordance with these traditional themes and at an appropriate scale compared to neighboring residences. This is particularly important within the City's lakefront neighborhoods. Preservation of existing homes and the traditional neighborhood character should be encouraged, particularly with homes of historical quality (as recommended in the Historic Resources and Opportunities chapter).

Multiple Family Residential

Multiple family residential, including two family residential, is projected to expand at a rate similar to single family. The increase in multiple family residential is based on the need to provide greater variety and more affordable housing opportunities for existing and new residents.

Mobile Home Park

The Future Land Use Map identifies one existing mobile home park, Fawn Lake Estates. This development, along with multiple family and other higher density residential developments, satisfy current needs for affordable housing. Because the City is nearly built-out, there is no vacant land remaining that would be appropriate for additional mobile home park use. If needs change and land becomes available, suitability for mobile home park use must be determined on a case-by-case basis, giving consideration to adequacy of utilities, vehicular access, compatibility with surrounding development, and similar considerations.

COMMERCIAL AND INDUSTRIAL POLICIES

The Future Land Use Map plans for additional commercial and industrial development, provided that it is designed in a manner that reflects the "small-town," traditional character of the City.

In advocating traditional design, commercial development is encouraged principally within the Historic Lakefront Area near the intersection of Pontiac Trail and Walled Lake Drive and the General Commercial Districts along Maple Road and Pontiac Trail.

Facade and streetscape details must adhere to the Downtown Overlay District Zoning standards, the recommendations provided within this plan, and the findings of the Main Street program. Encompassing the Historic Lakefront District as shown on the Future Land Use Plan, The Downtown Overlay District is a mix of traditional, pedestrian-friendly commercial buildings.

Future development within the Lakefront District must preserve and reuse existing buildings, where feasible. A transition to more traditional, pedestrian-oriented commercial design is encouraged.

Although each commercial area will be unique, it is recommended that the commercial districts develop a unifying theme that links them together. Traditional architecture is recommended, with small front setbacks, screened parking, and sidewalks. This would promote consistency throughout the business district, but would require revisions to the existing standards of the Downtown Overlay District and Zoning Ordinance in general.

Office uses are recommended within the downtown areas. Office use has been linked with retail in the Historic Lakefront category, to encourage a downtown character and mix of uses. These uses will be permitted on both the first and second floors of these structures, and in converted homes.

Conversion of homes to office and commercial is encouraged where necessary, to preserve existing homes of character adjacent to the downtown or other areas of commercial or office development. Conversion of these homes must apply the following standards:

- Preservation of the home.
- Preservation of the character of the neighborhood.
- Lighting, signage and landscaping that reflects the residential appearance of the use and does not compromise existing residential properties in the neighborhood.

Residential use is encouraged on the upper floors of commercial and office buildings in the downtown areas. Adaption and renovation of upper floors for commercial or residential uses is encouraged.

In regards to industrial uses, the City will continue to be proactive in positioning itself for quality industrial development, which should be permitted in areas of light industrial and office tech designation, subject to applicable site and building design standards. This will ensure that such uses will be compatible with surrounding land use and neighborhood character.

Following is a summary of the commercial and industrial land uses delineated on the Future Land Use Map. In order to adequately address the current and changing needs of the City, the Future Land Use Map includes two new land categories: General Commercial and Transition.

Historic Lakefront

The Historic Lakefront designation includes a smaller area than in previous plans. It is limited to the area that currently exhibits the characteristics of a tight-knit, mixed-use, and walkable district. The boundaries of the Historic Downtown Core designation on the Future Land Use Map are compact, reflecting the Planning Commission's desire to concentrate commercial and office activities in a centralized location. This action would further contribute to a downtown character.

The goal of the Historic Lakefront designation is to maintain the compact walkable scale of the district as distinct and unique from the City's other commercial districts.

Historic Lakefront uses are designed to serve the commercial needs of residents within the City's adjacent neighborhoods and throughout the City, as well as residents who live in surrounding communities or who are driving through the area. The Historic Lakefront District has these qualities, in addition to its drawing point as a unique niche for the City and region. Expansion of this niche, which provides the City with a distinct character and marketing advantage over business district in adjacent communities, would encourage additional people to visit and frequent the City's businesses.

To promote the Historic Lakefront designation, revisions to the existing pattern of development will have to occur. The scale and amount of time required to effect these changes will be based on the market and on the City's implementation policies. The existing standards of the Downtown Overlay District are appropriate, and

should continue to be enforced. However, revised standards are needed to reach the goal of a consistent downtown character throughout the City.

For example appropriate revisions to building setbacks, landscaping, parking requirements, site circulation, and the development of innovative zoning approaches should be pursued throughout the Historic Lakefront category. The designation should provide standards that promote traditional building design, with buildings that address the street and sidewalk (zero front setbacks with use of rear or street parking), and that reflect the recommendations of the Historic Lakefront Framework Plan.

Guidelines recommended for the Historic Lakefront District include:

- Maintain a common design theme in architecture, landscaping, lighting, signage, etc.
- Maintain the Downtown District with 2+ story buildings of brick, stone or decorative block built to the property lines with rear or on-street parking.
- Provide a mix of retail, service, office and residential, by permitting retail, service and office on first floors, with residential and commercial uses above.
- Prohibit strip-center development.
- Ensure that the district is pedestrian-friendly, by providing sidewalks, benches, awnings, pedestrian signals and buildings with decreased or zero setbacks.
- Limit vehicular access points.
- Limit light and noise pollution.
- Provide connections between the Historic Lakefront District and Other commercial areas along Pontiac Trail and West Maple Road, by providing crosswalks, pedestrian signals, curbed islands and medians, on-street parking, decreased numbers of lanes and lane widths and slower permitted speeds (all requiring cooperation of the Road Commission for Oakland County).

General Commercial

The General Commercial District is proposed to provide a wider variety of commercial goods requiring greater land areas. These uses include retail and service establishments which are commonly dependent on high accessibility and visibility. Therefore, commercial land uses are located principally along corridors with the greatest area-wide access and highest volume of traffic such as those areas along Pontiac Trail and West Maple.

Because these uses generate heavier traffic volumes and visual impacts, proper site design should be required. Primarily located along West Maple, a major community entry point, this is especially important to assure a quality image for Walled Lake. These elements should include architectural, landscaping and access management standards.

Gateway Mixed Use

The Gateway Mixed Use District is proposed to serve as a transitional land use category for high profile intersections and other locations of the City not appropriate for the Downtown Commercial designation. The goal of the Gateway Mixed Use district is to provide image-oriented points of entry into the City while permitting a range and/or mix of uses.

Success of the Gateway Mixed Use District will require, like the Downtown Commercial District, appropriate revisions to the zoning district designations and Zoning Ordinance. Because the goal of the Gateway Mixed Use

District is to provide a focal point at vital locations, appropriate site layout and aesthetic standards must be created and enforced by the City.

Comments from residents and Planning Commission members gathered during the Visioning Sessions, surveys and Planning Commission meetings, indicated that the City should strive for a different pattern of development than has typically occurred within the last few decades in these areas. The use of conventional gas stations and strip centers, which typically gravitate to these gateway locations, must be reevaluated.

It is therefore recommended that a Gateway Mixed Use Zoning District be created to permit high image development. The Gateway Mixed Use District would permit a wide range of uses, including many types of commercial and office uses combined with second-floor residential, making it similar to the Downtown Commercial District. However, because of the transitional nature of the locations designated for Gateway, the Gateway Mixed Use District would also permit multiple family residential use (not requiring commercial uses on the first floor) and public uses.

There are various zoning approaches available to implement Gateway Mixed Use District zoning. Use of the Planned Unit Development or Commercial Planned Development techniques, both of which are currently provided for in the City's Zoning Ordinance, would be feasible, subject to some revisions to the existing zoning requirements.

Guidelines recommended for the Gateway Mixed Use District include many of the same standards recommended in the Historic Lakefront District:

- Establish a common design theme, in architecture, landscaping, lighting, signage, etc.

Reflect the character of the existing "Historic Lakefront District", with buildings of brick, stone or decorative block, built to the property lines, with rear parking, underground parking and/or screened parking areas within side yards.

- Provide a mix of retail, service, office, residential, and public uses.
- Prohibit conventional strip-center development.
- Make sites pedestrian friendly, by providing sidewalks and street trees, as well as linkages to adjoining Gateway uses, neighborhoods and/or Downtown Commercial uses.
- Limit vehicular access points.
- Limit light and noise pollution.
- Incorporate natural features of each site.
- Create a theme within each Gateway by linking property in question with adjacent properties in scale and aesthetic appearance.

Transition

There is an area in the City located near the intersection of Decker Road and S. Commerce Road. This area contains a mix of multi-family residential uses and small scale office uses. It is anticipated that this mix of uses will continue to exist and provide a transition to the more sensitive single family residential neighborhoods behind these uses.

Permitted and special uses allowed in the City's Office District and RM-2 District would be appropriate at this location.

Office Tech

The creation of the Office Tech District is a response to the concerns of high profile industrial uses in the heart of the City. Industrial growth historically occurred along the former Coe Railroad in the center of Walled Lake. This

industrial base is now surrounded by commercial and residential uses, creating concerns about incompatibility, particularly when expansion of industry is proposed.

The Office Tech District is a response to this problem. The goal of this district is to focus on a changing industrial market, which is less intensive in character, having an office profile that would be compatible adjacent to residential. It is envisioned that the Office Tech District will require “higher” standards for building layout and design, landscaping, lighting, signs, etc., than are required in the current I-1, Limited Industrial District.

Less intensive industrial uses such as prototype design and those referred to as “high-tech,” would be permitted in this district, including engineering, design, research and development, limited manufacturing, laboratories, office buildings and other analogous uses that would not have negative effects on surrounding properties and uses. Creation of a new zoning district that identifies these uses would be necessary.

Additional site and building requirements must include provisions for proper screening of all parking and loading areas from view from the road and from adjacent properties. It would be appropriate to consider requiring building design standards.

Light Industrial

The Light Industrial category would be retained on the City’s western border with Commerce Township. This area west of Ladd Road and north of West Maple Road is mostly frontage for industrial parcels extending into Commerce Township. By allowing the District to remain, the City ensures that these parcels will continue to be available for more intensive uses not permitted in the Office Tech District.

Future revisions to the existing I-1 Zoning District may be necessary to ensure that offsite impacts of the district are adequately addressed (e.g., additional landscaping or screening requirements, special land use standards, etc.).

PUBLIC / SEMI-PUBLIC POLICIES

Land reserved for public/semi-public uses includes park land and other land, described in the Community Facilities and Recreation chapter of this plan. Additional land was acquired for the City Hall, library, and other municipal functions based on the facility needs study completed by the City. Additional land for parks and recreation is also necessary according to the City’s *Parks and Recreation Master Plan*.

Public/Semi-Public

Public/semi-public uses are expected to account for 116 acres, or approximately 9% of the City according to the Future Land Use Map. This figure includes additional land for the municipal complex and existing park land.

Based on recommendations in the *Parks and Recreation Master Plan*, the City should search for additional park land to acquire, by outright purchase or through dedication in conjunction with new development. One such opportunity existed with the East Bay Village development, which resulted in preservation of land for park space on the south side of Leon Road. Another opportunity existed with the development of the CVS store on the north side of West Maple Road, west of Pontiac Trail, resulting in the construction of a 0.3 acre pocket park.

Safety paths for non-motorized travel are much-needed public facilities. The City should continue to work on the completion of the conversion of the former COE railroad to a non-motorized regional trailway.

FUTURE LAND USE MAP

Map 11, the Future Land Use Map, identifies the planned use of land throughout the City, based on the recommendations set forth in this Chapter. Table 13.1 summarizes the acreage allocated to each land use, revealing that the City will continue to be a predominantly single family community. Some redevelopment of single family residential may occur, resulting in a minor decrease in acreage. In contrast, the Future Land Use Map projects an increase in multiple family acreage.

In the non-residential categories, the Future Land Use Map plans for a decrease in mixed use acreage, represented by the Historic Lakefront District and Gateway Mixed Use categories. The transition in industrial land use is reflected in the decrease of 6.5% of Light Industrial and Office Tech land uses.

Downtown Commercial

- Further establish a common design theme
- Provide a mix of retail, service and office with residential on second floors
- Prohibit strip-center style development
- Ensure district is pedestrian friendly
- Limit vehicular access points
- Limit light and noise pollution
- Expand traditional character of Historic Waterfront Downtown northward
 - 2+ story structures
 - Traditional building materials
 - Build-to line for all buildings, more limited setbacks and 0' setbacks
 - On-street and screened parking
 - Sidewalks, cross-walks and pedestrian signals
 - Street trees
 - Curbed islands and medians
 - Fewer lanes, decreased lane widths and decreased speed limits

Gateway Mixed Use

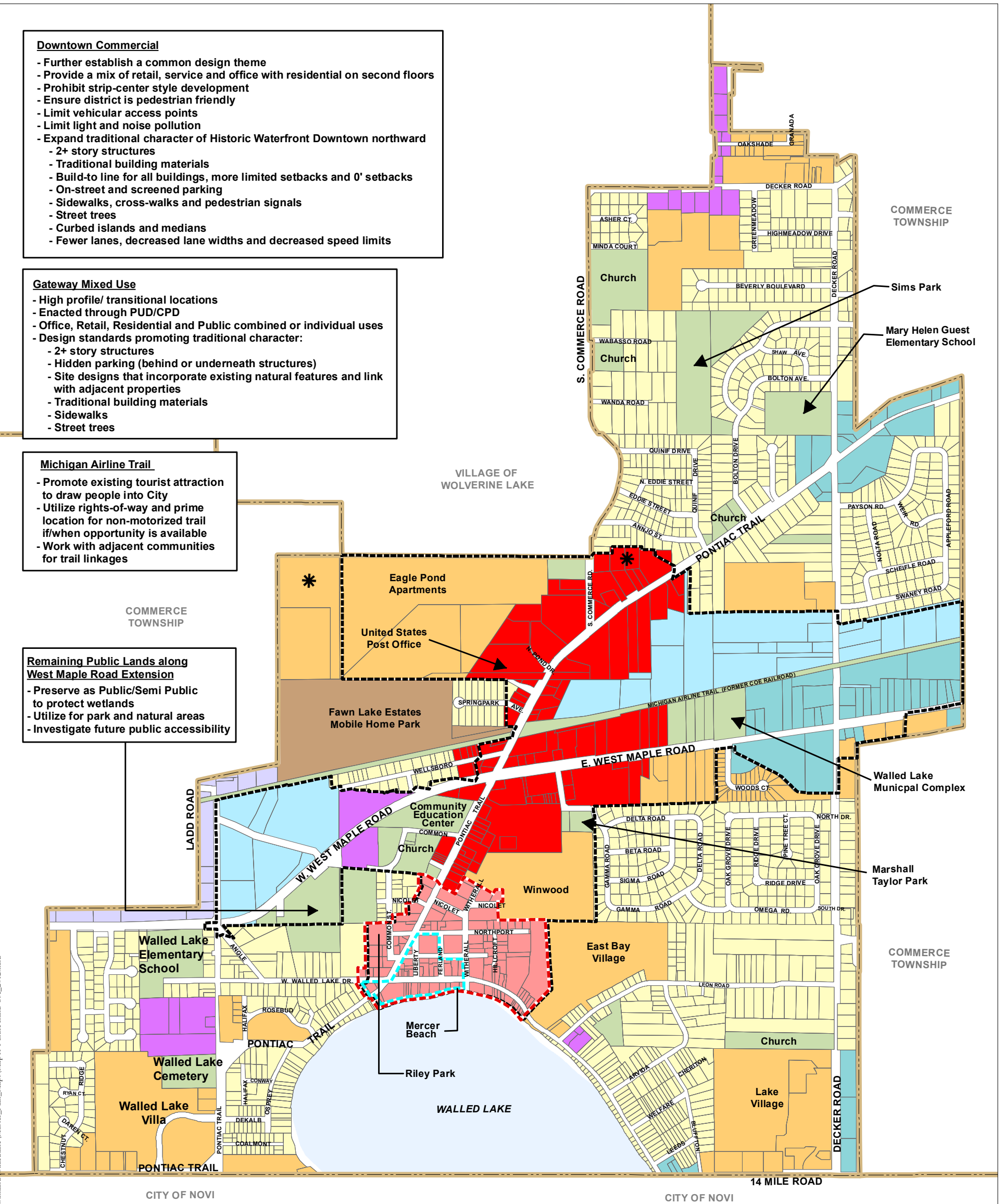
- High profile/ transitional locations
- Enacted through PUD/CPD
- Office, Retail, Residential and Public combined or individual uses
- Design standards promoting traditional character:
 - 2+ story structures
 - Hidden parking (behind or underneath structures)
 - Site designs that incorporate existing natural features and link with adjacent properties
 - Traditional building materials
 - Sidewalks
 - Street trees

Michigan Airline Trail

- Promote existing tourist attraction to draw people into City
- Utilize rights-of-way and prime location for non-motorized trail if/when opportunity is available
- Work with adjacent communities for trail linkages

Remaining Public Lands along West Maple Road Extension

- Preserve as Public/Semi Public to protect wetlands
- Utilize for park and natural areas
- Investigate future public accessibility



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Office Tech

Land uses which will not negatively affect adjacent properties, including: high tech uses (engineering, design, research and development, etc.), limited manufacturing, offices and ancillary uses permitted in the Light Industrial and Office Districts.

Additional Site and Building Requirements:

- Screening and Landscaping Requirements for all parking and loading areas
- Improved building facades, comparable to those required in retail and office districts
- Sidewalks
- Parking permitted in rear and side setbacks

**Map 11
Future Land Use**

City of Walled Lake, Michigan

Future Land Use Categories

- Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Gateway Mixed Use
- Transition
- Historic Lakefront
- General Commercial
- Office Tech
- Light Industrial
- Public/ Semi-Public

- Future Park (General Location)
- Municipal Boundaries
- New DDA Boundary 7-9-08
- Historic Lakefront District
- Historic Downtown Core

0 1,000 2,000 Feet

4/2/2013

McKenna
ASSOCIATES



Base Map Source: Oakland County Planning Department, 2007
Data Source: McKenna Associates, 6/2012

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**TABLE 13.1
FUTURE LAND USE ACREAGE**

Land Use Category	Future Land Use Totals	
	Acres	% of Total
Single Family Residential	445	32%
Multiple Family Residential	279	23%
Mobile Home Park	39	3%
Historic Lakefront	35	3%
General Commercial	96	8%
Gateway Mixed Use	76	6%
Office Tech	89	7%
Transition	32	3%
Light Industrial	15	1%
Public and Semi-Public	116	9%
Total*	1,222	100%

* Does not include normally occurring surface water or public right of ways. These exclusions provide a more meaningful distribution of land use.

Zoning Plan

Map __ reflects the relationship between the future land use plan and the current zoning. The following table (Table 13.2) shows the comparison between future land use districts and corresponding zoning designation with commentary regarding how the zoning will have to be modified to implement the Future Land Use Plan.

Future Land Use Category	Corresponding Zoning Designation	Comments
Single Family Residential	R1-A, Single Family Residential District (12,000sf) R1-B, Single Family Residential District (9,600sf)	No Change
Multiple Family Residential	RM-1/RM-2/RM-3, Multiple Family Residential Districts	No Change
Mobile Home Park	MH, Manufactured Home District	No change
Historic Lakefront	C-3, Central Business District	This zoning district text and boundaries will have to be revised to implement the Future Land Use Plan including developing a form-based code for this area.
General Commercial	C-2, General Commercial	This zoning district boundary will have to be revised to reflect the Future Land Use Plan
Gateway Mixed Use	Mix of non-residential and RM-1 districts	The development objectives for these areas will be accomplished through the use of the Commercial Planned Development (CPD) options
Office Tech	O-1, Office District I-1, Limited Industrial	This land use will also require some refinement to the zoning ordinance to reflect current trends in research and industrial uses
Transition	O-1, Office District C-1, Neighborhood Commercial District RM-1, Multiple Family District	This land use allows for flexibility to create a transition between more intense uses and adjacent single family uses.
Light Industrial	I-1 Limited Industrial District	No Change
Public and Semi-Public	Mix of districts and CS, community service district	Publically owned parks and schools are zoned CS, churches are allowed in all zoning districts.

Zoning Districts

- R-1A** Single Family Residential District (12,000 sq. ft.)
- R-1B** Single Family Residential District (9,600 sq. ft.)
- RM-1** Multiple Family Residential District
- RM-2** Multiple Family Residential District
- RM-3** Multiple Family Residential District
- MH** Mobile Home District
- RD** Two Family Residential District
- C-1** Neighborhood Commercial District
- C-2** General Commercial District
- C-3** Central Business District
- O-1** Office District
- CS** Community Service District
- I-1** Limited Industrial District
- P-1** Vehicular Parking District

Setbacks shall be measured from a line parallel to and 60 feet from the centerline of the road.

Setbacks shall be measured from a line parallel to and 43 feet from the centerline of the road.

Downtown Overlay District Boundaries

Historic Downtown Core
0-5 Foot Front Setback

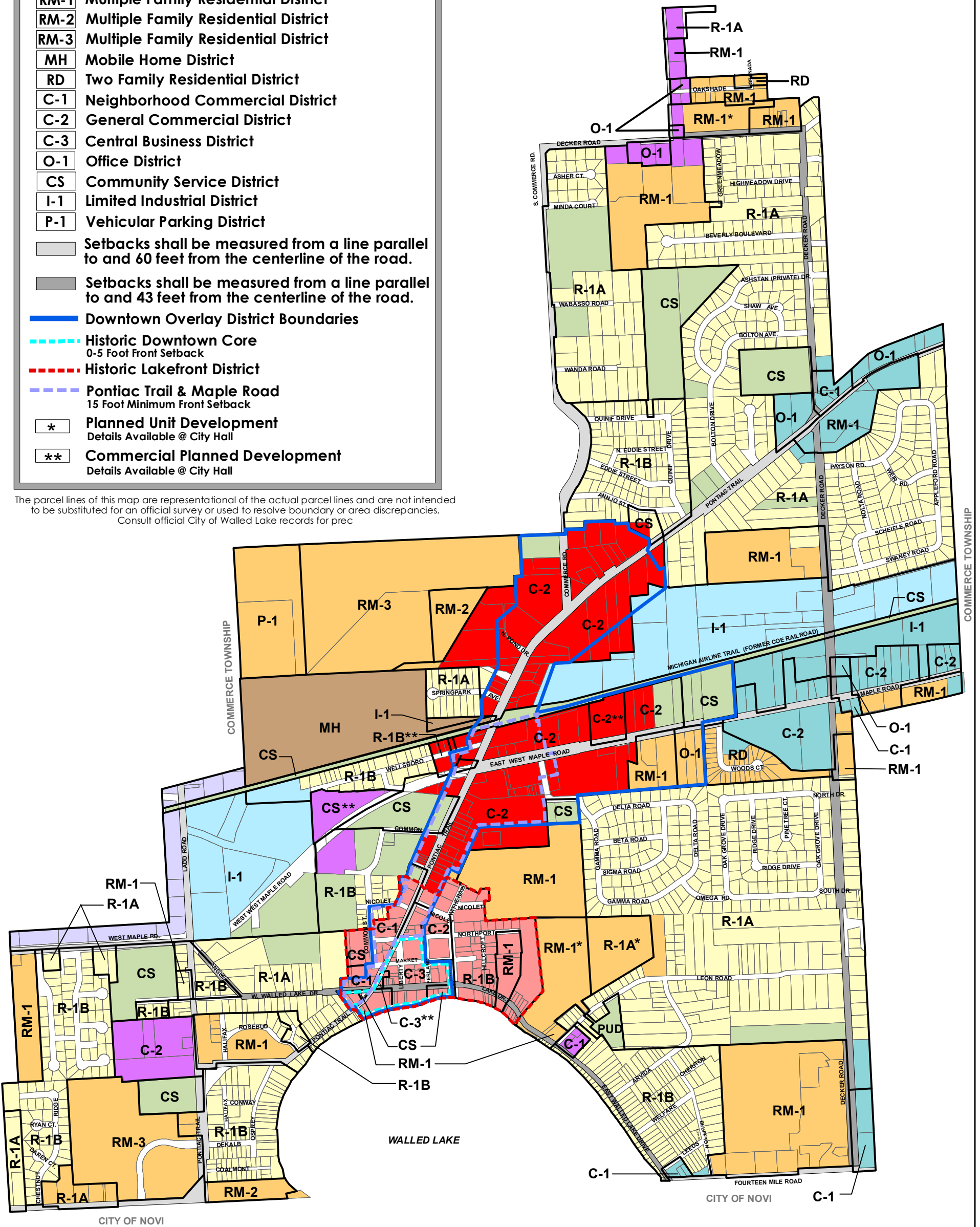
Historic Lakefront District

Pontiac Trail & Maple Road
15 Foot Minimum Front Setback

*** Planned Unit Development**
Details Available @ City Hall

**** Commercial Planned Development**
Details Available @ City Hall

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official City of Walled Lake records for prec



Zoning Plan

City of Walled Lake, Michigan

Future Land Use Categories

- Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Gateway Mixed Use
- Transition
- Historic Lakefront
- General Commercial
- Light Industrial
- Public/ Semi-Public

- Future Park (General Location)
- Municipal Boundaries

Approved by Planning Commission on September 13, 1988
Adopted by City Council on December 6, 1988
Effective Date: January 12, 1989

Base Map Source: Oakland County Planning Department, 2007
Data Source: City of Walled Lake

0 500 1,000
Feet

MCKenna
ASSOCIATES



*There have been several zoning map amendments between 1/12/89 and 1/03/07. Consult the City Clerk's office for details regarding previous map amendments.



Chapter 14

Implementation

OVERVIEW

Implementation strategies are an integral component of any master plan. They determine how the plan's guidelines and recommendations are to be put into practice and become reality. To implement the goals and objectives provided in this Master Plan and to achieve the preferred development pattern, it will be necessary for the leadership of Walled Lake to be forward-thinking and committed. The following strategies may be used as individual efforts or combined with others to achieve the desired results (please see Chapter 8, Community Facilities and Recreation, and Chapter 9, Historic Resources and Opportunities, for specific strategies related to Parks and Recreation and Historic Preservation, respectively). The key is to define those strategies that will best implement the Master Plan at any given time and under specific circumstances and to then proceed with those strategies.

PUBLIC POLICY AND ADMINISTRATIVE ACTIONS

Public Information and Education. A successful master plan must educate the citizens of the community on the goals for the community, the regulatory measures, and the incentives that are needed to implement the plan and realize the stated goals. An informed and involved citizenry can then offer its support and assistance in working toward the community they desire to have in the future.

An example of an appropriate public information and education effort would be educating the public of the importance of a central business district. It is vital for the residents of Walled Lake to understand the reasons for the efforts made by the City and DDA through the Main Street Program and through the recommendations of this Plan to promote a traditional downtown. By understanding the reasons, the public is far more likely to support efforts aimed at maintaining the downtown area. Offering information to the public concerning the benefits of traditional neighborhood development and the ways that such development helps contribute to the City's character and property values, gives citizens the opportunity to make informed decisions regarding new incentives, regulations, or standards.

Examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques include:

- A condensed version of the Future Land Use Plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the City.
- Programs in the school system concerning land use issues.
- Regular informational sessions conducted by the Planning Commission and City Council.

Continued Cooperation Between Local Units of Government. The City will want to continue to cooperate with adjacent communities to promote a proper system of growth. The City and surrounding communities should regularly communicate and share plans to maximize the benefits for their citizens.

Continuous Planning. Community planning is a dynamic process that does not end with the completion of the Master Plan. Urban areas experience constant change and planning involves identifying and responding to change. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the Master Plan should be reviewed and updated on a regular basis, at least every five years.

In addition to the Master Plan, more detailed plans for specific areas and issues such as road corridors, the downtown, neighborhood redevelopment, and architectural design, have been identified as useful tools in achieving the community's goals.

Fiscal Impact Analysis. Fiscal impact analysis provides a projection of public costs and revenues associated with a proposed development. It describes and quantifies public costs (police, fire, public works, transportation, and educational facilities) that are incurred by the development, as well as the revenues generated from property taxes, user charges, intergovernmental transfers, and other fees.

Establishing Priorities. The Master Plan contains a multitude of recommendations. There is insufficient staff or volunteer support to implement all of the recommendations in a carefully planned, deliberate manner. Consequently, a process for establishing priorities must be established as soon as the Master Plan is adopted. Participants involved in setting priorities should include City staff, the Planning Commission, and other officials who should be involved in implementation of the Plan. As a matter of policy, Master Plan priorities should be reviewed on a periodic basis to evaluate progress and re-evaluate priorities. An annual review is recommended.

Design Standards. A site and architectural design standards manual is a useful document to describe the type of new development, as well as appropriate redevelopment objectives, desired in the City. The benefit of a design standards manual is that it can be used to communicate concepts and ideas that the City may not consider appropriate for the Zoning Ordinance. The manual should be distributed to developers and property owners to guide them in the preparation of site and architectural plans.

The Walled Lake Zoning Ordinance has design standards within the Downtown Overlay District. It has provisions for siting of building entrances, facade design, awnings, lighting, parking and landscaping. The District is currently limited to a section of Pontiac Trail and West Maple Road. Additional standards, as well as an extension of the current limits, should be considered in the future to ensure that adequate site design standards are enforced throughout the City. The appropriate method of upgrading these design standards is a question of policy that should be determined by the Planning Commission, City Council, and the City staff, with input from members of the business community and other community leaders.

LAND USE CONTROLS

Adoption of effective land use regulations is one of the best strategies to implement a Master Plan. These regulations may be included in the zoning ordinance, subdivision ordinance, or other development standards.

The future land use categories in the Master Plan provide the foundation for evaluating future zoning change requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable review, if challenged. The Master Plan should always be the principal source of information in the evaluation of zoning change requests.

All ordinances currently in place should be critically evaluated by the City to determine if they effectively implement the objectives of the Master Plan. The following sections of the Zoning Ordinance, in particular, should be evaluated to ensure that they achieve the desired objectives of the Master Plan:

- The permitted land uses and uses permitted after special or conditional approval.
- Definitions of land uses and regulated elements.
- Site plan review procedures (to ensure adequate information is submitted).
- Regulations and requirements concerning landscaping, parking, and signage.

The following is a brief discussion of the regulations and standards that the City also employs to guide future development and land use.

Subdivision Ordinance. The City's Subdivision Ordinance outlines the procedures and standards used in exercising the City's authority to review and approve proposed subdivisions, pursuant to the Subdivision Control Act of 1967/Land Division Act (Michigan Public Act 288 of 1967, as amended). The Ordinance contains standards for the appropriate design of lots and blocks, subdivision access, and such necessary internal improvements as streets, drainage, and water and sewer facilities.

The Subdivision Control Act places restrictions on the power of a municipality to approve or reject plats, indicating that a rejection may not be based on any requirement other than those included in Section 105 of the Act. The Subdivision Ordinance should be thoroughly reviewed and revised so that the City exercises its full scope of authority in regulating subdivision design. For example, the City should consider including requirements or incentives for open space, street trees, etc. Although the City faces a projected build-out within the next decade or two, reevaluation of the Subdivision Ordinance would be worthwhile, assuring that new subdivisions and replats that result from redevelopment will be attractive to existing and potential residents.

Condominium Regulations. Condominium developments have become a popular alternative to subdivisions as a way of developing land, in part due to changes in the State's condominium regulations. The Condominium Act (Michigan Public Act 59 of 1978) was significantly modified in 1982 to permit condominium ownership of land. Developers often prefer site condominium development because the approval process can be much shorter than the platting process required for land subdivision.

The Condominium Act requires condominiums to comply with local ordinances. In Walled Lake, condominiums are regulated through the Zoning Ordinance. These regulations should be maintained and updated concurrently with the standards in the Subdivision Ordinance in order to ensure an acceptable level of quality in condominium developments.

Zoning Regulations. Zoning is the primary regulatory tool used by the City to implement the Master Plan. According to Section 1(3) of the City and Village Zoning Act (Michigan Public Act 207 of 1921), "the land development regulations and districts authorized by this act shall be made in accordance with a plan designed to

promote and accomplish the objectives of this act.” Following are considerations related to the Zoning Ordinance that relate to this Master Plan:

- **Rezoning to Implement the Master Plan.** The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive favorable judicial review if challenged. The Master Plan should be the principal source of information in the evaluation of all rezoning requests. The City should be pro-active in initiating appropriate zoning changes where there are areas inconsistent with the Future Land Use Map.
- **Performance Standards.** Rather than simply regulate development on the basis of dimensional standards, many communities are establishing performance standards to regulate development based on the permissible effects or impacts of a proposed use. Performance standards should be used to supplement conventional zoning standards for the purposes of regulating noise, dust, vibration, odor, glare and heat, safety hazards, and environmental impacts such as water pollution.
- **Performance standards can be particularly useful in achieving environmental and resource protection goals.** If based on a strong body of research, standards can be developed that protect critical natural resources such as floodplains, wetlands, and groundwater recharge areas. The City’s Zoning Ordinance currently provides for performance standards, which should be reviewed to determine if they achieve the goals of this Master Plan. Performance standards could be used in conjunction with special land use approval to determine if non-residential uses should be located adjacent to residential uses.
- **Incentive Zoning.** Incentive zoning allows a developer to exceed the dimensional limitations in the zoning ordinance if the developer agrees to fulfill conditions in the ordinance. Incentive zoning should be considered to promote innovative land planning techniques identified in the Master Plan. For example, a possible increase in density can be used as an incentive for residential development that includes usable open space. In the Gateway districts, more intensive land use could be permitted as an incentive to redevelop land in accordance with the City’s goals.
- **Planned Development.** Planned development involves the use of special zoning requirements and review procedures that provide design and regulatory flexibility, so as to encourage innovation in land use planning and design. Planned developments (PDs) should achieve a higher quality of development than might otherwise be possible, and applied judiciously are an effective zoning technique to achieve development in accordance with the goals and objectives of the Master Plan.

Planned development can be used to facilitate redevelopment in and around the Historic Lakefront Downtown. Planned development usually includes an incentive component and an ability to negotiate certain items in light of this incentive. The Planned Development option was used in the approval process for East Bay Village and for the development near the intersection of Decker and South Commerce Roads. Additional planned developments should be considered in the future to ensure that growth occurs in a productive fashion and in a manner suitable to the existing character of the City. The Future Land Use section of the plan recommends that the PD option be employed for the Gateway Mixed Use districts planned throughout the City.

- **Setbacks and Other Standards.** It is important to review required setbacks and other dimensional standards to be certain that they promote the desired type of development. For example, an existing setback requirement found within the Downtown Overlay District of the Ordinance permits decreased setbacks in order to maintain the integrity of the downtown. Revisions to this requirement, promoting a consistent setback throughout the entire Overlay District, and other similar standards throughout the Ordinance, should be considered.
- **Overlay Zoning.** Overlay zoning allows the City to impose a new set of regulations on a special area within an existing zoning district. In an area where overlay zoning is established, the property is placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones. Overlay zoning has been used to address special conditions historic areas, wetlands, and environmentally sensitive areas, without disrupting the underlying zoning

plan. This option is already employed within the Downtown Overlay District. Expansion to the District or revisions to its standards should be reviewed in accordance with this Master Plan.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

To evaluate, prioritize, and finance public improvement projects, the City should draft and annually update a capital improvement program. Such a program provides a basis for systematic review of proposed improvements related to the Master Plan and creates an opportunity to coordinate timing, location and financing of those projects. Three objectives can be achieved: (1) financial analysis can minimize the impact of improvement projects on municipal finances; (2) project scheduling can occur, given an advance picture of future needs related to development activities; and (3) the Planning Commission can demonstrate its coordinating role to the benefit of municipality at large in formulating project recommendations.

One aspect of capital improvements planning involves planning for building and land needs for municipal functions. In 2000, the City completed a Municipal Space Needs Study, which provided information about building space requirements for general administration, police, fire, public works, and the library. Using this information, in 2002 the City completed a master plan for the municipal facilities at 1499 E. West Maple Road.

Capital improvement programs are most often presented in terms of specific calendar or fiscal year listings, although there are some shown in terms of priority categories with a more flexible time schedule. Six-year programs are the most common period.

Generally, the capital improvement process includes the following steps:

- Inventory of potential projects as related to the Master Plan, including preliminary cost estimation and initial prioritization.
- Evaluation of projects proposed, in addition to those in the Plan, by various sponsors and City departments.
- Financial analysis of the proposed projects in terms of the available versus required community revenues.
- Project scheduling for six years.
- Recommendation of first-year projects to the City Council.
- Formal approval of the capital improvement budget.

Because capital improvement programming is a fundamental policy, the City Council should establish spending levels and select the improvement projects for implementation during the budget process. The role of the Planning Commission is primarily to coordinate material submitted by others and to work with financial officials in assembling facts for review by the City Council, after a review and recommendation based on this Plan.

Streetscape improvements and facility and infrastructure construction and renovations are examples of projects that should be included in a capital improvement program for the City. Capital programming should be viewed as more than just an administrative task. Using the Master Plan to identify the location and type of development desired and the Capital Improvements Program to schedule the provision of services, the City can use the CIP as a tool to implement the Master Plan.

Following are examples of several important capital improvements within the City:

Land Acquisition

Land acquisition is an important supplement to land use regulations as means of managing growth and protecting natural resources. Land acquisition can be used to control the use of a specific acquired parcel, or it can be used to influence the general growth of the City. Local land acquisition programs are generally funded either by local property taxes (such as a dedicated millage or general fund revenues) or by grant programs.

There are several approaches to acquiring interest in land to advance the goals of the Master Plan. Generally, the City can take direct action to acquire property interest or it can rely on private voluntary land protection efforts.

Direct Action by the City. If the City takes direct action, it can acquire property in fee simple or it can acquire a partial interest through acquisition of easements. Fee simple acquisition provides the greatest level of control over the use of the parcel, but it is also the most expensive method of acquisition. In addition to acquisition costs, fee simple acquisition removes property from tax rolls, resulting in a decrease in property tax revenue.

Easements

Easements are distinct property rights that may be sold separately from other rights to the City. Easements are effective for preserving sensitive lands, providing public access along greenways, and allowing property owners to obtain income, estate, and property tax benefits for land stewardship while they continue to live on their land.

There are two Michigan statutes that address the issue of conservation easements. The Farmland and Open Space Preservation Act (Public Act 116 of 1974) provides for dedication of an easement to a public entity, such as the State or local governing body. The Conservation and Historic Preservation Easement Act (Public Act 197 of 1980) gives a third party, such as a land trust, the right to enforce an easement. This act assumes that the easement will be perpetual.

Private Voluntary Land Protection Efforts.

Instead of taking direct action, the City can encourage and rely on private voluntary land protection efforts. Other than acquisition at full market value, private tools available to preserve land include:

Donation of land or bargain sale (acquisition at below market value).

Options to buy (often used to secure control over a parcel of land while funding is being obtained).

Rights-of-first refusal (used to tie up a parcel without having to purchase it immediately).

Leases (temporary control without the expense of acquisition).

Pre-acquisition by a land trust (the land trust serves as the intermediary for the public agency, such as the City).

Conservation investment (essentially a real estate syndication for the purpose of resource protection).

SPECIAL PURPOSE DISTRICTS

Certain recommendations in the Master Plan can be accomplished using a targeted approach through creation of special districts. Special purpose districts that may be applicable in the City of Walled Lake are described below:

Local Development Financing Act

Michigan Public Act 281 of 1986, as amended, provides for the establishment of a local development finance authority (LDFA) to undertake economic development activities to promote manufacturing of goods or materials, agricultural processing, or high technology activity. A typical LDFA project might involve construction of roads and utilities deemed necessary for a specific manufacturing or high technology development project. LDFA activities are most frequently financed through tax increment financing or through issuance of revenue bonds that are retired using tax increment revenue.

Downtown Development Authority (DDA)

Michigan Public Act 197 of 1975, as amended, allows for the creation of a Downtown Development Authority (DDA). A DDA is a non-profit development corporation within a downtown business district of the City that exists for the purpose of promoting a desirable environment for businesses and residents and implementing economic revitalization projects. Projects can be implemented by the DDA through a variety of financing techniques, including bond issues, tax increment financing, and public and private contributions. The City of Walled Lake has an active DDA that has effectively used tax increment financing to fund streetscape improvements, extension of Maple Road, and other improvement programs in the business district. The DDA sponsors promotional activities, funds a director, and makes small incentive grants available for building facade improvements in the Downtown area. The DDA Development Plan can be updated to include new projects and expand current activities according to procedures in Act 197.

The *Needs Assessment Report* completed by the National Main Street Center (NMSC) had many recommendations for the DDA. The NMSC recommended that the DDA, with cooperation from public and private groups and individuals:

- Transition the DDA to full operating autonomy.
- Form new volunteer committees.
- Work with public and private groups and individuals to develop a full calendar of promotion activities and events.
- Develop an effective design assistance and management program for downtown Walled Lake.
- Undertake a comprehensive market analysis and form an economic restructuring/business development committee to direct business development activities.
- A more complete discussion of these recommendations can be found in Chapter 10, Redevelopment Opportunities. In addition, a copy of the *Needs Assessment Report* has been provided in the Appendix of this plan.

NEIGHBORHOOD AREA IMPROVEMENTS ACT

Michigan Public Act 208 of 1949 authorizes municipalities to designate neighborhood areas for the purpose of planning and carrying out local public improvements for the prevention of blight in such areas. The Act calls for preparation of neighborhood betterment plans by the Planning Commission. The Act also provides methods of financing improvements within the neighborhood, including special assessment districts and issuance of neighborhood improvement bonds. This Act might prove useful in revitalizing older neighborhoods in Walled Lake.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)

Home Improvement Program. This program provides low interest loans for home improvements through local lending institutions. The Home Improvement Program (HIP) is not targeted to any specific area, but can be utilized City-wide. Interest rates on loans are related to income. The property must be twenty years or older in age or in need of repair to correct items that are hazardous to health and safety, or for items related to energy conservation.

Neighborhood Improvement Program. The Neighborhood Improvement Program (NIP) is another home improvement program developed by MSHDA, but it is directed toward specific revitalization areas. Loans, with interest rates dependent on income, are made available to homeowners within such areas. The program operates very similarly to the HIP with local lending institutions participating in the program.

REHABILITATION ACT

Act 344 of the Public Acts of 1945 is the basic Michigan rehabilitation statute. It provides powers and procedures for local governments to acquire, assemble, and finance the redevelopment of blighted areas for general rehabilitation purposes.

HUD SECTION 202/8

This is a federally sponsored program that provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non-profit, private organizations (such as churches, unions, fraternal and other non-profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax exempt, but the State rebates an equivalent amount to local tax jurisdictions.

SHARED CREDIT RATING PROGRAM - MICHIGAN

MUNICIPAL BOND AUTHORITY (MMBA)

This program created under Act 227 of 1985 offers municipalities the opportunity to take advantage of the State's credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

MAIN STREET NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Main Street Center (NMSC) is part of the National Trust for Historic Preservation. It created the Main Street Approach to downtown revitalization, and promotes the use of the approach for communities to revitalize their traditional commercial areas. Main Street serves as the nation's clearinghouse for information, technical assistance, research and advocacy on preservation-based commercial district revitalization.

The City is currently participating in the Oakland County Main Street Program, as one of its first three members. Developed in February 2000, the Program provides intensive technical service to develop a local Main Street Program and to address specific downtown revitalization issues. The National Main Street Center and Main Street Oakland County (MSOC) will provide these services for a period of three years, after which services will be provided solely by the MSOC. MSOC, and its unique Oakland County Downtown Design Studio, provides assistance with physical design, economic restructuring and business development.

A Needs Assessment Report was provided by the NMSC in November of 2000. It includes the principles of the Main Street Program and a history of the Main Street Program in Oakland County. The Needs Assessment analysis also provides observations and recommendations for the DDA and City officials relative to promotions, design and economic restructuring. These findings are based on the visit of a needs assessment team to the City and a number of interviews and focus group sessions that were held with downtown stakeholders.

The recommendations of the Needs Assessment Report have been incorporated into the decision making process of this plan where applicable. These and other recommendations of the report should be taken into account for

future direction of the City and its organizations. Additional findings and results of the Main Street Analysis by the NMSC and MSOC should be reviewed and put into action upon completion.

COMMUNITY DEVELOPMENT BLOCK GRANT FUND (CDBG)

Federal Community Development Block Grant funds are administered annually by Oakland County Community and Home Improvement Division. CDBG funds are intended to be used on programs that benefit low and moderate income residents, seniors, or the handicapped. Annually, the City is notified about the amount of CDBG funds it will receive in the upcoming year. By the beginning of December, the City must submit its application, informing the County how it intends to use the funds.

CERTIFIED LOCAL GOVERNMENTS (CLGS) / HISTORIC PRESERVATION FUND

The Certified Local Government Program was established to enhance local government preservation efforts by increasing public interest and involvement in preservation activities. To become certified, a government must have a local historic district commission with design review control over established or planned locally designated historic districts. While certification does not guarantee funding, it may increase the likelihood of receiving a Historic Preservation Grant.

Participation in the CLG program permits local units of governments to apply for and employ a number of Historic Preservation Fund grants for education, research, restoration or nomination of historic resources eligible for the National Register of Historic Places. The funds, received annually from the National Park Service of the U.S. Department of the Interior, are administered by the Michigan's State Historic Preservation Office (SHPO), Michigan Historical Center. The Historic Preservation Fund is the source of a 60-40 matching grant-in-aid program. The federal funds provided through the grant must be matched by the grant recipient with private funds, local government funds, in-kind services, state funds, certain federal funds (limitations apply), donated services and/or donated equipment or material. To become certified, a municipality must have a local historic district ordinance, a historic district commission and a program to identify historic resources.

FINANCING TOOLS

Successful implementation of the Master Plan will depend on the ability of the City to secure necessary financing. Besides the general fund, the following sources of revenue are available to the City:

- *Dedicated Millage.* A special voted millage can be used to generate revenue for a specific purpose, such as land acquisition or construction of a library.
- *Special Assessments.* Special assessments are compulsory contributions collected from the owners of property benefitted by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the assumed benefits to the property affected.
- *Bond Programs.* Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for specific community projects and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenue. The bonds are then retired using income generated by the project (for example, water and sewer service charges).
- *Tax Increment Financing.* Tax increment financing is authorized by the Downtown Development Authority Act and the Local Development Finance Authority Act. When a tax increment finance district is established, the state equalized value of all properties in the district is recorded. Every year thereafter, the property tax revenue generated by any increase in the total state equalized value is "captured" by the DDA or LDFA. Often revenue bonds are issued to finance the improvements, and the tax increment revenues are then used to repay the bonds.

- Legislation approved in 1995 reduced property taxes, thereby reducing the effectiveness of tax increment financing as a means of financing public infrastructure improvements.
- *Grants.* Public grants from various agencies are available for specific municipal projects. Grant acquisition will be important to the City in the future for many projects, particularly if the City decides to pursue further the recommendation of additional non-motorized trail opportunities or recreational opportunities throughout the City.

Two Michigan Department of Natural Resource Grants are available at this time.

- Michigan Natural Resources Trust Fund (MNRTF) grants are available for land acquisition and park development. Established criteria for the grant includes protection and use of significant natural resources, use of inland waters and project need.
- Land and Water Conservation Fund (LWCF) grants are available for the development of lands and facilities for outdoor recreation. Criteria for this fund includes the need for proposal, the capability of the applicant and site and project quality.

Transportation Enhancement Act (TEA-21) grants are available for improvements to the City's transportation system, including motorized and non-motorized systems. This federal program provides funding for all types of transportation-related projects, and has been used throughout Michigan by communities to further a range of improvements. This funding source was used for street trees on Pontiac Trail and Maple Road several years ago.

Private sources for grants also exist. Foundations and utility companies are a common source for private grants for municipal projects. These grants are usually special purpose and limited to specific geographic areas.

Appendix

NATIONAL MAIN STREET CENTER (NMSC) NEEDS ASSESSMENT REPORT FINDINGS (2000)

Following is a summary of the Needs Assessment Report prepared by the National Trust for Historic Preservation. The Report is based on information gathered in interviews and focus group sessions with individuals and organizations in Walled Lake.

OBSERVATIONS:

Organization

- The most unique challenge within downtown Walled Lake is undertaking revitalization initiatives in two very distinct commercial areas (the traditional and pedestrian-oriented Historic Lakefront Downtown and the auto-oriented Pontiac Trail). Because the community has perceived these districts as one downtown in the past, a consistent vision of what appearance the revitalized downtown will have has not been generated.
- Walled Lake's DDA (Downtown Development Authority) has completed several significant revitalization projects since formation in 1990, including the Downtown Urban Design Plan and the Maple Road extension. To reach greater success, the DDA must broaden and undertake a more comprehensive scope of work to achieve complex and far-reaching revitalization activities.
- Greater community involvement must occur within the City. Several DDA Board members do not consistently participate in monthly meetings and on-going responsibilities. Participation on volunteer committees and implementation programs has been uneven.
- The DDA currently does not conduct yearly work-planning and does not organize its work around a set of succinct long-term revitalization goals and strategies.
- Because the majority of the DDA's budget services the bond debt for the streetscape work and construction of the Maple Road extension, little funding is left in the budget to pay for additional projects and activities.

Promotions

- Although the DDA/Main Street Promotions Committee sponsors several events, many events and festivities that take place within the downtown are mostly produced by other organizations.
- The recent improvements to Mercer Beach and Marshall Taylor Park and the relocation of the Foster Farmhouse are under-marketed, but could serve as building blocks for positive marketing and image campaigns for the downtown.
- Because no consistent downtown image or message is being communicated to consumers, assistance to the DDA to create this image may be warranted.

Design

- Despite establishment of a Building Improvement Loan Program, almost all recent building rehabilitation projects were financed by private property owners. There is currently no other form of design or financial assistance offered to downtown property and business owners.
- Because the Maple Road extension and downtown streetscape projects have been completed, future public improvements can now focus on sidewalk and street repair and other downtown

infrastructure. A future downtown capital improvement plan and budget should be devised to address near- and long-term public improvement needs.

- Because the overlay district is not adequate to outline specific and detailed design guidelines, a complete set of guidelines (including photo and graphic information) should be provided so that property owners know exactly what may or may not be done to their buildings and which design is desired by the City.

Economic Restructuring

- The Historic Lakefront Downtown is experiencing a 10-15 percent vacancy rate with deteriorating and unrentable buildings. Pontiac Trail has a lower vacancy rate with most buildings in great shape. The DDA and community desire a broader mix of retail, especially in the Historic Lakefront Downtown.
- East Bay Village, located east of the Historic Lakefront Downtown, will benefit the Downtown by expanding the resident market within walking distance. A goal for the Walled Lake community is to encourage further projects which will intensify the use of existing infrastructure in the Downtown (including use of the numerous infill development opportunities).

Recommendations

- *Transition Walled Lake DDA to full operating autonomy.* As a community-driven organization (and not a municipal authority), more community participation will be encouraged.
- *Form new volunteer committees.* Consistent community support will ease the DDA staff workload and promote a higher level of community support for future initiatives. A volunteer development program should be created to recruit new volunteers and retain valuable volunteers with provision of rewards and benefits.
- *Develop a full calendar of promotion activities and events.* Consideration should be given to adding, in the short- and long-term, additional promotional activities (special events and festivals, traffic-building, new retail promotions and such) which highlight the unique history and physical assets of the downtown.
- *Develop an effective design assistance and management program for Downtown Walled Lake.* A volunteer should develop a design assistance program with help from a volunteer design committee that includes community stakeholders. This committee could also write a set of design guidelines, provide on-going design and architectural assistance to property and store owners, and organizing contractor and other design-related education workshops.
- Undertake a comprehensive market analysis and form an economic restructuring/business development committee to direct business development activities. A comprehensive market analysis would allow the DDA to embark on more strategic business development efforts. The development committee would direct and manage the market analysis and would assist current businesses to become more competitive.

2002 VISIONING SESSIONS AND SURVEY RESULTS

Visioning sessions were held in Walled Lake on January 13, 2001 and March 31, 2001 to receive input to the Master Plan process from area residents. The information received from these sessions and a written survey that participants completed have assisted the City in making sound planning decisions for the benefit of Walled Lake’s residents. The visioning sessions provided opportunities for residents of the City and adjacent communities to brainstorm and identify positive and negative traits, opportunities and constraints facing Walled Lake. The participants selected what they considered to be the top five issues. The second session also incorporated a discussion of Walled Lake’s commercial districts in conjunction with the City’s participation in the Main Street Program.

The written survey covered considerably more issues. It asked residents to rank qualities and traits of the City (the school system, cost of services, and so forth), and queried the background of respondents (how long they had lived in the City, what type of housing and neighborhood conditions they lived in, and such).

VISIONING RESULTS

The participants of the visioning sessions identified positive and negative traits of the City. These traits were written down and posted around the room and public discussion and comment were received for each item. From the list the participants selected five traits each which they felt were the most significant to the City. The results of this exercise, with each trait and the number of votes that each received, can be found on the following pages. The responses from each visioning session were similar so they have been combined in the following tables.

In terms of positive traits, “the reasons people are attracted to Walled Lake,” there were 15 answers received during brainstorming. In comparison, there were 21 negative (“concerns about Walled Lake’s future”) answers. Having more negative responses than positive is a common occurrence of brainstorming, as it seems easier for participants to point out faults than strengths.

TABLE 12.1
REASONS PEOPLE ARE ATTRACTED TO WALLED LAKE

Attractive Characteristics	Participant Votes
1. Public input processes	2
2. City approving good projects - community is improving	3
3. “Small town”	15
4. “Sense of place”/identity	0
5. Community spirit	4
6. City services	8
7. Lake	16
8. Conveniences	0
9. Main Street program	7
10. Historic resources (Coe Railroad, etc.)	3
11. School system	1
12. Library	5

13.	Churches	0
14.	Parks and park improvements	0
15.	Banners	0

Table 12.1 indicates that the lake is the most appealing characteristic of the City, which is not surprising. The City’s small town character is also highly valued, as are City services and programs.

TABLE 12.2 CONCERNS FOR THE FUTURE		
Issue of Concern		Participant Votes
1.	Bad design of Pontiac Trail and Maple Road	3
2.	Lack of cohesiveness near Mercer Beach	8
3.	Too many apartments	5
4.	Transient population	0
5.	Quality of apartments	0
6.	Lack of public participation	5
7.	Not enough space within public facilities (technology, etc.)	4
8.	Not enough parks/trails	5
9.	Too many fast food-style establishments	1
10.	Limitations of a “small town”	0
11.	Lack of meeting hall/community center	5
12.	Traffic	5
13.	Too much expansion	1
14.	Poor pedestrian circulation	6
15.	Shortage of open space	2
16.	Lack of senior gathering facilities	5
17.	LaBoom	1
18.	Image of new businesses	9
19.	Vacant buildings	1
20.	Recruitment of businesses	4
21.	Lack of ordinance control	6

All concerns raised were listed for review and comment by the participants. A few concerns did not receive any votes because they were not considered as significant when compared to other concerns. All responses received during the session are listed in the table as legitimate issues of concern.

The positive and negative results indicate that residents recognize a variety of distinctive features of the City that they deem as important. Residents indicated with both their responses and vote tallies that maintaining the traditional, small town, character of the City is the highest priority.

Walled Lake residents cherish the “small town” aspects of the City and believe that the Main Street Program, whose goal is to preserve and encourage traditional downtowns, is vital to preserve the City that they enjoy. The City’s historic assets, tying the City to its past, were also noted. The lake’s recreation opportunities, aesthetically pleasing views, and similar features promote the atmosphere that residents celebrate.

Downtown issues were frequently mentioned during the negative trait discussion. Residents were particularly concerned about the image of new businesses, with too many new businesses being automobile-oriented with too little regard for promoting traditional design. Residents mentioned the number of buildings with vacancies and the perceived lack of business recruitment strategies. The lack of land use cohesiveness in the downtown areas is a concern, particularly with regard to the interaction of Mercer Beach, the Historic Lakefront Downtown businesses and Pontiac Trail businesses.

Residents believe that the current pedestrian infrastructure, with poor walkability and limited pedestrian opportunities, is a significant concern. The limited public access to the lake, including a lack of docks for boat storage and fishing, was also mentioned. The lack of a central gathering place other than City Hall (for examples a meeting hall/community center/senior gathering facility) is also a concern. This type of facility is important in creating a sense of community.

Vehicular traffic, also noted as a concern by residents, could be considered a threat to the City’s traditional feel. A great deal of traffic within the City is commuter-generated through-traffic (driving through the City without stopping) or is generated by land uses which cater to automobiles (fast food, supermarkets, and similar uses along West Maple Road and Pontiac Trail). Excessive and faster moving traffic on wider streets discourages walkability, which is vital to a downtown.

Opportunities that residents believed the City should employ were also identified during the visioning sessions. The responses reflect a preference for maintaining and furthering the traditional small town feel of the City. A summary of these results by topic follows:

HISTORIC OPPORTUNITIES

Residents believed that historic properties, including the Foster (Banks Dolbeer) Farm House and Stonecrest, should be utilized and promoted for community activities. Future development and preservation should take into account the unique history and traits of the Walled Lake.

PROMOTE THE HISTORIC LAKEFRONT DOWNTOWN

Residents believed that the Historic Lakefront Downtown is an essential feature to the City. They believed that more businesses, particularly specialty shops, should be encouraged to move into buildings in the Historic Lakefront Downtown. Furthermore, the residents agreed that the traditional character should be promoted along Pontiac Trail from the existing Historic Lakefront Downtown to Maple Road. Methods to promote this, including the use of on-street parking and traffic calming techniques on Pontiac Trail should be employed.

Survey respondents also believed that the City should further the promotion of unique traits of Walled Lake. The City’s parks, activities held throughout the year including Market Day, the Memorial Day Parade and the Ice Festival, and the history and historical buildings of Walled Lake should be promoted to increase awareness, appreciation, and usage by both citizens and nonresidents.

RECREATION

Residents also discussed recreational improvements, which would also contribute to the City’s traditional character. Continued improvements to Mercer Beach (promoting a visual “linkage” between the beach and the downtown), provision of benches, trash cans and similar amenities throughout the City, and expansion of Walled Lake’s sidewalk and crosswalk network were repeatedly mentioned. Residents also believed that the City should look into purchasing private land for public uses; examples cited included purchase of the parcels

adjacent to the City Hall to keep the City services together (purchase of the Bundo parcel west of City Hall has been accomplished) and purchase of the small parcel at the corner of Walled Lake Drive and Pontiac Trail.

RESULTS FROM THE WALLED LAKE VISIONING SURVEY

The visioning survey verified many of the findings generated by the visioning sessions. By being more in depth, it also allows the City to view public opinions on many topics which may have not been discussed at the visioning sessions. With reinforcement of the visioning session's results and public input on a vast range of topics, the City can more confidently form goals and objectives to address the needs of its citizens.

Surveys were originally completed only by participants of the first Visioning Session. However, to receive greater input from the City's residents, the survey was mailed out to every citizen. The following summary is based on the 110 surveys that were returned.

Question 3 on the survey asked residents to indicate their level of satisfaction on a wide range of topics, including topics not specifically related to land use planning or zoning (see Table 12.3).

TABLE 12.3
QUALITY FEATURES

Question 3: Rate the following factors in terms of quality for the City of Walled Lake. Circle the approximate number of your satisfaction, 1 being the lowest, 3 average, and 5 the highest (shown below by percent received).

City Traits	1	2	3	4	5
a. Overall appearance	5%	19%	54%	20%	2%
b. Quality of life	2	6	31	47	14
c. General satisfaction of residents	2	11	29	51	7
d. Community spirit and pride	2	16	39	28	15
e. Protection of privacy and individual freedom	1	8	29	39	22
f. Place in which to raise children	0	6	20	48	26
g. Cost of public services	6	6	46	32	10
h. Property taxes	14	12	49	18	7
i. Fire protection	14	12	49	18	7
j. Police Protection	2	3	16	36	43
k. School system	3	3	10	44	41
l. Water supply	1	9	21	41	28
m. Sewage system	1	5	21	44	30
n. Condition of streets	3	8	50	30	9
o. Volume of traffic	27	27	29	14	2
p. Signs and billboards	6	12	54	22	6
q. Refuse collection	0	6	24	50	21
r. Recycling services	4	12	30	34	18
s. Cable company	20	24	33	21	4
t. The zoning ordinance	12	11	54	19	4
u. The building code	4	8	64	19	5
v. Zoning enforcement	8	18	44	23	8
w. Amount of commercial and industrial development	13	27	42	14	3
x. Access to entertainment opportunities	9	23	35	22	10
y. Number of parks	4	17	39	29	11
z. Supply of moderate-income housing	5	11	51	22	11

The survey results demonstrate that current City services ranked very high. Services with particularly high scores included water and sewer provision, police protection, refuse collection, recycling and the condition of streets. The cost of providing services also scored relatively high considering that participants in surveys such as these usually rate tax-related aspects low.

The school system received the best rating of all the categories; 85% of the respondents rated the school system 4 or 5. Social traits, like the general satisfaction of residents, quality of life, and a feeling that the City is a good place in which to raise children, also scored high. These responses reveal that young families and other new residents move to Walled Lake because they believe it is a great place for people to reside.

The traits which received the lowest level of satisfaction include the high volume of traffic, the overall appearance of the City, and the cable company. Residents also had negative feelings toward the zoning ordinance, building code, and zoning enforcement.

Following are responses from three open-ended questions from the survey which asked respondents to identify some of these best and worst features of the City.

Question 4. If there is something about the City that is highly satisfactory or unsatisfactory, please tell us about it.

Features cited most consistently by respondents:

Unsatisfactory

Aesthetics

Too many fast food/auto-oriented businesses

A lack of green areas

Satisfactory

City is moving in good direction

Businesses provide friendly service

Question 5 solicited opinions about the City's greatest assets. The responses identify the strengths upon which to build an even stronger, more appealing community. It is evident that residents appreciate the small town atmosphere and friendly services received from local businesses and the City government.

Question 5. What do you feel are the greatest assets of the City?

- The lake
- New businesses
- The range of businesses
- Location
- City services
- The library
- Low crime
- History
- Community friendliness and pride

Question 17 solicited opinions about land development problems. The responses suggest the possible need for modifications to the Future Land Use Map and/or zoning ordinance. Residents appear to be dissatisfied with the mix of business, the appearance of the new development, and the negative impacts from new development (such as traffic).

Question 17. What do you feel are the greatest land development problems in the City at this time?

- Too many mini-malls/oil change/tire facilities

- Not utilizing empty buildings
- Ability to attract businesses
- Aesthetics
- No land for development
- No long-range planning with neighboring communities
- Traffic
- Too much industrial
- Too many apartments

Following is a summary of other survey findings:

COMMERCIAL

Most residents would like to see more commercial development within the City, specifically commercial growth downtown. Most residents noted that they frequented grocers, medical facilities, restaurants and banks within Walled Lake, none of the residents indicated that they shopped for clothing inside the City. Nearly half of all respondents noted that additional clothing businesses and restaurants were needed.

Respondents believe that aesthetics should be improved to promote a common theme downtown, with 83% of respondents indicating that the historical character should be reinforced. Aesthetic and other downtown improvements should be traditional in nature, to improve and complement the Historic Lakefront Downtown area.

Nearly 93% of respondents believe traffic calming tools should be used to limit the negative effects of excessive traffic on Pontiac Trail and Maple Road.

INDUSTRIAL

Many residents believe industrial uses are important (for tax base and employment), but a majority of respondents are against further industrial growth. Sixty-six percent (66%) of respondents noted that additional industrial development should not be permitted within the City. However, nearly half of respondents believe that industrial development should continue to be encouraged in appropriate areas of the City.

RESIDENTIAL

More than half of the respondents believe the City's population was growing at an acceptable rate. The majority of residents believe that neighborhoods should include a mix of housing types. Subdivisions, apartments and condos, retirement housing and duplexes were all included as housing types that should be encouraged in these mixed neighborhoods.

Eighty-three percent (83%) of residents appreciated the historic traditional aspects of Walled Lake. Therefore, most residents would agree that neighborhoods that retain and emulate the historical character of the City should be encouraged.

Residents who reported that they would leave Walled Lake within two years (16% of respondents), were leaving because they were looking for better condominium opportunities, lower taxes and areas with less traffic.

NATURAL AND RECREATIONAL ASPECTS

Most residents rated physical resources, including wooded areas and wetlands highly. Thirty-four (34%) of respondents agreed that the City should encourage more intensive development and higher density in certain locations to provide natural resource preservation in other locations.

The need for additional land for public use and City facilities was expressed by many residents. There were many recreational facilities noted as lacking within the City, particularly a pool and bike paths. Nearly 83% of

respondents believe that the City should purchase property or levy taxes to fulfill these and other public facility needs. Fifty percent (50%) of respondents answered that they would agree to paying additional taxes for needed improvements to the library. An additional 55% would pay additional taxes for bike paths and sidewalks. These survey results suggest that it is important for the City to continue to provide quality municipal services, such as library service.

CONCLUSION

The visioning sessions and survey found that residents are generally satisfied with the quality of life. Residents value the features that have been constant throughout Walled Lake's history. The lake is the number one asset recorded by residents. The historic structures and downtown and as the "small town character" are traits which draw residents into the City. A majority of residents praised the school system, the library and City services.

Most residents believe that residential, commercial, and industrial growth should be encouraged in appropriate areas of Walled Lake and with proper planning. However, residents are concerned with aesthetics, discontinuity, and the amount of traffic. Residents are concerned about the image that the new automobile-oriented businesses have had and will continue to have on the Historic Lakefront Downtown area. In addition, there is a concern with the lack of variety in the business sector.

Residents believe that greater emphasis is needed to promote linkage between Mercer Beach, the Historic Lakefront Downtown, and businesses along Pontiac Trail. This can be accomplished through urban design (to achieve visual continuity), improvements to sidewalks, and improvements to vehicular traffic patterns (traffic calming and on-street parking, for example). These improvements would encourage residents using Mercer Beach and/or the downtown to walk around town, eliminating the idea that the businesses in the Historic Lakefront Downtown and those along Pontiac Trail are separate downtowns.

Citizens are also concerned with the lack of or condition of City facilities, parks and natural areas. Residents would like to see improved government facilities remain in one centralized location. This includes the library, though some residents are concerned that the current location may discourage Commerce Township from continuing its library partnership.

A majority of residents believe it is vital for pedestrian uses and opportunities to be encouraged. This could be accomplished by providing sidewalk/crosswalk/trail expansion, benches and a public square. A majority of residents believe that land should be purchased for public uses and facilities and many indicated they would pay additional taxes to provide for such.

The provision and/or encouragement of more cohesive and traditional neighborhoods were also noted. Residents believe that the historical character of the City should be preserved and reflected in newer developments or redevelopment.

References:

Downtown Development Plan - 2008

Walled Lake Historic Lakefront Framework Plan – July, 2009

Parks and Recreation Master Plan 2009-2014 – July, 2009

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